



DocId:39003761

Tx:4672563

RETURN TO:

**Troy City Clerk
116 E. Market Street
Troy IL 62294**

2025R32880
STATE OF ILLINOIS
MADISON COUNTY
11/20/2025 02:51 PM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 22

#50 CTY

**CITY OF TROY
RESOLUTION 2025-31**

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
ACCEPTANCE/REJECTION OF A FINAL DEVELOPMENT PLAN FOR
THE FORUM**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 20TH DAY OF OCTOBER, 2025**

RESOLUTION NO. 2025-31

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
ACCEPTANCE/REJECTION OF A FINAL DEVELOPMENT PLAN**

WHEREAS, The Forum Associates LP (Developer) has submitted a final development plan for a residential planned development named The Forum consisting of 54 one-bed-room and six two-bedroom senior apartments on 4.81 acres on the northwest side of SrA Bradley R. Smith Drive; and

WHEREAS, the Planning Commission met on January 9, 2025 and recommended approval of the preliminary development plan. A copy of the supporting documents is incorporated by reference; and

WHEREAS, the City Council met on January 21, 2025, accepted the Planning Commission's recommendation, and approved the preliminary development plan. A copy of the supporting documents is incorporated by reference; and

WHEREAS, the City Council reviewed the final development plan for compliance with the provisions of Chapter 153 Subdivision and Chapter 154 Zoning Codes of the Code of Ordinances and has resolved to accept the final development plan as voted as recorded below:


PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 20th day of October, 2025.

Aldermen Vote:

Dan Dawson	<input checked="" type="checkbox"/>	Sam Italiano	<input checked="" type="checkbox"/>	Ayes:	<u>8</u>
Tim Flint	<input checked="" type="checkbox"/>	Debbie Knoll	<input checked="" type="checkbox"/>	Nays:	<u>0</u>
Elizabeth Hellrung	<input checked="" type="checkbox"/>	Heather Stirling	<input checked="" type="checkbox"/>	Absent:	<u>0</u>
Nathan Henderson	<input checked="" type="checkbox"/>	Troy Turner	<input checked="" type="checkbox"/>	Abstain:	<u>0</u>

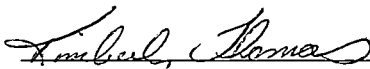


APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

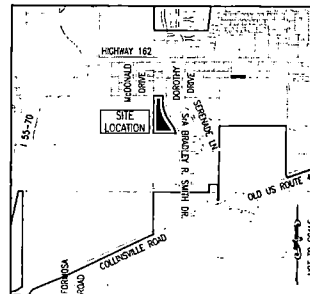
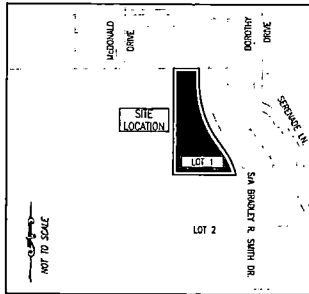


KIMBERLY THOMAS, Clerk
City of Troy, Illinois

THE FORUM - LOT 1 SENIOR RESIDENTIAL FACILITY TROY, ILLINOIS

UTILITIES

WATER	CITY OF TROY	(618) 687-9924
SEWER	CITY OF TROY	(618) 687-9924
ELECTRIC	AUSEN	(602) 755-9000
GAS	SOUTHWESTERN COOP	(800) 637-3567
TELEPHONE	AUSEN	(602) 755-9000
CABLE TV	AT&T (800)244-4444	(618) 344-8121
JULIE	CHARTER COMMUNICATION	(602) 832-9123



ENGINEER / LAND SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
 4940 OLD COLLINSVILLE ROAD
 SWANSEA, ILLINOIS 62226
 PHONE: 618-624-1483
 CLIENT MANAGER:
 MARSHA KALLER, P.E.
 PROJECT MANAGER:
 CHRIS KUESTER, P.E.
 6226
OWNER'S NAME
 THE FORUM ASSOCIATES, LP
 122 EASTPORT PLAZA DRIVE
 COLLINSVILLE, ILLINOIS
 62234
 CONTACT: DESTINI LEDNICKY
 PHONE: 618-245-2400

TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES

ILLINOIS SWANSEA
 COLUMBIA
 GLEN CARBON
 PEORIA
 DECATUR

MISSOURI ST. CHARLES
 ST. LOUIS
 COLUMBIA

TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
 SWANSEA OFFICE
 4940 OLD COLLINSVILLE RD
 SWANSEA, ILLINOIS 62226
 62226-2025
 TEL: (618) 624-1483
 WWW.TWMINC.COM

PROF. LICENSE NUMBER
 & PROF. IN CHARGE 16-09128
 & PROF. CIVIL ENGR. 08-04209
 & PROF. CIVIL ENGR. 08-09402
 & PROF. LAND SURV. 08-08103
 & PROF. LAND SURV. 08-08104
 & PROF. CIVIL ENGR. 08-08105
 & PROF. CIVIL ENGR. 08-08106
 & PROF. CIVIL ENGR. 08-08107

PROJECT CRITERIA

PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD COMPLIANCE.

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THEREOF IS NOT FULLY SET FORTH OR EXPLAINED ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE DESIGNER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS. ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO CONSTRUCTION AND IMPLEMENTATION OF PROPOSED CHANGES.

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FURTHER WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY PRIOR TO COMMENCING THE WORK IN QUESTION. ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE USED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

CONTRACTOR SAFETY RESPONSIBILITIES

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DESIGN, INSTALL AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION METHODS, TECHNIQUES, ECONOMIES OR PROCEDURES IN CONNECTION WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRIERS, WARNING SIGNS, FLASHING TRAFFIC POLICE AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS AGENCIES HAVING JURISDICTION OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROJECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

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, SAFETY CERTIFICATIONS, ETC. OF SAID COMPANY OR AGENCIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR UTILITIES OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FEE, HYDRANT, VALVE PIT COVERS, VALVE BOXES, METER VALVES, CURB STOP BOXES, FEES OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS OR OTHER UTILITIES APPEARANCES SHALL BE UNOBTAINED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL COVER THE APPROPRIATE UTILITY OR JURISDICTION TO ENSURE APPROPRIATE REPAIR IS MADE IN ACCORDANCE WITH THE UTILITY OR AGENCIES REQUIREMENTS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES.

UTILITIES AND APPEARANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF JULIE MARKED UTILITIES, OR FIELD SURVEY OF AVOID-CREATED SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPENSIVE INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONFIRMED APPROPRIATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE OBTAINED.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTRACTING UTILITY AND ALL NEARBY JULIE UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTOR.

TITLE / RIGHT-OF-WAY DISCLAIMER

TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY BUILDING LINE SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

PROJECT CONTROL

SEE SHEET C20

F.E.M.A. CLASSIFICATION

FLOOD PLAIN MAP FROM 8081 B, DATED APRIL 18, 1982, SHOWS THAT NO PORTION OF AND PROPERTY IS WITHIN A FLOOD PLAIN ZONE.

GENERAL PROJECT SPECIFICATIONS

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING SHALL CONFORM TO THE FOLLOWING:

- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION
- RECOMMENDED STANDARDS FOR WATER MAINS, LATEST EDITION
- SEWER RECOMMENDED STANDARDS FOR SEWER MAINS, LATEST EDITION
- SEWER PLUMBING CODE, LATEST EDITION (7) & INTERNATIONAL CODE, PART 803
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND ALL SUPPLEMENTS
- STATE SPECIFICATIONS AND SPECIFICATIONS FOR SOLE DITCHES AND SEDIMENT CONTROL, LATEST EDITION
- SEWER DESIGN MANUAL, LATEST EDITION
- FMMA - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- SEWER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- UNITED STATES DISABILITY ACT AND THE ADAAG AIM
- ALL STATE, MUNICIPAL AND LOCAL LIMITS OF GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

TO THE EXTENT IN WHICH ANY INCONSISTENCIES OR DISCREPANCIES EXIST BETWEEN THE LISTED SPECIFICATION STANDARDS, CODES, OR GUIDELINES BY COVERING BODIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE ENDED AND APPLICABLE.

WHERE SECTION OR SUBSECTION BUREAU REQUIREMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY OWNED AND POSSESSED BY THE OWNER AND AUTHORIZED SURVEYING AGENT HAVE WITNESSED OR OTHERWISE REFERENCED HEREIN.

ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ENABLE THE PERTINENT UTILITIES TO BE CONSTRUCTED.

ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL 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 RESTORATION SHALL NOT BE DEEMED SATISFACTORY UNLESS SUCH THAT APPROVAL IS OBTAINED FROM THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

THE CONTRACTOR SHALL PROCEED AT HIS OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS.

SITE ZONING

R10 - PLANNED UNIT DEVELOPMENT

SITE AREA CLASSIFICATIONS

LOT AREA	4.814 ACRES
GREEN SPACE	4.814 ACRES
EXISTING	3.174 ACRES
BARREN/VOID	1.640 ACRES
EXISTING	0 ACRES
PROPOSED	1.640 ACRES

NO. DRAWING TITLE

C1.0	COVER SHEET AND GENERAL NOTES
C2.0	EXISTING TOPOGRAPHY
C3.0	OVERALL SITE PLAN
C3.1	BUILDING SITE PLAN
C3.2	FIRE TRUCK TURNING MOVEMENTS
C3.3	FIRE TRUCK TURNING MOVEMENTS
C4.0	OVERALL GRADING AND SEDIMENT CONTROL PLAN
CA.1	SPOT ELEVATION PLAN - NORTH
CA.2	SPOT ELEVATION PLAN - SOUTH
C5.0	UTILITY PLAN
C5.1	UTILITY PROFILES
C6.0	SEDIMENT CONTROL DETAILS
C6.1	STORM & SANITARY SEWER DETAILS
C6.2	WATER MAIN DETAILS
C6.3	WATER MAIN DETAILS
C6.4	PAVEMENT DETAILS
C6.5	PAVEMENT DETAILS
C7.0	DRAINAGE PLAN

REVISED PER CITY REVIEW 8/15/2025

ISSUED FOR BID 06/02/2025

SEAL

SIGNATURE: _____ DATE SIGNED: 11/20/2025
 LICENSE EXPIRATION: 11/30/2028

DESIGNED FOR: BID - POPUP
 DATE: JUNE 2, 2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: CDK
 DESIGNED BY: CDK
 CHECKED BY: LMM
 PROJECT NO.: 06121161

