

LEGEND

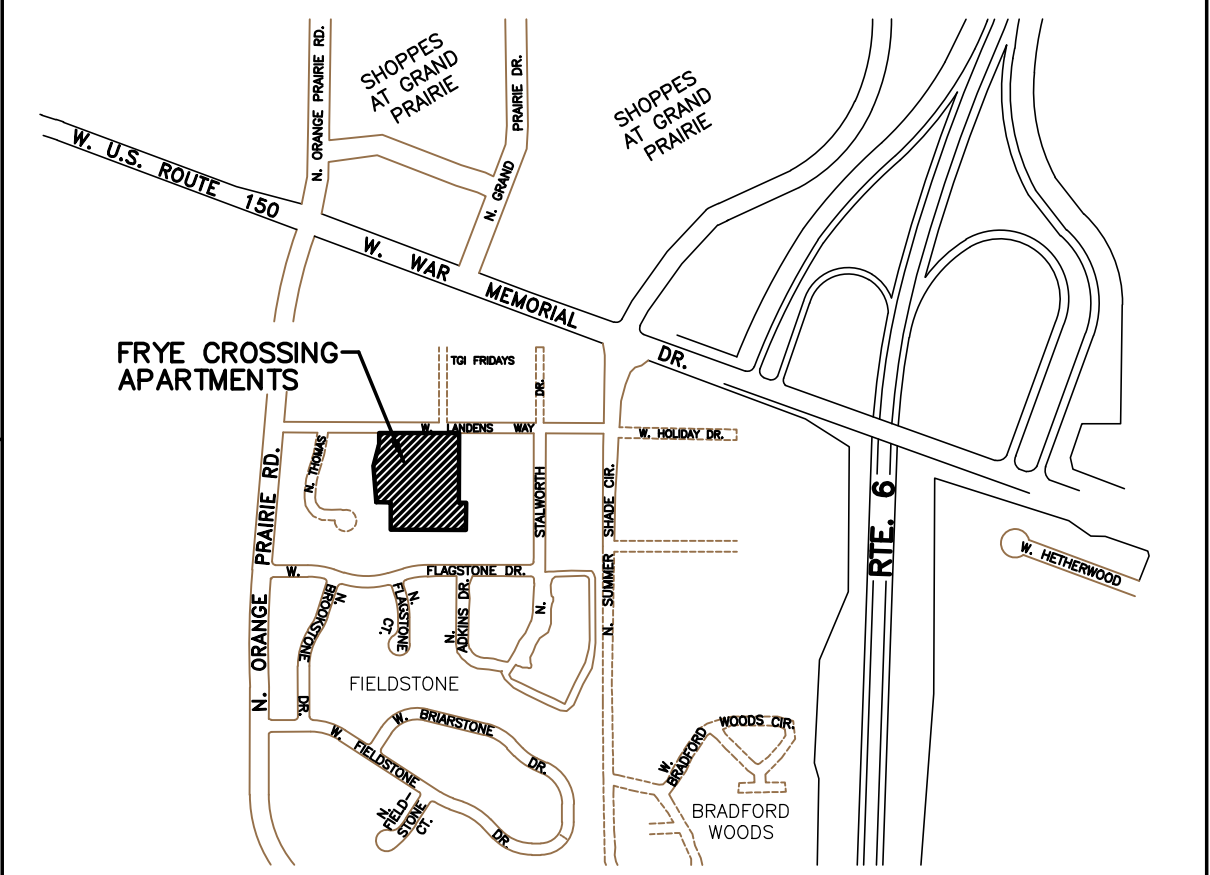
- BOUNDARY OF SUBDIVISION
- PROPOSED SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOURS
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED 6' TALL PRIVACY FENCE

Scale: 1" = 30'

BEARINGS BASED ON AN ASSUMED DATUM



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION OF MULTI-FAMILY PLAN

A PART OF LOTS 5 AND 6 IN FRYE CROSSING, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION ELEVEN (11), A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11) AND A PART OF THE SOUTHEAST QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°-03'-05" WEST, ALONG THE EAST LINE OF SAID LOT 5, 247.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89°-51'-47" EAST, ALONG SAID NORTH LINE, 44.00 FEET; THENCE SOUTH 00°-03'-05" WEST, 150.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°-51'-47" WEST, ALONG SAID SOUTH LINE, 390.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°-03'-05" EAST, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89°-51'-47" EAST, ALONG SAID SOUTH LINE, 37.17 FEET; THENCE NORTH 00°-03'-05" EAST, 249.12 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°-53'-22" EAST, ALONG SAID NORTH LINE, 309.33 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.000 ACRES, MORE OR LESS.

GENERAL NOTES:

THE MULTI-FAMILY PLAN IS PART OF LOT 5, PIN 13-11-304-002 AND A PART OF LOT 6, PIN 13-11-304-004.

AREA OF PROPOSED MULTI-FAMILY PLAN = 3.000 ACRES±.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHY AND ARE SHOWN AT ONE FOOT INTERVALS.

ALL GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED LANDSCAPING.

ALL BUILDINGS ARE 3 STORY AND CONTAIN 4 UNITS PER FLOOR WITH EACH FLOOR HAVING APPROXIMATELY 4,702 SF.

