



**Meeting Date:** March 4, 2026  
**Meeting Time:** 6:00 P.M.  
**Meeting Location:** City Hall  
118 Hillsboro Avenue

# PLAN COMMISSION AGENDA

## Commission Members

Ashley Niebur Sharp, Chair	Blake Wagahoff
Mike Boline, Vice Chair	Bryson Baker
David Gerber, Designated Alt.	Lance McOlgan
Kent Scheffel	Keith Page
Tim Harr	David Boyer

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### I. ROLL CALL

### II. PUBLIC COMMENT

### III. APPROVAL OF MINUTES

A. February 4, 2026 Minutes

### IV. CASES

B. Case 2026-02 – Goshen Road Subdivision  
Preliminary Subdivision Plat  
Developer: Fischer Crays Goshen LLC  
Engineer: TWM, Inc.

### V. PROJECT UPDATES

### VI. OLD BUSINESS

### VII. NEW BUSINESS

### VIII. ADJOURNMENT

*If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.*

**PLAN COMMISSION**  
**February 4, 2026**  
**6:00 PM**  
**MINUTES**

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 6:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

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**I. ROLL CALL:**

**Present**

Mike Boline, Vice Chair  
 David Gerber  
 Tim Harr  
 Bryson Baker  
 Blake Wagahoff  
 Kent Scheffel  
 Keith Page  
 Ryan Zwijack, Staff  
 Breana Buncher, Staff  
 Jack Vonderheide, Staff  
 Elizabeth Sutter, Staff  
 Cathy Hensley, Staff

**Absent**

Ashley Niebur Sharp  
 Lance McOlgan  
 David Boyer

**II. PUBLIC COMMENT:** None

**III. APPROVAL OF MINUTES**

**A. Plan Commission – 1/7/26**

MOTION: Move to Approve (Page), SECONDED: (Harr)  
 ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

**IV. CASES**

**V. PROJECT UPDATES –**

**VI. OLD BUSINESS –**

**A. Case 2025-39 – Text amendments to Chapter 1250.13 – Off-street parking and loading; tables of the Codified Ordinances of the City of Edwardsville**

Tim Harr asked if the proposed changes to the ordinance were distributed to others to review. Ryan Zwijack stated that several entities reviewed the changes, and had positive feedback. He noted that two of the sections in the ordinance had the same language. The board agreed to remove one of the sections. A

discussion was held in regards to parking for a restaurant or conference center that may be located within a hotel. Several mixed use locations in town were discussed as examples of this scenario. The board went through the table for minimum parking and loading spaces and agreed that under Number of Required Parking Spaces for Hotels/Motels should state considered instead of required. David Gerber made a motion to approve with the changes as noted. Kent Scheffel seconded.

MOTION: Move to Approve (Gerber), SECONDED (Scheffel)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

**B. Case 2025-40 – Text amendments to Chapter 1228 – Landscaping and screening of the Codified Ordinances of the City of Edwardsville**

Staff presented the case with comparisons to other municipalities along with examples of existing businesses within the city. Bryson Baker asked about the definition of street trees for single-family use. Ryan Zwijack stated that it refers to trees that are to be planted within the easement in the front yard. He stated that there are not going to be a lot changes to the ordinance in regards to new subdivisions. The board asked if there was a list of prohibited trees. Breana Buncher stated that there was a list, but none of the trees listed have changed. Tim Harr asked if the arborist has reviewed this ordinance. Ryan Zwijack stated that he had, along with the Edwardsville Environmental Commission. The board and staff discussed incentives for trees along with long-term maintenance. Mike Boline thanked staff for taking time to adjust the ordinance based on the board's considerations and for forwarding it for review to other entities. Ryan Zwijack stated that these changes will make it easier for staff to calculate the required landscaping in the future. David Gerber made a motion to approve with the changes as noted. Keith Page seconded.

MOTION: Move to Approve (Gerber), SECONDED (Page)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

**VII. NEW BUSINESS** – The board asked for updates to the Comprehensive Plan. Breana Buncher stated that they are meeting regarding this at the beginning of next month and will be presenting to the board soon.

**VIII. ADJOURNMENT** – Motion to adjourn by David Gerber. Seconded by Mike Boline.

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Case No. 2026-02



APPLICATION FOR APPROVAL  
OF  
PRELIMINARY SUBDIVISION PLAT

Date 12/5/25

Name of Subdivision Goshen Road Subdivision

Location:

Section <u>21</u>	Area of entire tract <u>37.51 Ac.</u>
Township <u>4N</u>	Number of proposed lots <u>30</u>
Range <u>7W</u>	Current Zoning <u>County A</u> Proposed Zoning <u>County R1</u>

Name of Developer Fischer Crays Goshen LLC  
 Attn: Ryan Fischer  
 Email Address [REDACTED]  
 Address 4366 Highway 162  
Granite City, Illinois 62024 Phone [REDACTED]

Property interest of Developer/Applicant

Owner                      ( ) Contract Purchaser                      ( ) Other

Engineering Firm TWM  
 Attn: Justin Venvertloh, PE  
 Email Address [REDACTED]  
 Address 204 Evergreen, Unit B  
Glen Carbon, Illinois 62034 Phone [REDACTED]

I do hereby affirm that I am complying with the subdivision regulations of the City of Edwardsville, as indicated by the attached check list.

[REDACTED]  
Signature of Developer

[REDACTED]  
Signature of Engineer

REQUIREMENT	SECTION	YES	NO	N/A
Thirty (30) Prints of Subdivision Preliminary Plat.	3-1.2	x	<input checked="" type="checkbox"/>	
Payment of Plan Review Fee.	3-1.1	x	<input checked="" type="checkbox"/>	
Small Key Map.	3-1.3(a)	x <input checked="" type="checkbox"/>		
Names & Addresses of owner, subdivider, licensed land surveyor and licensed professional engineer.	3-1.3(b)	x <input checked="" type="checkbox"/>		
Proposed Name of Subdivision.	3-1.3(c)	x <input checked="" type="checkbox"/>		
Zoning District classification of tract of land to be subdivided and of adjacent land.	3-1.3(d)	x <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
North Arrow, graphic scale and date of plat.	3-1.3(e)	x		
Gross and net acreage area of proposed subdivision, acreage of street rights-of-way; the acreage of any areas reserved for common use of the property owners within the subdivision and/or for public use; and the gross acreage reserved for green space, the net acreage for active green space and net acreage for passive green space.	3-1.3(f)	x <input checked="" type="checkbox"/>		
All lot lines adjacent to and abutting the subdivision.	3-1.3(g)	x		
Tract boundary lines showing dimensions, bearings, angles, and references to known land lines.	3-1.3(h)	x		
Types of existing vegetation and topography of the tract to be subdivided.	3-1.3(i)	x		
Any proposed alteration, adjustment or change in elevation, topography or existing vegetation of any area.	3-1.3(j)	x		
Locations of such features as bodies of water, ponding areas, natural drainage, railroads, cemeteries, bridges, parks, schools, etc.	3-1.3(k)	x		
Streets and rights-of-way on and adjoining the site of the proposed subdivision; names, street rights-of way and paving widths of pavement, curbs, sidewalks, crosswalks, planting strips, etc.	3-1.3(l)	x		
Copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table, and a report addressing soil types referencing the "Soil Survey of Madison County" (prepared by Soil Conservation Service).	3-1.3(m)	x		
Locations, widths, and purposes of all existing and proposed easements.	3-1.3(n)	x		
Copy of the description of all proposed deed restrictions and covenants.	3-1.3(o)			
Location and size of existing and proposed sanitary and storm sewers, water lines (with static pressure), fire hydrants (with flow test data), Flood Hazard Areas, and general stormwater detention basins.	3-1.3(p)	x		
Locations, types, and approximate sizes of all other existing and proposed utilities.	3-1.3(q)	x		

REQUIREMENT	SECTION	YES	NO	N/A
Building setback or front yard lines and dimensions.	3-1.3(r)	x		
Locations, dimensions and areas of all parcels to reserved or dedicated for schools, parks/playgrounds, and other public purposes.	3-1.3(s)	x		
Locations, dimensions, and areas of all proposed or existing lots within the subdivision.	3-1.3(t)	x		
Signed Statements from Madison County "9-1-1" Coordinator, U.S. Post Master, Edwardsville Police Dept. & Edwardsville Fire Dept. approving street names.	3-1.3(u)			
Evidence of proposed compliance with Soil Erosion and Sediment Control Ordinances.	3-1.3(v)	x		
Written report by a professional engineer discussing the infrastructure proposed and the manner in which site constraints are intended to be dealt with including Flood Hazard Areas, requirements for Section 404 permit and archaeological sign-off by the required public agencies (copies of requests).	3-1.3(w)	x		
Evidence (copies of requests) that: <ul style="list-style-type: none"> <li>• Cultural resource sign-off has been requested for the State of Illinois Dept. of Historic Sites.</li> <li>• Endangered species sign-off has been requested from the Department of Natural Resources.</li> </ul>	3-1.3(x)	x		
Drainage map showing extent of existing watersheds and outlets (indicate direction of drainage); proposed sub-watersheds and their outlets; contours, A-zones, existing and proposed drainage structures, drainage areas, existing and proposed land use, and detention storage basins, facilities, with indications of future responsibility for maintenance of the basins and structures.	3-1.3(y)	x		
Opinion of the probable cost of public improvements prepared by a licensed engineer (break out by line item).	3-1.3(z)	x		
Locations, dimensions and areas of all parcels to be reserved or used for Green Space and its intended use	3-1.3(aa)	x		
Variance Request (Application must be included with Preliminary Plat).	4-2.1	x		
Land shall be subdivided in such a way that each lot abuts a street meeting the requirements of section 5-5. Lot Access and relationship to street. All side lot lines shall be a right angles to straight street right-of-way lines or radial curved street right-of-way lines except where a deviation from this rule will provide a better street or more buildable lot.	5-3.1	x		
Flag Lots (requires a variance)	5-3.2			x

REQUIREMENT	SECTION	YES	NO	N/A
Whenever a subdivision exceeds 50 lots in size, it shall be required to have more than one entrance into the subdivision which connects to a secondary, collector or arterial street. Where it is readily available subdivisions having 25 lots or more shall have an alternate access.	5-5			x
Limited access to arterial streets.	5-5.4	x		
Streets shall be so arranged to provide for continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire and police protection, and efficient provision of utilities, and where such continuation comports with the City's Comprehensive Plan for street and future development (see temporary stub street requirements).	5-5.5 (a)	x		
Permanent Cul-de-Sac - Streets limited to 500 feet in length. Cul-de-sac turnaround having a minimum right of way radius of 54 feet and a minimum pavement radius of 43 feet.	5-5.5 (b)		X (variance request for length of cul de sacs)	
Intersections - Not more than 2 streets shall intersect at any one point.	5-5.6(a)	x		
Intersections - Streets shall be laid out so as to intersect as nearly as possible at right angles; in no case shall 2 streets intersect an angle of less than 75 degrees. An oblique street shall be curved approaching an intersection and shall be at right angles with said intersection for at least 100 feet from the centerline intersection.	5-5.6(b)	x		
Intersection Alignment - Proposed new intersections along one side of an existing street shall whenever practicable, coincide with any existing intersections on the opposite side of each street. Street jogs with centerline offsets of less than 125 feet shall not be permitted, except where the intersected street has divided lanes without median breaks at either intersection. Intersections involving collector or arterial streets shall be at least 800 feet apart.	5-5.6(c)	x		
Intersection Curb Radii - To permit safe vehicular movements at corners, the minimum curb radius at the intersection of two streets shall be 25 feet.	5-5.6(d)	x		
Intersection Flat Grade - Intersections shall be designed with a flat grade wherever practical. In hilly terrain, an area having not greater than three percent slope for a distance of 50 feet from the nearest right-of-way line of the intersecting street shall be provided at the approach to an intersection.	5-5.6(e)	x		
Intersection Maximum Cross-Slope - The cross-slopes on all streets, including intersections, shall not exceed three percent.	5-5.6(f)	x		

REQUIREMENT	SECTION	YES	NO	N/A
Intersection Adequate Site-Lines - Where any street intersection will involve earth banks or existing vegetation the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent necessary to provide an adequate sight distance as per the IDOT design standards in the Administrative Policy Manual for Local Roads and Streets for new construction.	5-5.6(g)	X		
Reverse Curves - A tangent at least 100 feet long shall be introduced between reverse curves on local and primary streets.	5-5.7	X		
Improvements to Existing Streets - Whenever any development abuts an existing street that is narrower than the standards indicated in the Table of Street Design Specifications, the subdivider shall dedicate sufficient right-of-way on the side abutting the development to permit compliance with those standards.	5-5.8	X		
Block Width - Blocks shall be sufficiently wide to accommodate 2 tiers of lots having the minimum depth required by the zoning district regulations; provided that this requirement may be waived in blocks adjacent to local collector or collector streets, railroads, or watercourses.	5-7(a)	X		
Block Length - No block shall be longer than 1,400 feet nor shorter than 500 feet. Wherever practicable, blocks along collector streets shall not be less than 1,000 feet in length.	5-7(b)	X		
Crosswalks not less than 10 feet wide may be required through the center of blocks more than 1,000 feet long where necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other common facilities.	5-7(c)			X
Sidewalks shall be provide on both sides of each street throughout the entire subdivision.	5-8		X	

x Variance Request for sidewalk locations not on both sides of street within portions of the subdivision.

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Case No. 2026-02



BY: \_\_\_\_\_

**APPLICATION FOR APPROVAL OF  
SUBDIVISION VARIANCE**

Date 12/5/2025

Name of Subdivision Goshen Road Subdivision

Location:

Section <u>21</u>	Area of entire tract <u>37.51</u>
Township <u>4N</u>	Number of proposed lots <u>30</u>
Range <u>7W</u>	Current Zoning <u>County Ag</u> Proposed Zoning <u>County R1-1</u>

Name of Developer Fischer Crays Goshen LLC  
 Attn: Ryan Fischer  
 Email Address [REDACTED]  
 Address 4336 Highway 162  
Granite City, Illinois 62040  
 Phone [REDACTED]

Engineering Firm TWM  
 Attn: Justin Ververtloh  
 Email Address [REDACTED]  
 Address 204 Evergreen, Unit B  
 Phone [REDACTED]

Property interest of Developer/Applicant

Owner                       Contract Purchaser                       Other \_\_\_\_\_

Development Plans:

Sell Lots Only                       Construct Houses for Sale                       Other \_\_\_\_\_

Explain fully the variances requested. Cite specific sections of the Land Development Code which, if strictly applied, would cause great and practical difficulties or hardship. (See attached procedures for Subdivision Variance.