PROJECT

THE FORUM - LOT 1
 514 BRADLEY W. SMITH DRIVE
 CITY OF TROY
 MADISON COUNTY, ILLINOIS

TITLE

COVER SHEET AND GENERAL NOTES

C1.0

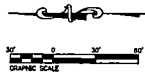
UTILITY DOCUMENT

THE TYPE, SIZE AND LOCATION OF UTILITIES AS INDICATED IN THESE TYPING/PHOTO SURVEY DOCUMENTS AND/OR ONE DIMENSIONAL SECTION DOCUMENTS HAVE BEEN OBTAINED BY POWER OF ATTORNEY EXISTING TO-BE-SET RECORD DRAWINGS, FIELD SURVEY OF ADJACENT LOTS, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY LOCATIONS. THE OWNER AND CONTRACTOR SHALL NOT UNDERTAKE SUBSURFACE EXPLORATION INVESTIGATIONS TO DETERMINE OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING UTILITY FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THEIR PLANS, HE/SHOULD IMMEDIATELY NOTIFY THE FUNCTION CODE, OR PERFORMANCE OF THE PROJECTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

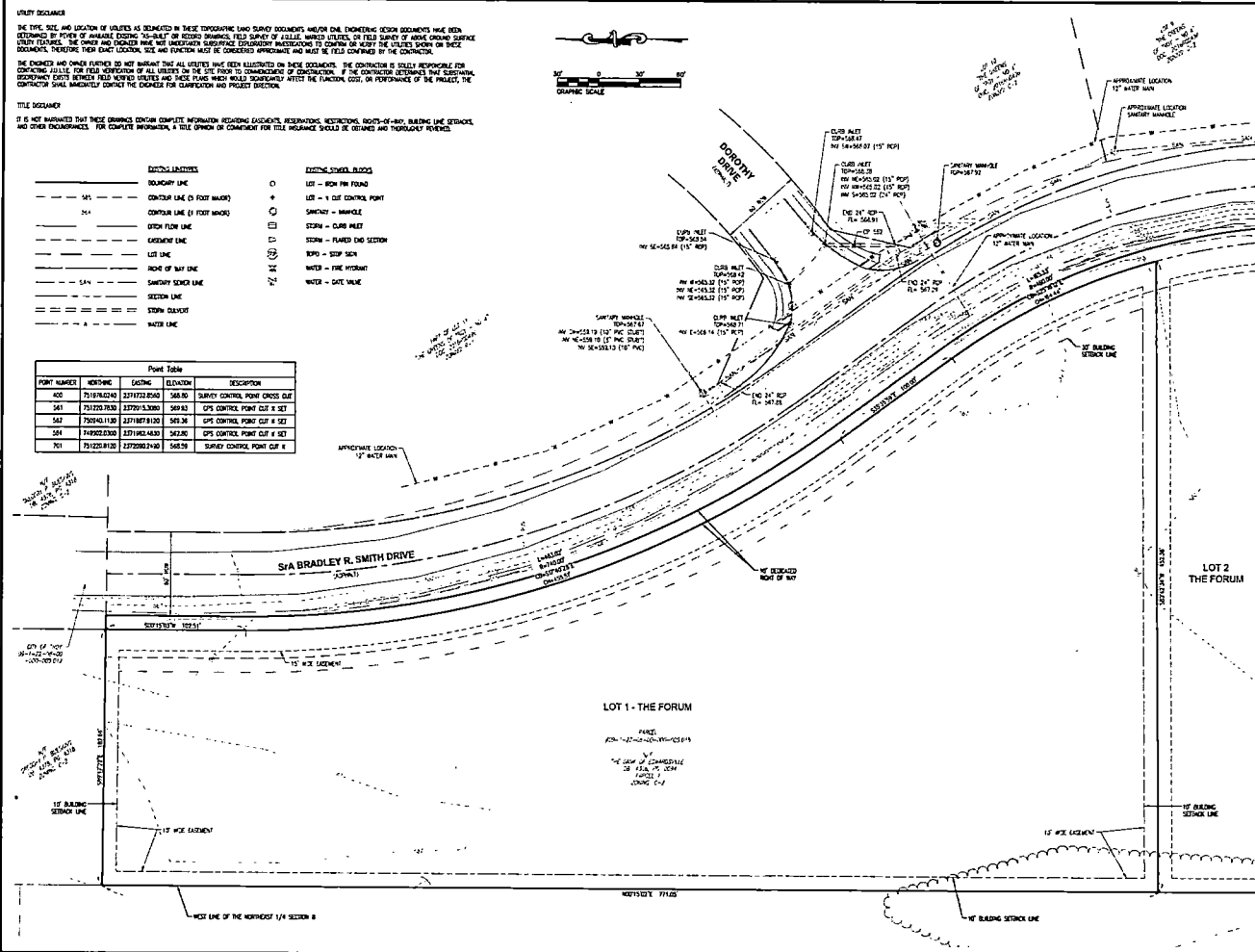
TITLE DOCUMENT

IT IS NOT WARRANTED THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE, SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.



SYMBOLS/ABBREVIATIONS		SYMBOLS/ABBREVIATIONS	
---	BOUNDARY LINE	○	LOT - BORN PER FOUND
---	CONTOUR LINE (3 FOOT INTERVAL)	○	LOT - 1/4 SECTION POINT
---	CONTOUR LINE (1 FOOT INTERVAL)	○	SHOULDER - MANHOLE
---	STORM FLOW LINE	□	STORM - CURB INLET
---	EASEMENT LINE	□	STORM - FLARED DIO SECTION
---	LOT LINE	○	STORM - STEP SECTION
---	ROOF OF WAY LINE	○	WATER - FINE MESH
---	SAFETY SENSER LINE	○	WATER - GATE VALVE
---	SECTION LINE	○	
---	STORM DRAINAGE	○	
---	WATER LINE	○	

Point Table				
POINT NAME	NEDSIC#	EACING	ELEVATION	DESCRIPTION
400	7518162240	227472.8240	548.10	SURVEY CONTROL POINT CROSS CUT
581	7518172730	227501.5380	549.83	GPS CONTROL POINT CUT # SET
582	7518181130	227497.8130	549.36	GPS CONTROL POINT CUT # SET
584	7499202300	227498.4830	542.90	GPS CONTROL POINT CUT # SET
701	7518202810	227529.7140	548.29	SURVEY CONTROL POINT CUT #



TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA
COLUMBIA
OLEN CARBON
PEORIA
DECATUR
MISSOURI ST. CHARLES
ST. LOUIS
COLUMBIA
TENNESSEE NASHVILLE
CHATTANOOGA
ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
SWANSEA OFFICE
6040 OLD COLLETVILLE RD
SWANSEA, ILLINOIS
62226-3025
TEL (618) 624-4448
WWW.TWM-INC.COM

PROF. LICENSE NUMBER
PROF. DE MEAS. CO. HANSEN
PROF. ENGR. CORP. 04527274
PROF. SITE PLAN CORP. 01401417
PROF. LAND SURV. CORP. 04187410
PROF. LAND SURV. CORP. 04187410
PROF. ENGR. CORP. 04527274
LAND SURV. CORP. 04187410
PROF. ENGR. CORP. 04527274
PROF. ENGR. CORP. 04527274

SEAL

THOUVENOT, WADE & MOERCHEN, INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO. 04527274
EXPIRES 12/31/2025

SIGNATURE: [Signature]
DATE ENGINE: 7/30/2025
LICENSE EXPIRATION: 12/31/2025

DESIGNED FOR: EDD - PERMIT
NAME: 2025

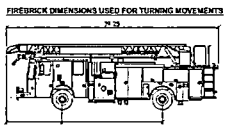
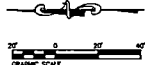
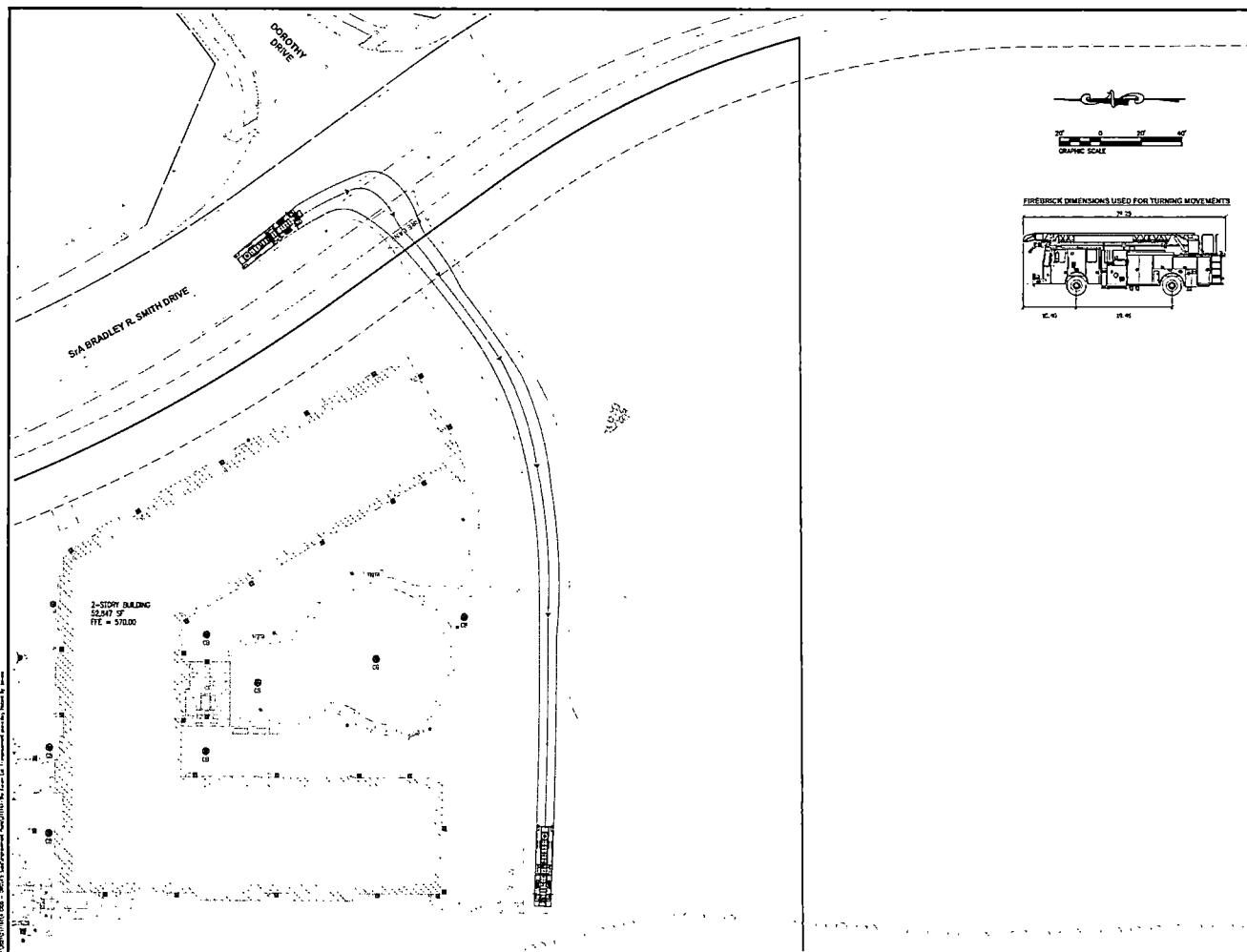
REV.	DATE	DESCRIPTION
1		
2		
3		
4		

