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2023R10737
STATE OF ILLINOIS
MADISON COUNTY
04/26/2023 09:29 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 15

Prepared By:
RETURN TO:

CLERK,
116 E. MARKET STREET
TROY, ILLINOIS 62294

RESOLUTION 2023 - 20

#50⁰⁰ CTY

A RESOLUTION OF THE CITY OF TROY, ILLINOIS ADOPTING A PRELIMINARY
DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT-RESIDENTIAL
(PD-R) KNOWN AS BELLE ROSE MANOR

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS
THIS 20TH DAY OF MARCH 2023

**RESOLUTION OF THE CITY COUNCIL ADOPTING A PRELIMINARY
DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT-RESIDENTIAL
(PD-R) KNOWN AS BELLE ROSE MANOR**

Whereas, Belle Rose Manor LLC is the owner of 3.45 acres of land at 120 W. Center Street located in the City of Troy, Madison County, Illinois and is proposing to establish a Planned Development-Residential (PD-R) consisting of 11 townhomes known as Belle Rose Manor; and

Whereas, the City of Troy Planning Commission has complied with the provisions set forth in *Section 154.064 Planned Developments* of the Zoning Ordinance by holding a public hearing pursuant to notice as required by statute for consideration of the PD-R preliminary development plan; and

Whereas, on March 9, 2023 the Planning Commission recommended approval of the PD-R preliminary development plan (see attachment) with certain stipulations as incorporated in Recommendation No. 2023-07PC hereto attached; and

Whereas, the proposed PD-R, as evidenced by the preliminary development plan, has been reviewed the City engineer and complies with all applicable codes and ordinances.

Now Therefore, be it resolved by the City Council of the City of Troy, Madison County, Illinois as follows:

Section 1. The recitals set forth above are true and accurate and are hereby adopted and incorporated herein as if fully set forth.

Section 2. The City Council hereby accepts the Planning Commission's recommendation No. 2023-07PC to approve the alternate preliminary development plan.

Section 3. The City Council agrees to waive the minimum Planned Development district size of five acres determining such waiver to be in the general public interest.

Section 4. The Planning Commission's Recommendation 2023-07PC is based on the proposed alternate plan noting one less building (Building #7 at the south end of the development) and stipulates that Belle Rose Manor LLC endeavor to work in good faith on the traffic concerns at the corner of Washington Street and W. Center Street.

Section 5. The attached alternate preliminary development plan marked as Addendum 1 and referenced as the "preliminary development plan" is hereby approved.

Section 6. Payment for allocation. In addition to providing the required areas of common open space within the residential development, the owner/developer shall pay to the City the sum of \$500 per dwelling unit. This payment shall be allocated to one or more of the following accounts as determined by the City Council: (1) a street improvement account; (2) a sewer plant capital improvement account; or (3) a city enhancement ("streetscaping") account. This payment shall be paid at the time of approval of the final plat of the subdivision by the City Council. If the payment is not made to the city at such time, the Mayor shall not sign the final plat for recording purposes.

Section 7. All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of the area.

Section 8. Approval of the preliminary development plan by the City Council is merely an authorization to proceed with the preparation of the final development plan.

Approval of the preliminary development plan shall be valid for a period of two years from the date of City Council approval. If an application for final plan approval for all or a geographic portion of the preliminary plan has not been filed within the two year period, then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval.

The City Council, upon recommendation from the Planning Commission, may grant up to a one-year extension, from the date that the period of validity expired. The City Council may reject such resubmission of the same development plan in light of new facts and circumstances relating to the development plan.


In no case shall a building permit be issued prior to final development plan approval.

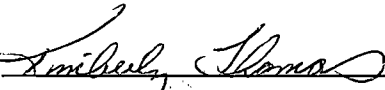
At such time the period of validity has expired, the resolution approving preliminary development plan shall become null and void. In the event that the development plan involved rezoning all or a portion of the property comprising the development, the City Council may initiate proceedings to rezone the property to its original or other appropriate zoning district, in accordance with the procedures and requirements of the Zoning Code.