See attached pages

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[REDACTED]

Signature of Developer

[REDACTED]

Signature of Engineer

## **SUBDIVISION VARIANCE PROCEDURES**

(a) Any subdivider/developer desiring a variance from the requirements of this code shall file a written application therefor with the Director of Public Works at, or prior to, the filing of the preliminary plat. The application shall fully explain the reason for the variance request, and specify the section(s) of this Code which, if strictly applied, would cause great practical difficulties or hardship. The Director of Public Works and/or the City Planner shall prepare advisory reports on every variance application and submit them, together with the completed application, to the Plan Commission.

(b) For variance requests for Minor Subdivisions, the subdivider shall file a written application with the Director of Public Works at the time the concept plan is submitted. The application shall fully explain the reason for the variance request, and specify section(s) of this code which, if strictly applied, would cause great practical difficulties or hardship and shall specifically address items a through g in Section 4-2.2. The Public Works Director and/or City Planner shall prepare an advisory report for the variance request, which shall be distributed to staff and to the Public Services Committee and Administrative and Community Service (ACS) Committee for approval with the Final Minor Plat.

*4-2.1 Review by Plan Commission:* For subdivision variances not for Final Minor Plats, the Plan Commission shall review the variance application and the advisory reports of the Public Works Director and/or City Planner, perform on-site review when appropriate, and submit their advisory report to the City Council together with their recommendation on preliminary plat approval (see subsection 3-1.2). The Plan Commission's advisory report shall be responsive to all the variance standards set forth in subsection 4-2.2.

*4-2.2 Action by city council, variance standards:* At the same meeting at which they take action on the application for preliminary plat approval (see subsection 3-1.3) or Final Minor Plat approval (see subsection 3-4B), the City Council shall decide by resolution whether to grant or deny the requested subdivision variance. A copy of their decision, clearly stating their reasons therefor and the exact terms of any variance granted, shall be attached to both the preliminary and final plats or to the Final Minor Plat. The City Council shall not grant any subdivision variance unless, based upon the information presented to them, they determine that:

- (a) The proposed variance is consistent with the general purposes of this code (see section 1-1);  
and
- (b) Strict application of the subdivision requirements (see [article 5](#)) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (c) The proposed variance is the minimum reasonable deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (d) The plight of the applicant is due to peculiar circumstances not of his own making; and
- (e) The peculiar circumstances creating the variance request are not applicable to other tracts;  
and
- (f) The variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the official map; and
- (g) The variance will result in a positive benefit to the City, or will prevent environmental damage, loss of tree cover, increased runoff, or increased erosion and sedimentation.

VARIANCES

Explain fully the variance(s) requested. Cite specifically the sections of the Land Development Code which, if strictly applied, would cause great and practical difficulties or hardship. (See attached procedures for Subdivision Variance.)

1. Edwardsville Section 5-6.1 Pavement Structure

Current City of Edwardsville pavement structure standards require 4" BAM, 2" Binder, 1 1/2" Surface and 4" of crushed stone.

The developer is proposing an alternate pavement section which includes 12" lime modified soil, 8" crushed stone (2 – 4" lifts) and 4" HMA Pavement. The proposed pavement section would meet the requirements of a low-volume roadway as outlined in the Bureau of Local Roads pavement standards issued by IDOT.

2. Edwardsville Section 5-8 Sidewalks.

The City of Edwardsville requires 5' sidewalks on both sides of subdivision streets.

Requesting no sidewalks at entrance along Common 1 and Common 6.

Sidewalks will be along all residential lots. A sidewalk connector will be provided along Goshen Road and along Common 2 for Lots 1-7 to have access to the rest of the subdivision (Lots 8-24) and to the MCT Trail Connectors.

Common 1 & Common 6 as designated as permanent common area/open space within the subdivision and will not contain any future development. This area is planned to function exclusively as green space. Goshen Road does not currently have sidewalks with no future plans for sidewalks. Pedestrian access and connectivity will still be fully provided by the sidewalk connector mentioned above.

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BY:\_\_\_\_\_

3. Edwardsville Section 5-5.5 Cul-de-Sacs.

The City of Edwardsville has a limit of 500' in length for permanent cul-de-sacs.

Request to allow the cul-de-sac streets to be greater than 500'. Street 1 length, from the nearest intersection (Street 1 and 2), is 718'. Street 2 length from the nearest intersection (Street 1 and 2), is 904'. Street 3 length, from the nearest intersection (Street 3 & Goshen Road), is 625'

The subdivision is designed intentionally as a low-density neighborhood where cul-de-sacs are consistent with its design character and land-use expectations. Through-connections would not serve as a large transportation purpose, as the area is designated for rural residential development. The proposed cul-de-sacs allow the development to remain consistent with the surrounding rural character while minimizing environmental and topographical impacts.

**GOSHEN ROAD SUBDIVISION  
PROJECT NARRATIVE  
SUBMITTED 01/05/2026**

RECEIVED  
JAN 09 2026

BY:-----

**LOCATION**

The proposed Cedar Ridge Residential Development is a 37 +/- acre site located in the Western ½ of Section 21, Township 4N, Range 7W of the 3<sup>rd</sup> Principal Meridian in Madison County, Illinois. The site is bordered on the west by agricultural land, to the North is Goshen Road, to the South is MCT Trail and Cummings Lane and to the East are single-family houses.

The site is currently unincorporated Madison County within an agricultural zoning district. The site will remain unincorporated with a R-1 Single-Family Residential zoning district.

**SITE & SITE CHARACTERISTICS**

The site is generally rolling with multiple drainage ways. There is a ridge through the middle of the project in which the runoff splits. The northern portion flows offsite to the existing creek running through the center of the drainage area. The southern portion flows south and combines with the northern half in the existing creek and is tributary to the existing box culvert crossing the MCT Trail in the southeastern portion of the area. A small area flows southwest to the existing ditch along the MCT Trail and flows offsite to the west.

**LAND USE**

The proposed Cedar Ridge Residential Development consists of 37 +/- acres. The enclosed preliminary plat shows 24 residential lots conforming to the Madison County R-1 Single Family Residential District and 6 common space areas.

**PROPOSED INFRASTRUCTURE IMPROVEMENTS**

The proposed roadway throughout the development will be hot-mix asphalt streets with mountable curb and gutter and sidewalks along the frontage of the residential lots. An alternate pavement section is being requested which will consist of 12" lime modified soil, 8" aggregate base course and 4" Hot-Mix Asphalt. The proposed pavement section will be in conformance with the IDOT Bureau of Local Roads Street Design Standards.

An enclosed storm sewer system will be provided throughout the development. Open throat inlets will be provided at low points and at on-grade locations and

will outlet at the natural drainageways in the back yards of the lots. The storm sewer system is designed to handle events up to the 10-year design storm. Events greater than 10-year will utilize overland flow paths that will be provided throughout the development.

Private septic tanks and lateral fields will be utilized. A septic plat in conformance with Madison County requirements is included with the Preliminary Plat.

The proposed water main extension for this development will be 6" PVC SDR 21 water main in conformance with the Bond Madison Water Company & Madison County. The proposed mains will connect to the existing main located at the intersection of Staunton Road & Goshen Road. Hydrants have been spaced appropriately throughout the development in order to provide adequate fire protection services for all of the structures.

Electric service is available at the site by Southwest Illinois Electric Co-op. Telephone service is available through AT&T and cable is available through Charter.

### **AGENCY REPORTS**

Per Section 3-1.3 (x) of the Land Development Code of the City of Edwardsville TWM is providing copies of the letters submitted to the appropriate state agencies showing clearance has been granted from IHPA and IDNR.

### **PROPOSED PROJECT SCHEDULING**

The development will be built in one phase.

If the proposed development receives all of the necessary approvals and clearances from the City of Edwardsville, Madison County, and the appropriate state agencies, it is anticipated that earthwork operations would begin in the Spring/Summer of 2026.

### **COVENANTS AND RESTRICTIONS**

The draft covenants and restrictions for the development are provided with this submittal.

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
GOSHEN ROAD SUBDIVISION, COUNTY OF MADISON  
STATE OF ILLINOIS**

This Declaration, effective as of \_\_\_\_\_, 2026, approved of by the owner and declarant, Fischer Crays Goshen, LLC, an Illinois limited liability company (“Developer”), for “Goshen Road” a subdivision of the following described real estate:

SEE ATTACHED EXHIBIT A for the legal descriptions, to be platted as “Goshen Road Subdivision” which shall contain 24 lots (“Lots” or individually a “Lot”).

Hereafter, “the Subdivision”; does hereby impose upon said real estate the following covenants and restrictions, and does hereby declare that the said real estate shall hereafter be owned, conveyed and developed in accordance with and subject to the provisions hereof (“Restrictions”).

WHEREAS, Developer believes that the best interests of the Subdivision will be served by the covenants, conditions and restrictions set forth below and that said covenants, conditions and restrictions are necessary to maintain the value of the property located within said Subdivision; and

WHEREAS, Developer further believe that said covenants, conditions and restrictions will serve to present the Subdivision as a desirable residential neighborhood and to maintain and enhance the value of the homes to be developed therein;

1. **LAND USE AND BUILDING TYPE.** No Lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling (“House”), not to exceed two stories in height, excluding the basement, plus attached garage.

2. **BUILDING LOCATION.** No house shall be located closer to any street or side or rear lot line than permitted by the ordinances of Madison County. No building shall be located on any Lot nearer to any street line than the building lines shown on the Plat of the Subdivision. No structure shall be located closer than twenty five (25) feet from any side lot line, or closer than thirty (30) feet from any rear lot line. However, where more than one Lot is used for the construction of one dwelling overlapping the lot lines, the side line restrictions are hereby waived as to the line between said combined lots, and the combined lots shall thereafter be considered one “lot” for purposes of these Restrictions. The combination of two or more Lots to function as one will require Madison County approval. If there are any recorded easements between the adjoining Lots, the Lots cannot be combined to function as one Lot.

For purposes of the setback requirements herein, terraces, decks, patios, porches, and retaining walls, which are not permanently roofed over, flagpoles, statuary, cornices, sills, eaves, gutters,

downspouts, and ornamental features projecting eighteen inches (18”) or less into a yard, shall not be considered a part of the building; terraces, porches, patios, decks, or other similar structures, which are permanently roofed-over, shall comply with all setback requirements.

### 3. PLANS AND SPECIFICATIONS.

3.1 An Architectural Control Committee (hereinafter called the “ACC”) is hereby established, which shall initially be comprised of the officers or appointees of the Developer or Developer’s successors or assigns. The following documents shall be submitted to the ACC for approval prior to the commencement of any site preparation or construction on any Lot, to wit:

- A. Floor Plans;
- B. Front, sides and rear elevations;
- C. Exterior materials and color selections;
- D. Name of General Contractor and Construction Company;
- E. Plot plan showing front, side and rear setback lines, driveways, parking areas, and location of all structures on the Lot;
- F. Landscaping plan;
- G. Grading plan.

Additional items or clarifications may be requested by the ACC.

The ACC reserves the right to require a Lot owner to provide a plot plan prepared by an engineering firm acceptable to the ACC that establishes the elevation and the location of the dwelling. Plot plans must be approved by ACC before construction can begin. The cost of these services shall be the responsibility of the Lot owner.

The ACC shall have absolute discretion in the approval or disapproval of any structure in the Subdivision pursuant to these Restrictions including the authority to make exceptions to exterior materials for the dwelling including, but not limited to, the masonry requirements as described below. No improvements whether original or replacement, shall be constructed on any Lot without the prior approval of the ACC established herein. All improvements, whether original or replacement shall comply with the Architectural Controls set forth herein, unless otherwise approved by the ACC.

It is fully realized that wide discretion is given to the ACC’s judgement relating to whether or not a given residence fits the general architectural style of the Subdivision. The purpose of this discretion is not to restrict architectural innovation, nor to ensure that all residences are similar, but is intended to give the ACC complete and open discretion in relation to the design of residences so that they complement one another. By contracting to purchase, or the purchasing of a Lot in the Subdivision, the owner(s) agree(s) unreservedly, to grant the ACC the power of approval as to architectural design or style and materials used, and this restriction shall not be subject to action by an Owner(s) to set it aside, the purchase of a Lot in the Subdivision, as aforesaid, constituting a waiver of any objection to this restriction.

The ACC shall serve without pay and, in discharging the duties imposed upon them hereunder, is hereby granted an easement prior to, and during the construction of any structure, and in discharging their duties hereunder, to enter upon any Lot in the Subdivision and will not be deemed to be trespassers thereby, and may enter into contracts, and employ agents, servants and counsel as they deem necessary in the performance of their duties. In carrying out their duties hereunder, no member of the ACC shall be held personally liable for negligence or for injury to person or damage to property, or for any other act or omission in the absence of willful and deliberate misconduct.

The above named initial members of the ACC shall hold office until all Lots in the Subdivision are sold to a third party, and not an assignee or affiliate of Developer. In case of the death, dissolution or resignation of said initial members while holding such office, its successors, heirs and devisees as to the Subdivision shall have the right to name the members of the ACC until all of the Lots in the Subdivision are sold. Commencing with the sale of the last of the Lots in the Subdivision to a third party, and not an assignee or affiliate of Developer, the Homeowners Association herein-below described shall elect three members of the ACC. At the first such meeting, two members of the ACC shall be elected for one-year terms, and one member for a two-year term. At subsequent meetings of the Homeowners Association, their successors shall be elected for two-year terms, to replace the member or members of the ACC whose term expires.

The ACC shall have two (2) weeks to respond to any submittal or request. Said two weeks shall expire at 5:00 p.m. on the 14<sup>th</sup> (fourteen (14) calendar days) day following the receipt of submittal or request exclusive of weekends or holidays. Submittal can be provided by email, USPS or in person.

No improvements, whether original or replacement, shall be constructed except in accordance with all applicable governmental building and zoning codes, laws, ordinances, orders, decrees, rules and regulations.

To the extent that any conflict exists between the terms and conditions of these Restrictions and the provisions of any such codes, laws, ordinances, orders, decrees, rules and regulations, then such conflict shall be resolved by application of the more stringent provision, providing the higher or better quality result. However, the more stringent cannot violate any codes, laws or ordinances.

