

ORDINANCE 17,696

AN ORDINANCE AMENDING AN EXISTING OFFICIAL DEVELOPMENT PLAN, ORDINANCE NO. 13,361, AS AMENDED, IN A CLASS N-1 (INSTITUTIONAL) DISTRICT FOR LOCAL SIGN REGULATIONS, FOR THE PROPERTY LOCATED AT 1501 W BRADLEY AVENUE, COMMONLY KNOWN AS BRADLEY UNIVERSITY AND PRIMARILY BOUNDED BY MAIN STREET, THE ALLEY EAST OF COOPER STREET, BRADLEY AVENUE, FREDONIA AVENUE, DURYEA, PLACE, ST. JAMES STREET, UNIVERSITY STREET, BOURLAND AVENUE, WINDOM STREET, AND GARFIELD AVENUE, PEORIA IL..

WHEREAS, the property herein described is now zoned in a Class N-1 (Institutional) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to add two commercial buildings under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on June 6, 2019, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such amendment to the special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That an amendment to the Official Development Plan for Local Sign Regulations is hereby approved for the following described property:

A part of the SW 1/4 of Section 5, a part of the SE 1/4 of Section 5, a part of the NW 1/4 of Section 8, and a part of the NE 1/4 of Section 8, all in T. 8 N., R 8 E. of the 4th P.M., being more particularly described as follows:

Commencing at the intersection of the Westerly R.O.W. line of the University Street Relocation, and the Southerly R.O.W. line of Main Street as the Point of Beginning of the tract to be described; thence S 20°-11' - 20" E along the Westerly R.O.W. line of the University Street Relocation, a distance of 63.74 feet; thence S 0°-00'-04" E along the Westerly R.O.W. line of the University Street Relocation, a distance of 70.19 feet; thence in a Southeasterly direction along the Westerly R.O.W. line of the University Street Relocation, on a curve to the left having a radius of 400.00 feet for an arc distance of 178.30 feet; thence S 25°-32'-29" E along the Westerly R.O.W. line of the University Street Relocation, a distance of 86.66 feet; thence in a Southeasterly direction along the Southwesterly R.O.W. line of the University Street Relocation, on a curve to the left having a radius of 410.00 feet for an arc distance of 221.34 feet; thence S 69°-09'-43"E along the Southwesterly R.O.W. line of the University Street Relocation, a distance of 300.72 feet; thence in a Southeasterly direction along the Southwesterly R.O.W. line of the University Street Relocation, on a curve to the right having a radius of 355.00 feet for an arc distance of 260.0 feet; thence Easterly parallel to the Southerly R.O.W. line of Main Street, a distance of 100 feet, more or less, to a point on the centerline of Bourland Street; thence Northerly along the centerline of Bourland Street, a distance of 465 feet, more or less, to a point on the Southerly R.O.W. line of Windom Street; thence Easterly along the Southerly R.O.W. line of Windom Street, a distance of 703 feet, more or less, to the Westerly R.O.W. line of Garfield Street; thence Southerly, along said Westerly R.O.W. line, 746 feet, more or less, thence Southeasterly along the Southwesterly R.O.W line of said Garfield Street, 48 feet, more or less, to the Southeast corner of Lot 3 of

Anderson and Whiting's Resurvey and Subdivision, said point being on the Northwestern RO.W. line of an existing public alley; thence Southwesterly, along the Northwestern RO.W. line of said public alley, 728 feet, more or less, to the Southwest corner of Lot 9 of Whiting's Subdivision, said point being on the Northeasterly RO.W. line of the University Street Relocation; thence Northwesterly, along said Northeasterly RO.W. line, 75 feet, more or less; thence Northerly, along the Easterly RO.W. line of the University Street Relocation, on a curve to the right having a radius of 124.00 feet, for an arc distance of 41 feet, more or less, to the Southeasterly RO.W. line of Bradley Ave.; thence Northerly along the Easterly RO.W. line of the University Street Relocation and said line extended, a distance of 380 feet, more or less, to a point on the centerline of College Street (portion now vacated); thence Westerly along the centerline of College Street, a distance of 405 feet, more or less, to a point on the centerline of Underhill Street; thence Southerly along the centerline of Underhill Street, a distance of 130 feet, more or less, to a point on a line being the extension of the Northerly line of Lot 3, Block 12 of Underhill and Bourland's Addition, thence Westerly 196 feet, more or less, to the Northeast corner of Lot 8, Block 12 of Underhill and Bourland's Addition, said point being on the Westerly RO.W. of an existing public alley in said Block 12; thence Southerly along the Westerly RO.W. line of said public alley 150 feet, more or less, to a point on the Northerly RO.W. line of Bradley Avenue; thence Westerly along the Northerly RO.W. line of Bradley Avenue 310 feet, more or less; thence Southerly along the Northerly Extension of the West line of Lot 13 of Block 13 of Bradley's 4th Addition, 215 feet, more or less, to the Southerly RO.W. line of an existing public alley; thence Easterly along said Southerly RO.W. line of said public alley as extended 318 feet, more or less, to the centerline of an existing public alley in Block 13 of Underhill and Bourland's Addition; thence Southerly along the centerline of said alley 202 feet, more or less; thence Westerly 158 feet, more or less, to the Easterly RO.W. line of N. Duryea Place; thence Southerly along said Easterly RO.W. line of N. Duryea Place, 34 feet, more or less, to a point; thence Easterly 158 feet, more or less, to the centerline of said existing public alley; thence Southerly along the centerline of said alley, and the extension thereof, a distance of 40 feet, more or less, to a point on the centerline of the alley lying South of Lot 10 of Bradley Subdivision; thence Westerly along the centerline of said alley lying South of Lot 10, a distance of 170 feet, more or less, to a point on the Easterly RO.W. line of N. Duryea Place; thence Westerly, a distance of 60 feet, more or less, to the point of intersection of the centerline of the alley lying in Block 8 of Callender and Ayres Addition, and the Westerly RO.W. line of N. Duryea Place; thence Westerly along the centerline of said alley in Block 8 of Callender and Ayres Addition, a distance of 560 feet to a point on the Northerly extension of the East line of Lot 13 of said Block 8 of Callender and Ayres Addition; thence Southerly along the East line of said Lot 13, and the extension thereof, a distance of 140 feet to a point on the Northerly RO.W. line of Barker Avenue; thence Westerly along the Northerly R.O.W. line of Barker Avenue, a distance of 150 feet to a point on the Easterly RO.W. line of Institute Avenue; thence Northerly along the Easterly RO.W. line of Institute Avenue, a distance of 140 feet to a point on the centerline of the alley lying in Block 8 of Callender and Ayres Addition; thence Westerly along the centerline of the alley lying in Block 7 of Callender and Ayres Addition, and the Easterly extension thereof, a distance of 552 feet, more or less, to a point on the Easterly RO.W. line of Glenwood Avenue; thence Northerly along the Easterly RO.W. line of Glenwood Avenue, a distance of 346 feet, more or less, to a point on the centerline of the alley lying in Block 12 of Bradley's 4th Addition; thence Westerly along the centerline of the alley lying in Block 11 of Bradley's 4th Addition, and the Easterly extension thereof, a distance of 406 feet, more or less, to a point on to a point on the Southerly extension of a line lying 10 feet normal distance Easterly of the West line of Lot 4 of said Block 11 of Bradley's 4th Addition; thence Northerly along a line being parallel to, and 10 feet normal distance Easterly of, the West line of said Lot 4 of Block 11, and the Westerly RO.W. line, as extended, of an existing public alley in Blocks 10 and 5 of Bradley's Subdivision. a distance of 1,392 feet, more or less, to a point on the Southerly R.O.W. line of Main Street; thence Easterly along the Southerly RO.W. line of Main Street, a distance of 1608 feet, more or less, to the Point of Beginning, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

Said Ordinance is hereby approved per the submitted Sign Renderings (Attachment A) and Site Plan (Attachment B) and the following conditions:

- 1) Signs must be placed on private property.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class N-1 (Institutional) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

25th DAY June, 2019.

