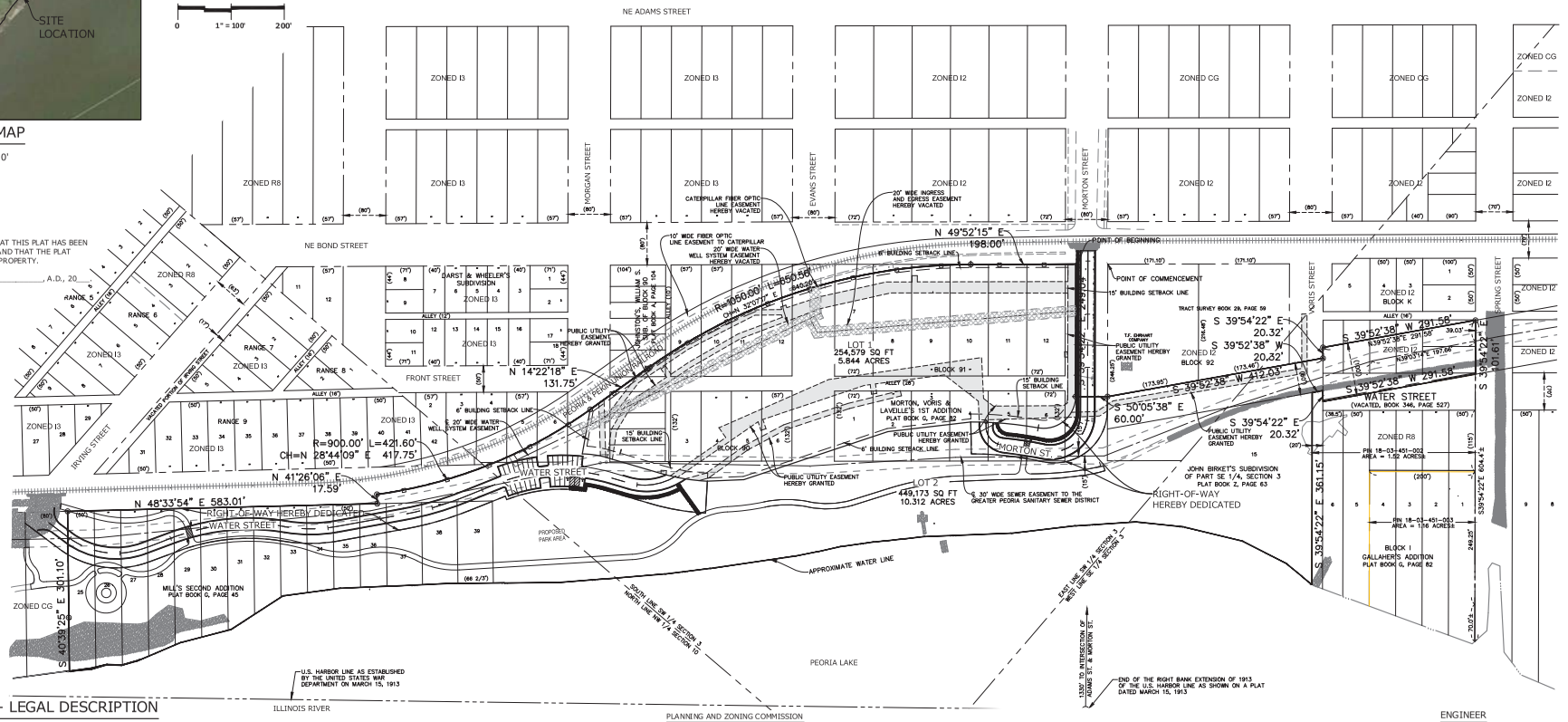
PRELIMINARY PLAT
OF
RIVERFRONT DRIVE DEVELOPMENT

LOCATION MAP

SCALE: 1" = 600'

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT THIS PLAT HAS BEEN PREPARED BASED ON AVAILABLE PLATS AND/OR SURVEYS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20___.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2870
LICENSE EXPIRES: NOVEMBER 30, 2016

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. THIS PLAT WAS PREPARED FOR PINNACLE ENGINEERING GROUP, BASED ON AN ALTA SURVEY PREPARED BY AUSTIN ENGINEERING CO., INC. DATED AUGUST 3, 2010.
3. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2015.
4. PLAT INFORMATION PROVIDED BY MANHARD CONSULTING, LTD.

LOT 1 - LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MORTON STREET; THENCE SOUTH 49 DEGREES 52 MINUTES 15 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 20.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MORTON STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 39 DEGREES 54 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHWESTERLY PARALLEL LINE, A DISTANCE OF 249.04 FEET TO THE POINT OF CURVATURE; THENCE SOUTH ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 104.57 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 09 MINUTES 05 SECONDS WEST AND A CHORD DISTANCE OF 91.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC LENGTH OF 127.47 FEET, A CHORD BEARING OF SOUTH 54 DEGREES 52 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 127.30 FEET TO A NON-TANGENT LINE; THENCE SOUTH 43 DEGREES 21 MINUTES 51 SECONDS WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 157.41 FEET; THENCE SOUTH 31 DEGREES 33 MINUTES 31 SECONDS WEST, A DISTANCE OF 285.75 FEET; THENCE SOUTH 47 DEGREES 34 MINUTES 08 SECONDS WEST, A DISTANCE OF 68.66 FEET TO A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 89.46 FEET, A CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 47 SECONDS WEST AND A CHORD DISTANCE OF 89.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 108.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 177.50 FEET, AN ARC LENGTH OF 44.14 FEET, A CHORD BEARING OF SOUTH 57 DEGREES 55 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 44.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 29 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 85.16 FEET; THENCE NORTH 14 DEGREES 22 MINUTES 18 SECONDS EAST, A DISTANCE OF 131.75 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 650.56 FEET, A CHORD BEARING OF NORTH 32 DEGREES 07 MINUTES 17 SECONDS EAST AND A CHORD DISTANCE OF 640.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET; THENCE NORTH 49 DEGREES 52 MINUTES 15 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

NOTE: SEE SHEET 2 FOR OVERALL LEGAL DESCRIPTION

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

THIS PRELIMINARY PLAT OF _____ ON THE _____ DAY OF _____, A.D., 20____, RECEIVED THE PRELIMINARY APPROVAL OF THE PLANNING AND ZONING COMMISSION. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES INVALID.