#### 4. **DWELLING SIZE AND MISCELLANEOUS.**

4.1 No one-story dwelling shall be permitted which has less than **two thousand one hundred (2,100)** square feet or two-story dwellings less than **two thousand five hundred (2,500)** square feet of livable floor space, excluding garages, any space below ground level, and open porches and balconies.

4.2 No split-foyer or A-frame dwellings shall be allowed, nor any design or architecture inconsistent with the general architectural style of the subdivision.

4.3 No temporary or permanent antenna or antennae will be allowed to be mounted on the ground or upon any structure upon any lot. Small, exterior satellite dishes attached to the dwelling house shall be permitted if installed on the rear of the house, not visible from the street and not to exceed 24 inches in diameter.

4.4 No recreational apparatus will be permitted in any front yard or side yard. Recreational apparatus, including swing sets, swimming pools, playground equipment, or similar devices shall not be located in the front or side yard of any lot. No above ground pools or above ground trampolines will be permitted. Type and style of basketball courts must be approved by the ACC/Homeowners Association prior to installation. No mobile or temporary basketball or soccer goals will be allowed to be erected at the street or curb within the subdivision. The ACC shall have absolute discretion as to the location, and to approve or disapprove any recreational construction or apparatus pursuant to these Restrictions. In ground pools are allowed, but detailed plans must be submitted to the ACC for review and approval before construction begins.

4.5 Yards: Front yard means the open space on a Lot, lying between the front lot line and a line parallel to the front lot line that runs through a point of the structure that is closest to the front lot line. Rear yard or back yard means the open space lying between the rear lot line and a line parallel to the rear lot line that runs through a point of the structure that is closest to the rear lot line. Side yard means the area along a side lot line between the front yard and the rear yard.

4.6 All utility connections, meters, units, or other apparatus pertinent thereto shall be located in such manner or screened by landscaping so as not to be visible from the front of the lot whenever possible. All propane tanks must be buried and not visible.

4.7 No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4.8 No Lot or driveway, outside the exterior wall of the main residential structure or garage, shall be used for the purpose of blocking or jacking automobiles or other vehicles for repair, or for repairing any one or more automobiles, for any period of time.

4.9 No shed, trailer, recreational vehicle, tent, shack, garage, barn, basement, or outbuilding erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4.10 Each Lot with a dwelling shall have an attached garage. A port o cochere or breezeway may be permissible if approved by the ACC. The character and design of garages must conform to the character and design of the dwelling structure. Any exceptions must be approved by the ACC.

4.11 No trucks larger than one ton, trailers, or commercial vehicles will be allowed to stand upon any building area, other than service vehicles making deliveries, trucks used during construction for delivery or construction by Developer, contractors or sub-contractors and light

pickup and panel trucks, except for temporary construction/sales trailers used by Developer. Said trailer(s) shall be limited to no more than two and shall not be allowed on site longer than two years from the date of final plat approval. No boats, campers, trucks (except pickup trucks), mobile equipment, vans, motor homes or recreational vehicles will be permitted to be stored outside the dwelling or garage of any home in the Subdivision, parked overnight or longer than eight hours on the streets of the Subdivision.

4.12 A paved area shall be provided by the owner of each Lot suitable for the parking of at least four (4) automobiles, which area may include the interior space of the garage and a minimum of 400 square feet of additional space of which driveway may be included. No exterior paved parking area, other than the driveway, may be located in the front yard without prior approval of the ACC. Any exterior parking area will be restricted to operable automobiles. No car, motorcycle, boat, trailer, truck, or motor vehicle of any kind whatsoever shall be stored or allowed to remain overnight on any common area or on the street overnight. The paving materials of all parking areas, driveways, and turnarounds shall be portland cement concrete. Any exceptions to these materials must be approved by the Developer before installation.

4.13 Any and all mechanical work, or vehicle maintenance (except for washing or waxing), will be performed in the garage of each residence.

4.14 Nothing shall be stored in the open, outside said dwelling or garage, with the exception of neatly stacked firewood which must be stored in the defined back yard (firewood shall be kept at least ten (10) feet from any adjacent property line), for use in the residence on that Lot, except during the period of construction of the dwelling house, it being the intent that, among other things, by way of example and not by way of limitation, no lawn buildings, garbage receptacles, or visible clotheslines shall be allowed and it is strongly encouraged that ample space for garbage receptacles be provided for in the garage of the dwelling and out of view of the general public. Garbage receptacles placed outside for collection must be stored by the end of the day of collection. Pool house type structures may be allowed subject to the prior written approval of the ACC. Said pool house type structures must be of similar design and construction as the primary dwelling. Drawings and specifications for pool house type structures must be submitted to the ACC for approval. In addition, the location of permanent pool equipment, such as pumps, filters, hoses, etc. must be located so as not to create a visible nuisance to neighbors or common areas and should not be visible at all from the street. Location and plans for said equipment must be approved by the ACC. If not, the homeowner may be asked to relocate the equipment at their expense.

4.15 Any lot on which a residential structure has been constructed may also construct an accessory building, exclusive of a garage attached to the residential structure. The term accessory building shall include all unattached garages, sheds, buildings, pool houses, or other similar structures. Such accessory buildings shall not exceed two thousand four hundred (2,400) square feet in size. Notwithstanding the foregoing, a Lot owner may construct two (2) accessory buildings, so long as one (1) of the accessory buildings is a pool house and both accessory buildings collectively remain less than two thousand four hundred (2,400) square feet in size. All accessory buildings constructed on the Lot shall be approved by the ACC prior to the beginning

of construction. No accessory building shall be larger than one (1) story in height or exceed 14 ft side walls and must conform aesthetically to the residential structure. All accessory buildings shall have a foundation and shall not be portable.

4.16 All dwelling houses that may be erected in the Subdivision shall be constructed of good quality, new materials, suitable for use in the construction of residences, and no old building or buildings shall be placed on or moved to the Lot. No tin, tar paper, composition paper, or similar materials may be used as the exterior covering of any building. No A-frame, split foyer design, modular or mobile homes, or underground homes are allowed, nor any design inconsistent with the general architectural style of the Subdivision.

4.17 Brick, brick veneer, masonry (EIFS (Dryvit) may be acceptable), or stone (natural or cement product) is required on at least **40%** of the entire exterior wall surface of the 1<sup>st</sup> floor, excluding the back wall of the house, of a **ranch or one-story home**. Said requirement can be reduced to **25%** of exterior wall surface of 1<sup>st</sup> floor if masonry material is all stone veneer. Windows and doors may be excluded from the percentage calculations. Brick, brick veneer, masonry or stone must be installed on the front and one or both sides. Brick, brick veneer, masonry or stone installed on the back wall of the home is encouraged, but does not contribute to the requirement.

On a **two-story or one and one half story** home, the requirement can be met by combining on the front and or sides the equivalent of **50%** of the entire exterior wall surface of the 1<sup>st</sup> floor, excluding the back wall of the house, with brick, brick veneer, masonry or stone. Said requirement can be reduced to **25%** of exterior wall surface if masonry material is all stone veneer. Windows and doors may be excluded from the percentage calculations. Brick, brick veneer, masonry or stone must be installed on the front and one or both sides. Brick, brick veneer, masonry or stone installed on the back wall of the home is encouraged, but does not contribute to the requirement.

Whenever an **exterior insulation and finish system (EIFS)** is proposed, it shall conform to the requirements of this paragraph. In addition to all relevant requirements of the building code:

- A. All penetrations shall be flashed.
- B. A water-resistant barrier to be installed over the building substrate.
- C. A drainage spacer or mat system to be used to direct water that may penetrate the system to the exterior.
- D. The foam board to be mechanically fastened. If Contractor proposes an alternative, such as an adhesive fastener, the Contractor shall provide the ACC with a technical submission in sufficient detail for the ACC to analyze any proposed alternative. The ACC shall have absolute discretion as to the acceptability of the proposed alternative.
- E. All mechanical fasteners to be corrosion resistant screws.
- F. System to be caulked per the manufacturer's recommendation.
- G. Control and expansion joints to be per plan, but not more than system manufacturer's recommendation
- H. Contractor to provide the ACC with copy of manufacturer's recommended installation instructions and copy of certified Installer certificate.

- I. Contractor to schedule inspection with the ACC at least 48 hours before installing foam, before coating foam board and after base coat is applied.
- J. Contractor to provide ACC with copy of installer's certification that work conforms to manufacturer's recommendations and municipal or county code.
- K. Contractor to provide EIFS insurance coverage.
- L. ACC may approve modifications to this criteria provided any changes do not diminish the intent to provide a water managed system that directs water to the exterior.

Also, any home that is situated on a Lot in a manner that exposes one side of the home to a street is required to cover in brick that side facing the street up to a wainscote level or approximately 4 feet in height at a minimum.

The ACC, in its sole and absolute discretion, may approve an exception to the masonry requirement of each home. Masonry requirements will be reviewed for each home by the ACC, which will have absolute authority and discretion in approving said masonry requirement. The intent of the ACC concerning the masonry requirement is to provide a wide latitude and discretion to allow architectural styles appropriate for the Subdivision and encourage a mix of materials that are attractive, durable and low maintenance.

Any concrete portions of foundations exposed greater than eight (8) inches above grade shall be covered with masonry or alternative material pre-approved by ACC.

All exterior portions of all structures shall be fully enclosed and finished, including, by way of example and not by way of limitation, all soffit, under-eave, overhang and porch areas. The ACC shall have the sole and absolute discretion to approve or disapprove the choice of any materials to be utilized in the construction and exterior finish of any improvements, including color selections for brick, siding, roofing materials, fencing, walls, and walkways. The exterior materials and colors shall specifically be a part of the approval process. As with any building material, new product innovations are made available from time to time and the ACC will consider alternative materials when submitted by the owner.

4.18 All exterior lighting, including but not limited to directional lighting, shall be so located, shaded, and of such intensity so as not to become a visual nuisance to any adjoining or nearby Lot owner, and shall be subject to approval of the ACC.

4.19 No retail business of any kind shall be permitted in the Subdivision, nor any other business except home offices not open to the public which are permitted under the ordinances of Madison County..

4.20 Garden plots shall be allowed in the rear yard of each Lot, not along any street, and at no other place. Garden plots may not exceed more than 500 sq. ft. in size and shall be at least 15 feet from any property lines.

4.21 No brightly colored lawn ornaments such as reflection balls, garden gnomes etc. are allowed. Any sculptures or lawn ornaments must be approved by the ACC and the ACC has the authority to have said items removed at their request. Any exterior ornaments, decorations, flags, etc. are subject to the approval of the ACC and the ACC has the authority to have said items removed at their request.

4.22 No walls, fences, or fencing of any kind shall be allowed in the front yard of any Lot, nor on any side of a dwelling along a street closer than the setback line established by the plat or Madison County ordinances. No wall, fences or fencing over four (4) feet in height shall be allowed on any Lot. All walls, fences, and fencing shall be professionally constructed wrought iron, aluminum or similar construction and be compatible with the natural surroundings, subject to the conditions herein set out for materials. All metal fences must be black in color unless alternative color is approved by the ACC. No wood, vinyl, chain link, wire or other metal wall, fence or fencing shall be permitted. All walls, fences, and fencing must be submitted to, and approved by the ACC prior to construction, and must be continually maintained to present an attractive appearance, or, after 60 day notice, such walls, fences and fencing may be repaired or removed by the Homeowners Association and the cost thereof billed to the Lot owner. If such a bill remains unpaid over 30 days, a lien may be attached and filed against any such Lot in the same manner as in Section 14 below.

The design and materials used for any retaining wall must be approved by the ACC. (Note: Depending on the height of retaining wall, the retaining wall may also require an approved permit from Madison County.)

4.26 Each Lot Owner shall comply strictly with the setback and building lines shown on the aforesaid Plat of the Subdivision and all county codes and ordinances.

4.27 All houses shall be landscaped within 30 days of completion (or as soon as weather permits), across the front elevation, which shall consist of ornamental shrubs, ground covers, mulch, ornamental rock and other materials which shall be approved by the ACC. All lawn ornaments, garden structures and appurtenances must be approved by the ACC. The landscape package shall have a minimum value of two thousand five hundred U.S. Dollars (\$2,500.00), exclusive of sod and seed, and include a minimum of one shade tree in the front yard. Said trees must be a minimum of 1 ½" caliper and must be from the oak, maple or ash family. Landscape plans should include the number and location of these trees and is subject to the approval of the Developer. All landscaping upon a lot shall be maintained, (i.e. trimmed, dead limbs, shrubs or trees removed) at least annually.

4.28 The entrance sign and community landscaping and all common areas shall be maintained by the Developer and then the Homeowners Association.

4.29 Solar Panels are permitted but must be installed on the structure and not visible from the street. Solar panels must be placed on the side or rear of the structure. The solar panel contractor must be approved by the ACC.

4.30 No piece, part, or portion of any platted Lot in the Subdivision shall be sold, conveyed, or transferred in any way, except if the same be conveyed to an adjoining Lot owner and subject to the terms hereof as a part of the Lot of the adjoining owner.

4.31 No owner may lease (short or long-term lease) a Lot or residence without the prior approval of the Developer or Homeowners Association.

4.32 Each owner shall, at their sole cost and expense, maintain and repair their residence, and other improvements, keeping the same in condition comparable to the condition of such residence and improvements at the time of their initial construction, excepting normal wear and tear. Each owner shall at their sole cost and expense take all action necessary to prevent the residence and improvements from becoming dilapidated, unsightly, or ill-maintained due to ordinary wear and tear.

5. **ROOFS.** All roofs must be constructed with a pitch of not less than **6/12**. If a flat roof design is proposed, the ACC will have sole discretion to approve or reject modern changes in architectural roof designs. All front facing gables or any gables facing a street must be constructed with a pitch of not less than **8/12**. Shingles must be architectural grade shingles or better and have a textured design and appearance, and be constructed of fiberglass, or asphalt shingle. No three (3) tab shingles will be allowed. Any questions on Architectural shingles meeting requirements will be addressed to the ACC. Exceptions will be considered by the ACC for shed roofs or similar design features. Standing seam metal roof or similar material may be required particularly with roof pitch of 4/12 or less. As with any building material, new product innovations are made available from time to time and the ACC will consider alternative materials when submitted by the owner.