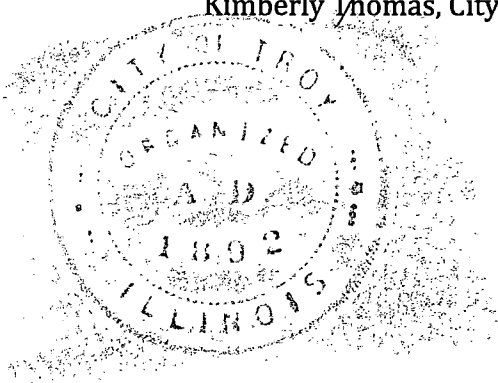
Section 9. The City Clerk shall file with the Madison County, Illinois Recorder of Deeds a copy of this Resolution and the preliminary development plan as attached hereto.

Section 10. This Resolution shall be in full force and effect after its passage and approval as provided by law.

Dated this 20th day of March, 2023.

By 
David Nonn, Mayor

Attest 
Kimberly Thomas, City Clerk



RECOMMENDATION NO. 2023 ~ 07PC

Of the Planning Commission of the City of Troy, Illinois
Regarding the Review of a Preliminary Development Plan
(i.e. Belle Rose Manor PD-R)

Name of Subdivision: Belle Rose Manor

Subdivider/Developer: Belle Rose Manor LLC

Address/Location of Property: 3.45 acres at 120 W. Center Street

The Planning Commission met on March 9, 2023 to consider the above referenced preliminary development plan (See Addendum 1). Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as Belle Rose Manor with parcel IDs 09-2-22-09-11-201-007, 09-2-22-09-11-201-008, 09-2-22-09-11-201-009, 09-2-22-09-10-102-008, 09-2-22-09-10-102-007, 09-2-22-09-10-102-006.001; See Preliminary Plat Checklist

The Planning Commission has reviewed the preliminary development plan for compliance with the provisions of Chapter 153 Subdivision Code and Chapter 154 Zoning Code and voted as recorded below:

Adams ABSTAIN Reiter YES Total:
Burnett YES Stone YES 7 Yeas
Compton YES Talbert YES 0 Nays
Lawrenz YES
Nehrt YES

The preliminary development plan:

[X] Is approved with the following stipulations, if noted: Hartmann Development to work in good faith on traffic concerns @ Washington & Center. Secondly motion is based on alternate plan with (1) less unit "building 7"
[] Is Not approved

If the preliminary development plan is not approved, the Planning Commission shall furnish to the applicant, within 30 days of the date of filing, a written statement specifying the aspects in which the proposed plan fails to conform to the Subdivision Code, Zoning Code and/or the Official Map.

All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of the area. Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 9th day of March, 2023.

By: [Signature]
Chairman, Planning Commission

Attest: [Signature]
Secretary, Planning Commission



Notice Of Public Hearing

The Troy Planning Commission will hold a public hearing on Thursday, March 9, 2023 at 7:45 p.m., or as soon as can be heard, in Council Chambers at the Troy Municipal Building, 116 E. Market St., Troy, Illinois to consider the petition of Belle Rose Manor LLC, applicant and owner of 120 W. Center Street. The applicant is proposing to locate on the 3.45 acre site a residential planned development consisting of 13 townhomes and is requesting approval of a preliminary development plan and associated rezoning from C-2 General Commercial to PD-R Planned Development-Residential for parcel ID numbers: 09-2-22-09-11-201-007, 09-2-22-09-11-201-008, 09-2-22-09-10-102-009, 09-2-22-09-10-102-008, 09-2-22-09-10-102-007, and 09-2-22-09-10-102-006.001.

The above application is open to inspection in the Building & Zoning Dept., 116 E. Market St., Troy, Illinois.

This hearing is open to the public. Persons wishing to appear at such hearing may do so in person or by attorney or their representative. Persons who wish to give evidence in favor of, or against, this request should attend the hearing prepared to present their evidence.

Linda Taake
Building & Zoning
Administrative Coordinator

Public Notified: February 17, 2023
Media Notified: February 17, 2023

Building & Zoning Dept.



PLANNED DEVELOPMENT APPLICATION

1. Applicant/Agent Information:

Name: Belle Rose Manor LLC Phone Number: 618-792-8704

Address: 2921 Maryville Road, Maryville, Illinois 62062

Name: Shawn Hartmann Phone Number: 618-792-8704

Address:

2. Names of all owners, if other than above: (In the event the applicant does not own the property, a notarized statement from the property owner authorizing the applicant's use of the property for the purposes requested in this application must be attached to application.)

