

PRELIMINARY PLAT OF CEDAR RIDGE SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 8 WEST,
OF THE THIRD PRINCIPAL MERIDIAN IN
MADISON COUNTY, ILLINOIS

PROJECT NOTES / SPECIFICATIONS / INFORMATION

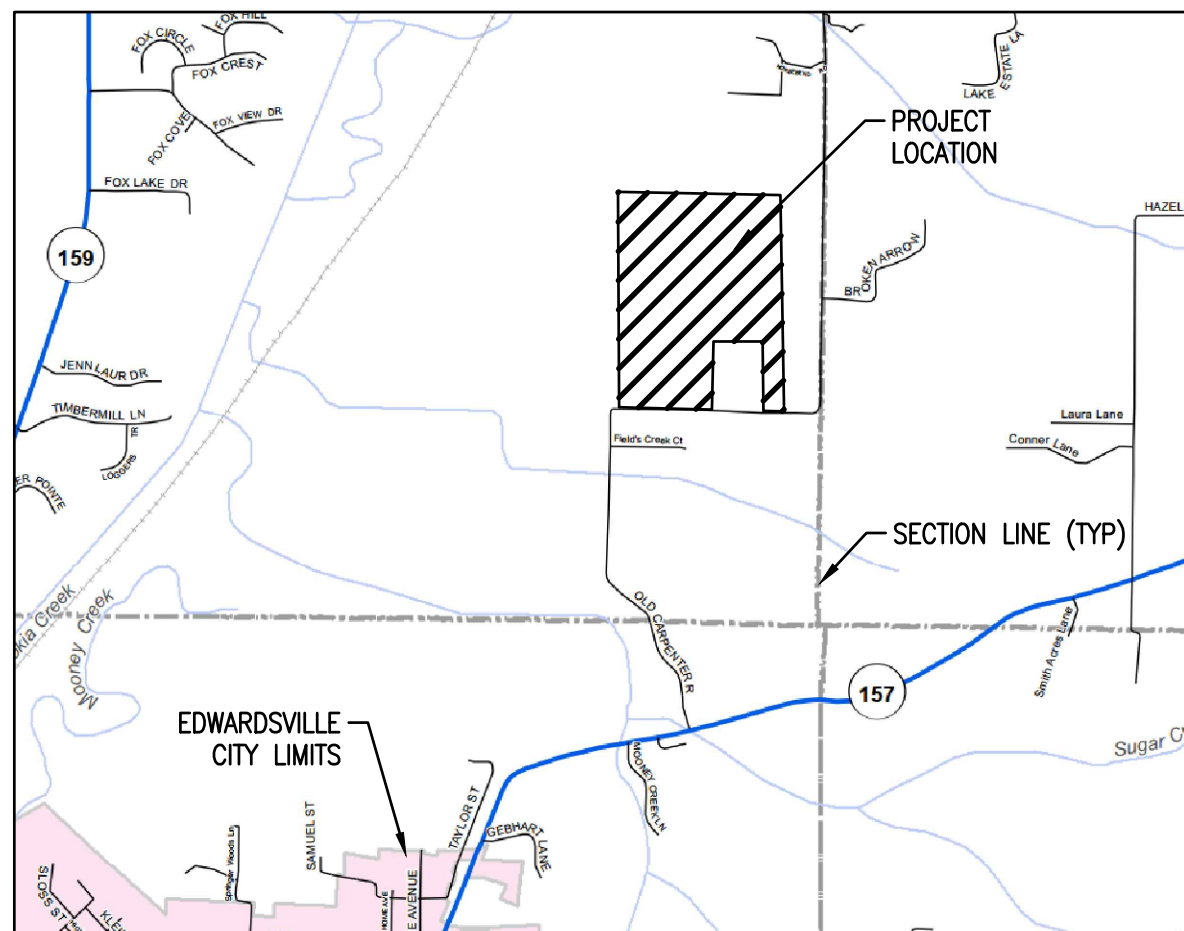
- THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM 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 CONTACTING J.U.L.I.E. FOR 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 THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.
- IT IS NOT WARRANTED THAT THIS PLAT/DOCUMENT CONTAINS 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.
- THE MINIMUM GARAGE FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE (1) FOOT ABOVE THE BACK OF CURB ELEVATION. THIS ELEVATION SHALL BE MEASURED AT THE CENTER OF LOT FRONTAGE. ALL DRIVEWAYS AT THE PROPERTY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE BACK OF CURB ELEVATION. IF VARIATION IN THIS CRITERIA IS REQUESTED DUE TO EXTENUATING CIRCUMSTANCES, OR IF A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT IS DESIRABLE, THE BUILDER AND/OR OWNER SHALL RETAIN A PROFESSIONAL ENGINEER TO ESTABLISH THE MINIMUM ELEVATIONS OR PROPER GRADING NECESSARY TO PREVENT STORM WATER DAMAGE.
- THE MINIMUM GARAGE, FIRST FLOOR OR BASEMENT WALL OPENING ELEVATION OF EACH BUILDING OR STRUCTURE LOCATED ADJACENT TO OR IN THE VICINITY OF A DRAINAGEWAY OR STORM WATER STRUCTURE SHALL BE ESTABLISHED A MINIMUM OF TWO (2) FOOT ABOVE THE OVERLAND FLOW OR HEADWATER ELEVATION THAT MAY BE DEVELOPED DURING THE ONE-HUNDRED (100) YEAR STORM EVENT.
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, TESTING, AND INSPECTION SHALL CONFORM TO THE STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT HAVING JURISDICTION OVER THIS PROJECT.
- ALL WORK, INSTALLATION, PROCEDURES, AND MATERIALS ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY CODE AND THE UNITED STATES AMERICANS WITH DISABILITIES ACT.
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2022 AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED JANUARY 1, 2024 (BOTH OF WHICH WILL BE HEREINAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (HIGHWAY)).
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE LATEST ADDITION OF STANDARD SPECIFICATIONS FOR WATER; AND THE RECOMMENDED STANDARDS FOR WATER WORKS (BOTH OF WHICH WILL BE HEREINAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (WATER, STORM AND SANITARY)).
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST ADDITION, WHICH WILL BE HEREINAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (EROSION).
- ALL PROPOSED UTILITY SIZES SHOWN ARE PRELIMINARY. FINAL SIZES AND LOCATIONS SHALL BE SHOWN IN THE IMPROVEMENT PLAN SUBMITTAL TO THE MADISON COUNTY.
- EROSION CONTROL REQUIREMENTS FOR THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE AND HOMESITES WILL INCLUDE PROPERLY INSTALLED EROSION CONTROL FENCE, CONSTRUCTION AND MAINTENANCE OF A RIP-RAP SEDIMENT TRAP IN DRY DETENTION BASINS AND INSTALLATION AND MAINTENANCE OF GEOTEXTILE FABRIC INLET PROTECTION LOGS AT STORM WATER INLETS. ALL EROSION CONTROL MEASURES SHALL COMPLY WITH SOIL EROSION AND SEDIMENT CONTROL ORDINANCES FOR MADISON COUNTY.
- THERE ARE NO KNOWN MINED OUT AREAS ON TRACT TO BE SUBDIVIDED.
- OUTLOT A TO BE RETAINED BY CEDAR RIDGE DEVELOPMENT LLC FOR FUTURE DIVISION IF ADJACENT PARCEL IS ACQUIRED FOR DEVELOPMENT.

