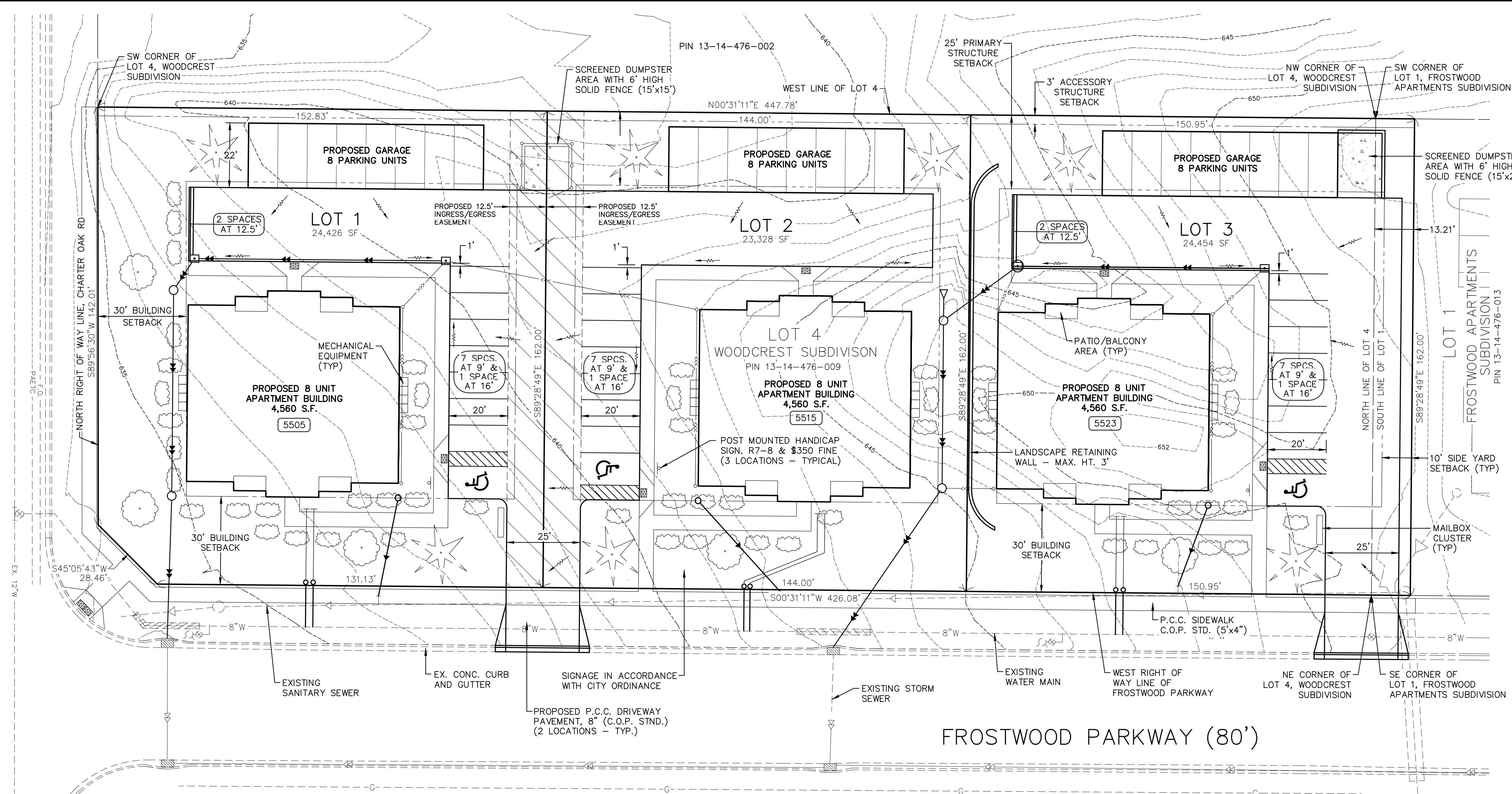


CHARTER OAK ROAD



Scale: 1" = 30'

LEGEND

- BOUNDARY OF SUBDIVISION
BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
EXISTING CONTOUR
EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED DOWNSPOUT COLLECTION LINE
EXISTING WATER MAIN
PROPOSED INGRESS/EGRESS EASEMENT
5505
PROPOSED ADDRESS

BEARINGS BASED ON AN ASSUMED DATUM

LEGAL DESCRIPTION OF "FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2"

LOT FOUR (4) IN WOODCREST SUBDIVISION (PLAT BOOK 7, PAGE 66) AND THE SOUTH 13.21 FEET OF EVEN WIDTH BY FULL DEPTH OF LOT ONE (1) OF "FROSTWOOD APARTMENTS SUBDIVISION" (PLAT BOOK 11, PAGE 121), ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14) TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.