ENGINEER: J. DANIEL MUHS
AUSTIN ENGINEERING CO., INC.
8100 N UNIVERSITY ST
PEORIA, ILLINOIS 61615
(309) 691-0224

OWNER: RTE. 150, INC.
2813 N. MAIN ST.
E. PEORIA, IL 61611
(309) 698-8200

DEVELOPER: DEAN CUSTOM BUILDERS
201 S. STARR LN.
PEORIA, IL 61604
(309) 697-2310

UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS DEVELOPMENT.

ZONING: THIS PROPERTY IS CURRENTLY ZONED C-1 (13-11-304-002) AND O-1 (13-11-304-004) WITH REQUEST FOR REZONING TO R-7.

UTILITY EASEMENTS: ADDITIONAL UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE PROPERTY 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.

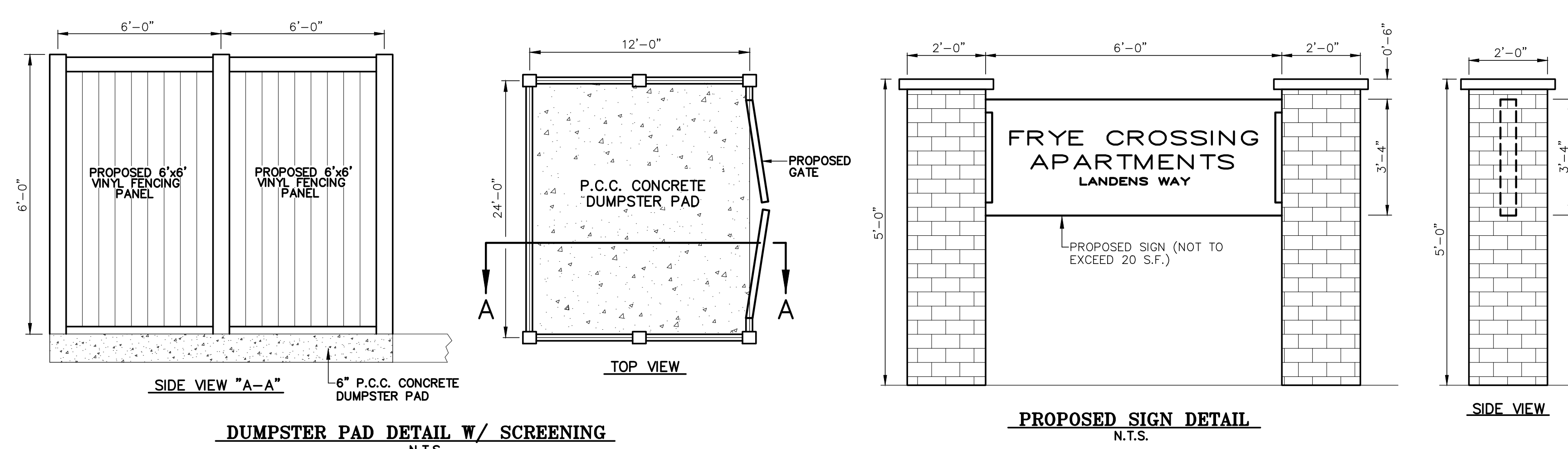
LIGHTING WILL BE PROVIDED WITH WALL PAKS ON THE GARAGES AND PARKING LOT SIDE OF THE BUILDINGS.

SCHOOL DISTRICT: THIS SUBDIVISION IS LOCATED IN THE DUNLAP PUBLIC SCHOOL DISTRICT #323.

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.

THE 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.



LANDSCAPING POINT REQUIREMENTS

POINTS REQD. = 1 PT/ PARKING SPACE = 128 PTS
FRONT YARD = 310 LF/2 = 155 PTS
T.B.Y. = 541 LF = 541 PTS

TOTAL POINTS REQUIRED = 824 PTS

SHADE TREE = 12 @ 20 PTS/EA = 240 PTS
EVERGREEN TREE = 15 @ 15 PTS/EA = 225 PTS
DECIDUOUS SHRUB = 137 @ 3 PTS/EA = 411 PTS

***TOTAL POINTS PROPOSED = 876 PTS**

*THE T.B.Y. REQUIRES A SIX FOOT VISUAL BARRIER ADJACENT TO PARKING ACTIVITY, AN ADDITIONAL 25 EVERGREENS (360 PNTS) WILL BE PLACED ALONG THE T.B.Y.

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

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 60 UNITS = 120 SPACES
PARKING SPACES PROVIDED: 128 TOTAL = 42 IN GARAGES & 86 EXTERIOR SPACES FIVE (5) OF WHICH ARE HANDICAP

PRELIMINARY & FINAL MULTI-FAMILY PLAN

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| FRYE CROSSING APARTMENTS CITY OF PEORIA, ILLINOIS | | AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 8100 North University Street Peoria, Illinois 61615-1879 License No. 184-001143 | |
| FOR: DEAN CUSTOM BUILDERS | REVISED 3/10/14 | REVISED 7/21/14 | PROJECT NUMBER 71-13-020 |
| DATE 2/27/14 | SCALE 1" = 30' | BOOK | SHEET NO. 1 OF 1 |