APPROVED:

Jim Ards
Mayor

Lee Paul Gull
Chairman Pro Tem

ATTEST:

Bohn Bail
City Clerk

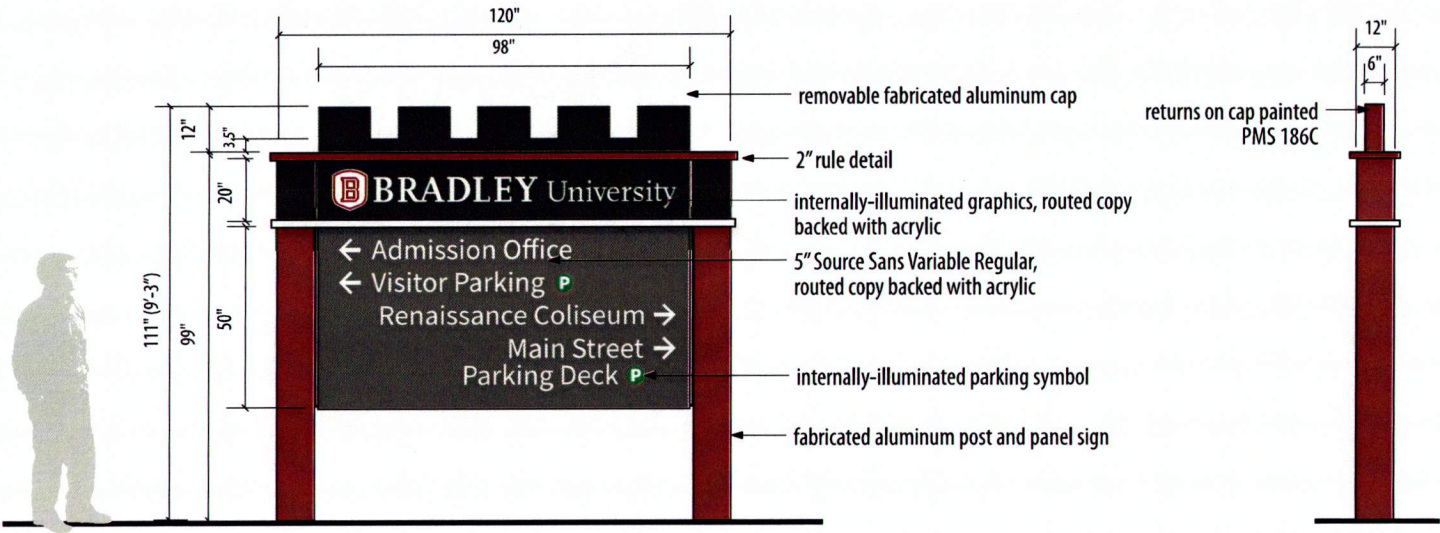
EXAMINED AND APPROVED:

Donald P. Leist
Corporation Counsel

FILED

JUL 17 2019

PEORIA COUNTY CLERK



72" scale figure

A.7 Primary Directional

Client
Bradley University

Sales Rep
Tom Wilcoxon

Date
03/04/19

File Name:
Concept Drawings.ai



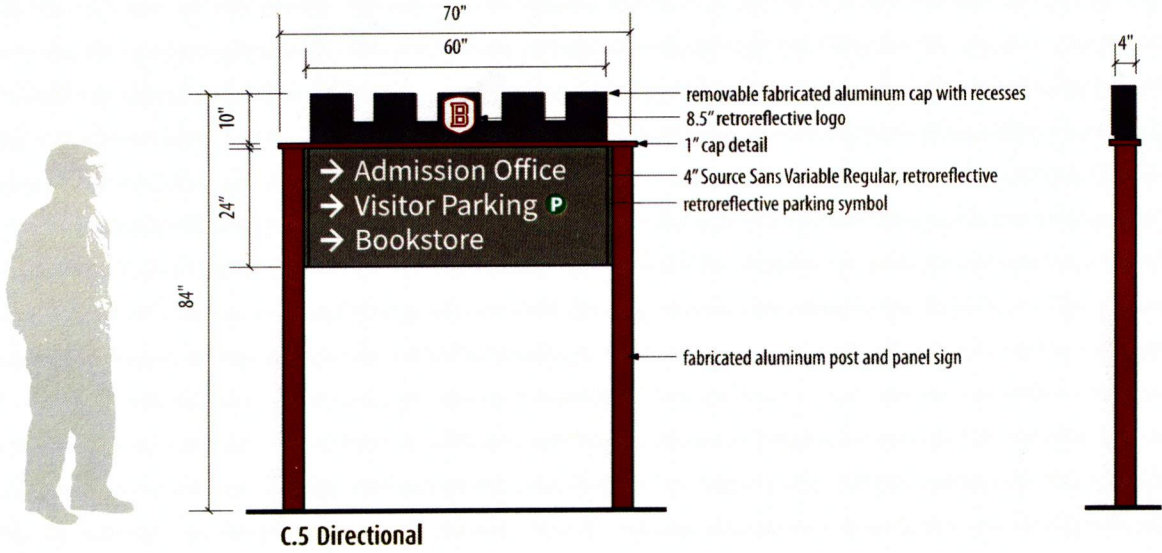
Design Build Services

Project
External Signage

Drawn by
Dan Van Woert

Revision
03/20/19 04/05/19 06/17/19
03/25/19 06/06/19 06/18/19

Scale:
3/8" = 1'-00"



