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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.

**SITE PLAN**

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

TITLE: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

CREATED ON: 8/23/2007

REV.	DATE	DESCRIPTION
1	10/16/07	REVISIONS PER JOINT PLAT MEETING ON 9/26/2007
2	11/13/07	REVISIONS PER COMMENTS FROM LETTER 10/26/2007

DRAWN BY:	ALH	SHEET
DESIGNED BY:		<b>4</b>
CHECKED BY:		
APPROVED BY:		
PROJECT NUMBER:	D33060065	
ISSUED FOR REVIEW:	<input type="checkbox"/>	



**LEGEND**

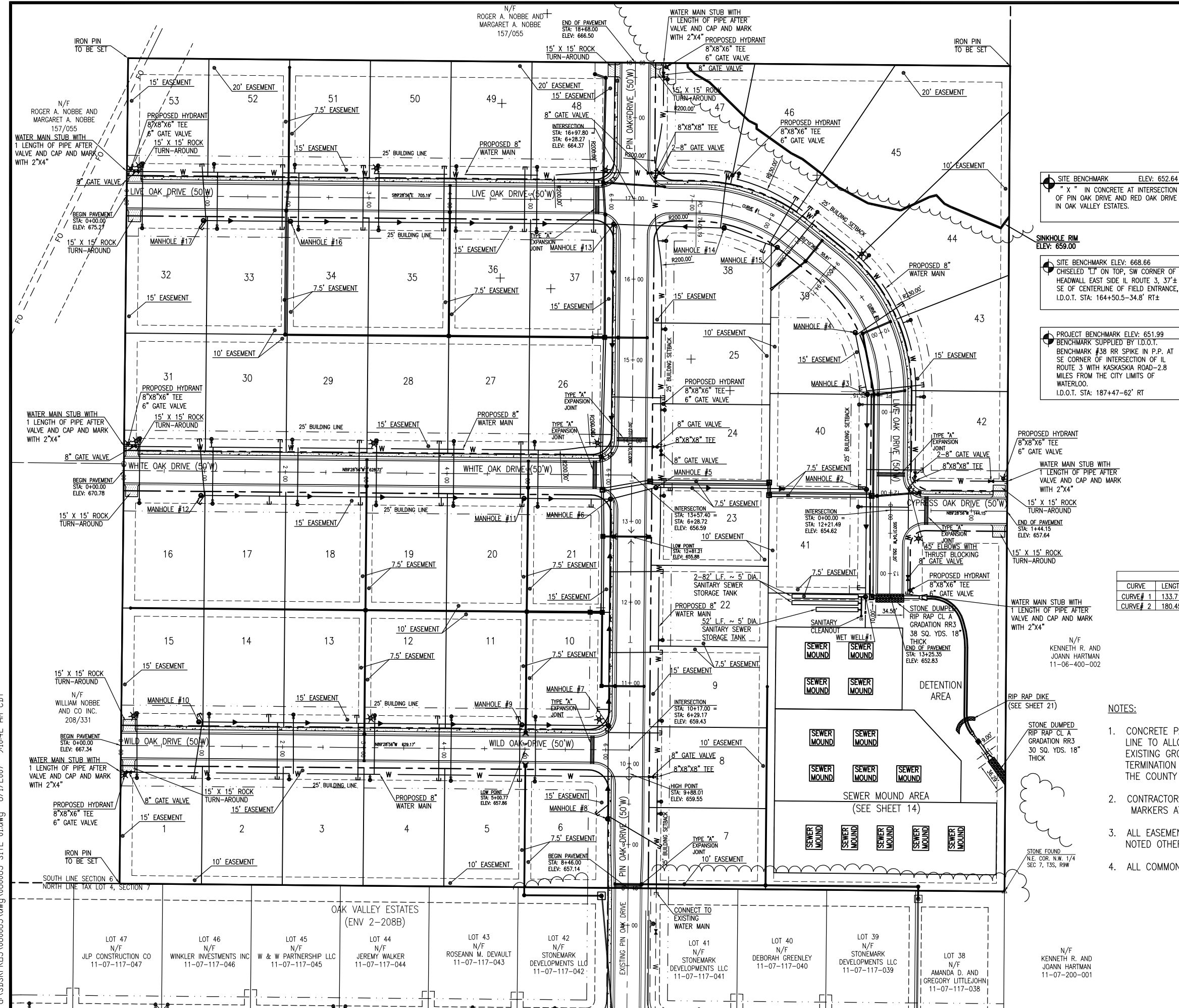
---	PROPOSED RIGHT OF WAY
---	EXISTING RIGHT OF WAY
---	PROPOSED LOT LINE
---	SECTION LINE
---	UTILITY & DRAINAGE EASEMENT
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
---	PROPOSED 8" WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING NATURAL GAS LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
⊕	HYDRANT
⊕	WATER VALVE
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
★	PROPOSED STREET LIGHT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
CURVE# 1	133.71'	200.00'	38°18'21"	69.46'	N70°19'46"W	131.24'
CURVE# 2	180.45'	200.00'	51°41'39"	96.89'	N25°19'46"W	174.39'