6. **MAILBOXES; YARD LIGHTS.** Address identification may be required as designated by the Developer. The cost of the address identification and installation will be the responsibility of the Owner. Yard lights are optional, but if desired, the style and model of yard light will be as designated by Developer. Cost of yard light and installation will be at the expense of the homeowner. Any yard light shall be placed on a dusk to dawn timer with the power for same to be furnished by the owner.

7. **LIVESTOCK AND PETS.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except dogs or cats kept inside as house pets. No pets of any kind will be permitted to be kept outside the dwelling in exterior kennels or houses, or maintained for any commercial purpose.

8. **CONSTRUCTION OF RESIDENCES, MAINTENANCE OF PROPERTY.**

8.1 The exterior and interior of all residential structures shall be completed within a period of twelve (12) months after building permit is issued by Madison County. During the construction, maintenance or refurbishment of any dwelling house, any littering or damage to the public and private roadways and easements in the Subdivision, and any cleanup of them, (including mud), shall be the responsibility of the owner of the relevant Lot upon which such

work is being performed. Builder/Contractor shall confine construction activities to the owner's Lot only and not trespass or use adjoining lots for access or storage of any equipment or materials without the express consent of the adjoining property owner. Any damage to adjacent Lots or other property will be the responsibility of the Builder/Contractor or the owner to repair any damage as described below.

The Developer or appropriate authority of the Subdivision, which may include the ACC or Homeowners Association, may, at their discretion, require a damage deposit (Dollar amount to be determined at the discretion of the appropriate Subdivision authority) from each builder to be retained and used for reimbursement of any expenses incurred by the Subdivision to clean, replace or repair any property owned by the Developer that was impacted by construction activities by a Builder. This may include, but is not restricted to, cleaning streets of mud or debris; collecting debris or trash left by Builder; repair of grade to any lot or property within the Subdivision damaged by construction activity; resodding or reseeded of any lot or property within the subdivision damaged by construction activity; repair or replacement of any damage to sidewalks, curbs or streets within the subdivision caused by construction activity. Any damage caused by construction activity and not covered by damage deposit nor reimbursed by builder, will be the responsibility of the homeowner for any of the above mentioned expenses incurred and if not paid within 30 days of invoice, will be subject to collection and a lien attached and filed against said Lot.

8.2 After initial installation of the landscaping as described above, each owner shall be responsible for mowing and landscape maintenance of such owner's Lot up to the property line of such Lot, and up to the street curb or curbs, such that the Lot will always present a neat and attractive appearance.

8.3 The burning of any material outside on a Lot shall be prohibited.

8.4 All sites shall have a finish grade that will allow the natural flow of surface drainage water from one Lot to another without erosion or damage and shall be consistent and not interfere with the final grading plan of the Subdivision. Under no circumstances shall the owner of any Lot alter the topographic conditions of said owner's property in any way that will permit or cause additional quantities of water to flow from or across said owner's property and onto any adjoining property or public right-of-way. Grading shall be sloped and tapered at the side or rear Lot lines in such a manner as to permit construction on an adjacent lot without the need for retaining walls. Gutter downspouts run-off shall be connected to storm sewers whenever permitted by municipal regulations, but shall never be connected to any sanitary sewer. Erosion control measures will be the responsibility of the Lot owner and will adhere to the requirements of the local authorities. In addition, the Developer, ACC or Homeowners Association may also require the Lot owner to provide erosion control measures on their property that protects adjacent property within Subdivision particularly as it relates to detention and storm water control devices.

8.5 It shall be the responsibility of each owner to construct sidewalks at the owner's cost at the time of construction. Sidewalks shall be located five (5) feet from the curb, shall be five (5) feet wide, of concrete not less than four inches thick, with number six reinforcing mesh through the length of a driveway and expanding from property line to property line.

8.6 The Developer shall have the absolute authority to approve or disapprove the owner's selection of the contractor/builder. If the Developer does not approve the owner's selection of the contractor/builder, and the owner does not agree to select an alternative contractor, the Developer shall have the absolute right, but shall not be obligated or required, to purchase back the Lot of the owner at the most recent sale price for said Lot, the Owner waiving any claim to expenses of any kind incurred for improvement, and/or interest, appreciation in market value or any other expenses incurred by the owner of any such Lot. Also, if the owner's plan of construction is disapproved, the Developer shall have the right to cancel the Lot sales contract and pay back to the owner the owner's deposit on the Lot, with no interest, appreciation in value of such Lot, expenses for improvement or of any other kind, incurred by the owner being charged to the Developer. In addition, each approved contractor/builder constructing a residence in the Cedar Ridge Subdivision for an owner of a Lot in the Subdivision, shall be obligated to adhere to certain conditions, requirements and criteria as established from time to time by the Developer for such contractor to follow during the construction of a residence in the subdivision, including, but not limited to, requirements for workmen's compensation insurance, personal injury and property damage liability insurance according to minimum requirements of coverage to be determined and established by the Developer. Construction activities within the subdivision shall not begin prior to 7:00 a.m. each working day and must cease by 6:00 p.m. unless authorization is received from the ACC to operate outside that timeframe. See below list of preferred builders:

- Premier Homes: Kevin Jones
- Lincoln Properties: Nick Sievers
- Spencer Homes: Mike Rathgeb
- Keystone Construction & Development: Adam Keller
- Gebhardt Homes: Brian Gebhardt

9. **GARBAGE AND REFUSE DISPOSAL.** No Lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Trash, rubbish and garbage, or other wastes, shall not be kept, except in garbage receptacles located inside the dwelling house, except on collection days, when said garbage receptacles may be placed near the platted streets for collection. Garbage receptacles must be returned and stored inside the dwelling by the end of the day of collection.

10. **SIGNS.** No signs of any kind shall be displayed to the public view on any Lot, except one sign of not more than five square feet, advertising the property for sale, or signs used by a builder to advertise the property during construction and sales of Lots and residences, or signs used by the undersigned to identify the Subdivision and to advertise sales of Lots and residences in the Subdivision. All signs shall be approved by the Developer.

11. **EASEMENTS.** Easements for installation, construction, reconstruction and maintenance of utilities and drainage facilities are reserved, as shown on the above mentioned recorded plat of the Subdivision. No building or any other structure of any kind shall be placed

on, in, or over any such easement; any such building or structure shall be removed at the expense of the Lot owner.

A permanent non-exclusive easement is hereby reserved for and granted to Madison County, Illinois and to those public and private utility companies operating in, upon, across, over, under, and through the areas shown by dashed lines and labeled "UTILITY EASEMENT" on the plat of this Subdivision for the purpose of installing, constructing, inspecting, operating, replacing, renewing, removing, repairing, cleaning, and maintaining storm sewers, water mains, electrical, gas, telephone, cable TV, or other utility lines or appurtenances, hydrants, pipes, connections, catch basins, wire, conduit, and without limitation, such other installations as may be required to furnish public utility service to or through the attached area, and such other appurtenances and additions thereto as said Utilities may deem necessary, together with the right of access across the lots and real estate included in the attached document for the necessary personnel and equipment to do any or all of the above work. The right is also hereby granted to said Utilities to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers or, without limitation, utility installations in, on, upon, or across, under or through said "UTILITY EASEMENT." No permanent buildings, swimming pools, retaining walls, fences, surfaces, earth fill, or landscaping (including trees and shrubs) shall be placed on said "UTILITY EASEMENT" that then or in the future interfere with the aforesaid uses and rights. Where a "UTILITY EASEMENT" is used for water, storm, or other utility installations shall be subject to the prior approval of the said Utilities so as not to interfere with or cause damage to these systems. Maintenance of said easements shall remain the responsibility of the property owners. Lot owners shall be responsible for the costs associated with removing unauthorized obstacles from the "UTILITY EASEMENT."

A permanent non-exclusive easement is hereby reserved for and granted Madison County, Illinois, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "DRAINAGE EASEMENT" as defined on the final plat of this subdivision for the purpose of installing, constructing, inspecting, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining ditches, swales, catch basins, culverts, and without limitation, such other installations as may be required to furnish drainage of surface water from, to, or through the attached area, and such other appurtenances and additions thereto as said jurisdiction may deem necessary, together with the right of access across the lots and real estate included in the attached document for the necessary personnel and equipment to do any or all of the above work. The right is also hereby granted to said County to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said drainage ways, in, on, upon, or across, under or through said "DRAINAGE EASEMENT." No permanent buildings, swimming pools, retaining walls, surfaces, or earth fill, shall be placed on said "DRAINAGE EASEMENT" that then or in the future interfere with the aforesaid uses and rights. Maintenance of said easements shall remain the responsibility of the Lot owners. Lot owners shall be responsible for the costs associated with removing unauthorized obstacles from the "DRAINAGE EASEMENT" as defined on the final plat for this Subdivision.

12. **ASSESSMENTS.** Annual and special assessments may be established or levied against each Lot and its owners for all common areas including mowing, maintenance of street and entrance landscaping, Subdivision fences, berms, drainage and entrance improvements, any

amenities in the Subdivision for the use of the Lot owners, and for any other duties, powers, and responsibilities of the Homeowners Association. Each owner of a Lot is hereby deemed to covenant by acceptance of their deed for such Lot, whether or not it shall be so expressed in their deed, to pay to the Homeowners Association the annual and special assessments for improvements, repairs, and maintenance to the common areas within the Subdivision.

Fischer Crays Goshen LLC, affiliated companies, successor, assigned or entities (collectively "Developer and Affiliates") may not be assessed an assessment for any finished, unsold Lot owns or any lot with improvements such as model homes or inventory homes for sale. This clause is irrevocable unless unanimously agreed to by Developer Affiliates or the individual members or officers of Developer.

Annual assessments shall be established by the board of the Homeowners Association as described in voting procedures of Section 14 below. Any unpaid assessment against a Lot, including interest, costs, and reasonable attorney's fees, shall be the personal obligation of each owner of that Lot at the time of assessment, jointly and severally, and shall also become a lien against that Lot upon filing of a notice thereof in the Recorder's Office of Madison County, Illinois. Any purchaser, lender or title company shall have the right to rely upon any statement or assurance by any officer of the Homeowners Association, of the amount or payment of any such lien.

Maintenance of common areas, landscape easements, flower planting programs, mowing, irrigation, snow removal and other features in the Subdivision shall be the responsibility of the Developer until such time the Homeowners Association assumes those responsibilities as indicated in Section 14. The landscape easements shall be designated on the plat of record of the Subdivision. The Developer shall, during and after development of the Subdivision, implement and continue programs for landscaping, grass cutting and planting flowers within landscape easements.

The cost for all maintenance, repair, replacement or the addition of related items named above for the benefit and enjoyment of the Subdivision shall be paid first from annual and special assessments and any shortfall will be the responsibility of the Developer until 50% of Lots are sold to third parties. After 50% of Lots are sold, all such expenses shall be borne by the Homeowners annual assessments or any special assessments if necessary. Any extraordinary repair or maintenance expenses may also be subject to special assessment of Homeowners. After all lots are sold, the maintenance programs will be continued and the responsibility of the Homeowners Association.

14. **HOMEOWNERS ASSOCIATION.** After **sixty five percent (65%)** of the total Lots in the Subdivision have been sold by Developer, the Developer cedes control, or after ten (10) years from the date of beginning of dwelling occupancy, whichever occurs first, the "**Goshen Road Homeowners Association**" shall be established as a not-for-profit corporation, herein called the "Homeowners Association", which shall be vested with all powers, duties, and responsibilities of the Homeowners Association set out in these Restrictions and as provided by law; the title to all amenities, landscaping, Subdivision fences, entrance improvements,

easements, detention basins, and Subdivision appurtenances shall be conveyed by Developer to the Homeowners Association.

Upon establishment of the Goshe Road Homeowners Association as described above, a governing board shall be elected by the voting membership. The initial board shall consist of five (5) members. The remaining members shall be elected for a one year term. The rotation of elected members is in place to ensure some consistency of members from year to year.

The Homeowners Association shall from time to time adopt bylaws for its constitution, operation, and deliberations, in conformity with these Restrictions. The Homeowners Association shall levy annual assessments, and special assessments if deemed reasonably necessary by the board, for maintenance and repair of the Subdivision, including supplies, labor, and materials, insurance costs for the common areas and the Homeowners Association, real estate taxes for the common areas, and administrative fees. The Homeowners Association shall have the right, concurrent with any other Owner and with Developer, to enforce these Covenants and Restrictions. Majority rule shall prevail except as otherwise set out herein, and Robert's Rules of Order are hereby adopted for conducting any and all meetings of the Homeowners Association, except as set out herein or in the bylaws adopted by the Homeowners Association.

Once the Homeowners Association begins assessing an annual assessment, the assessment shall be due in one lump sum on or before March 1 of each year.

An additional amount of an annual assessment may be determined and approved by the vote of the majority of votes of the board. Any special assessment would be due 60 days after the board's vote.

14.1 Should the Homeowners Association fail to maintain the common areas, detention basins, or any other Homeowners Association responsibility for a period of thirty (30) days after receiving written notice from MADISON COUNTY or the relevant municipality shall have the right to maintain same and charge the cost for same, as a lien, upon said lots and/or the Homeowners Association.