Name: Belle Rose Manor LLC Phone Number: 618-792-8704

Address: 2921 Maryville Road, Maryville, Illinois 62062

Name: Phone Number:

Address:

3. Property Information:

Street address or location of property: 120 W. Center Street, Troy, Illinois 62294

Present use(s) of property: vacant

Present zoning of property: C-2 General Commercial

4. Development information:

a. Nature of request for development: Development of existing 3.45 acre parcel into a townhome community to include 13 buildings, 7 - 4 unit buildings and 6 - 5 unit buildings, sidewalks, internal parking and landscaping.

b. Applicant's interest in property: Owner / Developer

- c. The reason the applicant feels the development should be approved: The land has sat vacant for sometime. If approved it would help bring more people to the downtown area. The park is within walking distance. I feel this is a good opportunity for growth in the downtown community.
- d. What effect will the proposed development have on the value of the neighboring property? Majority of this is bordered by a warehouse-style property. The value would increase in surrounding areas with new construction being built.
- e. What effect will the proposed development have on the City's overall tax base? More people would be closer to the downtown areas shops, stores and restaurants.
- f. What effect will the proposed development have on public utilities and on traffic circulation on nearby streets? Public utilities exist on site or at the site boundary. Sanitary sewer will be provided by the City of Troy. Water will be provided by the City of Troy. An offsite water main extension is planned to tap into the existing main at Charter Street to provide adequate capacity for the development.
- g. Submission of development plan that includes site plans, landscape plans and other information as required on the attached form, "Planned Development: Final Development Plans."

- *The purpose of the Planned Development Districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a more desirable community environment.*
- *When a planned development involves subdivision activity, the subdivision review and approval procedure requirements contained in the Subdivision Regulations of the Code of Ordinances shall be carried out simultaneously with the review of a Planned Development under the Zoning Ordinance. The Subdivision Code may contain the term "plat" which under the PD district requirements is intended to be synonymous with "plan" as appropriate.*

I (We) hereby certify that all of the above information given herein and in the attachments hereto is true and correct to the best of my (our) knowledge.

Dated this 1st day of February, 2023.

Shawn Hartmann

Signature of Appellant

Signature of Appellant

Shawn Hartmann

Printed name of Appellant

Printed name of Appellant

Office Use: Date submitted: 2/17/23 Hearing fee: \$300 Receipt #: 3143

116 E. Market Street
Troy, Illinois 62294

618-667-8734 ext. 4
www.troyil.us

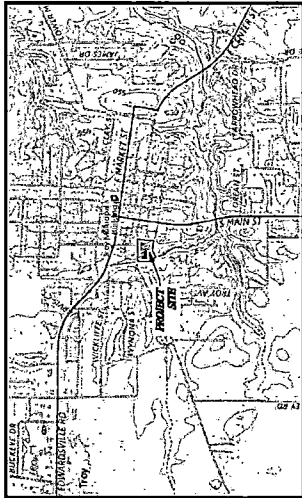
BELLA ROSE

MULTIFAMILY DEVELOPMENT

FINAL DEVELOPMENT PLAN

CITY OF TROY

MADISON COUNTY, IL



LOCATION MAP
N.T.S.

ENGINEER / LAND SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
650 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, IL 62025
618.855.6040
jmw@twm-inc.com

OWNER
BELLA ROSE MANOR LLC
2821 MARYVILLE ROAD
MARYVILLE, IL 62062
918.782.6704



**CONSULTING, ENGINEERING
- GEOSPATIAL SERVICES -**
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WATERLOO
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PENNA.
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ST. CHARLES
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COLUMBIA
TENNESSEE
NASHVILLE

**THOUVENOT, WADE
& MOERCHEN, INC.**
EDWARDSVILLE
650 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS
62025
618.855.6040
WWW.TWM-INC.COM

PROF. LICENSE NUMBER
L. PROF. SURV. 0443770
L. PROF. ENGR. 0443770
L. PROF. ENGR. 0443770
L. PROF. ENGR. 0443770
L. PROF. ENGR. 0443770
L. PROF. ENGR. 0443770
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L. PROF. ENGR. 0443770