DRAWN BY: CMK
DESIGNED BY: CMK
CHECKED BY: CMK
APPROVED BY: PROJECT MGR. D0121161

PROJECT:
THE FORUM - LOT 1
S/A BRADLEY R. SMITH DRIVE
CITY OF TROY
HANSON COUNTY, ILLINOIS

TITLE:
EXISTING TOPOGRAPHY

C2.0



TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES

ILLINOIS SWANSEA
 COLUMBIA
 GLEN CARSON
 PEORIA
 DECATUR

MISSOURI ST. CHARLES
 ST. LOUIS
 COLUMBIA

TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
 SWANSEA OFFICE
 3845 OLD COLUMBIAN RD.
 SWANSEA, ILLINOIS
 62226-3029
 TEL: (618) 634-4488
 WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL PROF. CE/SP/ENR/EM	184-082038
IL PROF. P/EA/CS/SP	42-082038
IL PROF. AS/ENR/CS/SP	40-082038
IL PROF. LAND/ENR/CS/SP	184-082038
MO PROF. ENGR. FACILITY	1 E 1794
MO PROF. ENGR. CORP.	20208
MO LICENSE/PROFESSIONAL CORP.	082038
TN PROF. ENGR. I/ENR	6024



SIGNATURE: *Wade Moerchen*
 DATE SIGNED: 7/20/2025
 LICENSE EXPIRATION: 11/30/2025

ISSUED FOR EID - PL/ENR/EM
 8/16/25 10:05

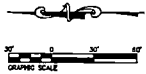
REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY: CDK
 CHECKED BY: CDK
 APPROVED BY: MAN
 PROJECT NO: 08121181

PROJECT
 THE FORUM - LOT 3
 S/A BRADLEY R. SMITH DRIVE
 CITY OF TROY
 MADISON COUNTY, ILLINOIS

TITLE
 FIRE TRUCK
 TURNING MOVEMENTS

C3.3



NOTE: ALL PERIMETER S&P FENCE TO BE INSTALLED PRIOR TO ANY GRADING.
 NOTE: ALL PLOTS SHALL HAVE A SEDIMENT PROTECTION DEVICE PLACED AT THE NEED OPENING AFTER INSTALLATION.
 ALL SEDIMENT DEVICES SHALL BE SIZING WITH A CLASS 1 MATERIAL, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

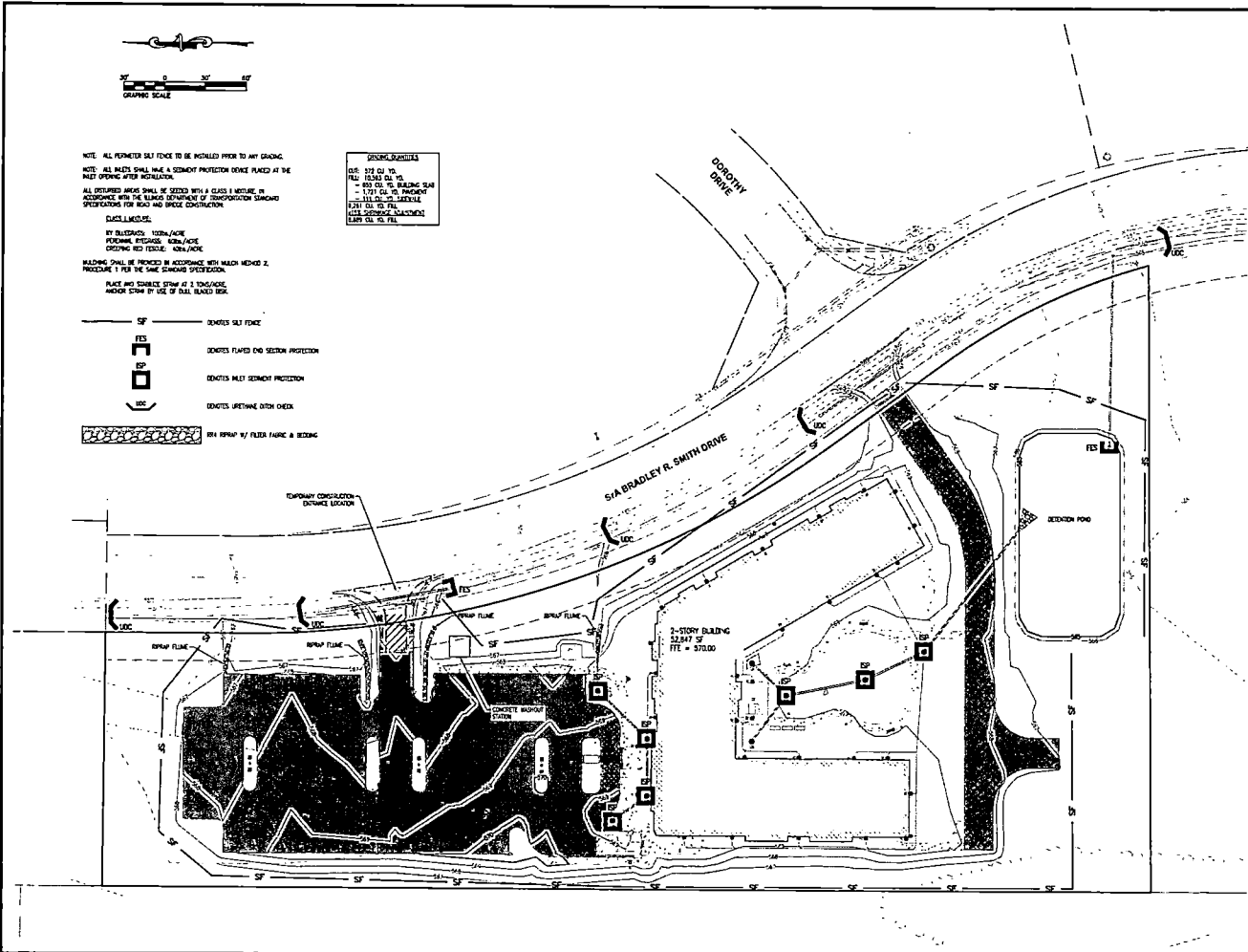
CLASS 1 MATERIAL
 BY BLENDING 100%/100% FINEST SAND, 100%/100% FINEST SAND, 100%/100% FINEST SAND, 100%/100% FINEST SAND.

BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH METHOD NO. 2, PROCEDURE 1 PER THE SAME STANDARD SPECIFICATION.

PAVE AND FINISH SIDEWALK AT 3" THICKNESS AND/OR STRIP BY USE OF FULL BLENDED ASPHALT.

SEDIMENT DEVICES
 QLE 122 QD 10
 PLS 122 QD 10
 400 QD 10 BUILDING SIGN
 122 QD 10 PRECINCT
 111 QD 10 S&P FENCE
 111 QD 10 S&P FENCE
 111 QD 10 S&P FENCE
 111 QD 10 S&P FENCE

- SF DENOTES S&P FENCE
- FES DENOTES FINISHED END SECTION PROTECTION
- ESP DENOTES INLET SEDIMENT PROTECTION
- ISC DENOTES IMPERMEABLE BIRTH OPEN
- BY STRIP BY FILTER FABRIC & BEDDING



TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES
 ILLINOIS SWANSEA
 COLLINGDA GLEN CARBON
 PEORIA DECATUR
 MISSOURI ST. CHARLES
 ST. LOUIS
 TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
 SWANSEA OFFICE
 4540 OLD COLLINGVILLE RD
 SWANSEA, ILLINOIS
 62208-2028
 TEL: (815) 624-4488
 WWW.TWM-INC.COM

PROF. LICENSE NUMBER
 IL PROF. ENGR. REG. NO. 194820
 IL PROF. SURV. REG. NO. 000000
 IL PROF. LAND SURV. REG. NO. 000000
 IL PROF. ENGR. FACILITY REG. NO. 000000
 IL PROF. ENGR. REG. NO. 000000
 IL LAND SURV. REG. NO. 000000
 IL PROF. ENGR. REG. NO. 000000

SEAL

 SIGNATURE: WADE MOERCHEN
 DATE SIGNED: 11/30/2025
 LICENSE EXPIRATION: 11/30/2028

SCALE FOR S&P - PERMIT
 1" = 40'

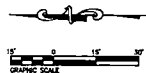
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY: CCK
 DESIGNED BY: CCK
 CHECKED BY: CCK
 APPROVED BY: MAM
 PROJECT NO: 00121181