15. **TIME PERIOD AND ENFORCEMENT OF RESTRICTIONS.** These Restrictions are to run with the land and shall be binding on all parties, and all parties and all persons claiming under them, until **twenty (20) years from the date of recording hereof**, at which time the Restrictions shall automatically be extended for successive periods of 10 years, unless by a vote of all of the owners of at least two-thirds (2/3) of the Lots, it is agreed to change said Restrictions in whole or part; until the last Lot in the Subdivision is sold by the undersigned, these Restrictions may be rescinded or amended by the undersigned. Thereafter, these Restrictions may be rescinded or amended at any time prior to **twenty (20) years from the date of recording hereof**, or thereafter, by approving vote of all owners of at least 2/3 of the Lots, which shall be effective upon recording of said rescission or amendment, together with an affidavit certifying said vote by the secretary of the Homeowners Association hereinbelow established, in the Recorder's Office in Madison County, Illinois. If the parties hereto, or any of them, or their heirs, successors, personal representatives, or assigns shall violate or attempt to violate any of the Restrictions, herein, it shall be lawful, and power of authority is hereby given,

to any other person owning any of the above described real property, and to the Homeowners Association, without further authority or direction , to enforce, or to prosecute any proceeding at law or in equity to enforce these Restrictions, or to prevent any violation thereof, or to recover damages resulting directly or consequentially from such violation, together with expenses, court costs, and attorney's fees incurred in such proceedings. Invalidation of any one of these Restrictions, or any portion thereof, by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned has set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Cedar Ridge Development, LLC**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

(Print Name)

\_\_\_\_\_  
(Print Title)

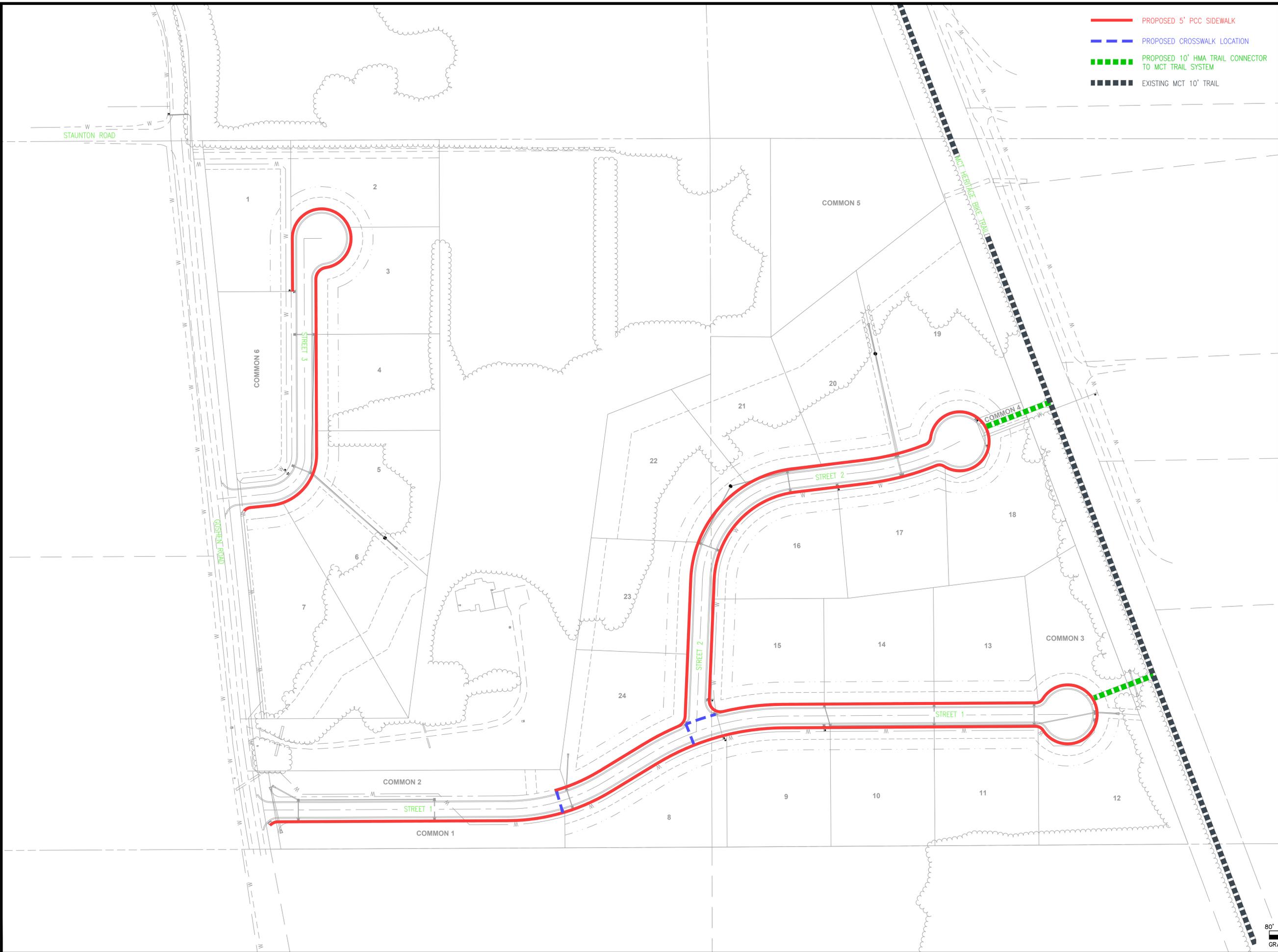
(Print Title)

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF MADISON )

I, the undersigned, a Notary Public of the State of Illinois, certify that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of **Goshen Road Development, LLC**, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.



P:\2023\250147\1\_000 - DWG\1.5 Sub\Exhibit\250147 - Sidewalk Exhibit.dwg Plotted By: jspike



- PROPOSED 5' PCC SIDEWALK
- - - PROPOSED CROSSWALK LOCATION
- - - - PROPOSED 10' HMA TRAIL CONNECTOR TO MCT TRAIL SYSTEM
- - - - - EXISTING MCT 10' TRAIL



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250147

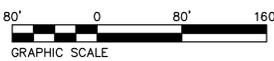
PROJECT:

GOSHEN ROAD SUBDIVISION

TITLE:

SIDEWALK LAYOUT

**EXHIBIT 1**



# PRELIMINARY PLAT OF GOSHEN ROAD SUBDIVISION

PART OF THE EASTERN HALF OF SECTION 21,  
TOWNSHIP 4 NORTH, RANGE 7 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 HERINAFTER 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 EDITION OF STANDARD SPECIFICATIONS FOR WATER; AND THE RECOMMENDED STANDARDS FOR WATER WORKS (BOTH OF WHICH WILL BE HERINAFTER 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 HERINAFTER 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.
- 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.

## 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  
FISCHER CRAYS GOSHEN, 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 62034  
PHONE: (618) 656-4040  
PROFESSIONAL ENGINEER: JUSTIN VENVERTLOH  
LAND SURVEYOR: JOHN-MICHAEL SMITH

## INDEX OF SHEETS

- COVER
- EXISTING CONDITIONS
- SITE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- STORM SEWER PLAN
- WATER MAIN PLAN
- SEWAGE PLAT
- DA-1 EXISTING DRAINAGE AREAS
- DA-2 PROPOSED DRAINAGE AREAS

GROSS ACREAGE	37.51 AC.
AREA IN ROW (SUBDIVISION)	4.06 AC.
AREA IN ROW (GOSHEN ROAD DEDICATION)	1.16 AC.
NET ACREAGE	32.29 AC.

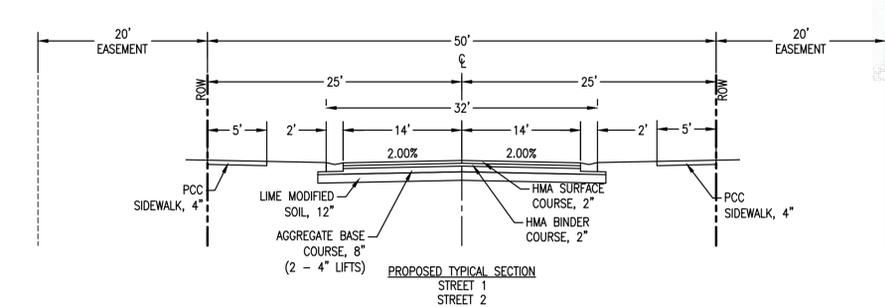
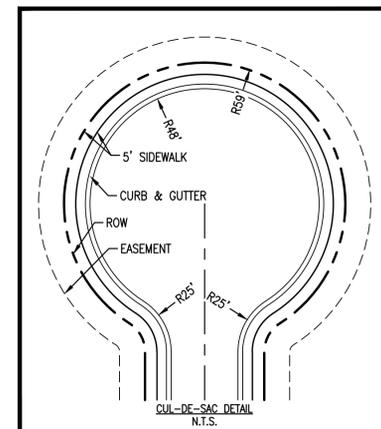
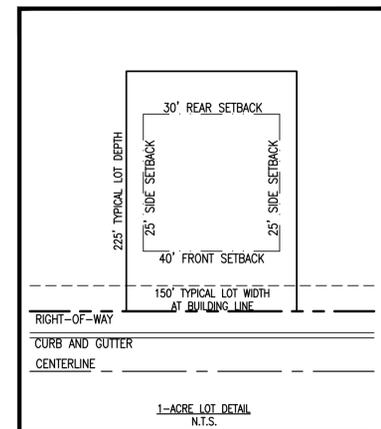
ACTIVE/PASSIVE GREENSPACE REQUIREMENTS	
PASSIVE GREEN SPACE REQUIRED	1.45 AC.
	(4% OF GROSS ACREAGE)
PASSIVE GREEN SPACE PROVIDED	2.50 AC.

ACTIVE GREEN SPACE REQUIRED	2.18 AC.
	(6% OF GROSS ACREAGE)
ACTIVE GREEN SPACE PROVIDED	2.63 AC.

COMMON AREA	
TOTAL COMMON AREA	5.13 AC.
COMMON 1 (ACTIVE)	0.64 AC.
COMMON 2 (PASSIVE)	0.63 AC.
COMMON 3 (ACTIVE)	0.90 AC.
COMMON 4 (ACTIVE)	0.07 AC.
COMMON 5 (PASSIVE)	1.87 AC.
COMMON 6 (ACTIVE)	1.02 AC.

EXISTING ZONING CLASSIFICATION - COUNTY A AGRICULTURAL  
PROPOSED ZONING CLASSIFICATION - COUNTY R-1 SINGLE-FAMILY  
SCHOOL DISTRICT: TRAD CUSD #2 & EDWARDSVILLE CUSD #7

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



VARIANCES REQUESTED:  
SECTION 5-6.1 PAVEMENT STRUCTURE  
SECTION 5-8 SIDEWALKS  
SECTION 5-5.5 CUL-DE-SACS

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62034  
(618) 656-4040  
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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



TITLE:  
**COVER**  
1

THIS PLAT IS NOT FOR RECORD



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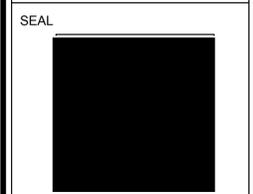
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MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974



SIGNATURE:  
 DATE SIGNED: 01/30/2026  
 LICENSE EXPIRATION: 11/30/2025

ISSUED FOR REVIEW  
 01/30/2026

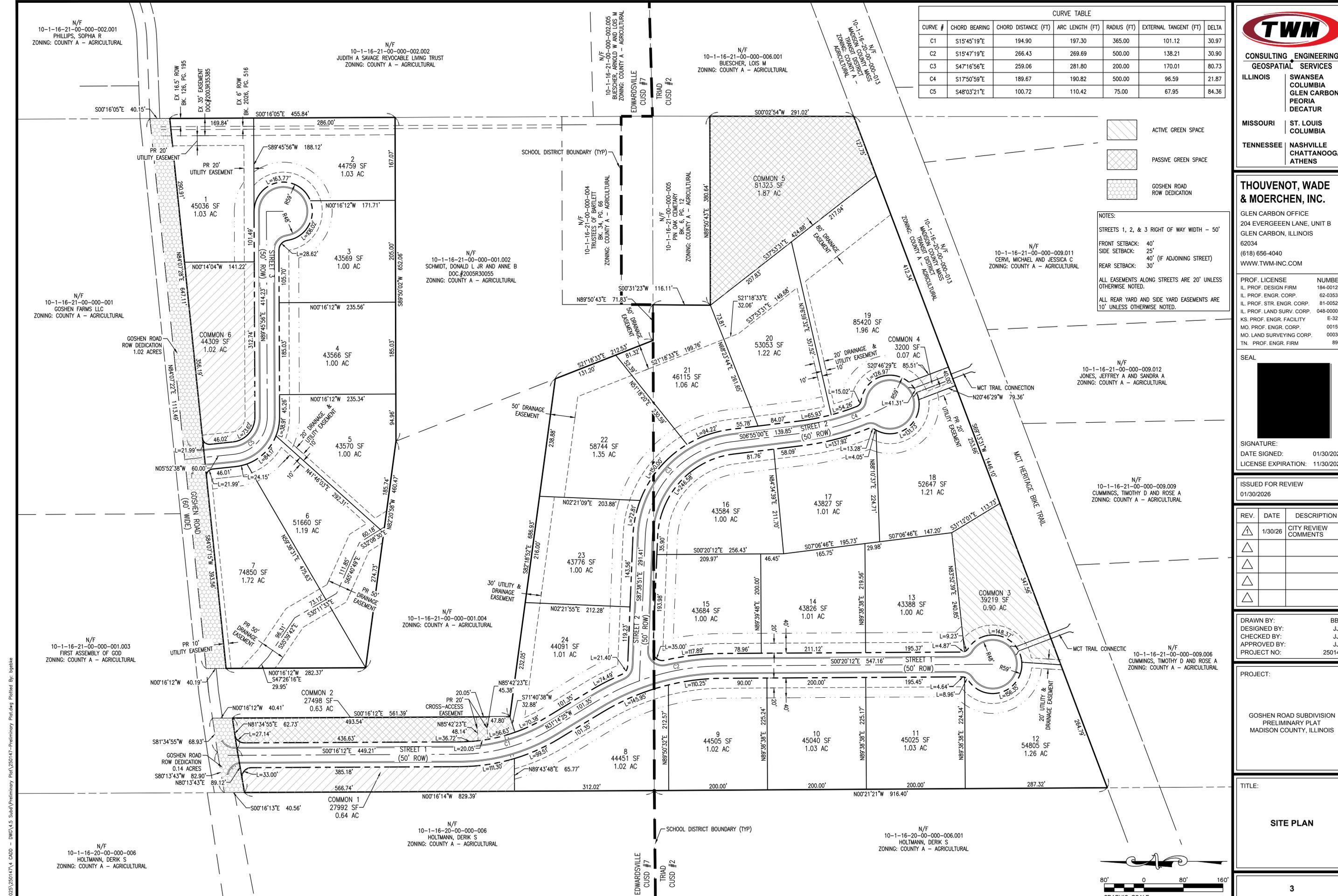
REV.	DATE	DESCRIPTION
△	1/30/26	CITY REVIEW COMMENTS
△		
△		
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DRAWN BY: BBG  
 DESIGNED BY: JUV  
 CHECKED BY: JUV  
 APPROVED BY: JUV  
 PROJECT NO: 250147

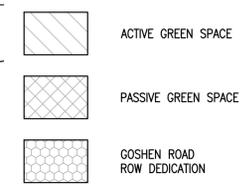
PROJECT:  
 GOSHEN ROAD SUBDIVISION  
 PRELIMINARY PLAT  
 MADISON COUNTY, ILLINOIS

TITLE:  
 EXISTING CONDITIONS

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CURVE TABLE						
CURVE #	CHORD BEARING	CHORD DISTANCE (FT)	ARC LENGTH (FT)	RADIUS (FT)	EXTERNAL TANGENT (FT)	DELTA
C1	S15°45'19"E	194.90	197.30	365.00	101.12	30.97
C2	S15°47'19"E	266.43	269.69	500.00	138.21	30.90
C3	S47°16'56"E	259.06	281.80	200.00	170.01	80.73
C4	S17°50'59"E	189.67	190.82	500.00	96.59	21.87
C5	S48°03'21"E	100.72	110.42	75.00	67.95	84.36



NOTES:  
 STREETS 1, 2, & 3 RIGHT OF WAY WIDTH - 50'  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 25'  
 REAR SETBACK: 40' (IF ADJOINING STREET)  
 30'

ALL EASEMENTS ALONG STREETS ARE 20' UNLESS OTHERWISE NOTED.  
 ALL REAR YARD AND SIDE YARD EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.