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION: 11/09/2023

REV.	DATE	DESCRIPTION
1	5/16/23	CHANGES PER PLANNING COMMISSION
2		
3		
4		

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NO.:

PROJECT:
BELLA ROSE
MULTIFAMILY DEVELOPMENT
MADISON COUNTY, ILLINOIS

TITLE:
COVER

C1

NO.	SHEET TITLE
C1	COVER
C2	CONDITIONS
C3	SITE PLAN
C4	GRADING PLAN
C5	EROSION CONTROL PLAN
C6	UTILITY PLAN
C8	LANDSCAPE PLAN
L1	

GENERAL PROJECT SPECIFICATIONS
ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING SHALL CONFORM TO THE FOLLOWING:
.. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION
.. RECOMMENDED STANDARDS FOR WATERWORKS, LATEST EDITION
.. RECOMMENDED STANDARDS FOR SEWER WORKS, LATEST EDITION
.. ILLINOIS PLUMBING CODE, LATEST EDITION 71 ILL. ADMINISTRATIVE CODE, LATEST EDITION AND ALL SUPPLEMENTS
.. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND ALL SUPPLEMENTS
.. ILLINOIS URBAN MANUAL, LATEST EDITION
.. FHWA - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SIGNIFICATION, LATEST EDITION
.. UNITED STATES DISABILITY ACT AND THE ILLINOIS ADA ACT
.. ALL STATE, MUNICIPAL AND LOCAL UNITS OF GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE PROJECT
.. TO THE EXTENT IN WHICH ANY INCONSISTENCIES OR DISCREPANCIES EXIST BETWEEN THESE SPECIFICATIONS AND ANY OTHER APPLICABLE GOVERNING BODIES AMONG THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE ENGINES AND APPLICABLE.

UTILITIES
ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, AND SCHEDULING. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND EQUIPMENT TO CONDUCT INVESTIGATION.
ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, METER VAULTS, CURB STOP BOXES, FIRE OR POLICE HYDRANTS SHALL BE UNOCCUPIED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.
CONSTRUCTION SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE JURISDICTION WITH THE UTILITY OR JURISDICTIONS REQUIREMENTS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES. UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

PROJECT CRITERIA
PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.
SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THEREOF IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION AND APPROVAL AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.
POSTERIOR TO THE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS. ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THE PROJECT. TO CONSTRUCTION ALONG IMPLEMENTATION OF PROPOSED CHANGES.
IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FIGURES WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF LOCATION AND SIZE OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

UTILITY DISCLAIMER
THE TYPE, SIZE, AND LOCATION OF UTILITIES AS RELAYED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE AS-BUILT OR RECORD DRAWINGS, FIELD SURVEY, AND UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEARLY APPROPRIATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.
THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NEARLY APPROPRIATE AND FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEARLY APPROPRIATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR CLARIFICATION AND PROJECT DIRECTION.

TITLE / RIGHT-OF-WAY DISCLAIMER
TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR INFORMATION FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

CONTRACTOR SAFETY RESPONSIBILITIES
THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY APPLICABLE LAWS, RULES, AND REGULATIONS, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITES DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEARLY APPROPRIATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.
TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER PROCEDURES IN CONNECTION WITH THE WORK.
CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, AND CONE TRAFFIC CONTROL DEVICES TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SIGNIFICATION, LATEST EDITION AND ALL SUPPLEMENTS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE AGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND THE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

STRUCTURE ELEVATION REQUIREMENTS
MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING OR STRUCTURE SHALL BE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORNER LOTS THE HIGHEST ELEVATION STREET SHALL GOVERN. ALL ELEVATIONS SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND ABOVE THE STREET CENTERLINE ELEVATION. DRIVEWAY ELEVATIONS SHALL MATCH SIDEWALK GRABES AT THE BACK OF THE SIDEWALK LOCATION. CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 1% TO 2% PERCENT.
SHOULD IT BE DIFFICULT TO CONFORM TO THESE REQUIREMENTS, OR SHOULD A WALK-OFF, OR PARTIALLY EXPOSED BASEMENT BE PROPOSED, THE LOT ENGINEER TO DETERMINE ALLOWABLE STRUCTURE ELEVATIONS TO PRECLUDE DAMAGE FROM STORM WATER.