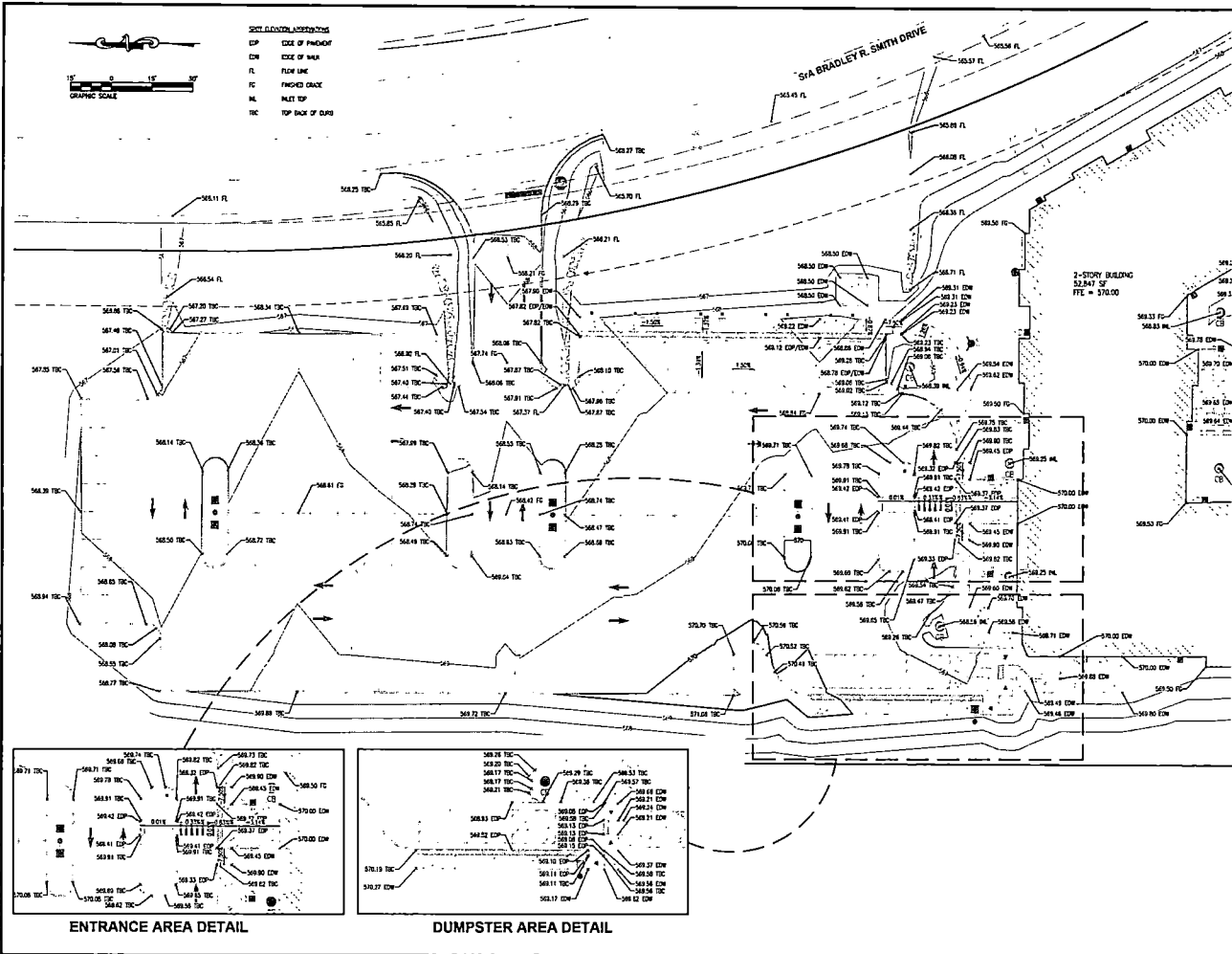
PROJECT
 THE FORUM - LOT 1
 S/A BRADLEY R. SMITH DRIVE
 CITY OF TROY
 MADISON COUNTY, ILLINOIS

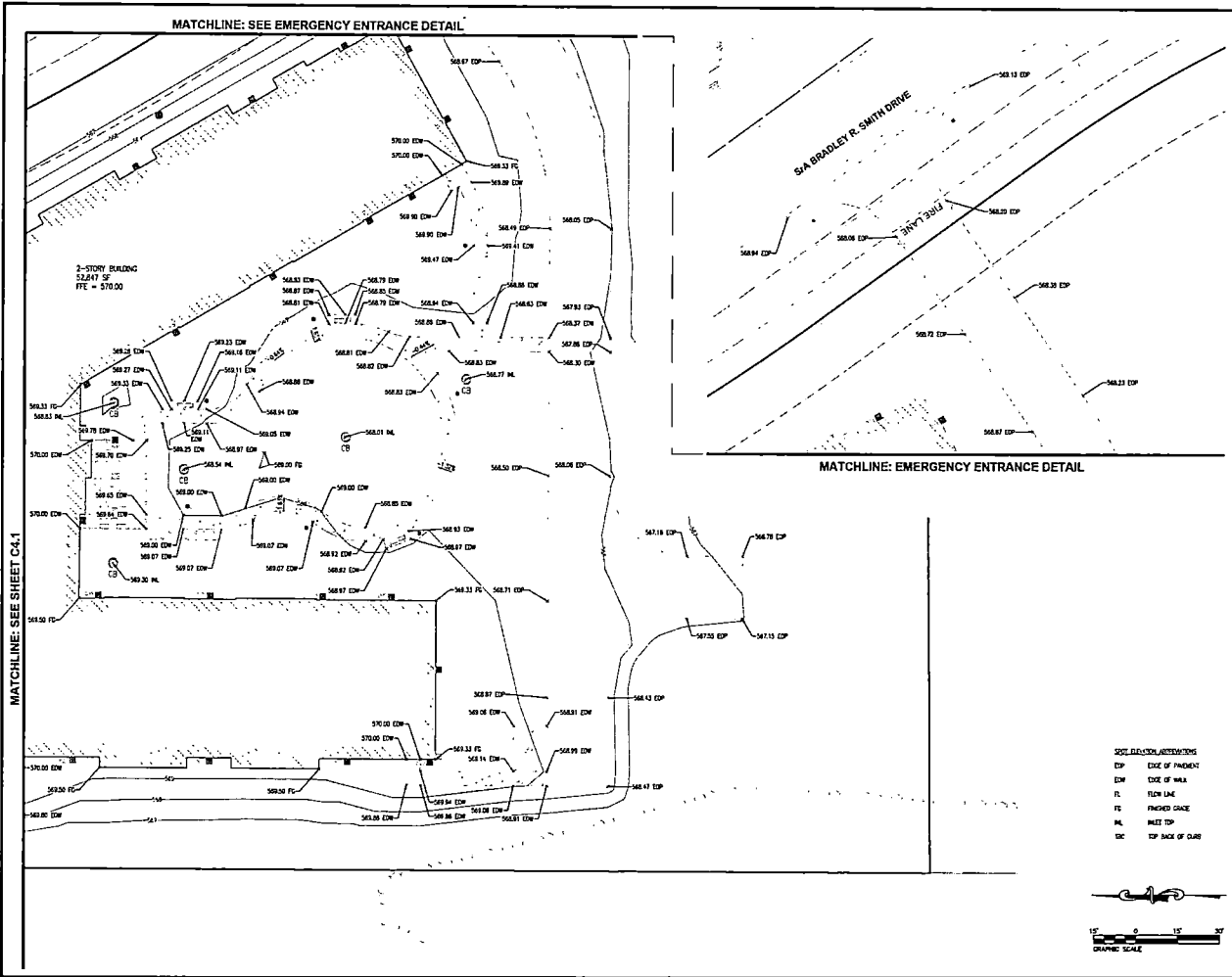
TITLE
 OVERALL GRADING
 AND SEDIMENT CONTROL PLAN

C4.0



SWM PLAN (CONTINUED)
 EDP EDGE OF PAVED
 EDW EDGE OF DRIVE
 FL FLOW LINE
 FC FINISHED GRADE
 RL RAIL TOP
 TC TOP OF CURB





TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES
 ILLINOIS SWANSEA
 COLUMBIA
 COLEEN CARBON
 PEDRIA
 EDUCATOR
 MISSOURI ST. CHARLES
 STE. LOUIS
 COLUMBIA
 TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
 SWANSEA OFFICE
 4340 OLD COLLINGSVILLE RD.
 SWANSEA, ILLINOIS
 62226-2025
 TEL: (618) 624-4448
 WWW.TWM-INC.COM

PROF. LICENSE NUMBER
 & PROF. EXPIRATION DATE
 & PROF. ENG. COMP. #
 & PROF. EXPIRATION DATE
 & PROF. LAND SURV. COMP. #
 & PROF. EXPIRATION DATE
 & LAND SURVEYING COMP. #
 & EXPIRATION DATE



SIGNATURE: [Signature]
 DATE SIGNED: 11/30/2025
 LICENSE EXPIRATION: 11/30/2025

ISSUED FOR EID - PERMIT
 DATE: 06/02/2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: [Name] CDW
 DESIGNED BY: [Name] CDW
 APPROVED BY: [Name] MAM
 PROJECT NO: 201511181

PROJECT:
 THE FORUM - LOT 1
 5th BRADLEY R. SMITH DRIVE
 CITY OF DOW
 MADISON COUNTY, ILLINOIS

TITLE:
 SPOT ELEVATION PLAN - SOUTH

C4.2

SPOT ELEVATION ABREVIATIONS
 EDP EDGE OF PAVEMENT
 EDW EDGE OF WALK
 FL FLOW LINE
 FTE FINISHED GRADE
 RL RISE TOP
 BIC TOP BACK OF CURB

MATCHLINE: SEE SHEET C4.1

MATCHLINE: SEE EMERGENCY ENTRANCE DETAIL

MATCHLINE: EMERGENCY ENTRANCE DETAIL

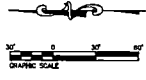
UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS INDICATED IN THESE TOPOGRAPHIC AND LAND SURVEY DOCUMENTS WERE FOR THE ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY POWER OF ANALYSIS, GROUND SURVEY, FIELD SURVEY OF ADJACENT UTILITIES, OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUPERVISORY MEASUREMENTS TO VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR.