LANDSCAPING POINT REQUIREMENTS

- SHADE TREE = 5 @ 20 PTS/EA = 100 PTS
EVERGREEN TREE = 7 @ 15 PTS/EA = 105 PTS
DECIDUOUS SHRUB = 52 @ 3 PTS/EA = 156 PTS

TOTAL POINTS PROPOSED = 361 PTS

POINTS REQD. = 1 PT/ PARKING SPACE = 52 POINTS
FRONT YARD = 608 LF/2 = 304 PTS
REQUIRED POINTS = 52+304 = 356 PTS

NOTE: SIZE & TYPE OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 24 UNITS = 48 SPACES
PARKING SPACES PROVIDED: 52 - 24 IN GARAGES & 28 EXTERIOR SPACES THREE(3) OF WHICH ARE HANDICAP

GENERAL NOTES:

- PROPERTY BEING SUBDIVIDED IS PIN 13-14-476-009 AND A PART OF PIN 13-14-476-013.
AREA OF PROPOSED SUBDIVISION = 1.658 ACRES±.
THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE.
THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM FIELD SURVEY AND ARE SHOWN AT ONE FOOT INTERVALS.
EVERY ATTEMPT TO SAVE EXISTING TREES WILL BE MADE.
ALL GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED LANDSCAPING.
ALL UNITS ARE 2 BEDROOM WITH EACH UNIT CONTAINING APPROXIMATELY 1,025 SF.
THE INGRESS/EGRESS AGREEMENT WILL BE RECORDED AGAINST EACH OF THE NEW LOTS CREATED.
THERE WILL BE NO PHYSICAL BARRIERS PLACED ON THE COMMON LOT LINES BETWEEN LOTS 1 & 2 THAT WILL OBSTRUCT IN ANY WAY VEHICULAR OR PEDESTRIAN MOVEMENTS.

SURVEYOR: MICHAEL P. COCHRAN, AUSTIN ENGINEERING CO., INC.
ENGINEER: J. DANIEL MUHS, AUSTIN ENGINEERING CO., INC.
DEVELOPER: J.K. LAND, LTD.

- UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.
ZONING: THIS PROPERTY IS ZONED R-6.
UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
THIS PROJECT WILL REQUIRE AN NPDES PERMIT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
THIS PROJECT REQUIRES AN EROSION CONTROL PERMIT. AN EROSION CONTROL PLAN WITH PERMIT APPLICATION WILL BE SUBMITTED SEPARATELY.
A DRAINAGE PLAN SHOWING POST DEVELOPMENT GRADING WILL BE SUBMITTED SEPARATELY FOR APPROVAL.

STORM WATER DETENTION FACILITIES ARE CURRENTLY IN PLACE. LIGHTING WILL BE PROVIDED WITH WALL PAKS ON THE GARAGES AND PARKING LOT SIDE OF THE BUILDINGS.
SCHOOL DISTRICT: THIS SUBDIVISION IS LOCATED IN THE PEORIA PUBLIC SCHOOL DISTRICT #150.
PERMITS: ALL REQUIRED CITY PERMITS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S PRIVATE PROPERTY DRAINAGE ASSISTANCE PROGRAM.
PROPOSED SUBDIVISION IS LOCATED IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 170533 0125B, WHICH BEARS A REVISED DATE OF JUNE 1, 1983.
REFERENCES TO "WOODCREST SUBDIVISION" ARE TO "THE AMENDED FINAL PLAT OF WOODCREST SUBDIVISION", THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "7", PAGE 66 IN THE PEORIA COUNTY RECORDER'S OFFICE.

FINAL PLAN CERTIFICATES

STATE OF ILLINOIS )
COUNTY OF PEORIA )
ACKNOWLEDGED BY THE OWNER, J.K. LAND, LTD., THAT THE ABOVE PLAN IS THE FINAL PLAN FOR FROSTWOOD APARTMENTS.
DATE: JERRY KAISER, MANAGER
APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF PEORIA AT A REGULAR MEETING HELD ON THE DAY OF A.D. 2014.
CHAIRMAN
ORDINANCE NO. ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT ITS REGULAR MEETING HELD ON THE DAY OF A.D. 2014, APPROVED THE PLAN.

CITY OF PEORIA COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF PEORIA )
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2 IS APPROVED THIS DAY OF 2014. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR OR THE ABOVE ACTION BECOMES NULL AND VOID.

SURVEYOR'S CERTIFICATE

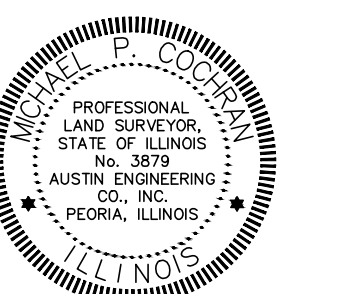
STATE OF ILLINOIS )
COUNTY OF PEORIA )
WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2", BEING A SUBDIVISION OF LOT FOUR (4) OF "WOODCREST SUBDIVISION AND A PART OF LOT ONE (1) OF THE "FROSTWOOD APARTMENTS SUBDIVISION", ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14) TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPOSED SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS TWENTY (20) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 17TH DAY OF FEBRUARY, 2014.

