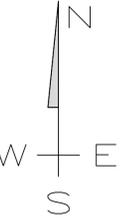


# PRELIMINARY PLAT WATERFORD DETACHED VILLAS

A RE-SUBDIVISION OF LOTS 1, 2, & 3 OF "WATERFORD PLACE INDUSTRIAL PARK," BEING A SUBDIVISION OF PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS

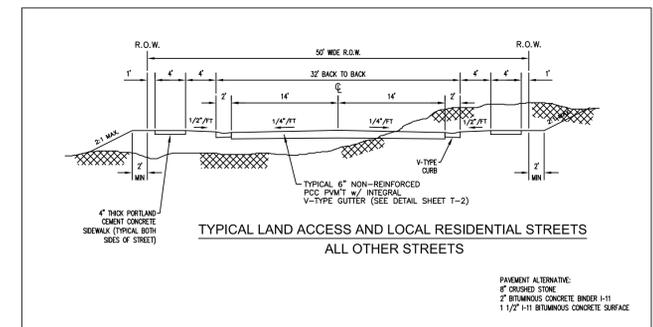


### LEGEND

- Denotes existing fire hydrant
- Denotes existing water valve
- Denotes proposed fire hydrant
- Denotes proposed water valve
- Denotes prop. manhole & P.V.C. sanitary sewer line (8" P.V.C.)
- Denotes prop. fire hydrant & P.V.C. water main (8" P.V.C.)
- Denotes existing contour line
- Denotes prop. stormwater inlets & drainage appurtenance
- Denotes direction of surface water flow
- Denotes R.O.W. line
- Denotes easement line
- Denotes building set-back line

### NOTES:

1. Storm sewers to be sized during final site design planning (minimum 12-in dia.).
2. Storm sewer under street pavement to be Class II R.C.C.P. All other storm sewer to be Dual-Wall HDPE (A.D.S. N-12, or approved equal).
3. Calculations for sewage flows and lift station capacities to be provided with final plans.
4. The basis of bearings and coordinates shown hereon is an assumed basis.
5. All lot dimensions and areas shown hereon are approximate and are subject to change upon final platting.
6. All street turn-out radii @ intersections are 20' to right of way and 30' to Back of Curb.
7. All easements are 20' wide unless otherwise noted.
8. Building set backs are 30' from right of way unless otherwise noted.
9. All easements are for drainage detention, sanitary sewer, water main and utilities.
10. Current Zoning is R-1A.



AREA IN LOTS=4.50 ACRES  
 AREA IN OUTLOTS=2.41 ACRES  
 AREA IN STREET RIGHT OF WAY TO BE DEDICATED=0.82 ACRES  
 AREA IN SUBDIVISION=7.73 ACRES  
 REQUIRED GREEN SPACE=0.77 ACRES  
 GREEN SPACE PROVIDED (OUTLOTS A & B)=1.34 ACRES