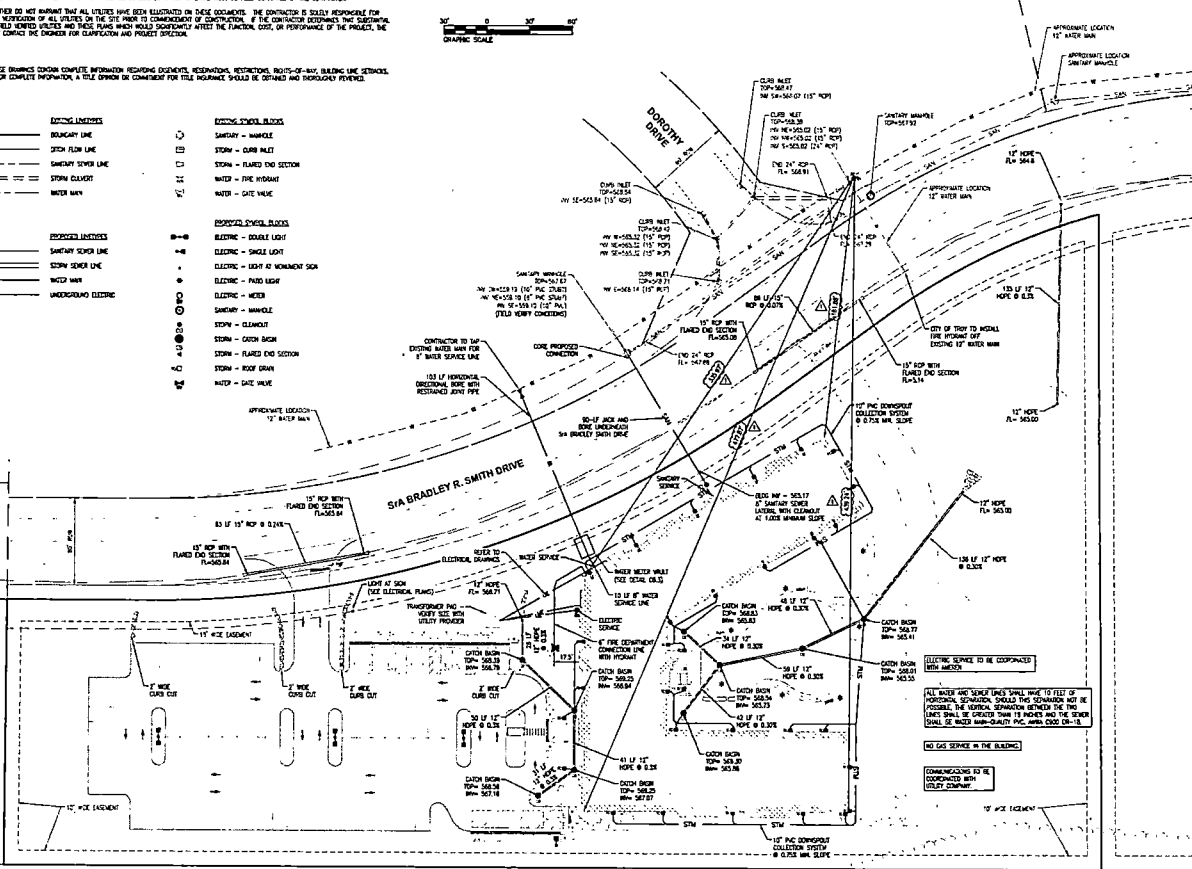
THE OWNER AND OTHER PARTIES DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED IN THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING UTILITY FIELD VERIFICATION ON ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DISCOVERS ANY UNEXPECTED UTILITY FEATURES BETWEEN FIELD VERIFIED UTILITIES AND THOSE PLACED WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROCEED ACCORDINGLY.

TITLE DISCLAIMER

IT IS HEREBY WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.



- | | |
|--|-----------------------------------|
| | ELECTRIC - DOUBLE LIGHT |
| | ELECTRIC - SINGLE LIGHT |
| | ELECTRIC - LIGHT AT MONUMENT SIGN |
| | ELECTRIC - METER |
| | ELECTRIC - MANHOLE |
| | ELECTRIC - CLEANOUT |
| | STORM - CATCH BASIN |
| | STORM - FLARED END SECTION |
| | STORM - ROOF DRAIN |
| | WATER - GATE VALVE |



TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SPRINGFIELD
 COLUMBIA
 GLEN CARBON
 PEORIA
 DECATUR

MISSOURI ST. CHARLES
 ST. LOUIS

TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

SPRINGFIELD OFFICE
4840 OLD COLUMBIANA RD.
SPRINGFIELD, ILLINOIS 62208-2028
TEL: (313) 824-4455
WWW.TWMINC.COM

PROJECT LICENSE NUMBER
A PROFESSIONAL ENGINEER 020000000
A PROFESSIONAL ARCHITECT 000000000
A PROFESSIONAL LAND SURVEYOR 000000000
A PROFESSIONAL ENGINEER 000000000
A PROFESSIONAL ENGINEER 000000000
A PROFESSIONAL ENGINEER 000000000
A PROFESSIONAL ENGINEER 000000000

SEAL

SIGNATURE: [Signature] 11/20/2025
DATE SIGNED: LICENSE EXPIRATION: 11/30/2025

FILED FOR BID - PERMIT
APR 2, 2025

REV.	DATE	DESCRIPTION
1	4/15/25	PERMIT REVISIONS

DRAWN BY: CDW
DESIGNED BY: CDW
CHECKED BY: CDW
APPROVED BY: SAJM
PROJECT NO.: 00121181

PROJECT:

THE FORUM - LOT 4
S/A BRADLEY R. SMITH DRIVE
HADSON COUNTY, ILLINOIS

TITLE:

UTILITY PLAN

CS.0

TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES
 ILLINOIS SWANSEA
 COLUMBIA
 GLEN CARBON
 PEORIA
 DECATUR
 MISSOURI ST. CHARLES
 ST. LOUIS
 COLUMBIA
 TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
 SWANSEA OFFICE
 4940 OLD COLLINGSVILLE RD.
 SWANSEA, ILLINOIS
 62226-2325
 TEL: (618) 624-4488
 WWW.TWME.COM

PROF. LICENSE NUMBER
 ILL. PEOP. ENGR. 041-00000000
 MISSOURI PEOP. ENGR. 041-00000000
 ILL. PEOP. ENGR. 041-00000000
 MISSOURI PEOP. ENGR. 041-00000000
 ILL. PEOP. ENGR. 041-00000000
 MISSOURI PEOP. ENGR. 041-00000000
 ILL. PEOP. ENGR. 041-00000000
 MISSOURI PEOP. ENGR. 041-00000000



SIGNATURE: T. W. MOERCHEN
 DATE ISSUED: 11/30/2025
 LICENSE EXPIRATION: 11/30/2025

ISSUED FOR: E.D. - F0048T
 JUNE 2, 2025

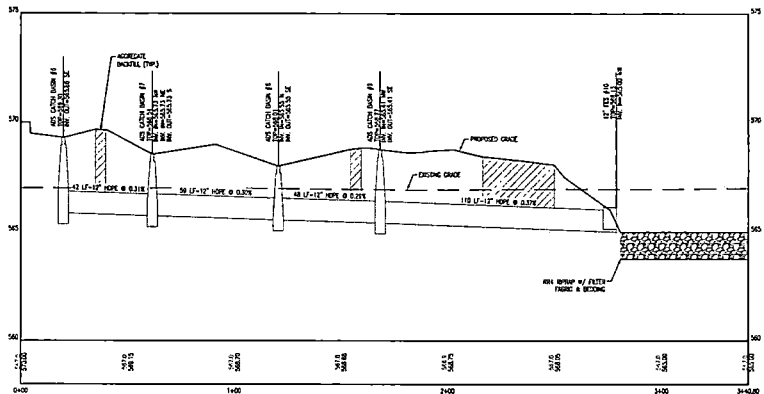
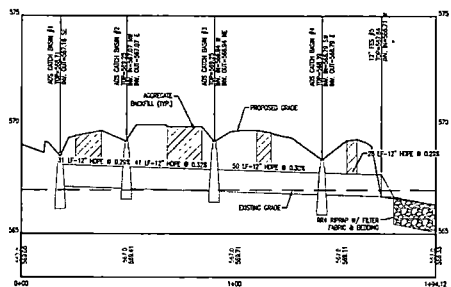
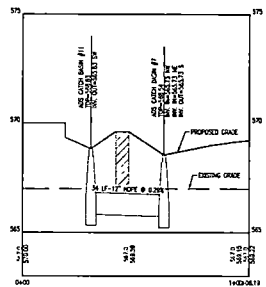
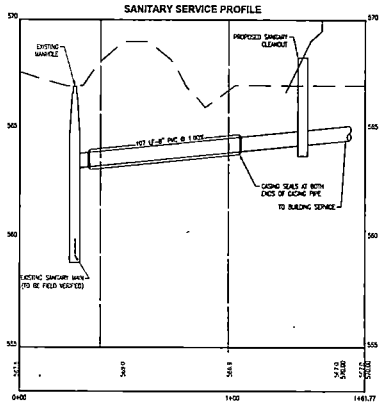
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

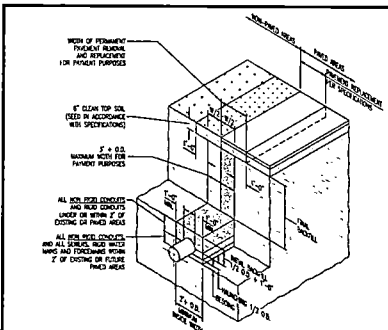
DRAWN BY: CDK
 DESIGNED BY: CDK
 CHECKED BY: CDK
 APPROVED BY: H.M.
 PROJECT NO. 001211161