AUSTIN ENGINEERING CO., INC.

BY: MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
8100 N. UNIVERSITY ST., PEORIA, IL. 61615
mcochrana@austinengineeringcompany.com

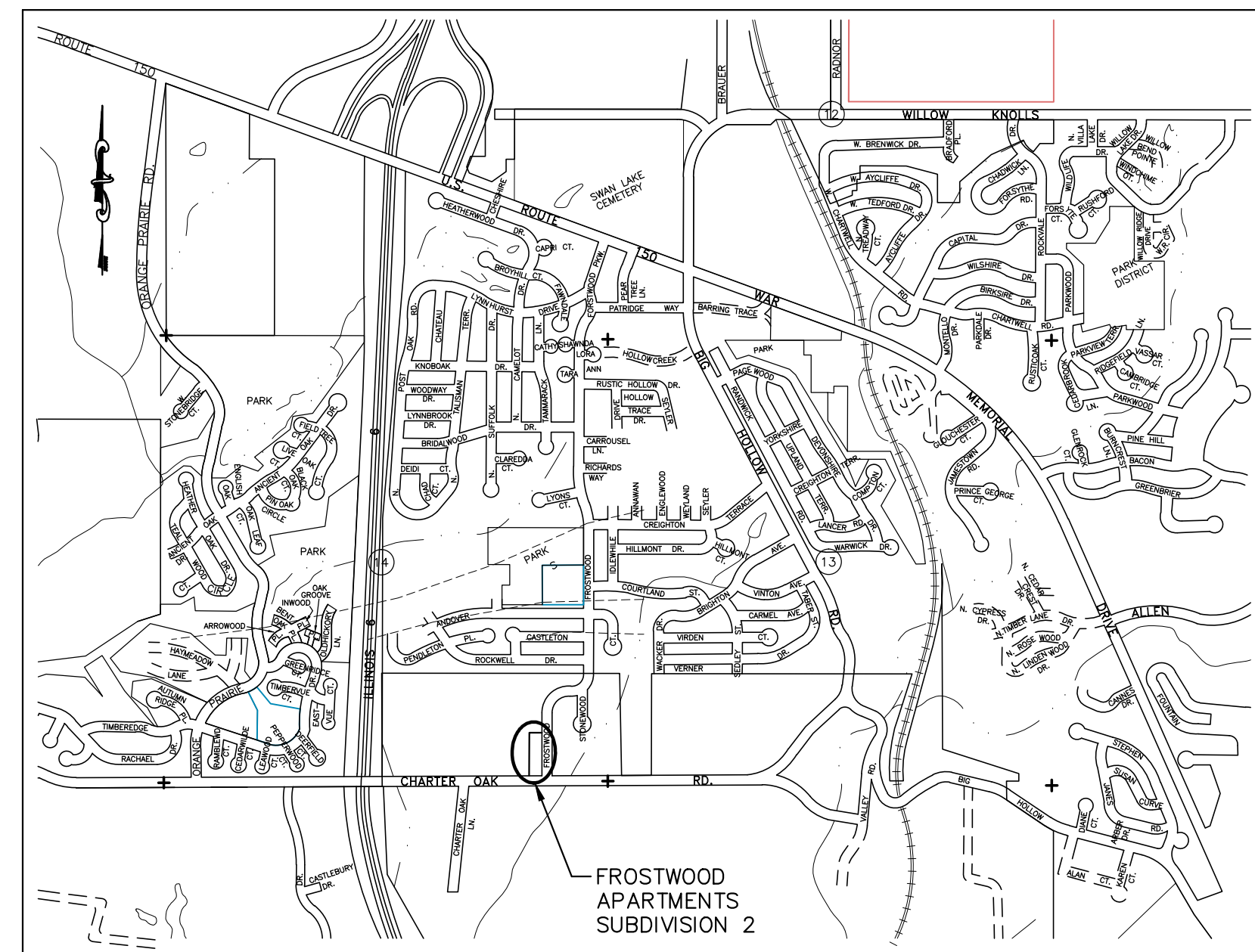


LICENSE EXPIRES NOVEMBER 30, 2014

FINAL MULTI-FAMILY PLAN & PRELIMINARY SUBDIVISION PLAT FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2

LOT 4 AND A PART OF LOT 5, WOODCREST SUB., PART OF SE 1/4, SE 1/4, SEC. 14, T9N, R7E, 4th P.M. CITY OF PEORIA, ILLINOIS

FOR: J.K. LAND, LTD.
REVISION: 2/17/14
PROJECT NUMBER: 71-13-020
DATE: 1/22/14 SCALE: 1" = 20' BOOK: SHEET NO. 1 OF 1



LOCATION MAP

NOT TO SCALE

DIRECTOR, COMMUNITY DEVELOPMENT