ALL LOTS ARE 60' W. MIN. AT 30' FRONT SETBACK LINE

### OWNER/DEVELOPER

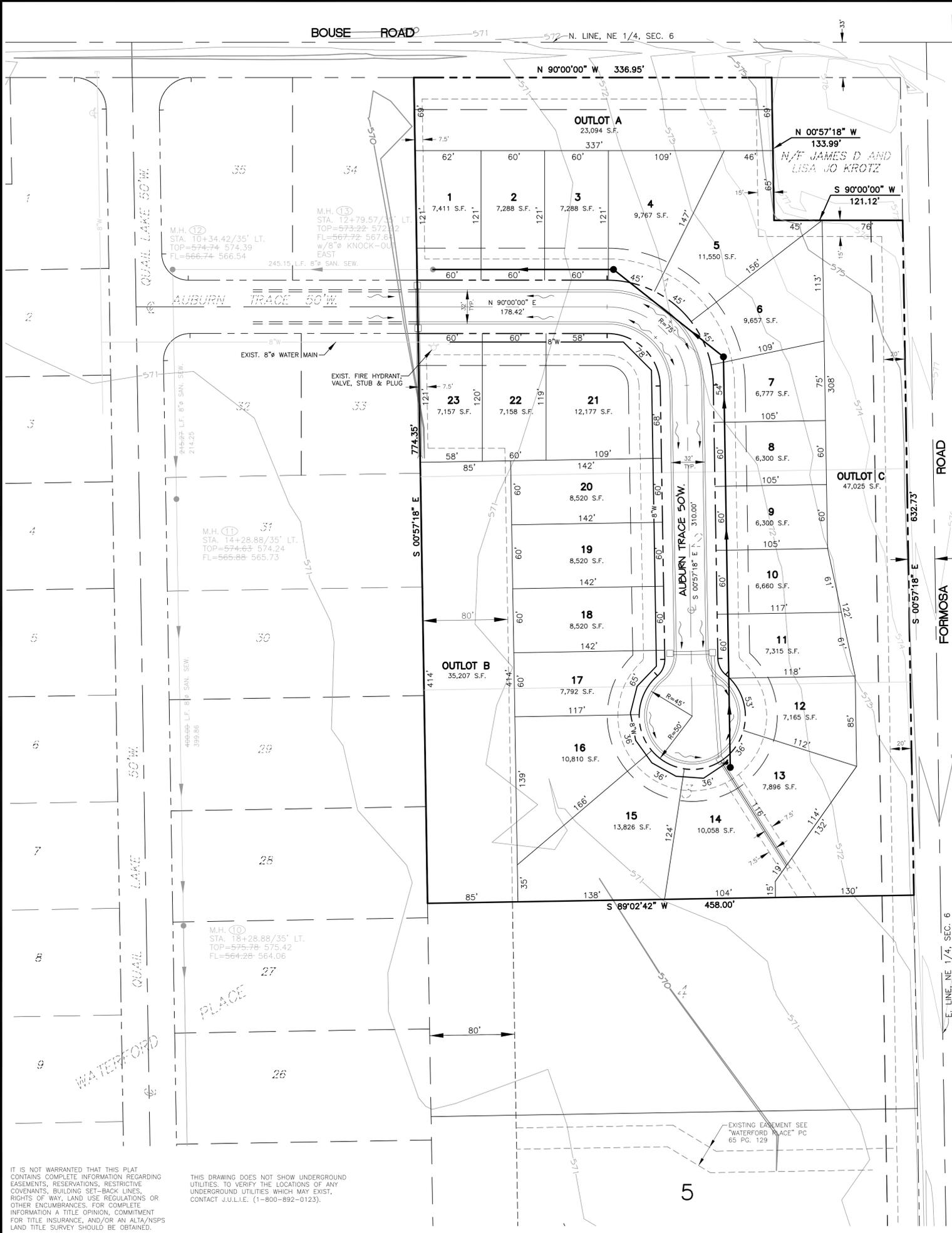
OSBORN DEVELOPMENT, LLC  
 7700 STONEBRIDGE GOLF  
 DRIVE MARYVILLE, IL 62062  
 (618) 346-7878

### LAND SURVEYOR/ENGINEER

SHERBUT-CARSON-CLAXTON, LLC  
 4 MEADOW HEIGHTS PROFESSIONAL PARK  
 COLLINSVILLE, IL 62234  
 (618) 345-5454  
 INFO@SHERBUTPC.COM



PRELIMINARY PLAT	PROJECT NO. 2211
	SCALE: 1"=50'
WATERFORD DETACHED VILLAS - TROY, IL	DATE: APR. 12, 2023
	DRAWN BY:
SHERBUT-CARSON-CLAXTON, LLC #4 MEADOW HEIGHTS PROFESSIONAL PARK COLLINSVILLE, IL 62234 (618) 345-5454 info@sherbutpc.com	CHECKED BY:
	DATE CHECKED:
SHEET 1 OF 1	REVISIONS:
	APR. 13, 2023
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IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS, BUILDING SET-BACK LINES, RIGHTS OF WAY, LAND USE REGULATIONS OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION, COMMITMENT FOR TITLE INSURANCE, AND/OR AN ALTA/NSPS LAND TITLE SURVEY SHOULD BE OBTAINED.

THIS DRAWING DOES NOT SHOW UNDERGROUND UTILITIES. TO VERIFY THE LOCATIONS OF ANY UNDERGROUND UTILITIES WHICH MAY EXIST, CONTACT J.U.L.I.E. (1-800-892-0123).

EXISTING EASEMENT SEE "WATERFORD PLACE" PC 65 PG. 129

TRUCK CENTERS RV PARKING & GREEN SPACE