PROJECT
 THE FORUM - LOT 1
 24 S BRANLEY E. SOUTH DRIVE
 CITY OF TROY
 ANDERSON COUNTY, ILLINOIS

TITLE
 UTILITY PROFILES

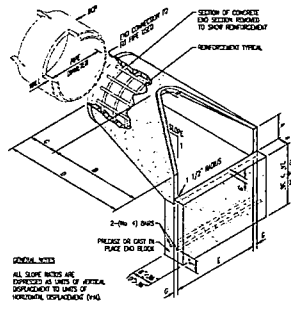
CS.1



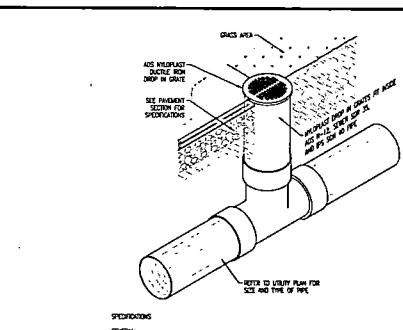


- NOTES:**
- CONTRACTOR SHALL EXCAVATE TRENCH, PROVIDE BEDDING, AND TRENCH BACKFILL IN ACCORDANCE WITH THE TRENCH SPECIFICATIONS FOR RIGID AND SOFTEN WITH CONDUCTIONS OF LAMINATE AND GLASS REINFORCED.
 - BEDDING, HANDBOOK AND RIGID BACKFILL SHALL BE PROVIDED SIMILAR OR BETTER, GRADE 1-1/2 CLASS 1A CONCRETE TO THE END TRENCH SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND TO NEW 12.11-13 TRENCH SPECIFICATIONS FOR UNDERGROUND INSTALLATION OF METALLURGICAL PIPE FOR SANITARY AND OTHER CIVIL WORK INSTALLATION.
 - FINAL BACKFILL LAYER PRESENT ON STRUCTURAL AREAS SHALL BE GRADED GRASS OR SOFTEN, GRADE 1-1/2 CLASS 1A CONCRETE TO THE END TRENCH SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND TO NEW 12.11-13 TRENCH SPECIFICATIONS FOR UNDERGROUND INSTALLATION OF METALLURGICAL PIPE FOR SANITARY AND OTHER CIVIL WORK INSTALLATION.
 - FINAL BACKFILL UNDER NON-STRUCTURAL AREAS SHALL BE GRADE 1 (EXCAVATED MATERIALS FREE FROM ORGANICS, GLASS, FIBER, OR DELICATE MATERIALS).
 - BEDDING, HANDBOOK, METAL BACKFILL, AND FINAL BACKFILL SHALL BE EXTENDED A DISTANCE OF THREE (3) FEET BEYOND THE SIDE OF EXISTING STRUCTURE, WEDS (E.G. FINISHING CURB & GUTTER, SIGNAL, CONCERN, AREA, ETC).

SEWER BEDDING AND BACKFILL



PRECAST REINFORCED FLARED END SECTION



- SPECIFICATIONS:**
- ALL SURFACE DRAINAGE BASINS SHALL BE OF THE MANUFACTURED TYPE AS INDICATED IN THE CONTRACT DRAWING AND BE INSTALLED WITHIN THE EXISTING SPECIFICATIONS. THE BASIN SHALL BE GRADED 1\"/>

INSTALLATION:

THE BASIN SHALL BE INSTALLED WITHIN THE EXISTING SPECIFICATIONS. THE DRAINAGE PIPE SHALL BE CONNECTED TO THE BASIN THROUGH THE MANUFACTURED CONNECTION WITH THE SPECIFIED PIPE SYSTEM. THE JOINT BETWEEN THE DRAINAGE PIPE AND THE BASIN SHALL BE MADE WITH AN APPROPRIATE JOINT SEALANT. THE PIPE SHALL BE GRADED TO THE MANUFACTURED CONNECTION WITH THE SPECIFIED PIPE SYSTEM. THE JOINT BETWEEN THE DRAINAGE PIPE AND THE BASIN SHALL BE MADE WITH AN APPROPRIATE JOINT SEALANT. THE PIPE SHALL BE GRADED TO THE MANUFACTURED CONNECTION WITH THE SPECIFIED PIPE SYSTEM.

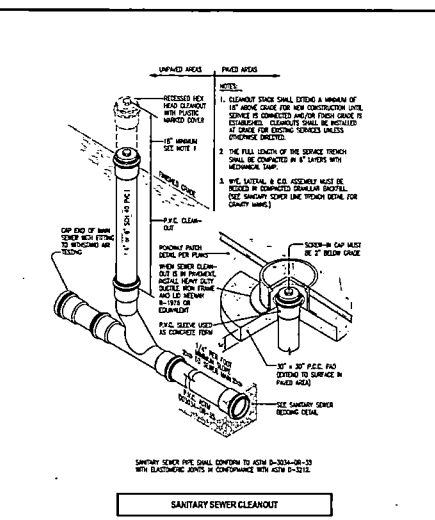
NOTES:

THE GRADES SHOWN FOR ALL SURFACE DRAINAGE BASINS SHALL BE GRADED TO THE MANUFACTURED CONNECTION WITH THE SPECIFIED PIPE SYSTEM. THE JOINT BETWEEN THE DRAINAGE PIPE AND THE BASIN SHALL BE MADE WITH AN APPROPRIATE JOINT SEALANT. THE PIPE SHALL BE GRADED TO THE MANUFACTURED CONNECTION WITH THE SPECIFIED PIPE SYSTEM.

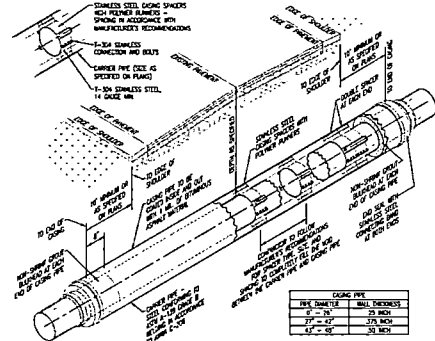
ADD CATCH BASIN

PIPE DIA. (IN)	WELL DIA. (IN)	A	B	C	D	E	F	G	H	APPROX. SLOPE
12"	18"	2"	4"	14"	14"	14"	14"	14"	14"	1.24
15"	24"	2 1/2"	5"	17"	17"	17"	17"	17"	17"	1.24
18"	30"	3 1/2"	6"	20"	20"	20"	20"	20"	20"	1.24
21"	36"	4 1/2"	7"	23"	23"	23"	23"	23"	23"	1.24
24"	42"	5 1/2"	8"	26"	26"	26"	26"	26"	26"	1.24
27"	48"	6 1/2"	9"	29"	29"	29"	29"	29"	29"	1.24
30"	54"	7 1/2"	10"	32"	32"	32"	32"	32"	32"	1.24
33"	60"	8 1/2"	11"	35"	35"	35"	35"	35"	35"	1.24
36"	66"	9 1/2"	12"	38"	38"	38"	38"	38"	38"	1.24

STEEL PIPE CASING ROADWAY BORE WITH PVC CARRIER PIPE (SANITARY)



SANITARY SEWER CLEANOUT



STEEL PIPE CASING ROADWAY BORE WITH PVC CARRIER PIPE (SANITARY)

TWM

CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA COLLEGE
GLEN CARBON
PACIFIC
DECATUR

MISSOURI ST. CHARLES
ST. LOUIS
COLUMBIA

TENNESSEE NASHVILLE
CHATTANOOGA
ATHENS

THOUVEN, WADE & MOERCHEN, INC.

SWANSEA OFFICE
6400 OLD COLLENSVILLE RD
SWANSEA, ILLINOIS
62098-2023
TEL: (314) 624-4488
WWW.TWM-INC.COM

PROJ. LICENSE NUMBER 1948020
A. PROF. IN MECH. ENG. 1948020
A. PROF. LAND SURV. ENG. 1948020
A. PROF. CIVIL ENGR. 1948020
A. PROF. ELECTR. ENGR. 1948020
A. PROF. MECH. ENGR. 1948020
A. PROF. CHEM. ENGR. 1948020
A. PROF. MET. ENGR. 1948020
A. PROF. AERONAUTICAL ENGR. 1948020
A. PROF. NUCLEAR ENGR. 1948020
A. PROF. MARINE ENGR. 1948020
A. PROF. AEROSPACE ENGR. 1948020
A. PROF. AERONAUTICAL ENGR. 1948020
A. PROF. NUCLEAR ENGR. 1948020
A. PROF. MARINE ENGR. 1948020
A. PROF. AEROSPACE ENGR. 1948020

SIGNATURE: [Signature] 1/30/2021
DATE SIGNED: 1/30/2021
LICENSE EXPIRATION: 11/30/2025

COPIES FOR BID - PERMIT
JUNE 2, 2025

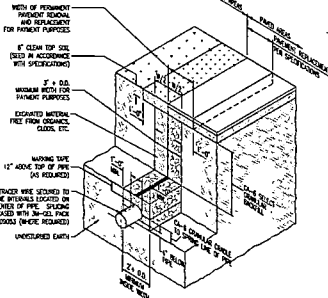
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: CDK
DESIGNED BY: CDK
CHECKED BY: CDK
APPROVED BY: MAM
PROJECT NO.: 00121141

PROJECT:
THE FORUM - LOT 1
514 BRADLEY & SOUTH DRIVE
MADISON COUNTY, ILLINOIS

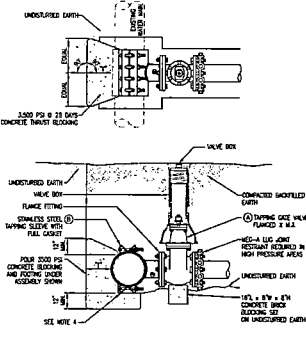
TITLE:
STORM & SANITARY
SEWER DETAILS

C6.1



- NOTES:**
- CONTRACTOR SHALL EXCAVE TRENCH, FORME BEDDING, AND TRENCH SHOULDER IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR BRIDGE AND SEWER MAIN CONSTRUCTION IN ALABAMA AND O.S.M.A. REQUIREMENTS.
 - BEDDING, MANHOLES, AND FINAL BACKFILL SHALL BE TYPICAL GRAVEL OR STONE, GRADE 0-7, CLASS CONFORMING TO THE DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATERE TRENCH, AND TO ASTM D1211-11 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW INSTALLATIONS."
 - FINAL BACKFILL UNDER STRUCTURAL AREAS SHALL BE CRUSHED GRAVEL OR STONE, GRADE 0-7, CLASS CONFORMING TO THE DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATERE TRENCH, AND TO ASTM D1211-11 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW INSTALLATIONS."
 - FINAL BACKFILL UNDER NON-STRUCTURAL AREAS SHALL BE ONE (1) DEDICATED MATERIALS FREE FROM CLUMPS, CLUSTERS, FRICTION, OR OBSTRUCTIONS INTERFERENCE.
 - BEDDING, MANHOLES, AND FINAL BACKFILL SHALL BE COVERED A MINIMUM OF THREE (3) FEET BEYOND THE SIZE OF BEDDING STRUCTURAL AREAS (I.E. PAVEMENT, CURB & GUTTER, SIDEWALK, STRUCTURAL AREAS, ETC.)

