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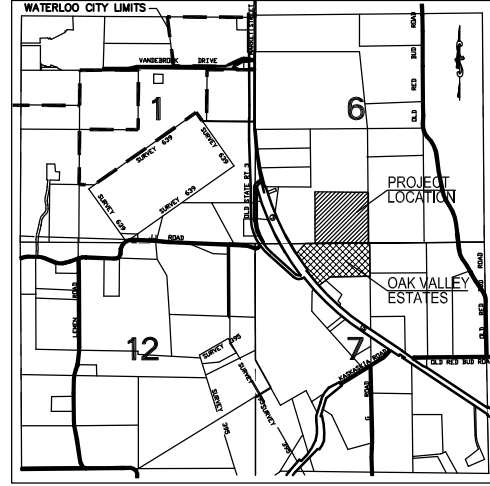
PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature: _____
Signature Date: _____
Expiration Date: _____

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

IMPROVEMENT PLANS FOR OAK VALLEY ESTATES FIRST ADDITION CITY OF WATERLOO MONROE COUNTY, ILLINOIS



LOCATION MAP

UTILITIES

WATER: FOUNTAIN WATER DISTRICT
SANITARY SEWER: PRIVATE
GAS: MIDWESTERN PROPANE GAS
ELECTRIC: MONROE COUNTY ELECTRIC CO-OP
TELEPHONE: HARRISONVILLE TELEPHONE COMPANY
CABLE TV: CHARTER CABLE
J.U.L.E.: 1-800-892-0123

OWNER/DEVELOPER
AMBROSIA LAND INVESTMENTS L.L.C.
3500 LEBANON AVE.
BELLEVILLE, ILLINOIS 62241
(618) 624-5400

CIVIL ENGINEER
THOUVENOT WADE & MOERCHEN, INC
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
(618) 939-5050

OWNER STATEMENT

THE UNDERSIGNED, OWNER OF TRACT OF LAND HEREIN: TO BE IMPROVED, DO BY CERTIFY THAT I HAVE APPROVED THE PLANS SHOWN HEREIN TO BE KNOWN AS OAK VALLEY ESTATES FIRST ADDITION.

AMBROSIA LAND INVESTMENTS L.L.C.
STEVE R. WILKE, MANAGING PARTNER

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SUMMARY OF REVISIONS

REV.	DATE	DESCRIPTION	REVISED SHEETS
1	10/16/07	REVISIONS PER JOINT PLAT MEETING ON 9/26/07	1-10, 19-23
2	11/13/07	REVISIONS PER COMMENTS FROM LETTER ON 10/26/07	4,5,20

CIVIL SITE ENGINEERING NOTES

GENERAL NOTES:

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

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

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

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT.

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

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

ALL WORKMANSHIP, EQUIPMENT, MATERIALS, AND TESTING SHALL CONFORM TO THE PERTINENT MUNICIPAL, COUNTY, STATE, AND FEDERAL JURISDICTIONS AND AGENCIES HAVING AUTHORITY OVER THIS PROJECT. IN ADDITION, ALL WORKMANSHIP, EQUIPMENT, MATERIALS, AND TESTING SHALL CONFORM TO THE RESPECTIVE UTILITY COMPANY REQUIREMENTS. ALL EQUIPMENT, MATERIALS, AND PRODUCTS SHALL BE OF THE LATEST MANUFACTURE AND COMPLY WITH THE MOST UP TO DATE SPECIFICATIONS AT THE TIME OF BIDDING OF THE PROJECT.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, TRAFFIC POLICE, AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY OF NOTIFYING THE STATE AND LOCAL POLICE, EMERGENCY SERVICES AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, CURB STOP BOXES, FIRE OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS, OR OTHER UTILITY CONTROLS SHALL BE UNOBSTRUCTED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

WHERE SECTION OR SUBSECTION SURVEY MONUMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AUTHORIZED SURVEYOR OR AGENT, HAVE WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

ALL ITEMS NOTED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

UTILITY NOTES:

THE TYPE, SIZE AND LOCATION OF UTILITIES AS DELINEATED ON THE PLANS AND SPECIFICATIONS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT," OR "RECORD" DRAWINGS; FIELD SURVEY OF J.U.L.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SURFACE OR SUB-SURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE LOCATION OF UTILITIES ON THE PROJECT SITE. THEREFORE ALL UTILITY LOCATIONS, SIZE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND THE CONTRACTOR MUST VERIFY ALL UTILITIES IN THE FIELD.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THE PLANS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.E. AND/OR THE PERTINENT UTILITY FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OPERATIONS. 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 DESIGN COORDINATION.

ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, ETC. OF SAID COMPANY OR JURISDICTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR LINES OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES, AND/OR UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OR JURISDICTION TO PROPERLY REPAIR ANY FACILITIES DAMAGED IN THE COURSE OF THE WORK.

ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND UTILITIES TO CROSS.

ALL PROPOSED ELECTRIC TRANSFORMERS AND STREETLIGHTS SHALL BE INSTALLED BY OTHERS.

UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE. CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT EXISTING UTILITIES.

GENERAL SPECIFICATIONS:

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE FOLLOWING STANDARDS:

- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, FIFTH EDITION
- ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, 1997 EDITION AS PUBLISHED BY THE ILLINOIS EPA.
- RECOMMENDED STANDARDS FOR WATER WORKS, 1997 EDITION
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ADOPTED JANUARY 1, 2007; AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED JANUARY 1, 2007.
- STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987 EDITION, AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
- 77 ILLINOIS ADMINISTRATIVE CODE, PART 890, ILLINOIS PLUMBING CODE
- ILLINOIS URBAN MANUAL, 2002 EDITION AS PUBLISHED BY THE ILLINOIS EPA
- UNITED STATES AMERICANS WITH DISABILITIES ACT, AND THE ILLINOIS ADA
- ALL ORDINANCES, LAWS, REGULATIONS, AND STANDARDS OF ALL PERTINENT AUTHORITIES HAVING JURISDICTION OVER THE WORK ASSOCIATED WITH THIS PROJECT.

IF ANY INCONSISTENCIES, DISCREPANCIES, OR CONFLICTS ARE DISCOVERED BETWEEN THE VARIOUS STANDARDS, SPECIFICATIONS, OR LAWS BY GOVERNING AUTHORITIES, AND /OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT STANDARD, SPECIFICATION LAW AND/OR STANDARD SHALL BE BINDING AND APPLICABLE TO THIS PROJECT.

ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE USED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARE DISCOVERED ON THE PLANS OR BETWEEN THE PLANS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN CLARIFICATION OF THE INTENT FROM THE ENGINEER PRIOR TO CONSTRUCTION OR INSTALLATION OF PROPOSED IMPROVEMENTS.

ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME AS ALL APPROVALS ARE OBTAINED FROM THE MUNICIPALITY OR ENTITY HAVING JURISDICTION OVER THE PROJECT.

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

PROJECT SITE DATA:

TOTAL TRACT AREA: 25.66 ACRES

EXISTING ZONING OF TRACT: R-3

FEMA COMMUNITY MAP PANEL:

NUMBER OF PARKING SPACES REQUIRED:
STANDARD: N/A
HANDICAPPED: N/A

NUMBER OF PARKING SPACES PROVIDED:
STANDARD: N/A
HANDICAPPED: N/A

TITLE INFORMATION:

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

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COVER SHEET
OAK VALLEY ESTATES
FIRST ADDITION
CITY OF WATERLOO
MONROE COUNTY, ILLINOIS

CREATED ON: 8/23/2007

REV.	DATE	DESCRIPTION
▲	10/16/07	REVISIONS PER JOINT PLAT MEETING ON 9/26/2007
▲		
▲		

DRAWN BY:	ALH	SHEET
DESIGNED BY:		1
CHECKED BY:		
APPROVED BY:		
PROJECT NUMBER	D33060065	
<input type="checkbox"/> ISSUED FOR REVIEW <input type="checkbox"/> RECORD DRAWING		OF 23 SHEETS