Client
Bradley University

Sales Rep
Tom Wilcoxon

Date
03/04/19

File Name:
concept Drawing.sdw

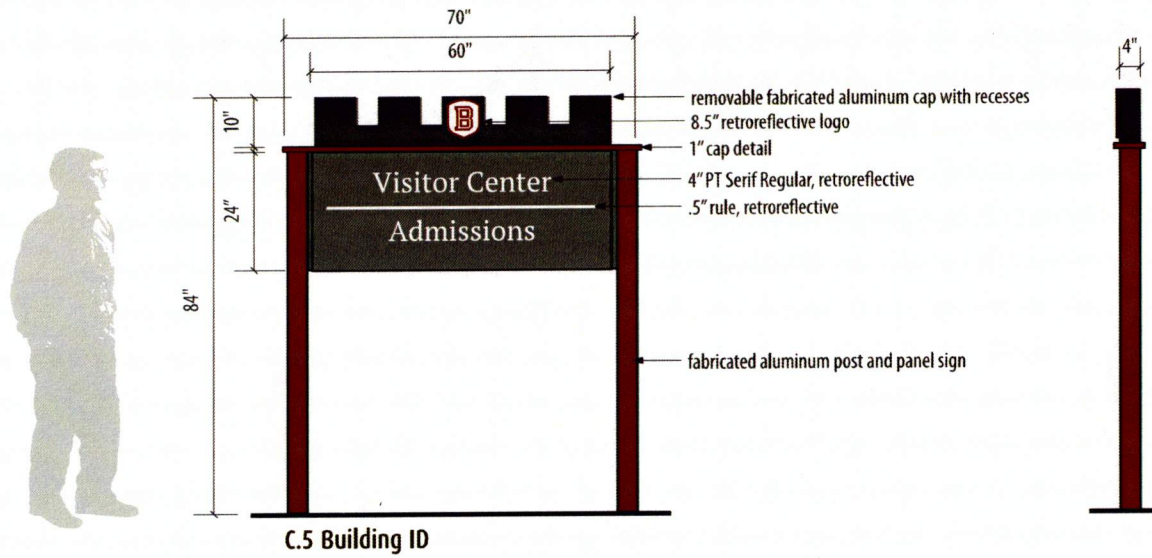


Project
Exterior Signage

Drawn by
Dan Van Woert

Revision
03/20/19
04/05/19

Scale:
1/2" = 1'-0"



Client
Bradley University

Project
Exterior Signage

Sales Rep
Tom Wilcoxon

Drawn by
Dan Van Woert

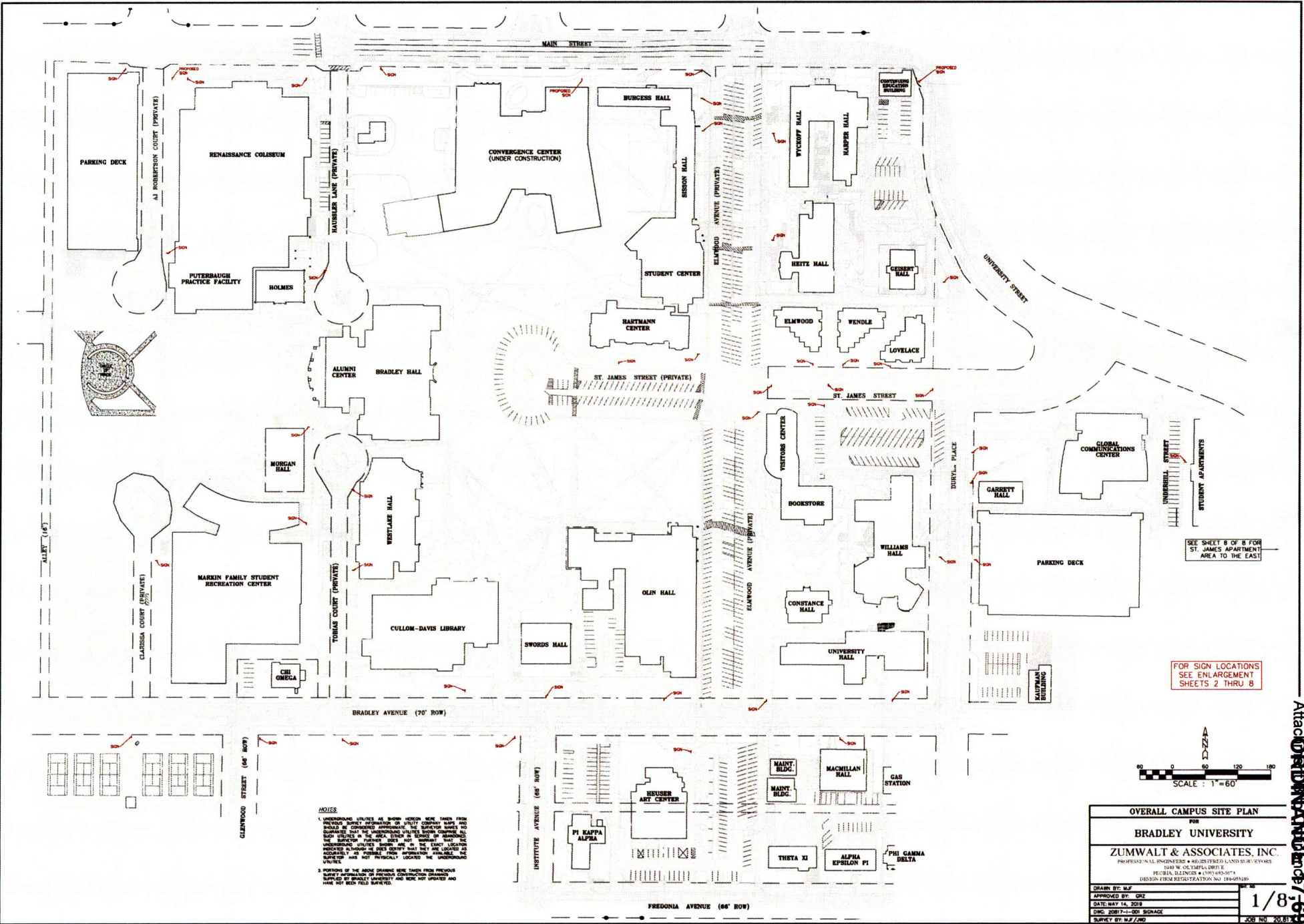
Date
03/04/19

Revision
03/20/19
04/05/19

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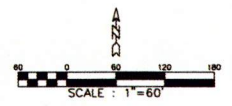
Scale:
1/2" = 1'-0"





SEE SHEET 8 OF 8 FOR ST. JAMES APARTMENT AREA TO THE EAST

FOR SIGN LOCATIONS SEE ENLARGEMENT SHEETS 2 THRU 8



NOTES

1. UNDERSTANDING UTILITIES AS SHOWN HEREIN WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND PLANS AS COMPARED THEREWITH. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERSTANDING UTILITIES SHOWN CORRECTLY REFLECT THE ACTUAL UTILITIES IN THE AREA. STUDY IS MADE OF AVAILABLE UNDERSTANDING UTILITIES SHOWN AND THE EXACT LOCATION INDICATED ALTHOUGH THE EXACT DEPTH AND THE LOCATION IS UNOBTAINABLE AS PROVIDED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERSTANDING UTILITIES.

2. PORTIONS OF THE ABOVE DRAWING WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR PREVIOUS CONSTRUCTION DRAWINGS SUPPLIED BY BRADLEY UNIVERSITY AND WERE NOT VERIFIED AND HAVE NOT BEEN FIELD SURVEYED.