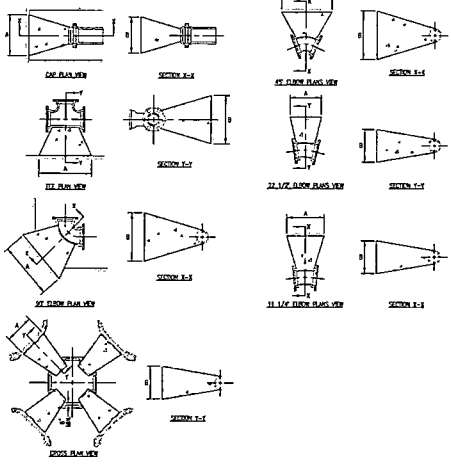
WATER MAIN BEDDING AND BACKFILL



REF.	PART	DESCRIPTION
1	TAPPING GATE VALVE	ASTM A-216, OR EQUIV. HEAVY DUTY TAPPING VALVE WITH FLANGED FULL APPROXIMATE END TYPING OR TAPPING. VALVE SHALL BE RATED AT 250 PSI.
2	TAPPING SLEEVE (STAINLESS STEEL)	TAPPING SLEEVE SHALL BE PIPE, 304 STAINLESS STEEL, WITH CARBON STEEL FLANGE, 2000 PSI, 1/2" & 3/4" WELDED, TIE WITH WELDED STEEL FLANGE, OR APPROVED EQUIVALENT. SLEEVE SHALL BE RATED AT 250 PSI AND SHALL BE FITTED WITH A TIE PLUG.

- NOTES:**
- TAPPING SLEEVE AND VALVE SHALL BE FULL PORT TO ACCEPT FULL SIZE SHELL OUTER.
 - 2000 PSI SHALL MEET MIN. CODE.
 - CONCRETE BEDDING FORMED TO ENSURE ACCESSIBILITY TO FITTINGS AND POWERED AGAINST UNDESIGNED DAMPL. FITTINGS AREA TO BE CONCRETE REINFORCED WITH REBAR, PAIR TO POURING CONCRETE.
 - CONCRETE TO BE MINIMUM 3000 PSI @ 28 DAYS.

TAPPING SLEEVE AND TAPPING VALVE



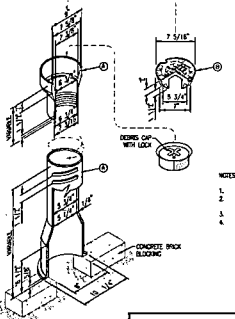
REQUIRED BEDDING AREA ON UNDESIGNED SIZE AND TYPICAL DIMENSIONS

PIPE SIZE	CONCRETE/ST. BEDS	1" TYP. BEDS	3" TYP. BEDS	4" TYP. BEDS	6" TYP. BEDS
4"	1.00' x 1.00'	1.00' x 1.00'	1.00' x 1.00'	1.00' x 1.00'	1.00' x 1.00'
6"	1.50' x 1.50'	1.50' x 1.50'	1.50' x 1.50'	1.50' x 1.50'	1.50' x 1.50'
8"	2.00' x 2.00'	2.00' x 2.00'	2.00' x 2.00'	2.00' x 2.00'	2.00' x 2.00'
10"	2.50' x 2.50'	2.50' x 2.50'	2.50' x 2.50'	2.50' x 2.50'	2.50' x 2.50'
12"	3.00' x 3.00'	3.00' x 3.00'	3.00' x 3.00'	3.00' x 3.00'	3.00' x 3.00'
14"	3.50' x 3.50'	3.50' x 3.50'	3.50' x 3.50'	3.50' x 3.50'	3.50' x 3.50'
16"	4.00' x 4.00'	4.00' x 4.00'	4.00' x 4.00'	4.00' x 4.00'	4.00' x 4.00'
18"	4.50' x 4.50'	4.50' x 4.50'	4.50' x 4.50'	4.50' x 4.50'	4.50' x 4.50'
20"	5.00' x 5.00'	5.00' x 5.00'	5.00' x 5.00'	5.00' x 5.00'	5.00' x 5.00'

SERVICE AREA OF BEDDING SHALL BE PROVIDED FOR 250 PSI MINIMUM LINE PRESSURE INCLUDING WATER PRESSURE AND 2000 PSI MINIMUM FOR DESIGN FOOT SOLE BEDDING. LOCATIONS WHERE PRESSURE IS HIGHER OR SOIL STRENGTH IS SIGNIFICANTLY LOWER CONSULT ENGINEER FOR RECOMMENDED DIMENSIONS. A FACTOR OF SAFETY OF 1.5 IS TO BE APPLIED TO THE CALCULATED DIMENSIONS.

- NOTES:**
- COVER OVER TOP OF PIPE SHALL BE BELOW FROST LINE OR 4" MINIMUM, 72" MAXIMUM ACCORDING TO REGULATORY REQUIREMENTS, IF CONCRETE PLANS REQUIRED BY THE ENGINEER/OWNER WITH THE ALLOWED FOR WATER MAIN LAYING. EXCESSIVE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADE SHOWN ON PANS.
 - THRUST BLOCKS SHALL BE BUILT AGAINST UNDESIGNED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.
 - NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES.
 - THRUST BEDDING MUST FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.
 - BASED ON 150 PSI STATIC PRESSURE PLUS 50 PSI WATER HAMMER AND 2000 PSF SOIL BEARING.
 - POLYURETHANE ENCASUREMENT SHALL BE PROVIDED ON ALL O.A. PIPE AND FITTINGS.
 - PIPE JOINTS AND BELLS MUST BE ACCESSIBLE.
 - ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BELLS FOR FUTURE MAINTENANCE.
 - ALL MANHOLES BELLS SHALL BE GALVANIZED STEEL, MINIMUM 1/2" DIAMETER, COAT EXPOSED RIB WITH ASPHALT CEMENT AFTER CONCRETE HAS SET.
 - THRUST BEDDING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
 - PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE MIN. 3000 PSI CLASS II CONCRETE.
 - FOR UNSTABLE SOIL CONDITIONS, CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS.
 - FOR MAN SIZES GREATER THAN 20", SEE ENGINEER FOR THRUST BLOCK DIMENSIONS.

THRUST BLOCKS FOR HORIZONTAL BENDS, TEES, AND CAPS



PIPE	MANHOLES COVER / VALVE
4" VALVE BOX	18" DIA. CONCRETE VALVE BOX WITH 18" DIA. CONCRETE VALVE
6" VALVE BOX (NOT SHD)	24" DIA. CONCRETE VALVE BOX WITH 24" DIA. CONCRETE VALVE

- NOTES:**
- USE HEAVY DUTY TAPPING TYPE LID WITH THE MOST THICK GASKET AND THE LEAST SURFACE.
 - POWER ONE (1) AND LATER COVER BETWEEN THE BOTTOM OF THE CONCRETE BOX AND VALVE. DO NOT LET THE WEIGHT OF COVER REST DIRECTLY ON VALVE. ACCUMULATE TRENCH ALL WEIRS.
 - THIS DESIGN FOR VALVE SIZE TYP. TRENCH (1) INCH ONLY.
 - DIMENSIONS SHOWN ARE TYPICAL AND MAY VARY ACCORDINGLY FOR ALTERNATE VALVE BOX MANUFACTURERS.

VALVE BOX (4" - 12" VALVES)

TWM
CONSULTING ENGINEERING SERVICES
GEOSPATIAL SERVICES

ILLINOIS SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
SWANSEA OFFICE
1940 OLD COLUMBIAN RD.
SWANSEA, ILLINOIS
62226-2025
TEL: (618) 624-4408
WWW.TWMINC.COM

PROF. LICENSE NUMBER 1840070
A. PROF. DESIGNER 1840070
B. PROF. ENGR. GROUP 1840070
C. PROF. LAND SURV. GROUP 1840070
D. PROF. ENGR. FACULTY 1840070
E. PROF. ENGR. GROUP 1840070
F. PROF. ENGR. GROUP 1840070
G. PROF. ENGR. GROUP 1840070
H. PROF. ENGR. GROUP 1840070

DATE DOWNS: 11/30/2025
LICENSE EXPIRES: 11/30/2025

DESIGNED FOR: P09847
DATE: JUNE 2, 2025

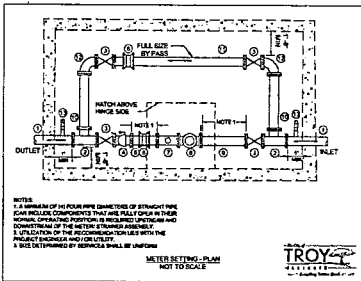
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY: CDM
CHECKED BY: CDM
APPROVED BY: MAM
PROJECT NO: D0121161

PROJECT: THE FORUM - LOT 1 SA BROADWAY & SMITH DRIVE, CITY OF TROY, MADISON COUNTY, ILLINOIS

TITLE: WATER MAIN DETAILS

C6.2

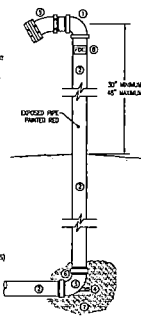


4" X 4" OR 4" METER SETTING MATERIAL LIST

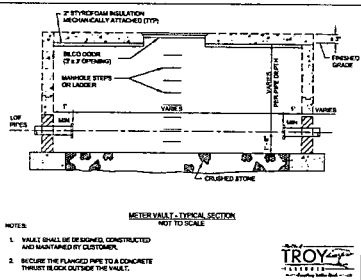
NO.	DESCRIPTION	LENGTH	QTY.
1	SPRIG FLANGE FLANGE	---	2
2	FLANGED TEE	---	2
3	FLANGED OR 4" DIA. VALVE W/ HAND WHEEL	---	4
4	ONE OR VALVE W/ SHORT ARM	---	1
5	SPRIG FLANGE FLANGE	---	1
6	ROUND BELLVEE H/ SHORT PATTERN	---	2
7	FLANGED TEE (LEFT SIDE)	---	1
8	4" OR 2" GROUND METER TEST TAP	---	1
9	SPRIG FLANGE FLANGE	---	1
10	SPRIG FLANGE FLANGE	---	2
11	FLANGED BY BEND	---	1
12	PRESSURE GAUGE PLASTIC CASE	---	2



- NOTE: (1) TO BE LOCATED 1 1/2 TIMES ARM FROM THE REAR OF THE EXISTING WALL. COMPLETE BURNING EXISTING WALL APPROX. 30" W/ REAR - (2) TO BE LOCATED W/ 45' FROM BUILDING
- SECTION
- 1 4" DIA. TRUCKED TO
 - 2 4" DIA. 90° 45° FPC
 - 3 4" GROUND 2" DIA. 90°
 - 4 1/2" DIA. 90° VALVE
 - 5 3" DIA. 1/2" 4" DIA. 2" DIA. CONN. & 1" DIA. 3" STOKED CONN.
 - 6 SPWNT SEALANT APPLIED ON ALL GROUND CONNECTION UNDERGROUND
 - 7 OVERLAP FILL FOR DRAINAGE
 - 8 LAND DRAINING (2) DIA. 2" DIA. 1" DIA. 45° LETTERS



FIRE DEPARTMENT CONNECTION



- NOTE:
1. WALL SHALL BE BUILT CONSTRUCTED AND MAINTAINED BY CUSTOMER.
 2. SECURE THE FLANGED PIPE TO CONCRETE THROUGH REBAR OUTSIDE THE WALL.