DRAINAGE STATEMENT

WE THE UNDERSIGNED, DO HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER

ENGINEER



LOCATION MAP

OWNER/DEVELOPER
CEDAR RIDGE DEVELOPMENT, LLC
4366 HIGHWAY 162
GRANITE CITY, IL 62024
PHONE: (618) 931-3760

ENGINEER/SURVEYOR
THOUVENOT, WADE, & MOERCHEN, INC.
204 EVERGREEN LANE, UNIT B
GLEN CARON, IL 62034PHONE: (618) 656-4040
PROFESSIONAL ENGINEER: JUSTIN VENVERTLOH
LAND SURVEYOR: JOHN-MICHAEL SMITH

INDEX OF SHEETS

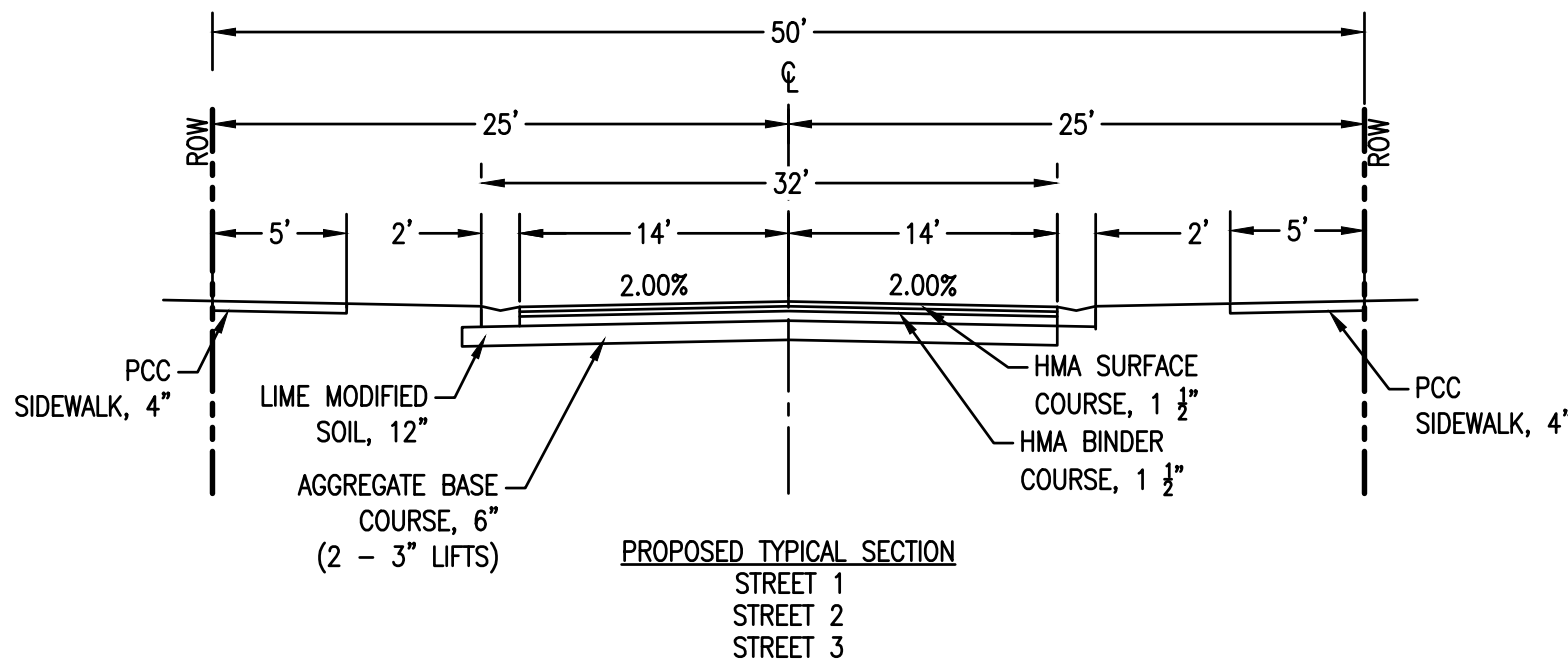
- COVER
- SUBDIVISION PLAN
- EXISTING CONDITIONS
- GRADING PLAN
- UTILITY PLAN
- SEWAGE PLAT