OVERALL CAMPUS SITE PLAN	
FOR BRADLEY UNIVERSITY	
ZUMWALT & ASSOCIATES, INC.	
<small>PROFESSIONAL ENGINEER • REGISTERED LAND SURVEYOR STATE OF CALIFORNIA REG. NO. 45678 • (916) 456-7890 DESIGN FROM REGISTRATION NO. 18467189</small>	
<small>DRAWN BY: M.F.</small>	<small>DATE: 05/14/2018</small>
<small>APPROVED BY: CRZ</small>	<small>DATE: MAY 14, 2018</small>
<small>CNE 20811 • CDS SIGNAGE</small>	<small>JOB NO. 201811</small>
<small>SURVEY BY: M.F./J.D.</small>	<small>1/8</small>

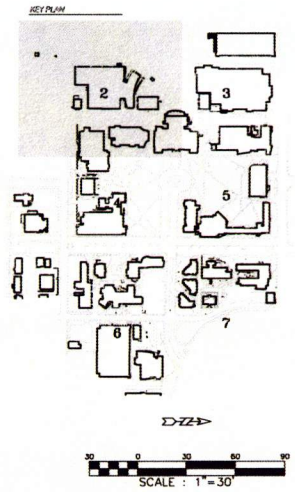
AttoCAD/ORD/ANN/DEM/47-696

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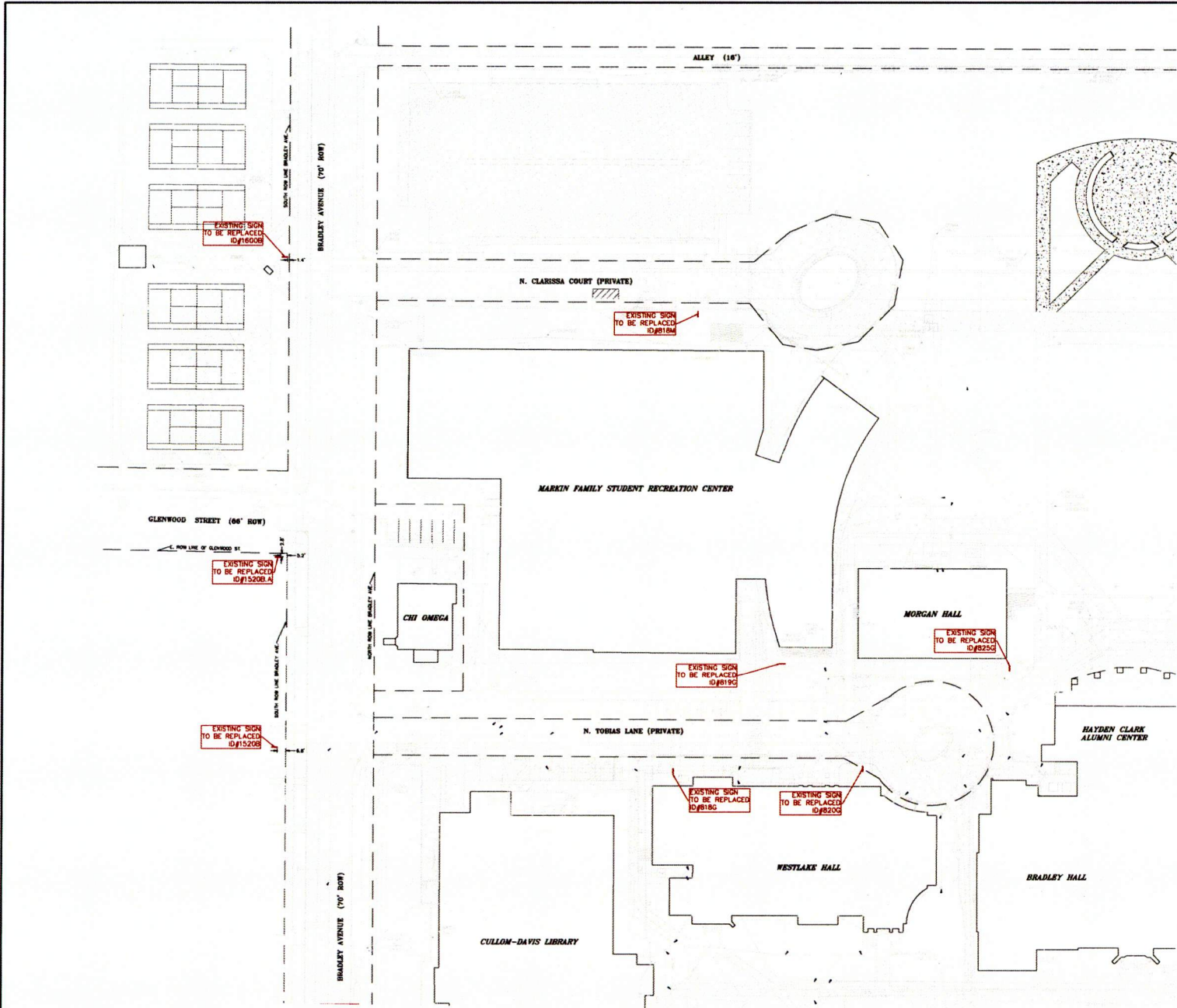
1. UNDERGROUND UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE SERVICE LOCATIONS. THE SURVEYOR MAKES NO WARRANTY AS TO THE EXACT LOCATIONS OF UNDERGROUND UTILITIES SHOWN. APPROXIMATE LOCATIONS ARE INDICATED ALTHOUGH THE EXACT CENTER POINTS ARE LOCATED AS ACCURATELY AS POSSIBLE. FROM HEREON, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. PORTIONS OF THE ABOVE DRAWING WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR PREVIOUS CONSTRUCTION DRAWINGS SURVEYED BY BRADLEY UNIVERSITY AND WERE NOT UPDATED AND HAVE NOT BEEN FIELD SURVEYED.

- LEGEND**
- - FOUND HIGH SURVEY BANNER
 - - SET HIGH SURVEY BANNER
 - - SET HIGH SURVEY PIPE
 - ⋄ - SET CHASED CROSS
 - - SET PE NAIL
 - BENCH
 - LIGHT
 - HATCHPILE
 - FIRE HYDRANT
 - WATER WALK
 - GAS VALVE
 - ELECTRIC VALVE
 - ⊠ - ELECTRIC TRANSFORMER
 - GAS MAIN
 - WATER MAIN
 - ST - STORM SEWER
 - SAN - SANITARY SEWER
 - CS - COMBINATION SEWER
 - UC - UNDERGROUND ELECTRIC
 - UEC - OVERHEAD ELECTRIC TELEPHONE AND CABLE
 - TV/C/FO - UNDERGROUND CABLE TV, COPPER AND FIBER OPTIC
 - UEC/FO - UNDERGROUND ELECTRIC AND COMMUNICATION
 - COM - UNSPECIFIED UNDERGROUND COMMUNICATION LINE
 - FO - UNDERGROUND FIBER OPTIC
 - SL - STEAM LINE
 - CW - CHILLED WATER RETURN LINE
 - GRAVEL SURFACE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE



ORDINANCE 17-096

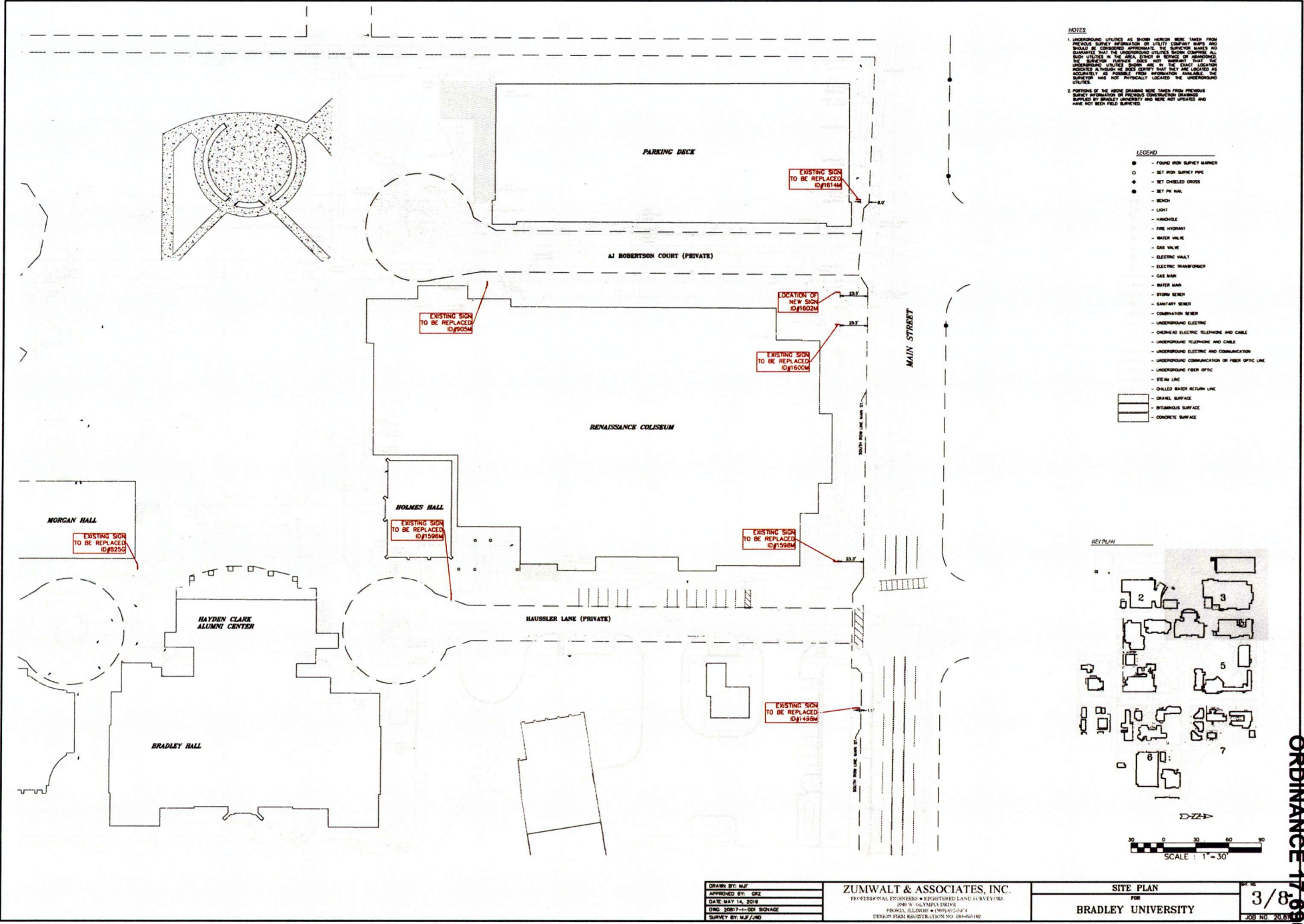


DRAWN BY: M/F
 APPROVED BY: G/Z
 DATE: MAY 14, 2018
 LINC 20817-1-001 SIGNAGE
 SURVEY BY: M/F / G/Z

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEER & REGISTERED LAND SURVEYORS
 1040 N. OLYMPIA DRIVE
 FORTLA, ILLINOIS 62901-2574
 DESIGN FIRM REGISTRATION NO. 184-001180

SITE PLAN
BRADLEY UNIVERSITY

2/8
 JOB NO. 2018-01



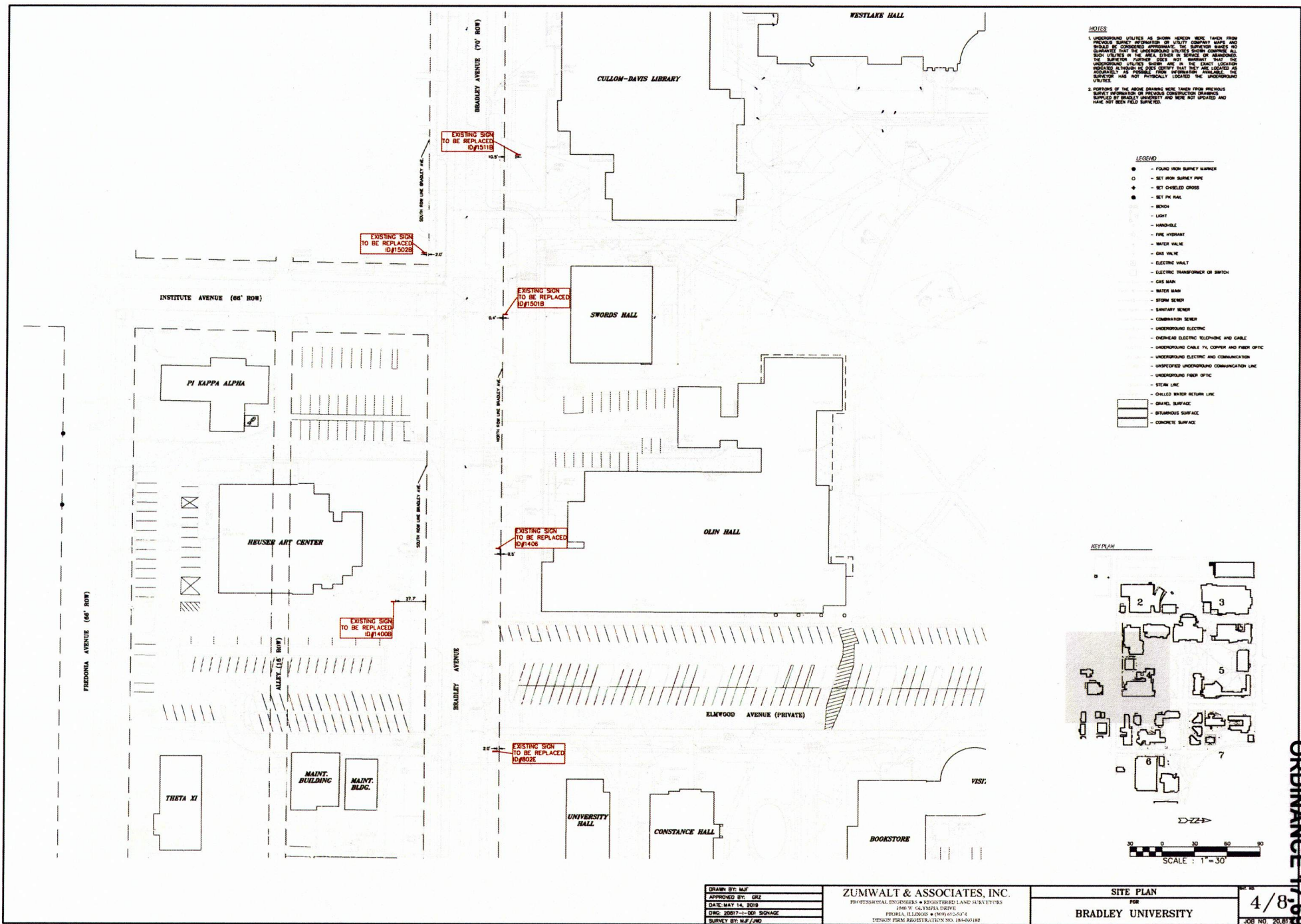
DRAWN BY: M.F.
 APPROVED BY: GRZ
 DATE: MAY 14, 2019
 CINC. 2007-1-001 SIGNAGE
 SURVEY BY: M.F./J.W.