TWM

CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PERRIS DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA OFFICE
1940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226-3029
TEL: 618/624-4488
WWW.TWM-INC.COM

PROF. LICENSE NUMBER	REGISTERED
ILL. PROF. ENGINEER	18-000000
ILL. PROF. CIVIL ENGINEER	08-000000
ILL. PROF. LAND SURVEYOR	08-000000
ILL. PROF. DESIGN QUALITY	18-000000
ILL. PROF. ENGINEER	08-000000
ILL. PROFESSIONAL CORP.	08-000000
ILL. PROF. LAND SURVEYOR	08-000000

SIGNATURE: DATE SIGNED: 7/28/2025 LICENSE EXPIRATION: 11/30/2025

ISSUED FOR BID - PERMIT
JUNE 2, 2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY:	CDK
DESIGNED BY:	CDK
CHECKED BY:	SAJ
APPROVED BY:	SAJ
PROJECT NO.:	00121164

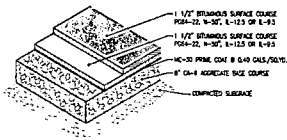
PROJECT:

THE FORUM - LOT 1
54 S BRADLEY A. SMITH DRIVE
CITY OF TROY
MADISON COUNTY, ILLINOIS

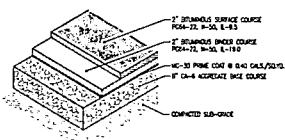
TITLE:

WATER MAIN DETAILS

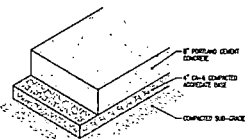
C6.3



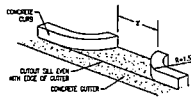
**BITUMINOUS CONCRETE PAVEMENT
STANDARD DUTY**



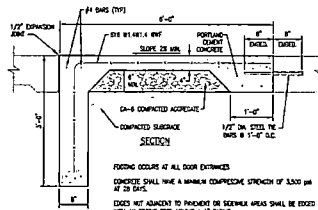
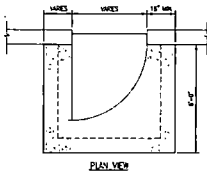
**BITUMINOUS CONCRETE PAVEMENT
HEAVY DUTY**



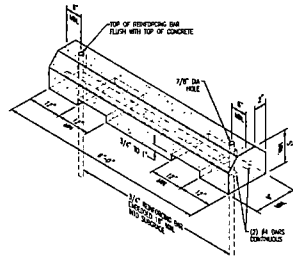
PORTLAND CEMENT CONCRETE PAVEMENT



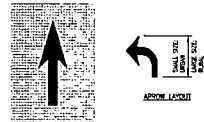
CURB CUTOFF



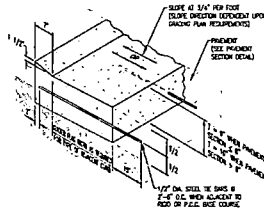
FROST FOOTING AT DOOR ENTRANCES



PRECAST PARKING BUMPER BLOCK



PAINTED DIRECTIONAL ARROW



DEPRESSED CURB AND SIDEWALK

LEGEND	ARROW SIZE	A
1\"/>		

ARROW CROP SCALE

PAVING CURBS SHALL BE CONSTRUCTED OF AC308 PSI STRUCTURAL CONCRETE CONFORMING TO ACI CODE 318. IF REINFORCING BARS SHALL BE UTILIZED TO POSSESS THE PAVING BLOCK.

PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS IN ACCORDANCE WITH ASTM C119.

SUBGRADE SHALL BE THOROUGHLY COMPACTED AT THE PROPER LINE AND GRADE TO DEPTH OF 4 INCHES MAXIMUM EXCEPT PRIOR TO PLACEMENT OF THE CONCRETE. SUBGRADE SHALL BE NOTIFIED JUST BEFORE THE CONCRETE IS TO BE PLACED.

WHEN SUBGRADE IS DEGRADED, 4\"/>

CONTRACTOR JOINTS IN CONCRETE CURBS AND GUTTERS SHALL BE A CONTINUATION OF THE JOINTS IN THE ADJACENT PORTLAND CEMENT CONCRETE PAVEMENT OR OTHER AS A MINIMUM DISTANCE OF FIFTEEN (15) FEET. CONTRACTOR JOINTS SHALL ALSO BE PROVIDED AT ALL TRANSIT POINT LOCATIONS AT INTERSECTIONS, PLAZAS, ETC.

CONTRACTOR JOINT SHALL BE CUT TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE CURB AND GUTTER AND TO A MINIMUM WIDTH OF 1/4\"/>

1/2\"/>

CONTRACTOR JOINTS SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT.

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
ILLINOIS SWANSEA
COLUMBIA GLEN CARBON
INDIANA DECATUR
MISSOURI ST. CHARLES
ST. LOUIS
TENNESSEE NASHVILLE
CHATTANOOGA
ATHENS

**THOUVENOT, WADE
& MOERCHEN, INC.**
SWANSEA OFFICE
4840 OLD COLLEENVILLE RD.
SWANSEA, ILLINOIS
62228-2025
TEL: (618) 824-4488
WWW.TWMINC.COM

PROF. LICENSE NUMBER
A. PROF. CIVIL ENGR. ILL. 02-00070
B. PROF. CIVIL ENGR. MISSOURI 04-00000
C. PROF. LAND SURVEYOR ILL. 04-00000
D. PROF. LAND SURVEYOR MISSOURI 04-00000
E. PROF. ENGR. FACILITY ILL. 04-00000
F. PROF. ENGR. FACILITY MISSOURI 04-00000
G. PROF. ENGR. FACILITY ILL. 04-00000
H. PROF. ENGR. FACILITY MISSOURI 04-00000

SEAL
STATE OF ILLINOIS
ENGINEER
NO. 02-0134
EXPIRES 12/31/2025

SIGNATURE: [Signature]
DATE SIGNED: 1/30/2025
LICENSE EXPIRATION: 1/30/2025
LICENSED FOR: [Signature]
DATE: 2/2025

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY: [Name] CDK
DESIGNED BY: [Name] CDK
CHECKED BY: [Name] CDK
APPROVED BY: [Name] SALS
PROJECT NO.: 00121161

PROJECT: THE FORUM - LOT 1
56 S. HANCOCK BLVD. SOUTH BEND
CITY OF TRACY
HANDSON COUNTY, ILLINOIS

TITLE: PAVEMENT DETAILS

CG-5



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

CORPORATE HEADQUARTERS
4940 OLD COLLINSVILLE ROAD
SWANSEA, IL 62226
618.624.4488
TWM-INC.COM

August 29, 2025

Tom Cissell
c/o City of Troy, Illinois
116 E Market Street
Troy, Illinois 62294

RE: The Forum – Site Plan – Construction Plans

Dear Tom,

The following responses are in reply to the review letter dated August 15, 2025, regarding The Forum Site Plan and Construction Plans Review 2

Drainage Plan – A revised drainage plan is included with this submittal that addresses the outstanding comment.

Erosion Control Plan / SWPP

1. Designate concrete wash out location and provide a detail. The concrete washout area is called out on the overall grading plan sheet C4.0 and there is a detail on sheet C6.0.

Lighting

1. Please provide a Code compliant photometric plan per Section 154.081.
 - a. All parking and loading areas and walkways shall be illuminated so as to produce a uniform minimum average illumination within such areas of two footcandles of illumination measured at the ground level. Please see email correspondence attached from site lighting consultant.
 - b. Lighting fixtures or standards without cutoff-type luminaries or with globe- style luminaries shall be no higher than 15 feet and shall have a maximum illumination output of not more than 10,000 lumens. All exterior fixtures without cutoff are less than 10,000 lumens and mounted no higher than 15'.
 - c. Lighting fixtures or standards with a cutoff-type luminaire shall be no higher than 25 feet with a maximum average illumination of the property of five footcandles measured at ground level over the site. Please see email correspondence attached from site lighting consultant.
 - d. The correlated color temperature (CCT) for all exterior lighting shall not exceed 3,200 Kelvin. The part number for the OL3 & OL5 parking lot post tops have been changed from 4K7 to 3K7.

Should you have any further questions or comments, please do not hesitate to contact me at mmaller@twm-inc.com or (618) 624-4488.

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Marsha J. Maller
Marsha J. Maller, PE
Director of Land Development Engineering

CC: Destini Lednicky, The Forum Associates, LP

Encl: Plans
Photometric Plan



September 24, 2025

The Forum Associates, LP
Attn: Destini Lednický
1022 Eastport Plaza Drive
Collinsville IL, 62234

Re: The Forum - Site Plan Review 3

Ms. Lednický

The following comments are offered regarding the "The Forum Lot 1-Improvement plans" review dated September 23, 2025. Please revise the plans and reports accordingly and re-submit. Please provide a response letter referencing each comment and its resolution.

This review is to assure that the proposed improvements conform to the requirements of City ordinances and to generally accepted engineering practices. This review shall not relieve the design engineer or the developer of responsibility for compliance with other state or federal agency regulations or for subsequent errors or omissions found to exist in the design.

All comments appear to have been addressed.

Respectfully,

Tom Cissell, PE
City Engineer, Troy, IL