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MO. PROF. ENGR. CORP.	001528
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TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE: [Redacted]  
 DATE SIGNED: 01/30/2026  
 LICENSE EXPIRATION: 11/30/2025

ISSUED FOR REVIEW  
 01/30/2026

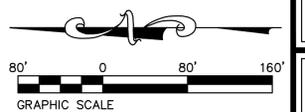
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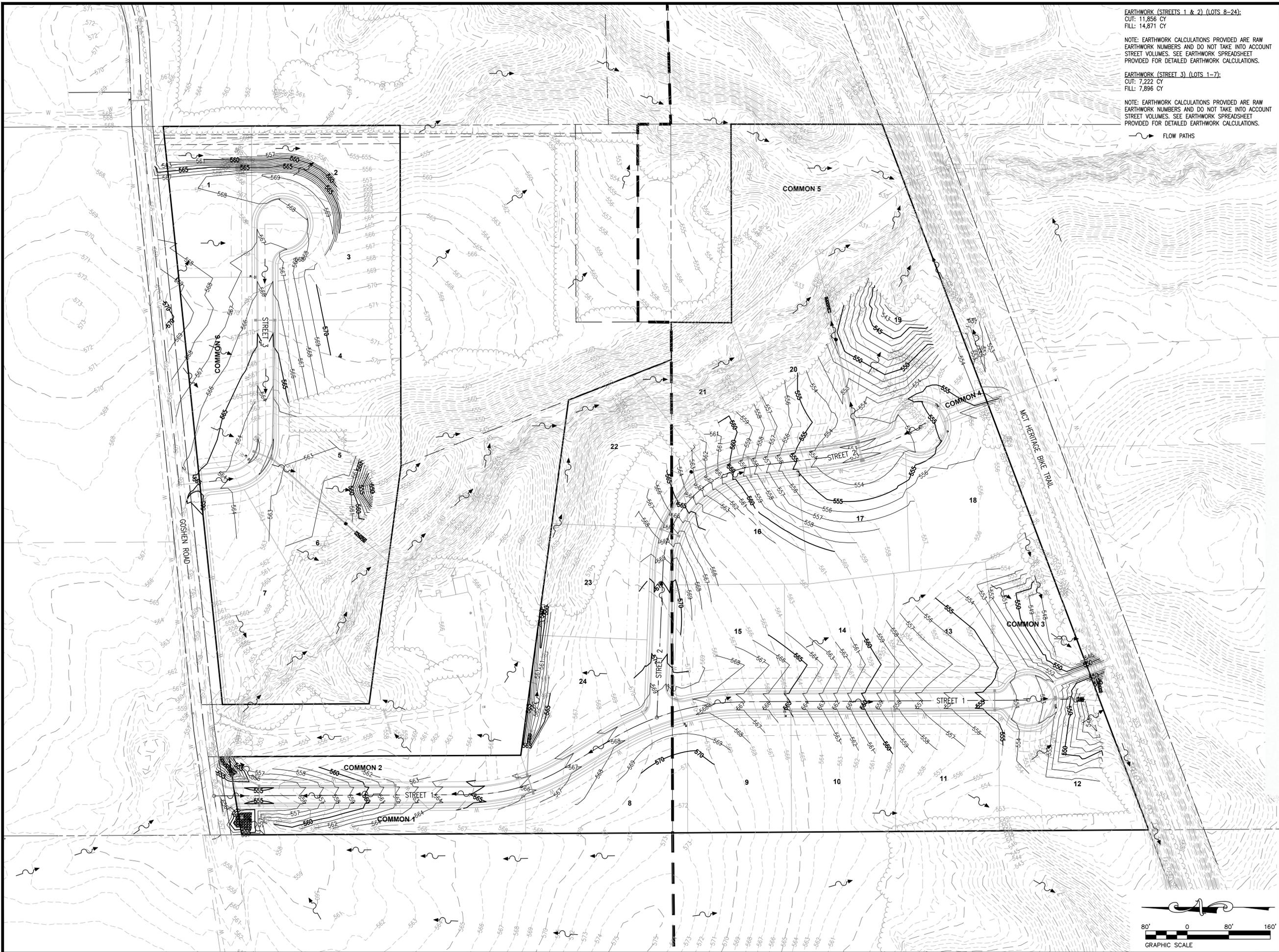
TITLE:  
**SITE PLAN**

3



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EARTHWORK (STREETS 1 & 2) (LOTS 8-24):  
CUT: 11,856 CY  
FILL: 14,871 CY

NOTE: EARTHWORK CALCULATIONS PROVIDED ARE RAW EARTHWORK NUMBERS AND DO NOT TAKE INTO ACCOUNT STREET VOLUMES. SEE EARTHWORK SPREADSHEET PROVIDED FOR DETAILED EARTHWORK CALCULATIONS.

EARTHWORK (STREET 3) (LOTS 1-7):  
CUT: 7,222 CY  
FILL: 7,896 CY

NOTE: EARTHWORK CALCULATIONS PROVIDED ARE RAW EARTHWORK NUMBERS AND DO NOT TAKE INTO ACCOUNT STREET VOLUMES. SEE EARTHWORK SPREADSHEET PROVIDED FOR DETAILED EARTHWORK CALCULATIONS.

— FLOW PATHS



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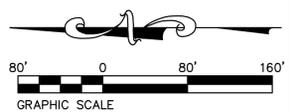
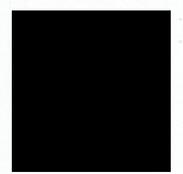
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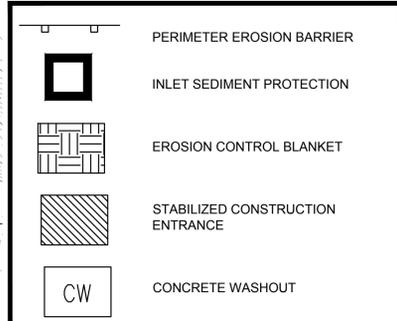
TITLE:

**GRADING PLAN**

4

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EROSION CONTROL LEGEND



NOTE: CONTRACTOR TO PROVIDE PROTECTION OF ALL STORM AND SANITARY SEWER EXCAVATION THAT EXTEND BEYOND SILT FENCE.

NOTE: ALL PERIMETER SILT FENCE TO BE INSTALLED PRIOR TO ANY GRADING.

NOTE: ALL INLETS SHALL HAVE AN INLET PROTECTION PLACED AFTER INSTALLATION.

ALL AREAS DISTURBED SHALL BE SEEDED WITH MIXTURE CLASS 1, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION BEING:

KY BLUEGRASS: 110lbs./ACRE  
PERENNIAL RYEGRASS: 70lbs./ACRE  
CREEPING RE FESCUE: 50lbs./ACRE  
MULCHING SHALL BE PROVIDED IN ACCORDANCE WITH MULCH METHOD 2, PROCEDURE 2 PER THE SAME STANDARD SPECIFICATION BEING:

PLACING AND STABILIZING STRAW AT 2 TONS/ACRE, ANCHOR STRAW BY USE OF DULL BLADED DISK.

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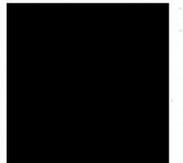
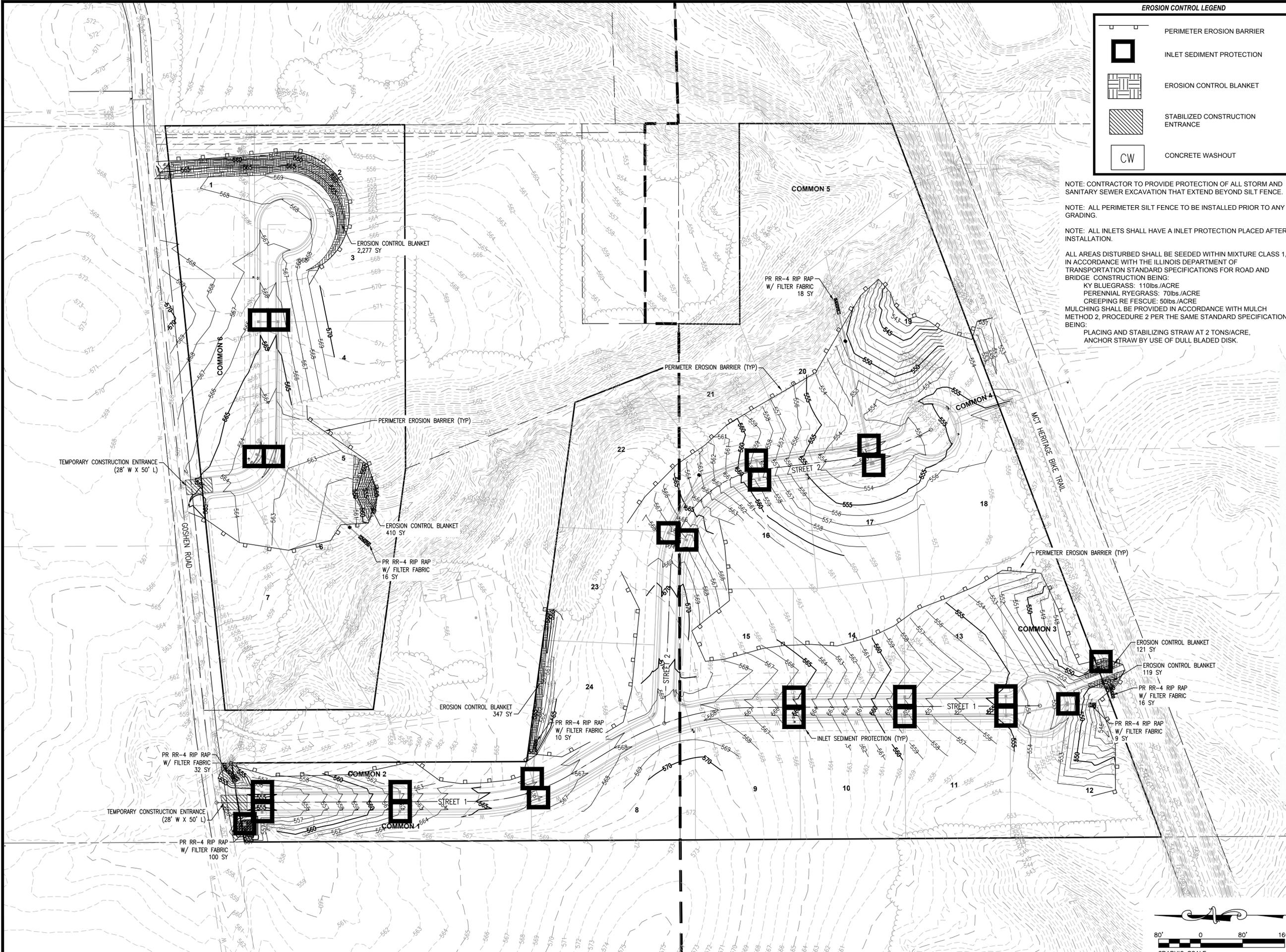
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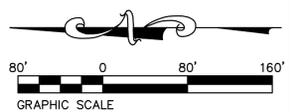
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KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346



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TITLE:  
**EROSION CONTROL PLAN**

5



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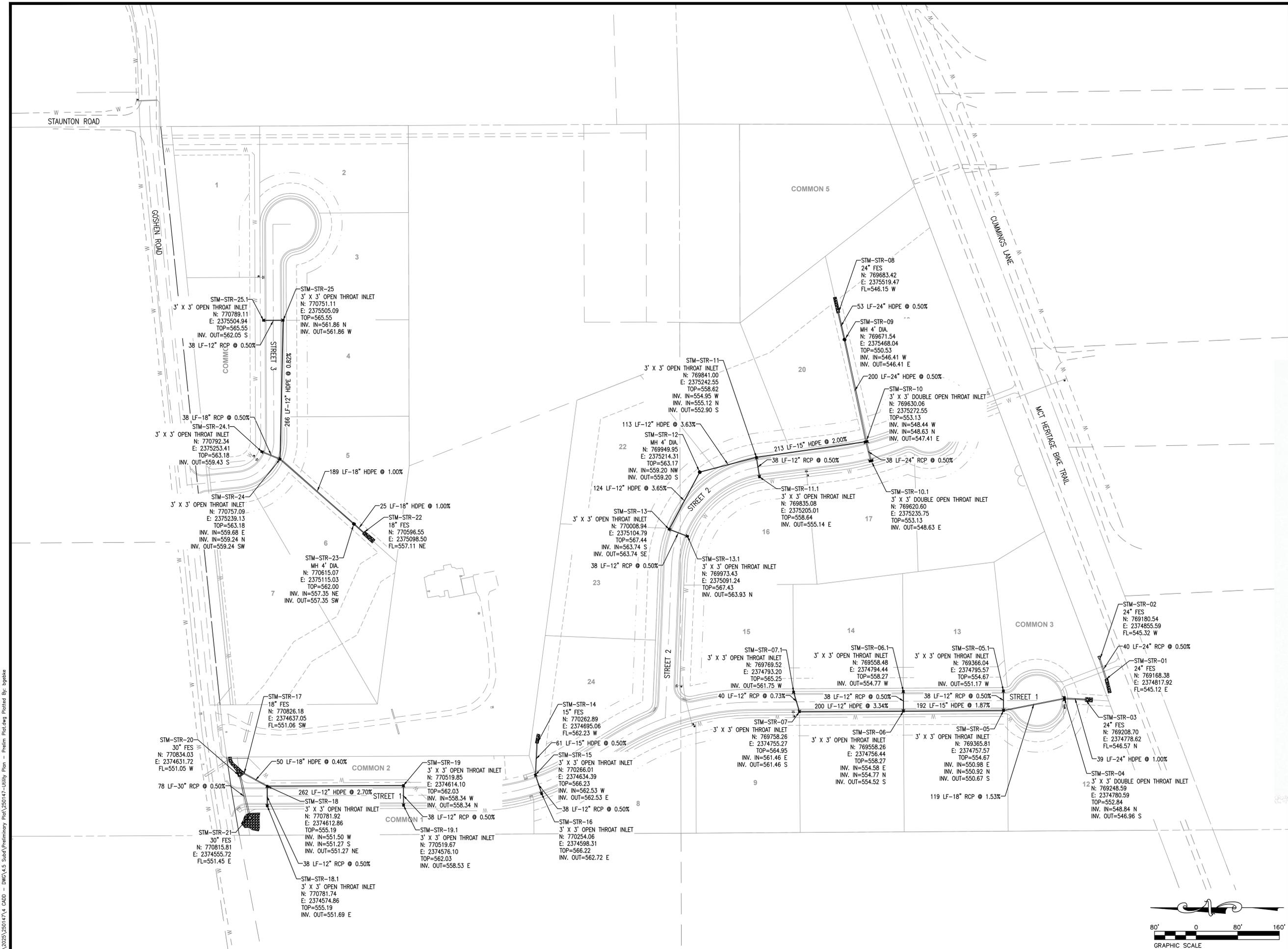
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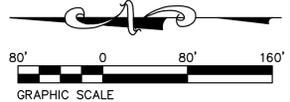
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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
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TITLE:

**STORM SEWER PLAN**

NOTES:  
 BOND-MADISON WATER COMPANY SHALL  
 SERVE THE SITE.  
 ALL WATER MAINS SHALL BE 6" PVC SDR21.