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS
 1400 N. GALATHEA DRIVE
 PROPA, ILLINOIS 61870-0514
 DESIGN FROM REGISTRATION NO. 184-001189

SITE PLAN
 FOR
BRADLEY UNIVERSITY

3/8
 JOB NO. 2018-001

ORDINANCE 17-696

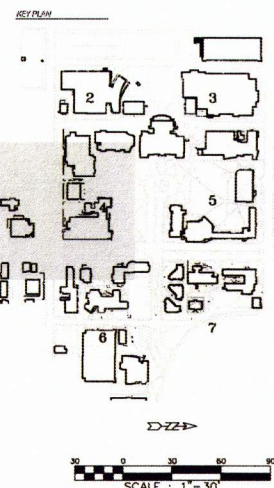


NOTES

1. UNDERGROUND UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OF UTILITY COMPANIES MAPS AND RECORDS OF COMPANIES APPROXIMATE. THE SURVEYOR MAKES NO WARRANTY IN THE AREA EITHER BY SERVICE OF ABANDONED THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT THE SURVEYOR AS LOCATED AS INDICATED HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

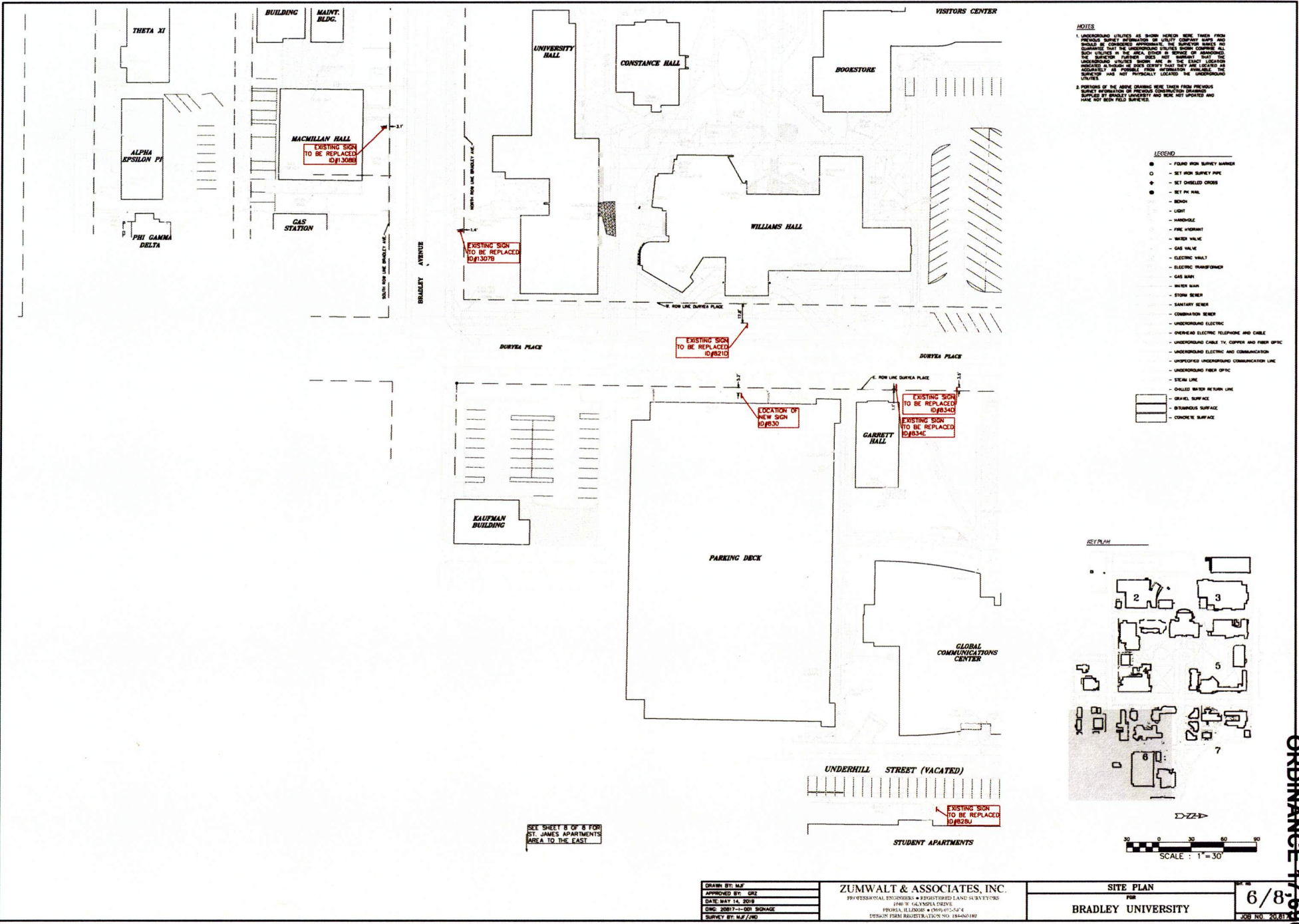
2. PORTIONS OF THE ABOVE DRAWING WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OF PREVIOUS CONSTRUCTION DRAWINGS SUPPLIED BY BRADLEY UNIVERSITY AND WERE NOT UPDATED AND HAVE NOT BEEN FIELD SURVEYED.

- LEGEND**
- - FOUND HIGH SURVEY MARKER
 - - SET HIGH SURVEY MARKER
 - ⊕ - SET CHISELED CROSS
 - ⊙ - SET PIN NAIL
 - - BENCH
 - - LIGHT
 - - HANDLE
 - - FIRE HYDRANT
 - - WATER VALVE
 - - GAS VALVE
 - - ELECTRIC MOUNT
 - - ELECTRIC TRANSFORMER OR SWITCH
 - - GAS MAIN
 - - WATER MAIN
 - - STORM SEWER
 - - SANITARY SEWER
 - - COMBINATION SEWER
 - - UNDERGROUND ELECTRIC
 - - OVERHEAD ELECTRIC TELEPHONE AND CABLE
 - - UNDERGROUND CABLE TV, COFIBER AND FIBER OPTIC
 - - UNDERGROUND ELECTRIC AND COMMUNICATION
 - - UNSPECIFIED UNDERGROUND COMMUNICATION LINE
 - - UNDERGROUND FIBER OPTIC
 - - STEAM LINE
 - - CHILLED WATER RETURN LINE
 - ▨ - GRAVEL SURFACE
 - ▧ - BITUMINOUS SURFACE
 - ▩ - CONCRETE SURFACE



DRAWN BY: M.J.F. APPROVED BY: G.R.Z. DATE: MAY 14, 2018 DINC 20017-1-001 SQHAGE SURVEY BY: M.J.F./J.M.	ZUMWALT & ASSOCIATES, INC. PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS 1700 N. OLNEY DRIVE PEORIA, ILLINOIS 61654-5074 DESIGN FIRM REGISTRATION NO. 184-000180	SITE PLAN FOR BRADLEY UNIVERSITY	SHEET NO. 4/8 JOB NO. 2018
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ORDINANCE 17-696

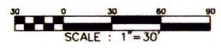
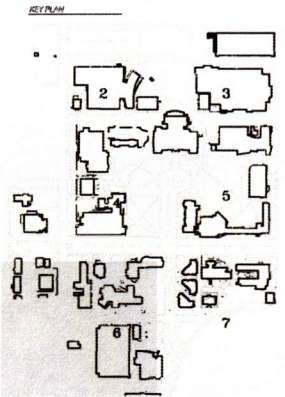


NOTES

1. UNDERGROUND UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION. ALL FIELD SURVEYS WERE CONDUCTED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE ENGINEER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO THE ACTUAL UTILITIES IN THE AREA. THE ENGINEER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO THE ACTUAL UTILITIES IN THE AREA. THE ENGINEER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO THE ACTUAL UTILITIES IN THE AREA. THE ENGINEER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO THE ACTUAL UTILITIES IN THE AREA.

