PRELIMINARY PLAT – NOT FOR RECORDING

MEADOW PINES

A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 24
T. 1 S., R. 8 W. OF THE 3rd P.M.
AND PART OF THE S.W. 1/4 OF SEC. 19
T. 1 S., R. 7 W. OF THE 3rd P.M.
ST. CLAIR COUNTY, ILLINOIS
VILLAGE OF FREEBURG

ASSUMED

100 50 0 100 160 300
SCALE IN FEET

LEGEND

- ⊗ BRASS PLUG FOUND
- ○ IRON PIN FOUND
- ◉ IRON PIPE FOUND
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK LINE
- EXISTING FREEBURG CORPORATE LIMITS

ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE. ALL EASEMENTS BEING USED FOR DRAINAGE PURPOSES SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

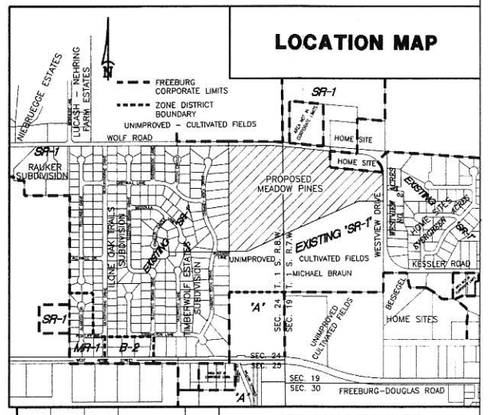
ALL DRAINAGE EASEMENTS SHALL BE USED FOR THE PURPOSES OF DIVERTING AND/OR STORING SURFACE AND SUBSURFACE WATER DRAINAGE AND SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

I, GREG J. HAHN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3769, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF FREEBURG SUBDIVISION CODE UNDER MY DIRECT SUPERVISION.

12/27/2017
GREG J. HAHN, P.L.S. #3769 DATE
LICENSE EXPIRATION DATE: 11/30/2018

GREG J. HAHN 35-3769 FREEBURG ILLINOIS — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS

LOCATION MAP



STATE OF ILLINOIS)
S$
COUNTY OF ST. CLAIR)

APPROVED THIS ____ DAY OF _____, 2017.

FREEBURG PLAN COMMISSION
VILLAGE OF FREEBURG, ILLINOIS

_____
CHAIRMAN

_____
SECRETARY

STATE OF ILLINOIS)
S$
COUNTY OF ST. CLAIR)

THE VILLAGE BOARD OF FREEBURG, ILLINOIS HEREBY APPROVES THE LOT LAYOUT AS SHOWN ON THIS PRELIMINARY PLAT.

APPROVED THIS ____ DAY OF _____, 2017.

_____
VILLAGE PRESIDENT, FREEBURG, ILLINOIS

_____
VILLAGE CLERK, FREEBURG, ILLINOIS

EXISTING ZONING DISTRICT
"SR-1"

PROPOSED LAND USE
LOTS 1–96 – SINGLE FAMILY (SR-1)

TOTAL AREA OF SUBDIVISION = 38.96 AC.±
AREA TO BE DEDICATED IN
EXISTING ROAD R.O.W. = 1.18 AC.±
AREA TO BE DEDICATED FOR
ADDITIONAL ROAD R.O.W. = 0.18 AC.±
AREA OF PROPOSED STREET R.O.W. = 6.15 AC.±
NET AREA OF LOTS IN SUBDIVISION = 31.45 AC.±

CONTRACT PURCHASER AND SUBDIVIDER
BAUER KLEMME DEVELOPMENT CORP.
c/o ALEX KLEMME
120 RED FOX ROAD
BELLEVILLE, IL 62223

SYMBOL	DRAWN	APV'D	DESCRIPTION	DATE
	GJH	GJH	REMOVE BOZEMAN LANE CONNECTION	12-27-17

REVISIONS

DR. BY: GJH | APV'D BY: GEH
CK'D BY: TWP

PRELIMINARY PLAT
LOT LAYOUT

MEADOW PINES

RHUTASEL and ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
FREEBURG, IL. 62243 TEL: (618) 539-3178
SALEM, IL. 62881 TEL: (618) 532-1992
IL LICENSE NO. 184-000287