- NOTES:**
1. CONCRETE PAVEMENT MAY TERMINATE SHORT OF PROPERTY LINE TO ALLOW FOR A MAXIMUM 3:1 SLOPE TO MATCH EXISTING GROUND LINE ON ADJOINING PROPERTY. THIS TERMINATION POINT WILL BE DETERMINED IN THE FIELD BY THE COUNTY ENGINEER AFTER GRADING HAS COMPLETED.
  2. CONTRACTOR SHALL PROVIDE AND INSTALL DEAD END STREET MARKERS AT EACH STUB STREET.
  3. ALL EASEMENTS SHOWN ARE DRAINAGE AND UTILITY UNLESS NOTED OTHERWISE.
  4. ALL COMMON GROUND IS DRAINAGE AND UTILITY EASEMENT.

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENT RESERVATIONS, RIGHTS OF WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



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N/F ROGER A. NOBBE AND MARGARET A. NOBBE 157/055

N/F ROGER A. NOBBE AND MARGARET A. NOBBE 157/055

SITE BENCHMARK ELEV: 652.64  
"X" IN CONCRETE AT INTERSECTION OF PIN OAK DRIVE AND RED OAK DRIVE IN OAK VALLEY ESTATES.

SITE BENCHMARK ELEV: 668.66  
CHISELED "I" ON TOP, SW CORNER OF HEADWALL EAST SIDE IL ROUTE 3, 37'± SE OF CENTERLINE OF FIELD ENTRANCE, I.D.O.T. STA: 164+50.5-34.8' RT±

PROJECT BENCHMARK ELEV: 651.99  
BENCHMARK SUPPLIED BY I.D.O.T.  
BENCHMARK #38 RR SPIKE IN P.P. AT SE CORNER OF INTERSECTION OF IL ROUTE 3 WITH KASKASKIA ROAD-2.8 MILES FROM THE CITY LIMITS OF WATERLOO.  
I.D.O.T. STA: 187+47-62' RT

PROPOSED HYDRANT 8"X8"X6" TEE 6" GATE VALVE  
WATER MAIN STUB WITH 1' LENGTH OF PIPE AFTER VALVE AND CAP AND MARK WITH 2"X4"  
15' X 15' ROCK TURN-AROUND  
END OF PAVEMENT STA: 144.15 ELEV: 657.64

N/F KENNETH R. AND JOANN HARTMAN 11-06-400-002

STONE DUMPED RIP RAP CL A GRADATION RR3 30 SO. YDS. 18" THICK

STONE FOUND (N.E. COR. N.W. 1/4 SEC 7, T3S, R3W)

OAK VALLEY ESTATES (ENV 2-208B)

LOT 47 N/F JLP CONSTRUCTION CO 11-07-117-047	LOT 46 N/F WINKLER INVESTMENTS INC 11-07-117-046	LOT 45 N/F W & W PARTNERSHIP LLC 11-07-117-045	LOT 44 N/F JEREMY WALKER 11-07-117-044	LOT 43 N/F ROSEANN M. DEVAULT 11-07-117-043	LOT 42 N/F STONEMARK DEVELOPMENTS LLC 11-07-117-042	LOT 41 N/F STONEMARK DEVELOPMENTS LLC 11-07-117-041	LOT 40 N/F DEBORAH GREENLEY 11-07-117-040	LOT 39 N/F STONEMARK DEVELOPMENTS LLC 11-07-117-039	LOT 38 N/F AMANDA D. AND GREGORY LITTLEJOHN 11-07-117-038
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