2. PORTIONS OF THE ABOVE DRAWING WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR PREVIOUS CONSTRUCTION DRAWINGS. SURVEY INFORMATION IS SHOWN AS DASHED LINES AND SOME NOT UPDATED AND HAVE NOT BEEN FIELD SURVEYED.

- LEGEND**
- - FOUND IRON SURVEY MARKER
 - - SET IRON SURVEY PIPE
 - ⊕ - SET CHISELED CROSS
 - ⊙ - SET PVC PIPE
 - ⊖ - BENCH
 - - LIGHT
 - - HAND-PILE
 - - FIRE HYDRANT
 - - WATER VALVE
 - - GAS VALVE
 - - ELECTRIC VALVE
 - - ELECTRIC TRANSFORMER
 - - GAS MAN
 - - WATER MAN
 - - STORM SEWER
 - - SANITARY SEWER
 - - COMBINATION SEWER
 - - UNDERGROUND ELECTRIC
 - - OVERHEAD ELECTRIC TELEPHONE AND CABLE
 - - UNDERGROUND CABLE TV, COPPER AND FIBER OPTIC
 - - UNDERGROUND ELECTRIC AND COMMUNICATION
 - - UNPROTECTED UNDERGROUND COMMUNICATION LINE
 - - UNDERGROUND FIBER OPTIC
 - - STEEL LINE
 - - CHILLED WATER RETURN LINE
 - ▨ - GRAVEL SURFACE
 - ▩ - BITUMINOUS SURFACE
 - ▭ - CONCRETE SURFACE



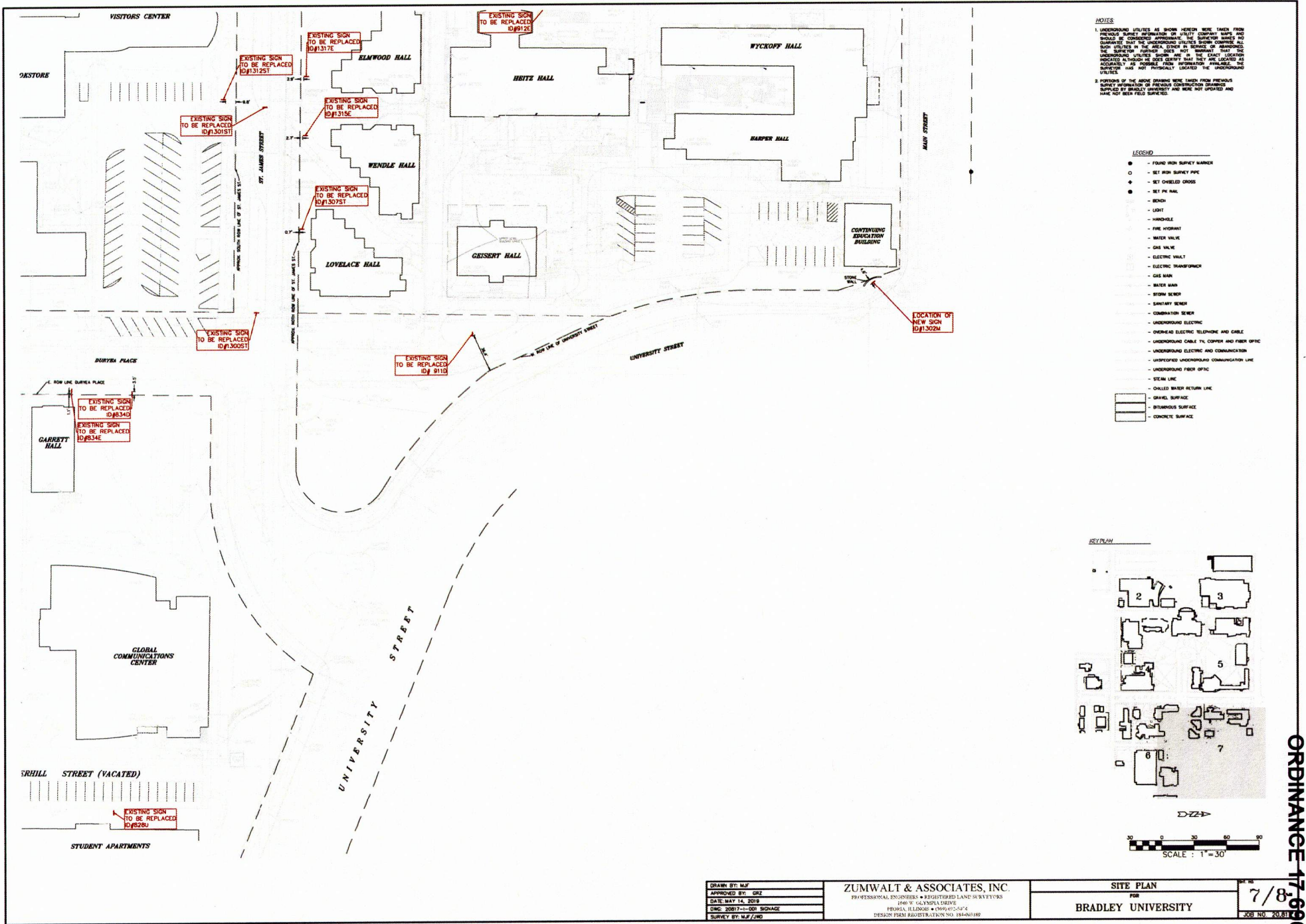
SEE SHEET B OF B FOR ST. JAMES APARTMENTS AREA TO THE EAST.

DRAWN BY: M.F.
 APPROVED BY: GRZ
 DATE: MAY 14, 2018
 CINC. 2007-11-01 SIGNAGE
 SURVEY BY: M.F./J.W.