SCALE: AS NOTED SHEET NO. 1
DATE: DEC. 27, 2017 OF 2

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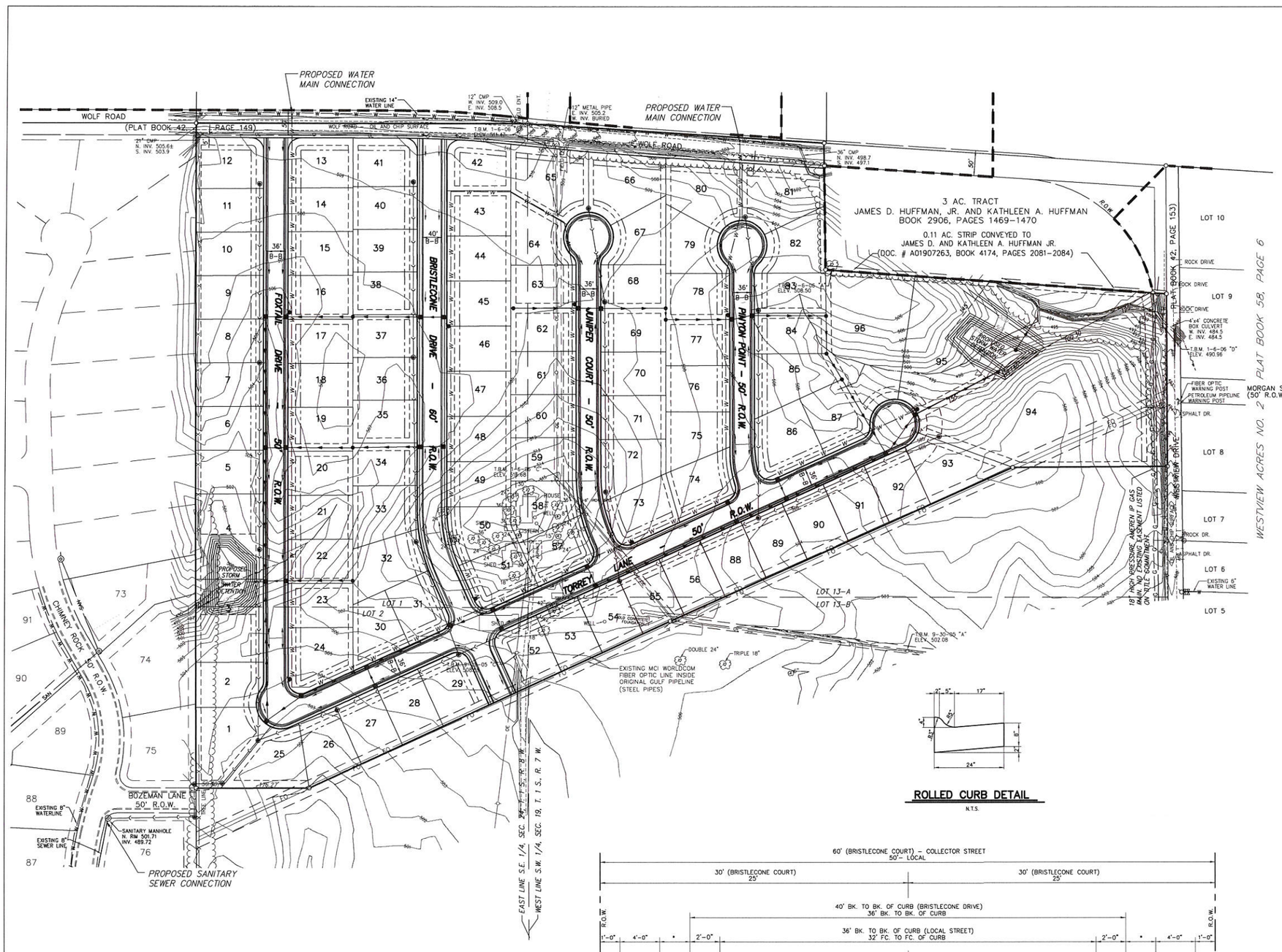

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SUBDIVIDER IS AWARE OF HIS RESPONSIBILITY FOR THE INSTALLATION OF STREET SIGNS AND STREET LIGHTS IN ACCORDANCE WITH VILLAGE STANDARDS.