GROSS ACREAGE	96.05 AC.
AREA IN ROW (SUBDIVISION)	6.18 AC.
AREA IN ROW (OLD CARPENTER RD. DEDICATION)	0.92 AC.
COMMON AREA (FOR FUTURE DEVELOPMENT)	2.62 AC.
PASSIVE GREENSPACE REQUIRED	3.84 AC.
PASSIVE GREENSPACE (DEDICATED OUTLOT)	0.84 AC.
PASSIVE GREENSPACE (IN DEDICATED EASEMENT)	3.00 AC.
ACTIVE GREENSPACE REQUIRED	5.76 AC.
ACTIVE GREENSPACE PROVIDED	0.00 AC. (VARIANCE REQUESTED)
NET ACREAGE	88.11 AC.

EXISTING ZONING CLASSIFICATION - COUNTY A AGRICULTURAL
PROPOSED ZONING CLASSIFICATION - COUNTY A AGRICULTURAL

SCHOOL DISTRICT: EDWARDSVILLE CUSD #7

_____	EX RIGHT-OF-WAY LINE
_____	PR RIGHT-OF-WAY LINE
_____	EX LOT LINE
_____	PR LOT LINE
_____	EASEMENT LINE
_____	SETBACK LINE



THIS PLAT IS NOT FOR
RECORD



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GEOSPATIAL SERVICES

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

THOUVENOT, WADE & MOERCHEN, INC.

GLEN CARBON OFFICE
204 EVERGREEN LANE, UNIT B
GLEN CARBON, ILLINOIS
62034
(618) 656-4040
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL



SIGNATURE:
DATE SIGNED: 8/21/24
LICENSE EXPIRATION: 11/30/2025

ISSUED FOR REVIEW
4/23/2024

REV.	DATE	DESCRIPTION
△	4/23/24	COUNTY REVIEW COMMENTS
△	8/21/24	REVIEW COMMENTS
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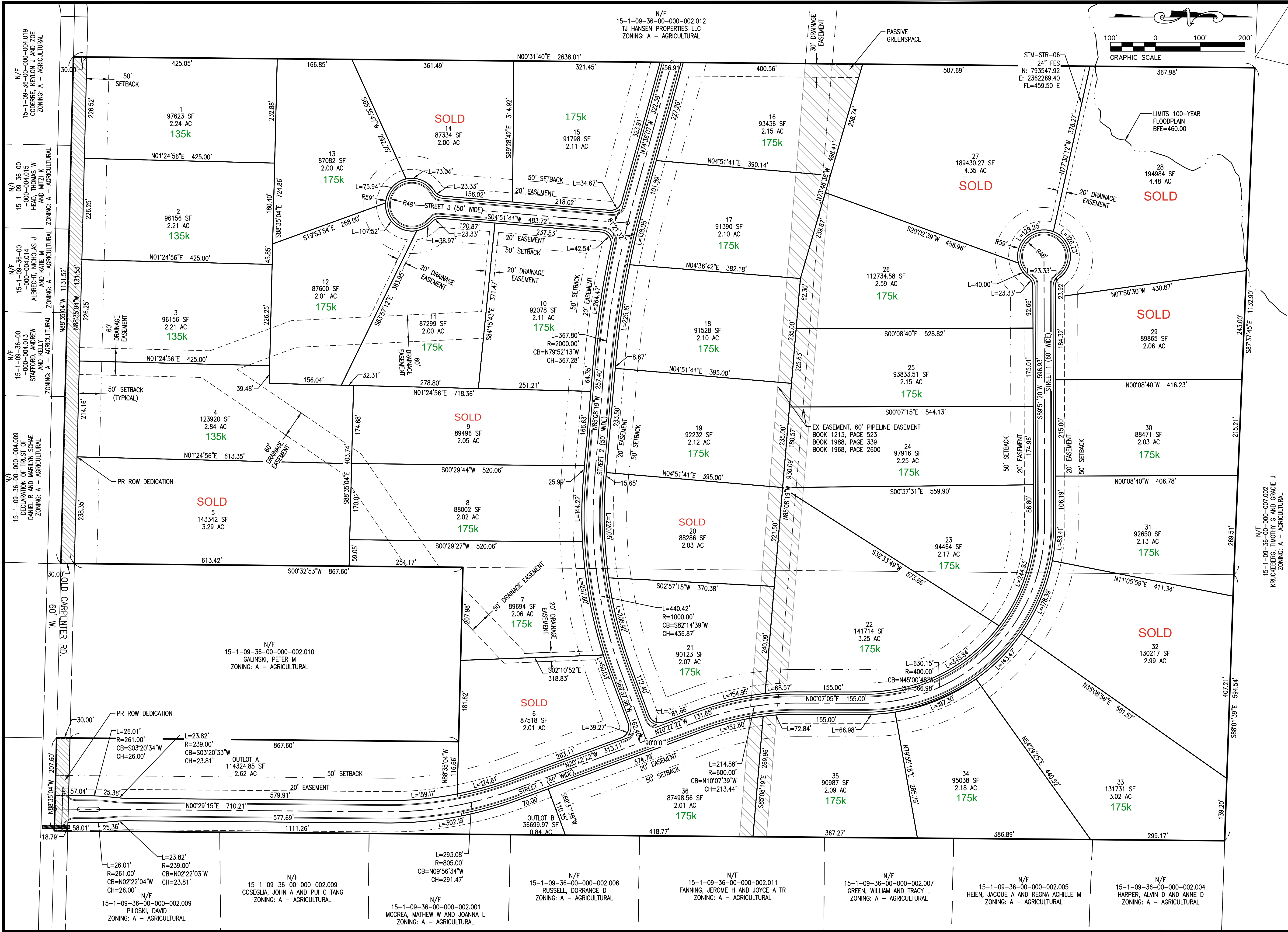
DRAWN BY: BBG
DESIGNED BY: JJV
CHECKED BY: JJV
APPROVED BY: JJV
PROJECT NO: 230933