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS
 1900 N. CALAMITA DRIVE
 PROPA, ILLINOIS 61870-0214
 DESIGN FIRM REGISTRATION NO. 184-001180

SITE PLAN
 FOR
BRADLEY UNIVERSITY
 6/8/18
 JOB NO. 201801

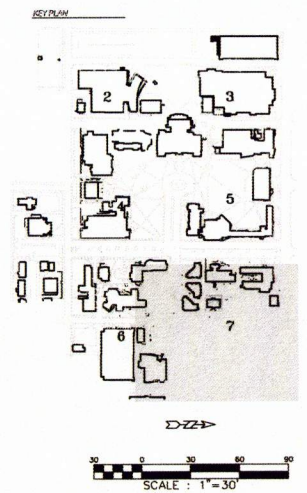
ORDINANCE 47-696



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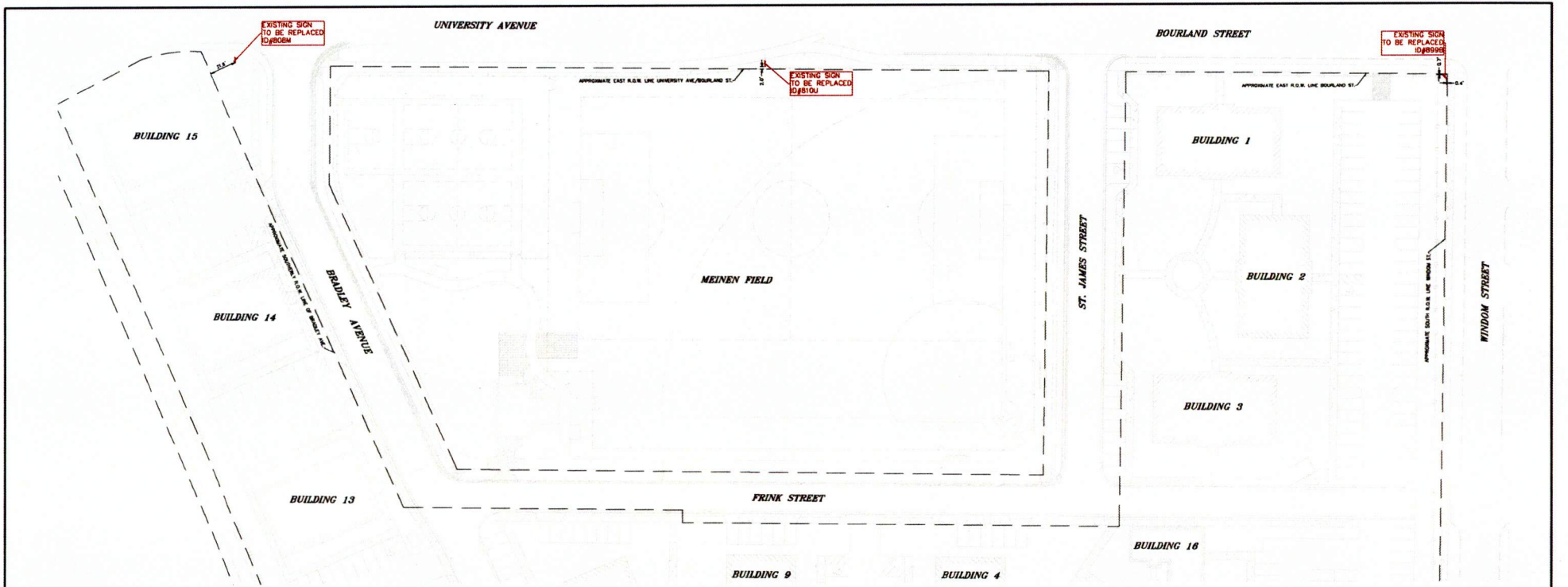
- UNDERGROUND UTILITIES AS SHOWN HEREIN WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND SURVEYORS THAT THE UNDERGROUND UTILITIES SHOWN CONFORM TO ALL SUCH UTILITIES IN THE AREA. OTHER AS SHOWN OR INDICATED BY THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE BEST EFFORTS WERE MADE TO LOCATE THEM AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY VERIFIED THE UNDERGROUND UTILITIES.
- PORTIONS OF THE ABOVE DRAWING WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OF PREVIOUS CONSTRUCTION DRAWINGS SUPPLIED BY BRADLEY UNIVERSITY AND WERE NOT UPDATED AND HAVE NOT BEEN FIELD SURVEYED.

- LEGEND**
- - FOUND HIGH SURVEY MARKER
 - - SET HIGH SURVEY MARKER
 - ⊕ - SET CHISELED CROSS
 - ⊙ - SET PE NAIL
 - BENCH
 - LIGHT
 - HANDHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - ELECTRIC VALVE
 - ELECTRIC TRANSFORMER
 - GAS MAIN
 - WATER MAIN
 - STORM SEWER
 - SANITARY SEWER
 - COMBINATION SEWER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC TELEPHONE AND CABLE
 - UNDERGROUND CABLE TV, COAXIAL AND FIBER OPTIC
 - UNDERGROUND ELECTRIC AND COMMUNICATION
 - UNSPECIFIED UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND FIBER OPTIC
 - STEAM LINE
 - CHILLED WATER RETURN LINE
 - GRASS SURFACE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE



DRAWN BY: MAF APPROVED BY: GRZ DATE: MAY 14, 2018 THE 2017 ICD SIGNAGE SURVEY BY: MAF/MD	ZUMWALT & ASSOCIATES, INC. PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS 1840 W. GALEYDA DRIVE FRENCH CREEK • OREGON 97134 DESIGN FIRM REGISTRATION NO. 184-00188	SITE PLAN FOR BRADLEY UNIVERSITY	SHEET NO. 7/8 JOB NO. 2018.01
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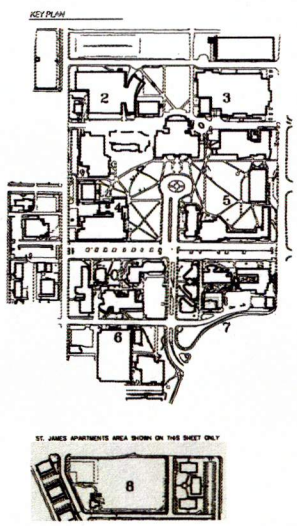
ORDINANCE 17-696



EXISTING SIGN TO BE REPLACED ID#8998

EXISTING SIGN TO BE REPLACED ID#8104

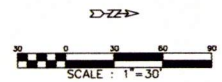
EXISTING SIGN TO BE REPLACED ID#8998



- LEGEND**
- - FINDING HIGH SURVEY MARKER
 - - SET HIGH SURVEY PINE
 - ◆ - SET CHISELED CROSS
 - ⊙ - SET PIN NAIL
 - BENCH
 - LIGHT
 - HANGNAIL
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - ELECTRIC VALVE
 - ELECTRIC TRANSFORMER
 - GAS MAN
 - WATER MAN
 - STORM SEWER
 - SANITARY SEWER
 - COMBINATION SEWER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC TELEPHONE AND CABLE
 - UNDERGROUND CABLE TV, COPPER AND FIBER OPTIC
 - UNDERGROUND ELECTRIC AND COMMUNICATION
 - UNEMPLOYED UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND FIBER OPTIC
 - STEAM LINE
 - CHILLED WATER RETURN LINE
 - GRAVEL SURFACE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE

NOTES

- UNDERGROUND UTILITIES AS SHOWN HEREIN WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS, AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EXCEPT BY SERVICE OF APPROPRIATE AGENCIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PORTIONS OF THE ABOVE DRAWING WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR PREVIOUS CONSTRUCTION DRAWINGS SUPPLIED BY BRADLEY UNIVERSITY AND WERE NOT UPDATED AND HAD NOT BEEN FIELD SURVEYED.



DRAWN BY: M.J.F.
 APPROVED BY: GRZ
 DATE: MAY 14, 2019
 CIRC: 20817-1-001 SIGNAGE
 SURVEY BY:

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. CALYPSA DRIVE
 PERRIS, ILLINOIS • 60945-5174
 DESIGN FIRM REGISTRATION NO. 184-04109

SITE PLAN
 FOR
BRADLEY UNIVERSITY

8/8
 JOB NO. 20817

ORDINANCE 17-696