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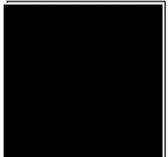
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MO. PROF. ENGR. CORP.	001528
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TN. PROF. ENGR. FIRM	8974

SEAL



SIGNATURE:  
 DATE SIGNED: 01/30/2026  
 LICENSE EXPIRATION: 11/30/2025

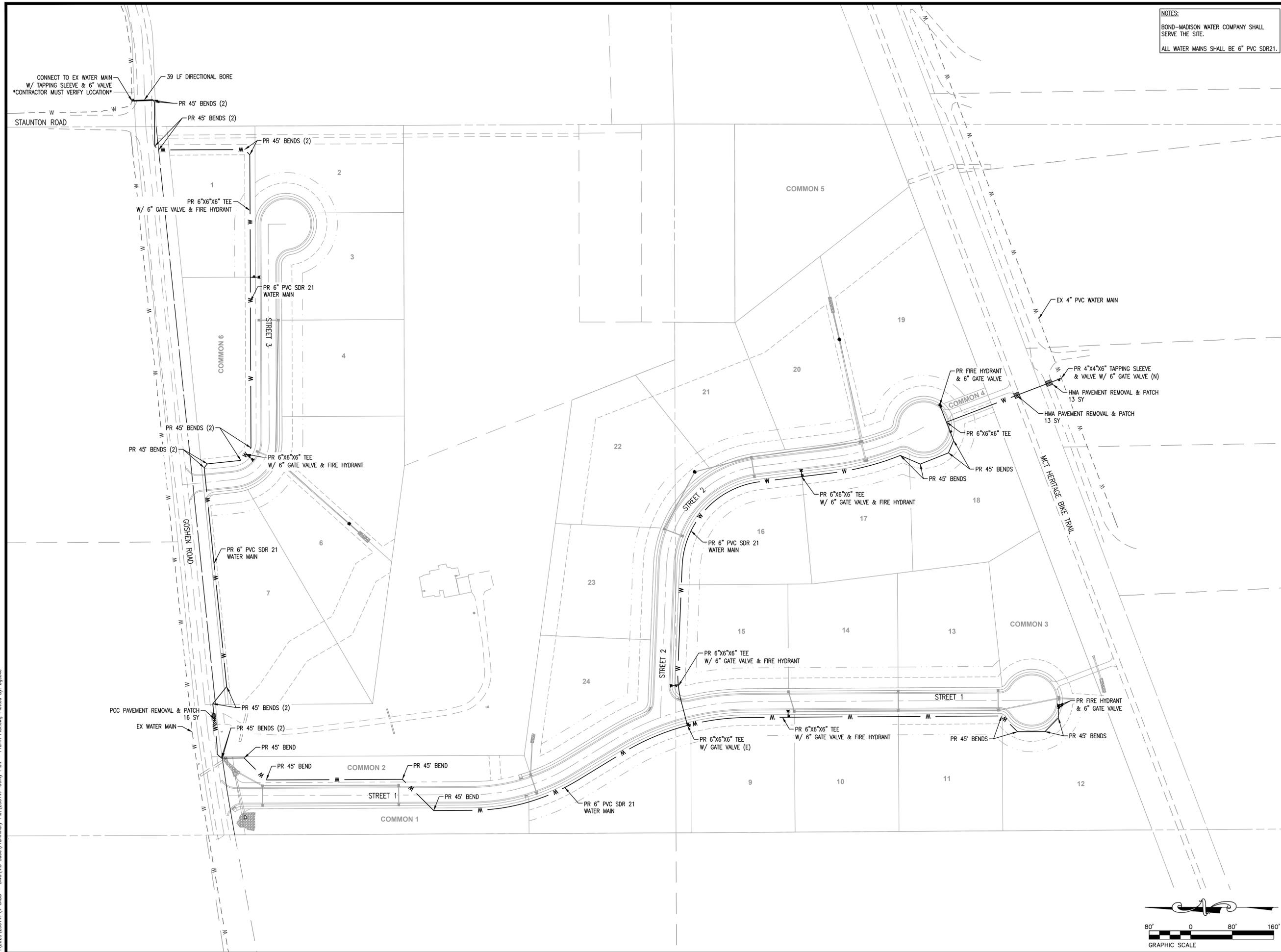
ISSUED FOR REVIEW  
 01/30/2026

REV.	DATE	DESCRIPTION
△	1/30/26	CITY REVIEW COMMENTS
△		
△		
△		
△		

DRAWN BY: BBG  
 DESIGNED BY: JUV  
 CHECKED BY: JUV  
 APPROVED BY: JUV  
 PROJECT NO: 250147

PROJECT:  
 GOSHEN ROAD SUBDIVISION  
 PRELIMINARY PLAT  
 MADISON COUNTY, ILLINOIS

TITLE:  
**WATER MAIN PLAN**



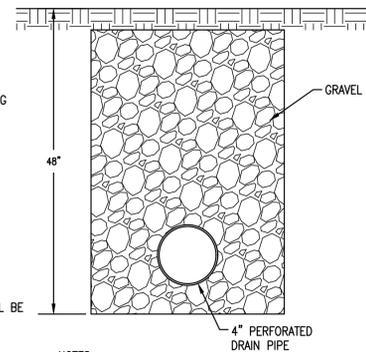
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NOTES:

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.

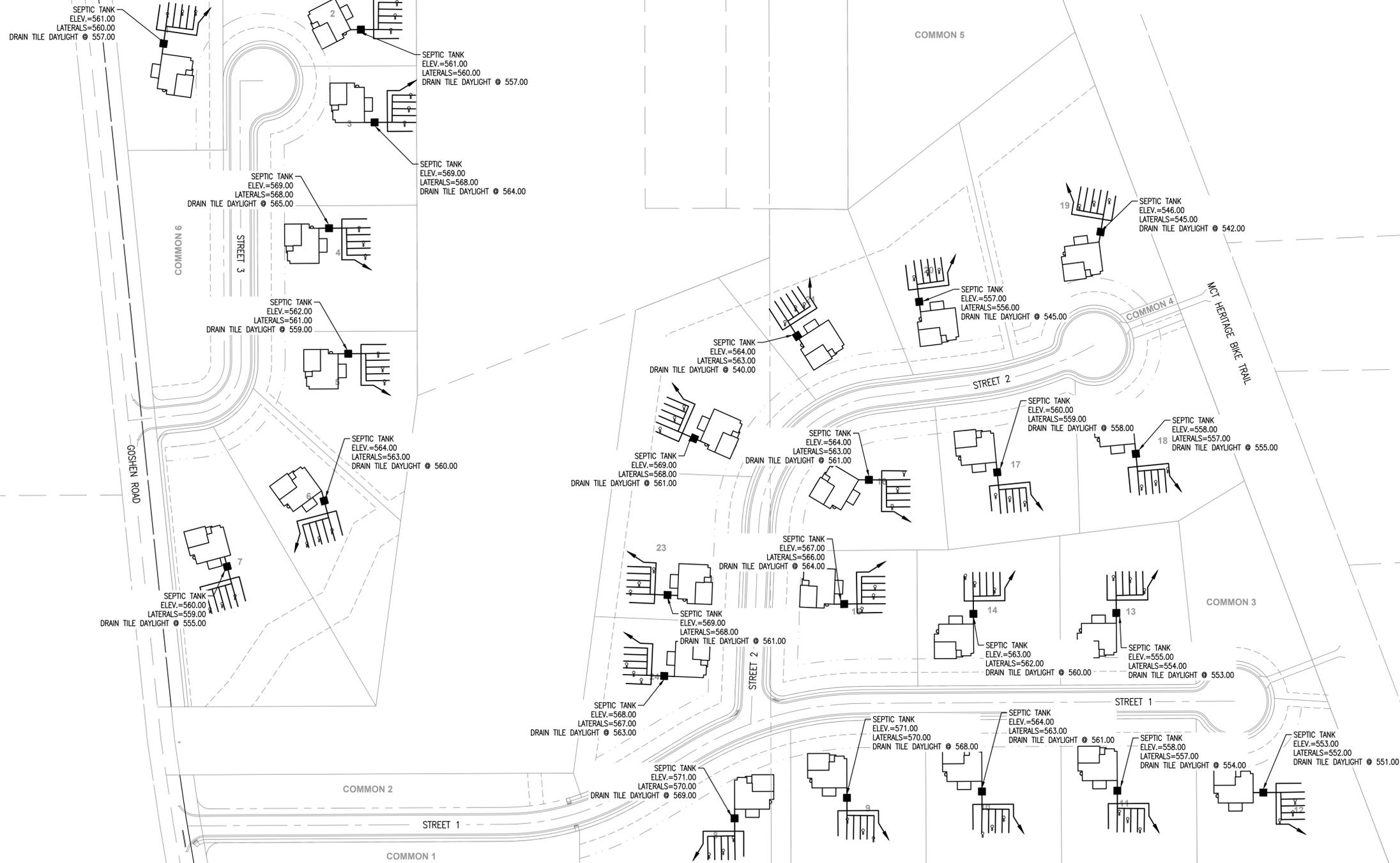
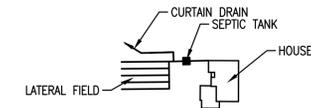
LEGEND

- APPROXIMATE BORING SITE FOR SOIL TESTING
- PROPOSED SUBDIVISION BOUNDARY LINE
- - - PROPOSED ROW LINE
- EXISTING ROW LINE
- 40' 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



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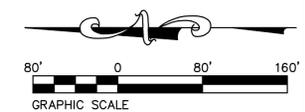
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TITLE:  
**SEWAGE PLAT**

8





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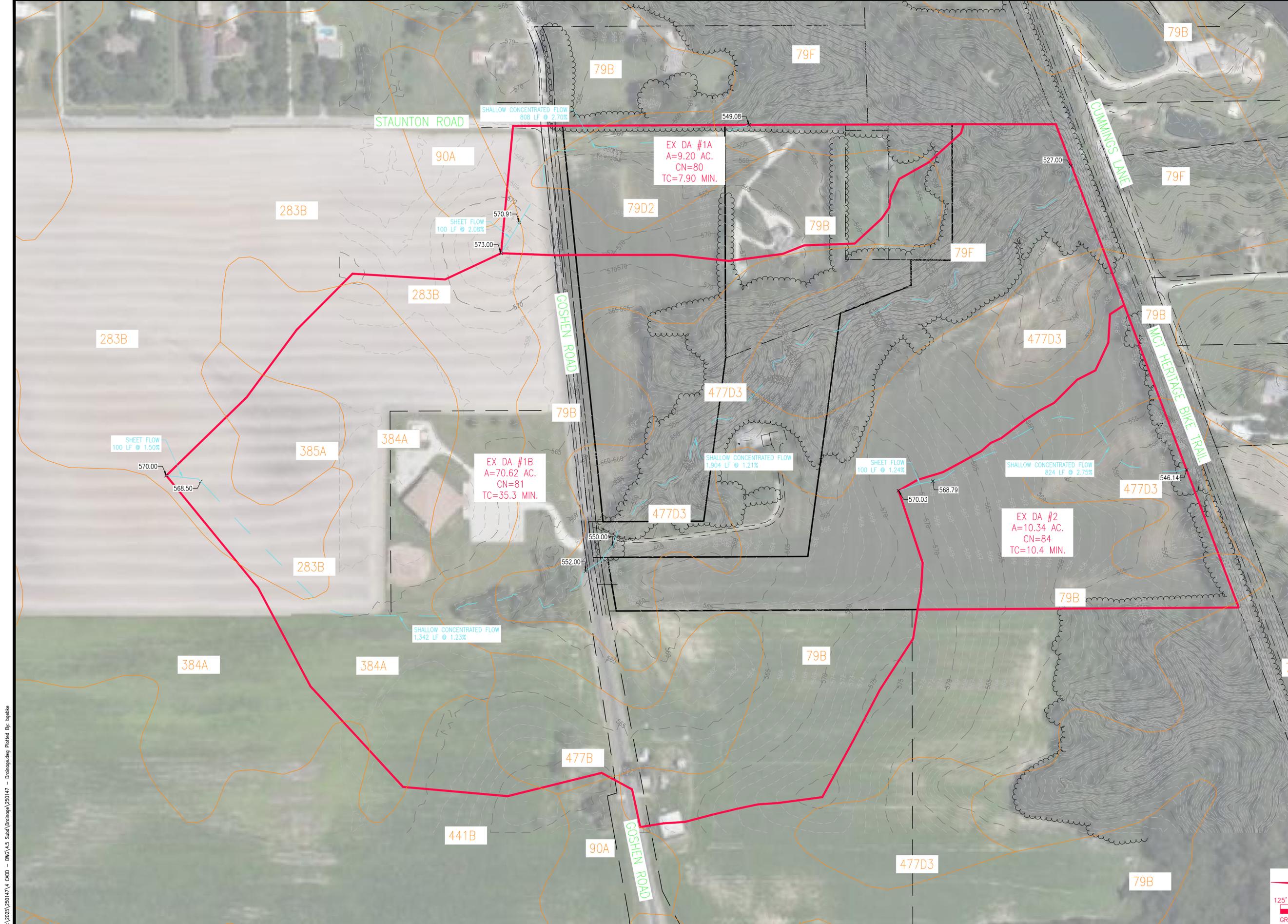
PROJECT:

GOSHEN ROAD SUBDIVISION  
DRAINAGE REPORT  
MADISON COUNTY, ILLINOIS

TITLE:

EXISTING DRAINAGE AREAS

**DA-1**



SHEET FLOW  
100 LF @ 1.50%

SHEET FLOW  
100 LF @ 2.08%

SHALLOW CONCENTRATED FLOW  
808 LF @ 2.70%

EX DA #1A  
A=9.20 AC.  
CN=80  
TC=7.90 MIN.