PROJECT:

PRELIMINARY PLAT
CEDAR RIDGE SUBDIVISION
MADISON COUNTY, ILLINOIS

TITLE:

COVER





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PEORIA
DECATUR

MISSOURI ST. CHARLES
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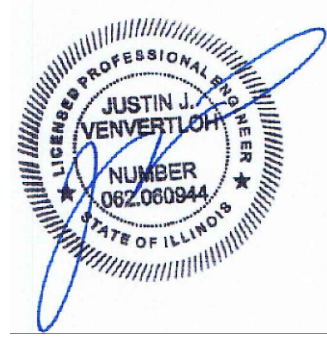
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CHATTANOOGA
ATHENS

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LICENSE EXPIRATION: 11/30/2025

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7/8/24

REV.	DATE	DESCRIPTION
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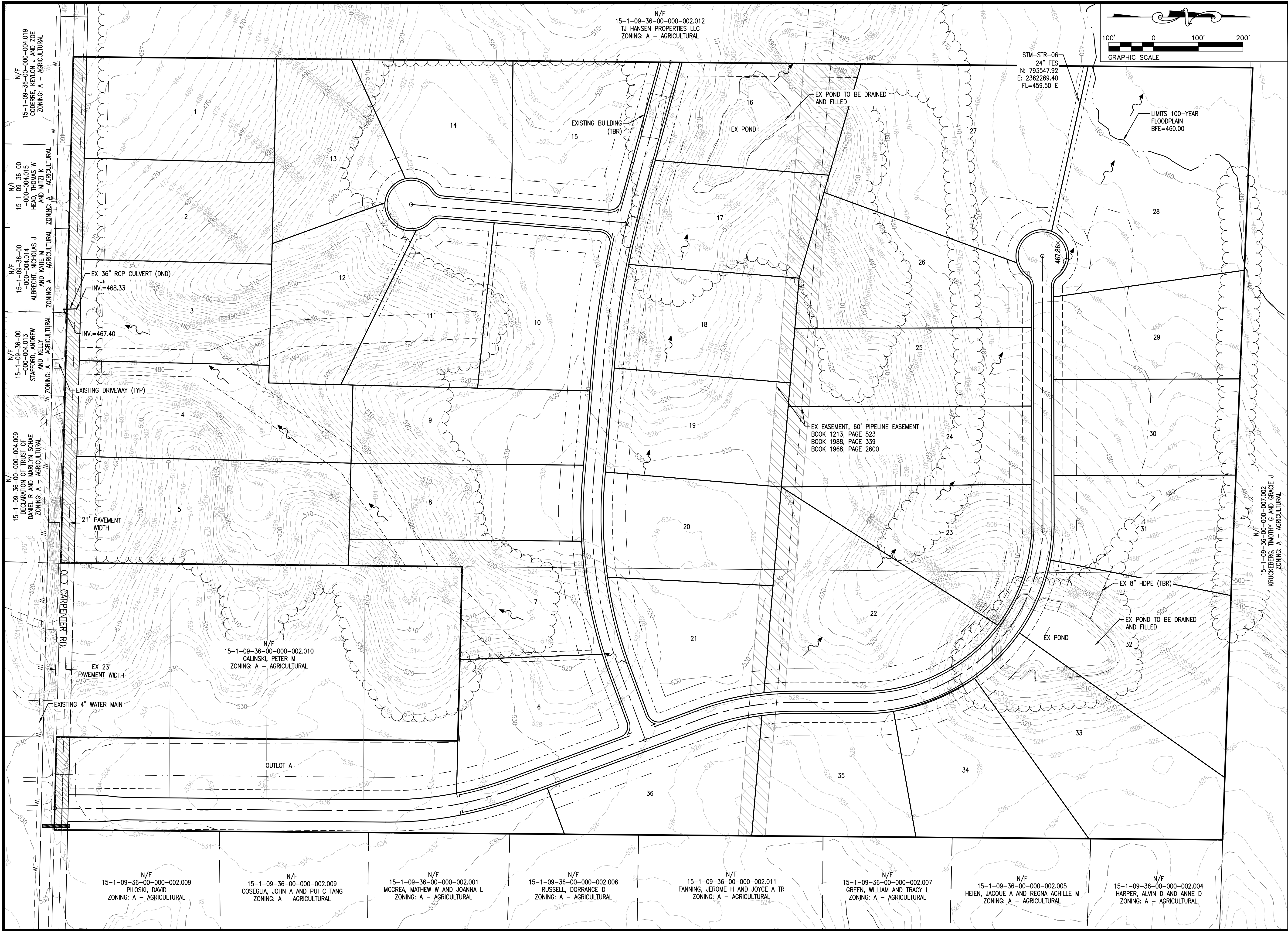
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PRELIMINARY PLAT
CEDAR RIDGE SUBDIVISION
MADISON COUNTY, ILLINOIS