SITE ZONING - AREA CLASSIFICATIONS
EXISTING ZONING: C-2 GENERAL COMMERCIAL
PROPOSED ZONING: R3 MULTIFAMILY RESIDENTIAL
LOT: 3.45 ACRES

STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT SITE.
WHERE SECTION OR SUB-SECTION SURVEY MONUMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AUTHORIZED SURVEYING AGENT HAVE WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.
ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE CONSTRUCTED TO A SUFFICIENT DEPTH TO DOUBLE THE PERTINENT UTILITIES TO BE CONSTRUCTED.
ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND ENVIRONMENTAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL CONSTRUCTION MATERIALS AND DEBRIS RESULTING FROM THE CONSTRUCTION OPERATIONS.
ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED COMPLETE UNTIL THE PROJECT HAS BEEN INSPECTED AND APPROVED BY THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEARLY APPROPRIATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR CLARIFICATION AND PROJECT DIRECTION.



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THOUVENOT, WADE & MOERCHEN, INC.
 800 COUNTRY CLUB VIEW SUITE 1
 EDWARDSVILLE, ILLINOIS 62225
 818.558.6040
 WWW.TWMINC.COM

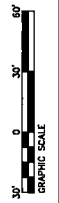
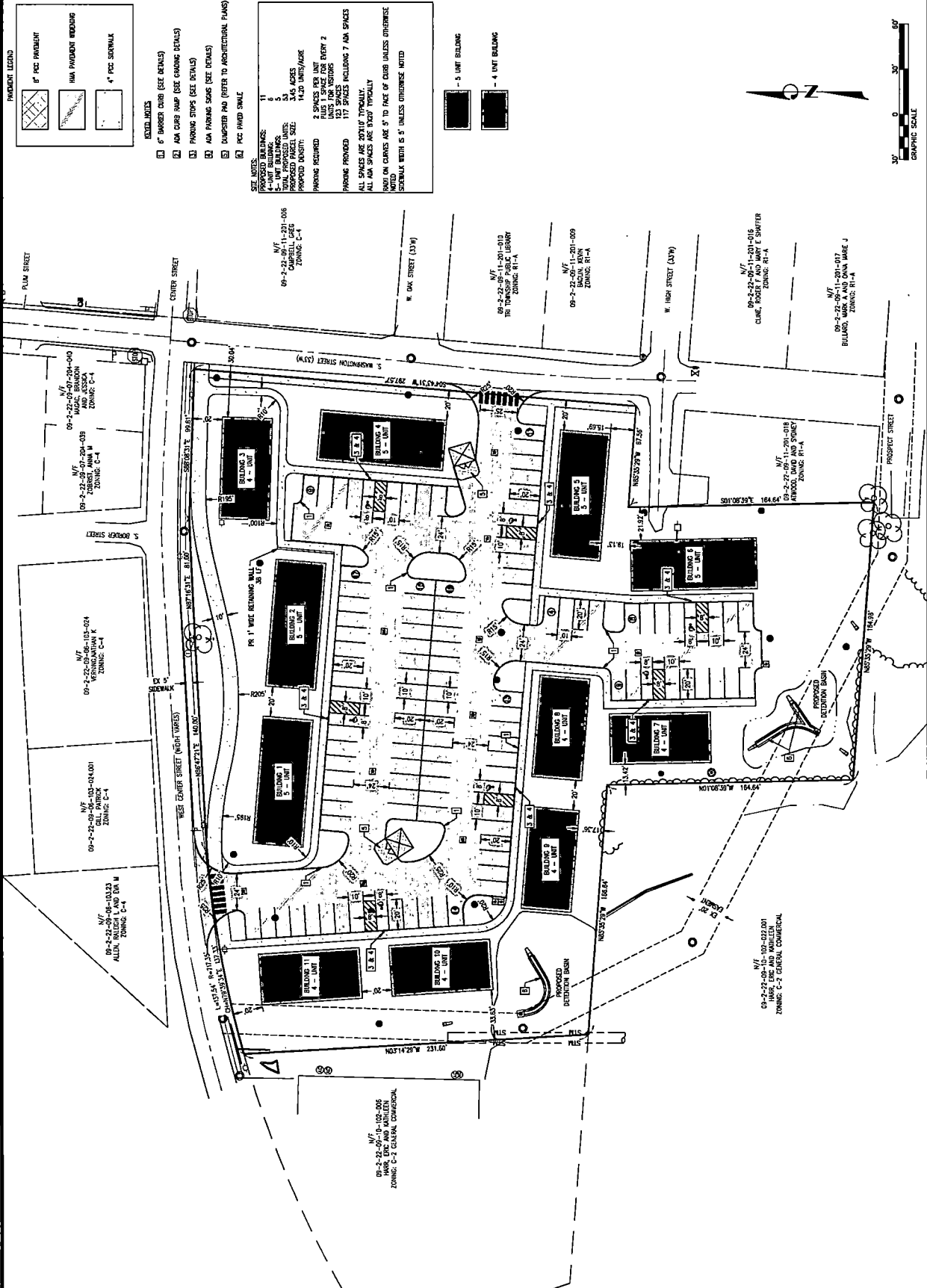
PROFESSIONAL ENGINEER
 LICENSE NO. 11092023
 DATE SIGNED: 11/09/2023
 LICENSE EXPIRATION: 11/09/2025