LEGEND

500	EXISTING CONTOUR
SAN	SANITARY SEWER
G	GAS MAIN
W	WATER MAIN
FO	FIBER OPTIC
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
x x	FENCE
	EXISTING SWALE FLOWLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK LINE
	PROPOSED 8" SEWER MAIN
W	PROPOSED 8" WATER MAIN
	PROPOSED FIRE HYDRANT AND AUXILIARY VALVE
	PROPOSED WATER VALVE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER CURB INLET
	PROPOSED STORM SEWER AREA INLET
	PROPOSED STORM SEWER AREA INLET
	PROPOSED DIRECTION OF FLOW
	SANITARY MANHOLE
	WATER VALVE
	GAS VENT
	FIRE HYDRANT
	UTILITY OR POWER POLE
	GUY WIRE
	SIGN
	TELEPHONE BOX OR PEDESTAL
	ELECTRICAL BOX OR PEDESTAL
	MAILBOX
12"	TREE
	IRON PIN FOUND
	IRON PIPE FOUND

T.B.M. 1-6-06 "A" – R.R. SPIKE IN S.W. BASE OF LOCUST TREE NEAR S.W. CORNER OF HUFFMAN TRACT. ELEV. 508.50 (NGVD 1929)

T.B.M. 1-6-06 "B" – NAIL SPIKE IN N.W. FACE POWER POLE ON SOUTH SIDE OF WOLF ROAD, 4TH POLE EAST OF NW CORNER OF SUBJECT PROPERTY. ELEV. 511.47 (NGVD 1929)

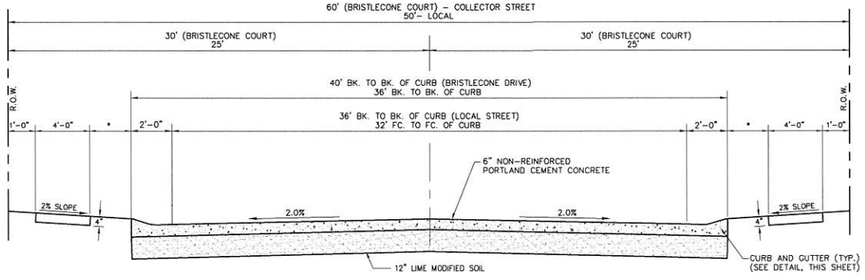
T.B.M. 1-6-06 "C" – R.R. SPIKE IN SOUTH FACE OF POWER POLE AT KINK IN POWER LINE, NE OF OLD FARM HOUSE. ELEV. 516.68 (NGVD 1929)

T.B.M. 1-6-06 "D" – CHISELED "L" ON N.W. CORNER OF WEST CONCRETE HEADWALL OF 4'x4' BOX CULVERT UNDER WEST VIEW DRIVE. ELEV. 490.96 (NGVD 1929)

EXISTING UTILITIES SHOWN ARE LOCATED FROM SURFACE OBSERVATIONS OR INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANY AND MUST BE CONSIDERED APPROXIMATE. FIELD MARKING OF UNDERGROUND UTILITIES MAY BE OBTAINED BY PROVIDING A MINIMUM OF 48 HOURS ADVANCE NOTICE THROUGH THE J.U.L.I.E. SYSTEM BY CALLING 1-800-892-0123 OR BY DIRECT CONTACT WITH NON-MEMBERS OF J.U.L.I.E.

ROLLED CURB DETAIL

N.T.S.



TYPICAL STREET CROSS SECTION

N.T.S.

FINAL PAVEMENT TYPE AND SUBGRADE TO BE ADDRESSED ON IMPROVEMENT PLANS

* – 2' FOR LOCAL STREET
* – 5' FOR COLLECTOR STREET (BRISTLECONE COURT)

LOCATION OF SIDEWALKS TO BE COORDINATED WITH THE VILLAGE OF FREEBURG

SYMBOL	DRAWN	APV'D	DESCRIPTION	DATE
	GJH	GJH	REMOVE BOZEMAN LANE CONNECTION	12-27-17

REVISIONS

DR. BY: GJH | APV'D BY: GEH
CK'D BY: TWP

PRELIMINARY PLAT
EXISTING CONDITIONS
PROPOSED UTILITY LAYOT

MEADOW PINES

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