TITLE:

PRELIMINARY PLAT

2





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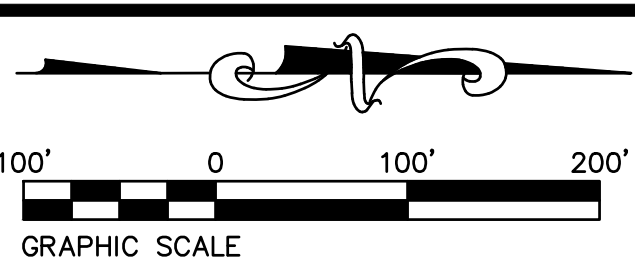
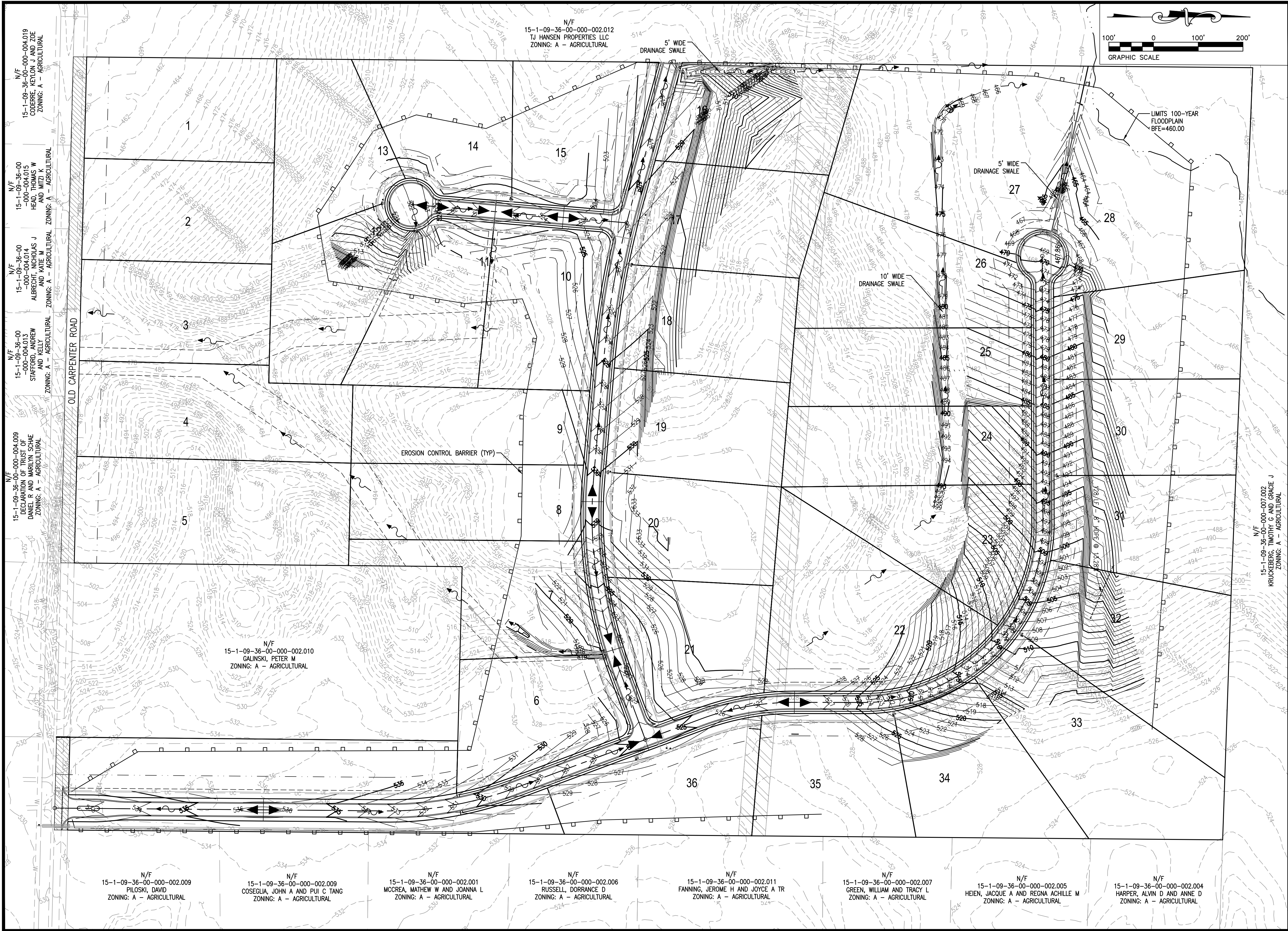
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TITLE:

EXISTING CONDITIONS

3





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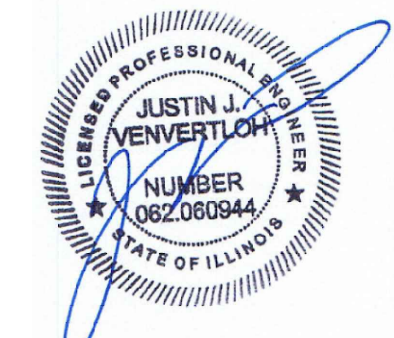
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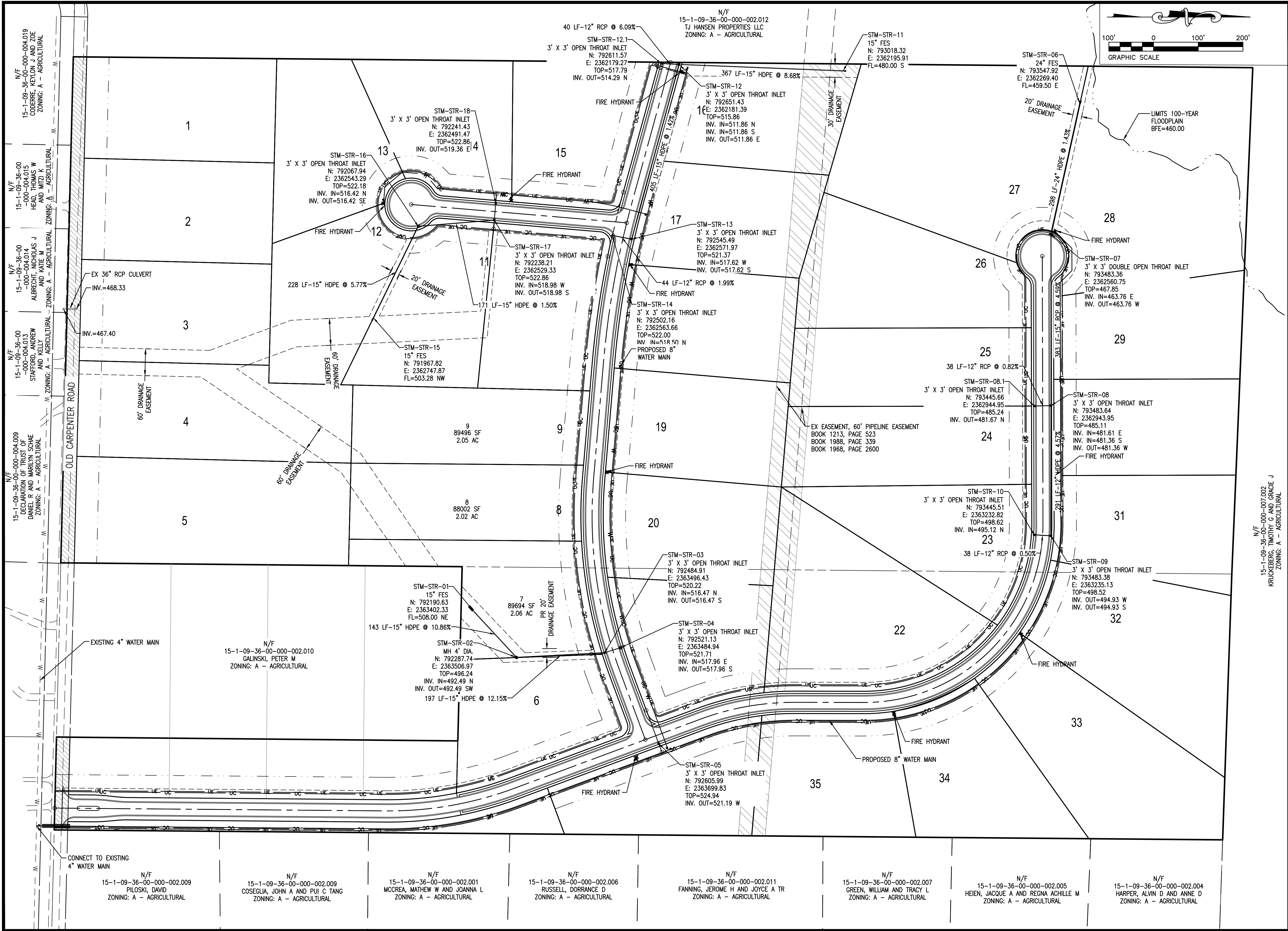
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MADISON COUNTY, ILLINOIS

TITLE:

GRADING PLAN





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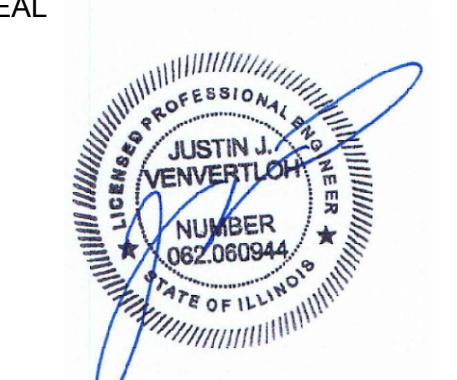
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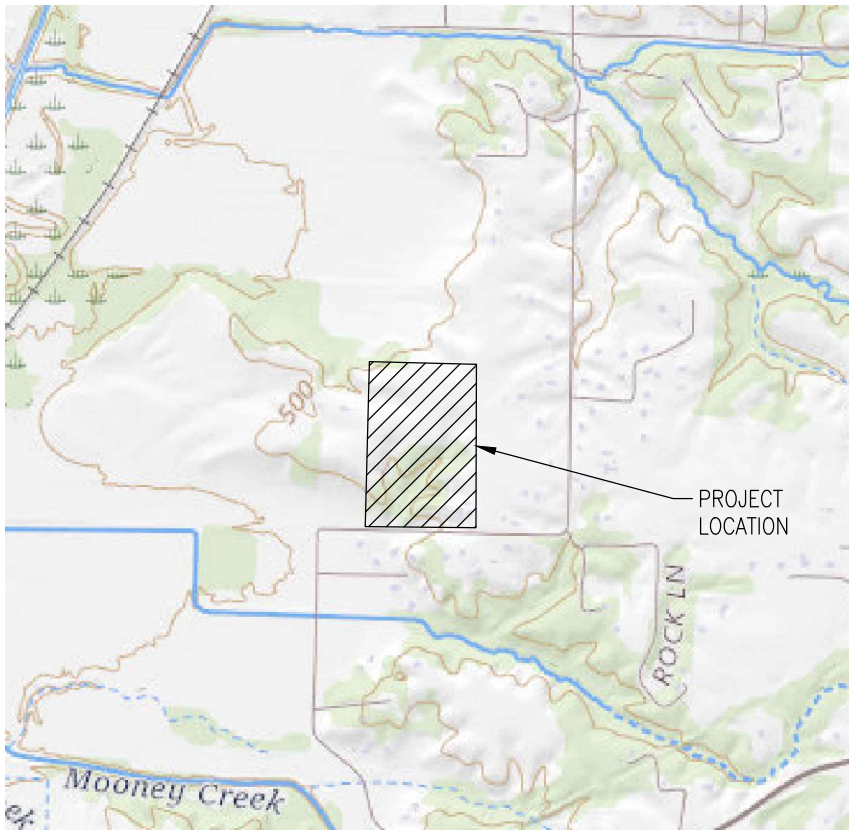
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MADISON COUNTY, ILLINOIS

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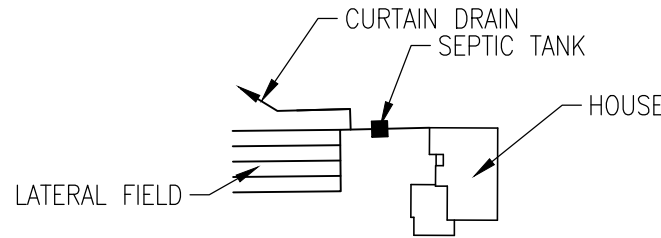
UTILITY PLAN

LOCATION MAP



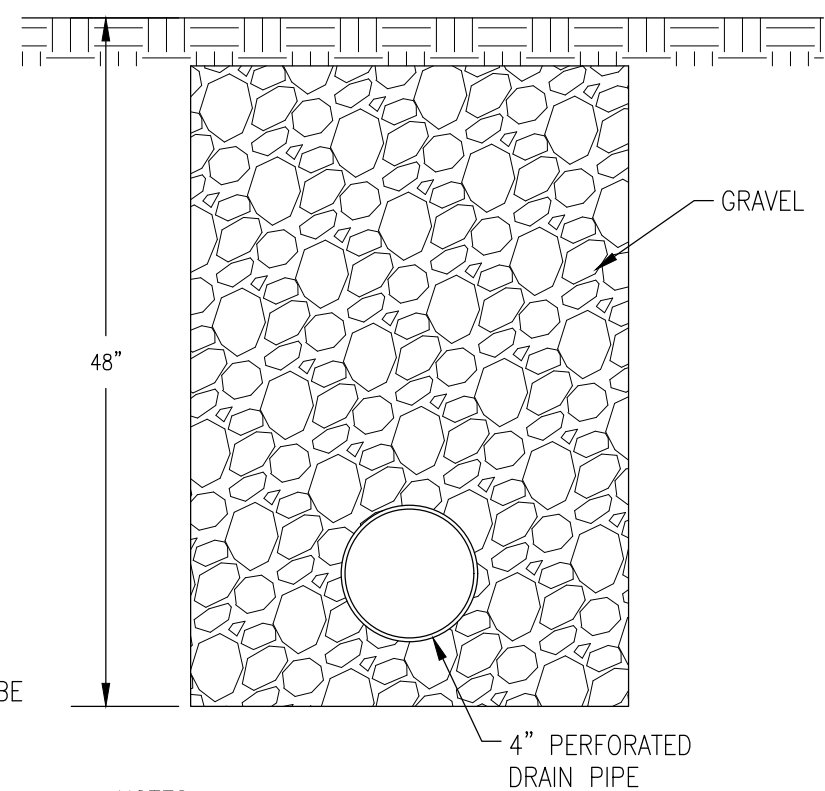
NOTES:

1. THERE ARE NO MUNICIPAL SEWERS AVAILABLE WITHIN 600' OF THIS SUBDIVISION.
2. A SEPTIC SUITABILITY REPORT PREPARED BY QUALITY TESTING ACCOMPANIES THIS PLAT.
3. THE SEPTIC SYSTEM WITH LATERAL LINES ARE TO BE INSTALLED BY A CONTRACTOR LICENSED WITH THE MADISON COUNTY ENVIRONMENTAL DEPARTMENT.
4. LATERALS SHALL NOT BE CLOSER THAN 10' TO THE PROPERTY LINE.
5. THE SEPTIC SYSTEM MUST BE A MINIMUM OF 100' FROM ANY WELL.
6. A CURTAIN DRAIN IS SHOWN FOR EACH LOT TO LOWER THE SEASONAL HIGH WATER TABLE; HOWEVER, IT IS ONLY REQUIRED ON LOTS WHERE THE WATER TABLE WARRANTS THE DRAIN.