ISSUED FOR	DATE	DESCRIPTION

DRAWN BY: JAV
 DESIGNED BY: JAV
 CHECKED BY: JAV
 APPROVED BY: JAV
 PROJECT NO.:
 PROJECT: BELLA ROSE MULTIFAMILY DEVELOPMENT SITE IMPROVEMENT PLANS CITY OF TROY MADISON COUNTY, ILLINOIS

TITLE: SITE PLAN

C3





**CONSULTING ENGINEERING
GEOSPATIAL SERVICES**

ILLINOIS
WATERLOO
PEORIA

MISSOURI
ST. CHARLES
COLUMBIA

TENNESSEE
NASHVILLE
MEMPHIS

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

EDWARDSVILLE
800 COUNTRY CLUB VIEW SUITE 1
EDWARDSVILLE, ILLINOIS
62225
818.656.6940
WWW.TWM-INC.COM

STATE LICENSE
L. PROJ. DESIGNER
L. PROJ. ENGR. CORP.
L. PROJ. ENGR. CORP.
L. PROJ. ENGR. CORP.
L. PROJ. ENGR. CORP.
L. PROJ. ENGR. CORP.
L. PROJ. ENGR. CORP.

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

REV.	DATE	DESCRIPTION

DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO.:

PROJECT:
BELLA ROSE
MULTI-FAMILY HOUSING
SITE IMPROVEMENT PLANS
CITY OF TROY
MADISON COUNTY, ILLINOIS

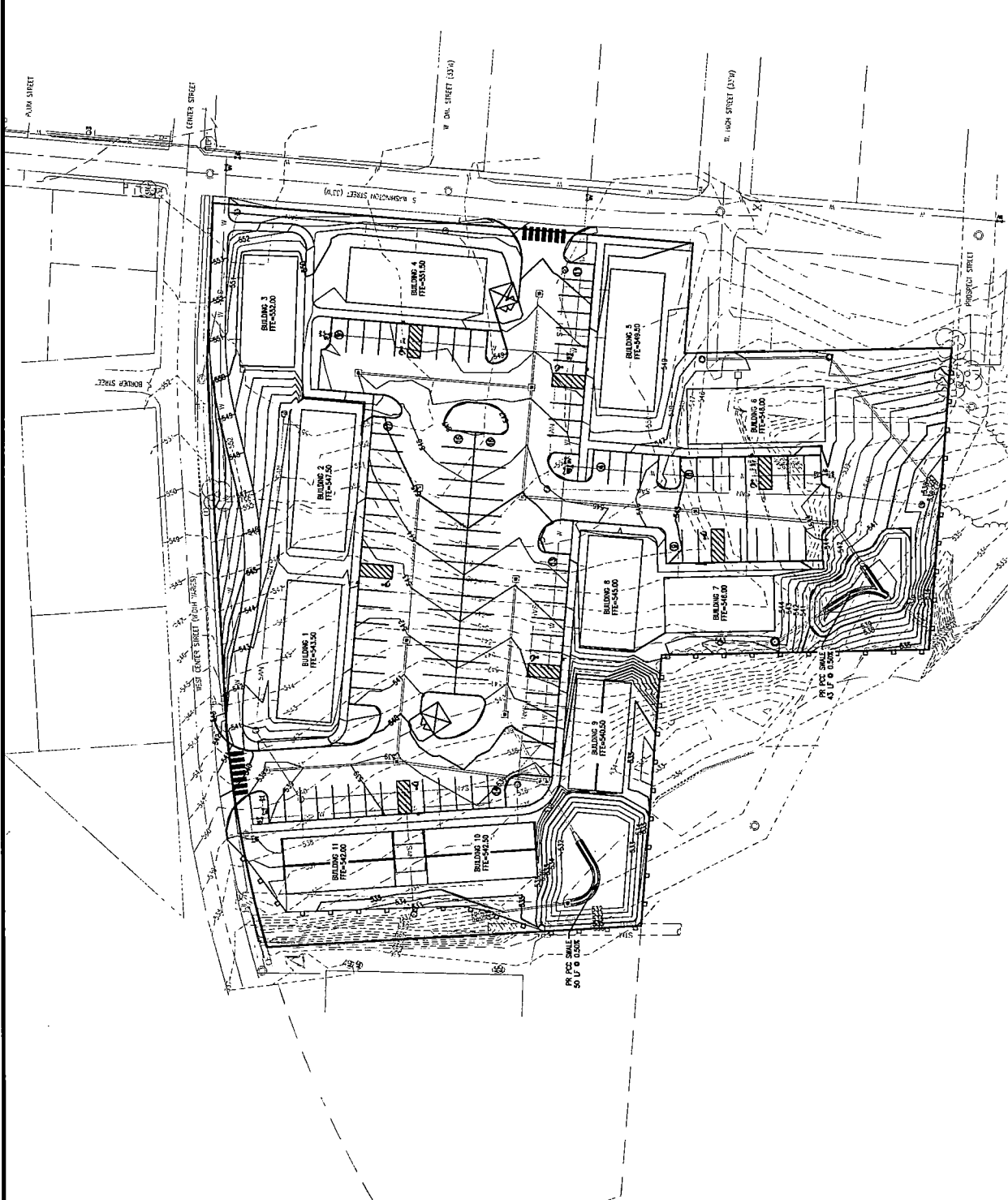