EX DA #1B  
A=70.62 AC.  
CN=81  
TC=35.3 MIN.

SHALLOW CONCENTRATED FLOW  
1,904 LF @ 1.21%

SHEET FLOW  
100 LF @ 1.24%

SHALLOW CONCENTRATED FLOW  
824 LF @ 2.75%

EX DA #2  
A=10.34 AC.  
CN=84  
TC=10.4 MIN.

SHALLOW CONCENTRATED FLOW  
1,342 LF @ 1.23%

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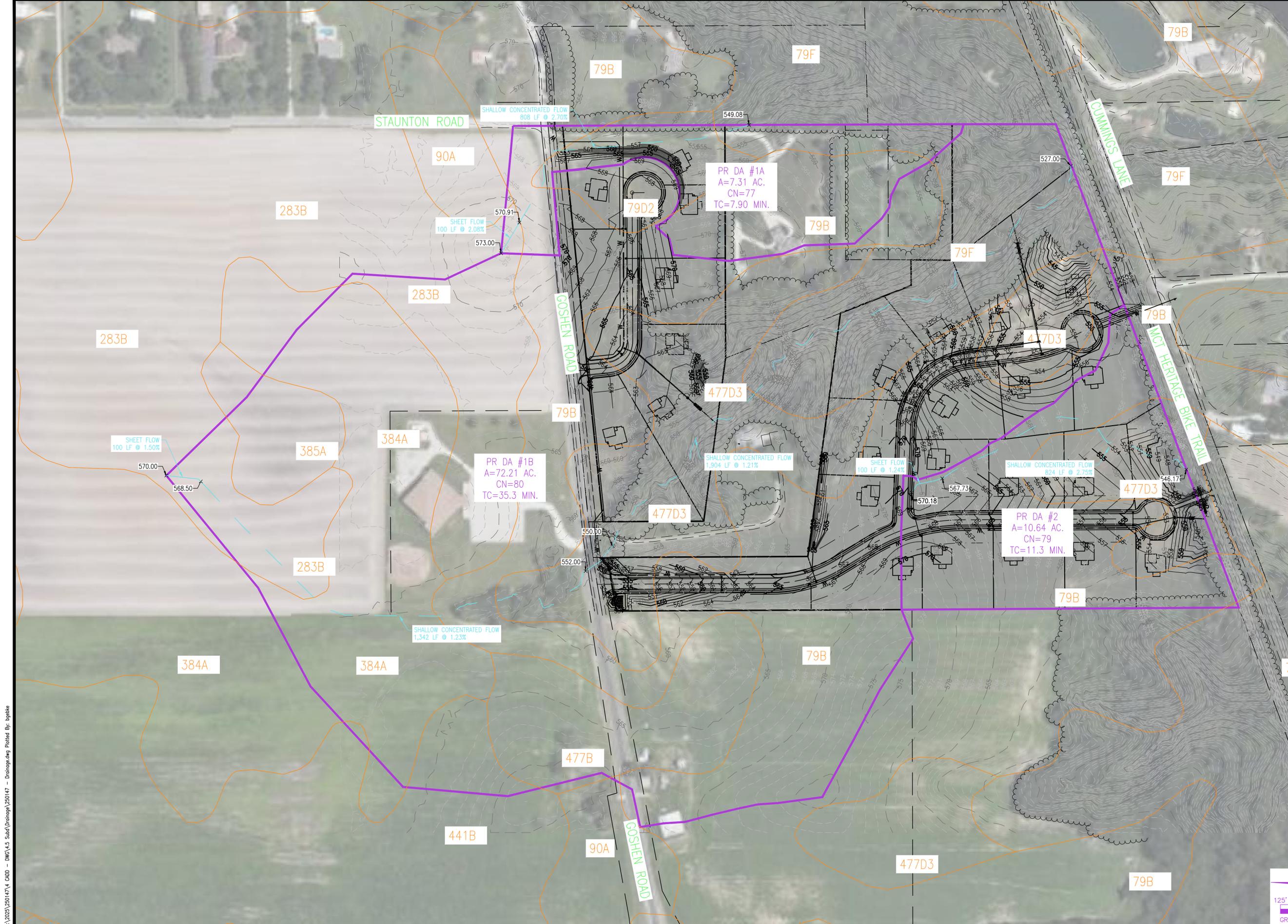
PROJECT:

GOSHEN ROAD SUBDIVISION  
DRAINAGE REPORT  
MADISON COUNTY, ILLINOIS

TITLE:

PROPOSED DRAINAGE AREAS

**DA-2**



SHEET FLOW  
100 LF @ 1.50%

SHEET FLOW  
100 LF @ 2.08%

SHALLOW CONCENTRATED FLOW  
808 LF @ 2.70%

SHALLOW CONCENTRATED FLOW  
1,904 LF @ 1.21%

SHEET FLOW  
100 LF @ 1.24%

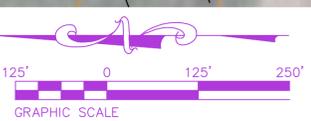
SHALLOW CONCENTRATED FLOW  
824 LF @ 2.75%

SHALLOW CONCENTRATED FLOW  
1,342 LF @ 1.23%

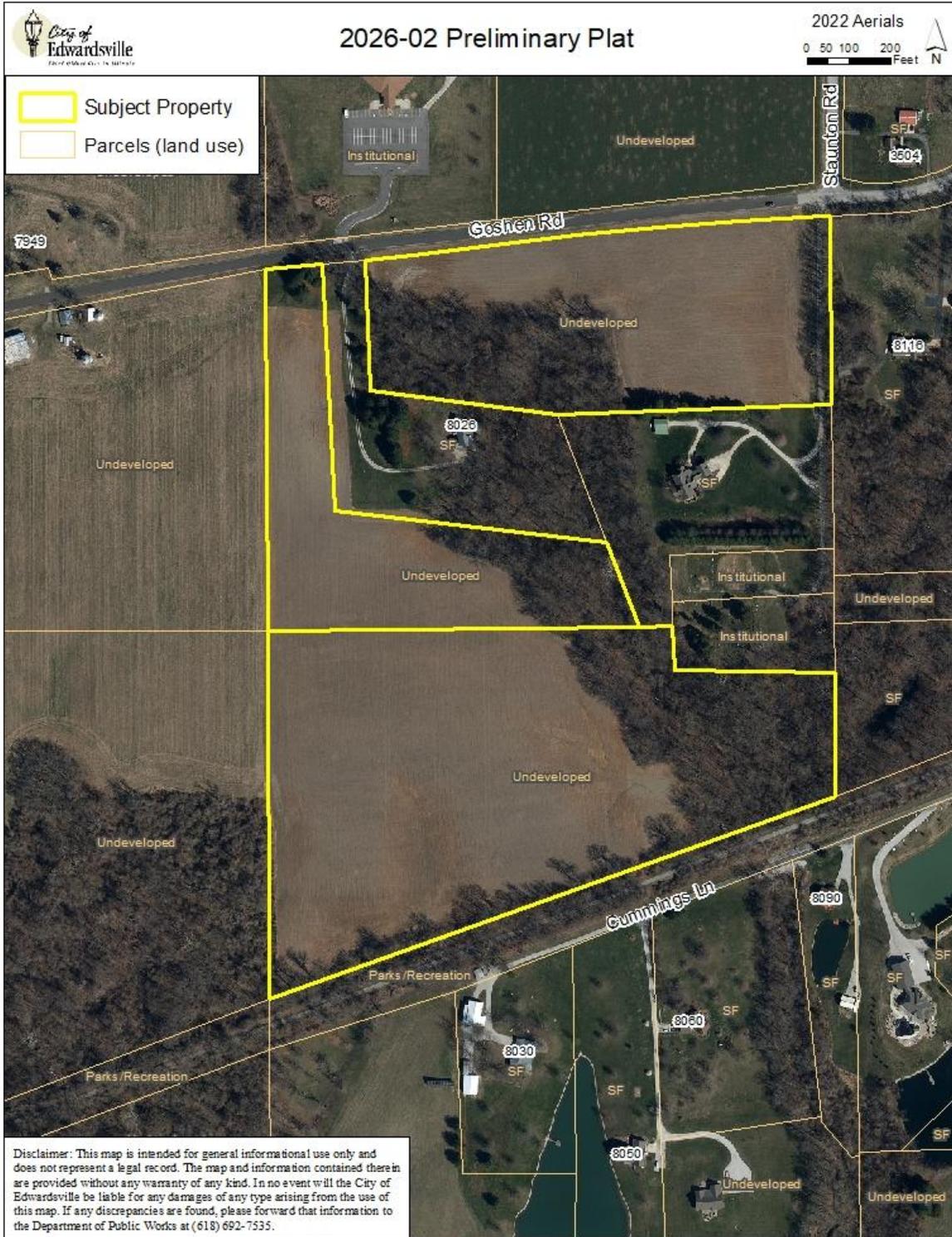
PR DA #1B  
A=72.21 AC.  
CN=80  
TC=35.3 MIN.

PR DA #1A  
A=7.31 AC.  
CN=77  
TC=7.90 MIN.

PR DA #2  
A=10.64 AC.  
CN=79  
TC=11.3 MIN.



Staff Report  
Goshen Road Subdivision - Preliminary Plat  
Plan Commission Wednesday, February 18, 2026



Development name: Goshen Road Subdivision

Location: The subject property is located off Goshen Road, just east of I-55 and Plummer Family Park.

Owner/Developer: Fischer Crays Goshen, LLC

Zoning: "A" Agricultural in unincorporated Madison County. The developer is requesting from Madison County to rezone this property from "A" Agricultural to "R-1" Single-Family.

Property Size: Approximately 37.51 acres. This preliminary plat is proposing 24 lots all roughly 1 acre in size.

Topography: The subject property is generally flat with a slope leading down toward the Madison County Heritage Trail.

Vegetation: The subject property is mostly undeveloped with vegetation going from the northwest corner to the southeast corner.

Greenspace: The proposed preliminary plat is required to have ten percent total green space with four percent passive green space and six percent active greenspace. The developer is proposing 2.88 acres of passive green space and 2.25 acres of active green space.

Utilities and Services: Water will be provided by Bond Madison. All lots will require a private septic tank. Electric will be provided by Southwestern Electric. Fire Protection will be provided by Troy Fire District.

Access: The eastern and western portions of the subdivision are to be accessed by one entrance off Goshen Road. The western entrance leads into two cul-de-sacs and the eastern entrance leads to one cul-de-sac.

Requested Subdivision Variance:

The developer is requesting three separate variances.

1. Pavement Structure – the applicant is requesting an alternative pavement of 12" lime modified soil, 8" crushed stone (2-4" lifts) and 4" HMA pavement instead of the required 4" BAM, 2" binder, 1 ½" surface and 4" crushed stone.
2. Sidewalks – the applicant is requesting to not provide sidewalks along Commons 1 and Commons 6 instead of on both side of the street for the whole subdivision.
3. Cul-de-sacs – they are requesting to have a cul-de-sac street length of 718' from Street 1, 904' in length for Street 2 and 625' in length for Street 3 instead of the permitted maximum length of 500'.

I-55 Corridor Plan: The I-55 Corridor Plan has this area designated as “Residential.”

2010 Comprehensive Plan: The subject property is designated as “Employment.”

**Staff Discussion:**

**Standards of Review for Subdivision Variances:** Plan Commission should consider the following items when considering the proposed variance requests.

- (a)The proposed variance is consistent with the general purposes of this Code (see section 1-1); and
- (b)Strict application of the subdivision requirements (see article 5) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (c)The proposed variance is the minimum reasonable deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (d)The plight of the applicant is due to peculiar circumstances not of his own making; and
- (e)The peculiar circumstances creating the variance request are not applicable to other tracts; and
- (f)The variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the official map; and
- (g)The variance will result in a positive benefit to the city, or will prevent environmental damage, loss of tree cover, increased runoff, or increased erosion and sedimentation.

The proposed subdivisions meets all minimum requirements for the Land Development Code and the Zoning Code except for the subdivision variances that they are requesting.

Staff is recommending denial of proposed pavement specifications because it does not adhere to the I-55 Corridor Plan requirements (Appendix B – I-55 Corridor Plan Sec. 12 (C))

Staff is recommending denial of not providing sidewalks along Commons 1 and Commons 6 because it does not adhere to the I-55 Corridor Plan and Land Development Code (Appendix B – I-55 Corridor Plan Sec. 12 (C)) and Land Development Code Section 5-8 Sidewalks)

Staff is recommending denial of the proposed cul-de-sac lengths, as it does not adhere to the I-55 Corridor Plan as cul-de-sacs are discouraged or the Land Development Code (Appendix B- I-55 Corridor Plan -Sec. 10 (c) and Land Development Code Section 5-5.5(b))

**Staff Recommendation:**

Staff recommends denial of the proposed subdivision.