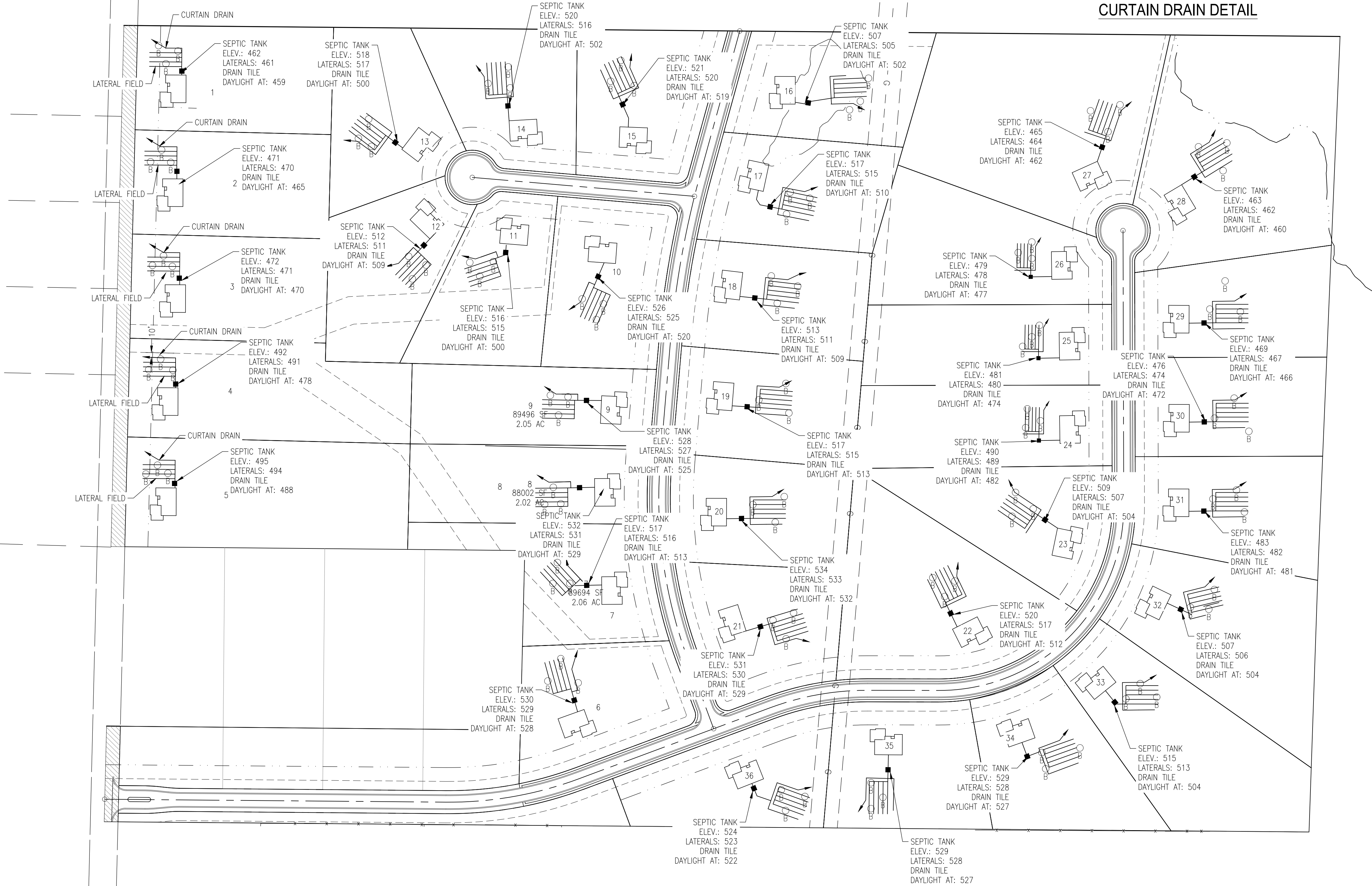
LEGEND

- B APPROXIMATE BORING SITE FOR SOIL TESTING
- PROPOSED SUBDIVISION BOUNDARY LINE
- - - PROPOSED ROW LINE
- - - EXISTING ROW LINE
- - - 50' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- - - DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 20' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED.



- NOTES:
1. THE PURPOSE OF THE CURTAIN DRAINS IS TO LOWER THE SEASONAL HIGH WATER ELEVATION.
 2. CURTAIN DRAINS SHALL EXTEND TO INSURE 4' BELOW SEPTIC TANK.

CURTAIN DRAIN DETAIL



TWM

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MADISON COUNTY, ILLINOIS

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SEWAGE PLAT