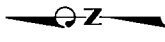
TITLE:
GRADING PLAN

C4

EARTHWORK
CUT: 11.682 CY
FILL: 3.705 CY

NOTE: EARTHWORK CALCULATIONS PROVIDED ARE BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED BELOW. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

NOTE: ALL ELEVATIONS ARE GIVEN AT EOP UNLESS NOTED OTHERWISE.
SE = SIDE OF CURB
TW = TOP OF WALK
AL = FILL TOP



TWIN
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
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WATERLOO
EDWARDSVILLE
PEORIA
MISSOURI ST. CHARLES
CENTRAL
COLUMBIA
TENNESSEE | NASHVILLE

THOUVENOT, WADE & MOERCHEN, INC.
EDWARDSVILLE
880 COUNTRY CLUB VIEW SUITE 1
EDWARDSVILLE, ILLINOIS 62025
618.856.4040
WWW.TWM-INC.COM

PROF. LICENSE NUMBER
L. PROF. ETR. ENGR. CORP. #1462022
L. PROF. ENGR. CORP. #1462022
L. PROF. LAND SURVEYING CORP. #019258
L. PROF. ENGR. CORP. #019258
L. PROF. ENGR. CORP. #019258
L. PROF. ENGR. CORP. #019258
L. PROF. ENGR. CORP. #019258

SIGNATURE: _____
DATE SIGNED: _____
LICENSE EXPIRATION: 11/03/2023

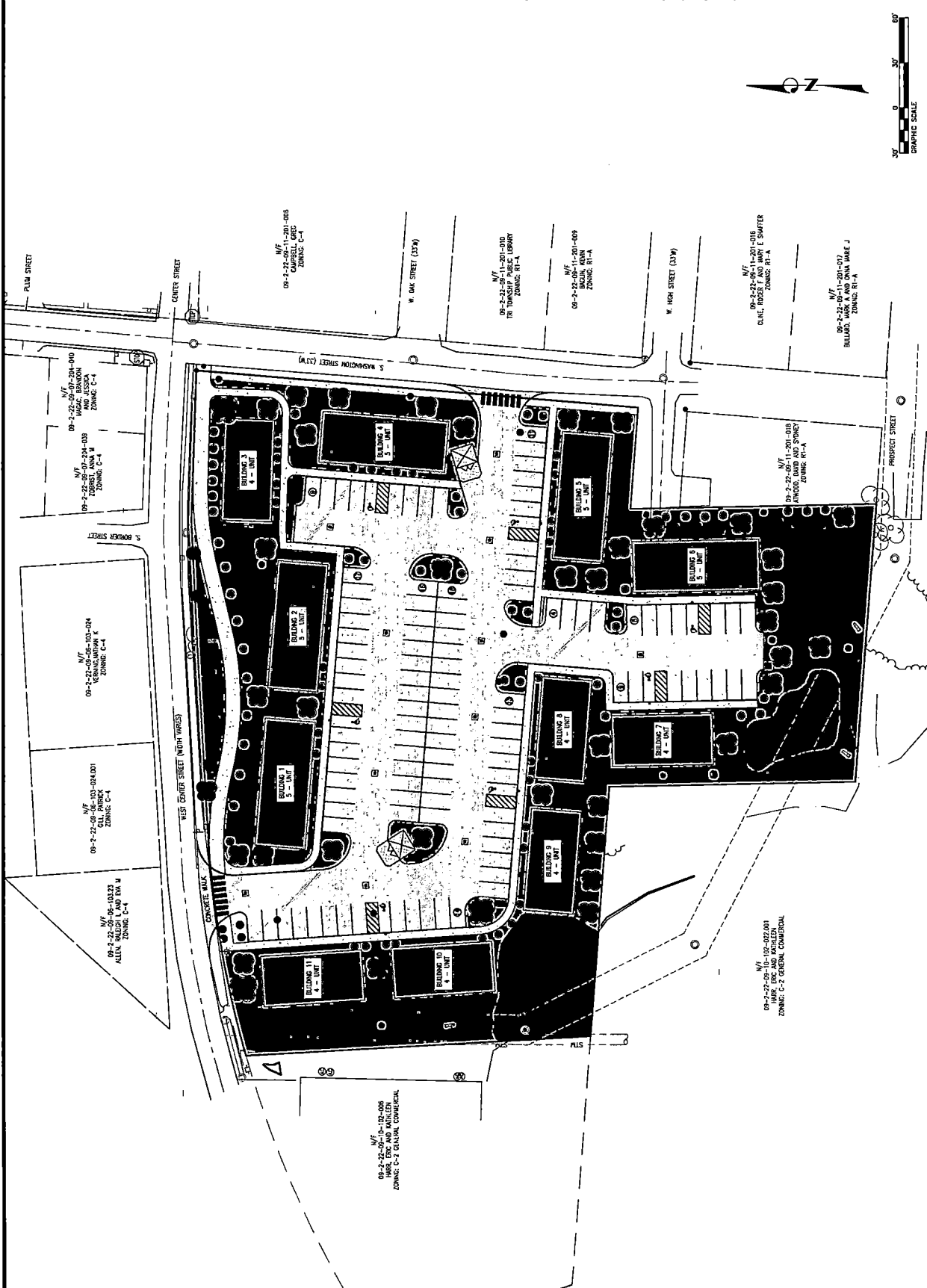
REV.	DATE	DESCRIPTION
1		
2		
3		
4		

DRAWN BY: JAV
CHECKED BY: JAV
APPROVED BY: JAV
PROJECT NO: JAV

PROJECT:
BELLA ROSE
MULTI-FAMILY HOUSING
SITE IMPROVEMENT PLANS
CITY OF TROY
MADISON COUNTY, ILLINOIS

TITLE:
LANDSCAPE PLAN

L1



END OF DOCUMENT