_____
CHAIRMAN

_____
COMMUNITY DEVELOPMENT DIRECTOR

PEORIA CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT BY RESOLUTION NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, A.D., 20____, THE ABOVE PRELIMINARY PLAT OF _____ WAS APPROVED.

_____
CITY CLERK

ZONING REQUIREMENTS

PROPOSED ZONING: R-8

MAXIMUM BUILDING HEIGHT	75'
MINIMUM LOT AREA	7,500 SQ. FT.
MINIMUM FRONT YARD SETBACK	15'
MINIMUM CORNER SIDE YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6' (15 AGGREGATE)
MINIMUM REAR YARD SETBACK	30'

AREAS

PROPOSED LOTS:

LOT 1 =	254,579 S.F. (5.844 ACRES)
LOT 2 =	449,173 S.F. (10.312 ACRES)
NORTH ROW =	18,187 S.F. (0.417 ACRE)
SOUTH ROW =	92,499 S.F. (2.124 ACRES)
TOTAL AREA =	814,438 S.F. (18.697 ACRES)

ENGINEER

PINNACLE ENGINEERING GROUP
BRIAN D. JOHNSON, P.E., CPESC
33 W. HIGGINS ROAD
SUITE 655
SOUTH BARRINGTON, IL 60010

SURVEYOR

MANHARD CONSULTING, LTD.
TIMOTHY J. MURPHY, P.L.S.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

OWNER / SUBDIVIDER

RIVER TRAIL DRIVE L.P.
DESMOND CURRAN
120 EAST OGDEN AVENUE
SUITE 101
HINSDALE, IL 60521

PINNACLE ENGINEERING GROUP
PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO OFFICE: 33 W. HIGGINS RD. | SUITE 655 | SOUTH BARRINGTON, IL 60010 | (847) 551-3300
CHICAGO | MILWAUKEE | NATIONWIDE

RIVERFRONT DRIVE DEVELOPMENT
PEORIA, IL

REVISIONS

1.	CITY REVIEW	08/17/15			
2.	CITY REVIEW	08/27/15			

PRELIMINARY PLAT OF SUBDIVISION

PEG JOB No. 121-08-3L | BID
PEG RM. | START DATE 08-05-15 | SCALE 1" = 100'

SHEET 1 OF 2

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DRAFTED: KWL | DESIGNED: RDJ | REVIEWED: BDJ

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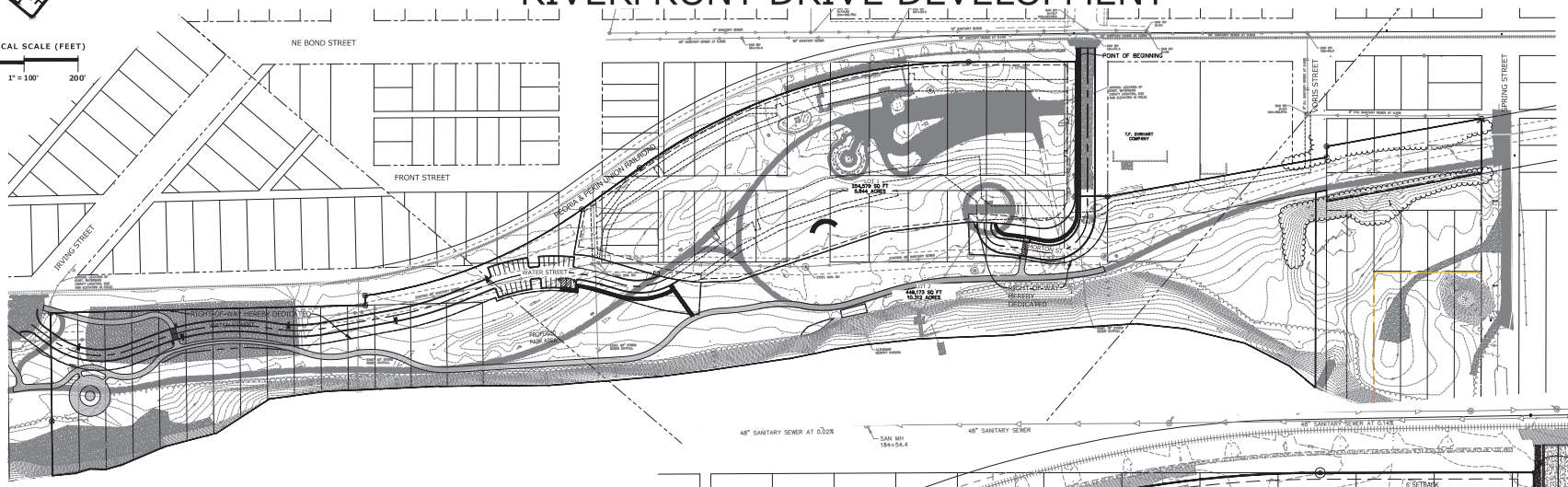
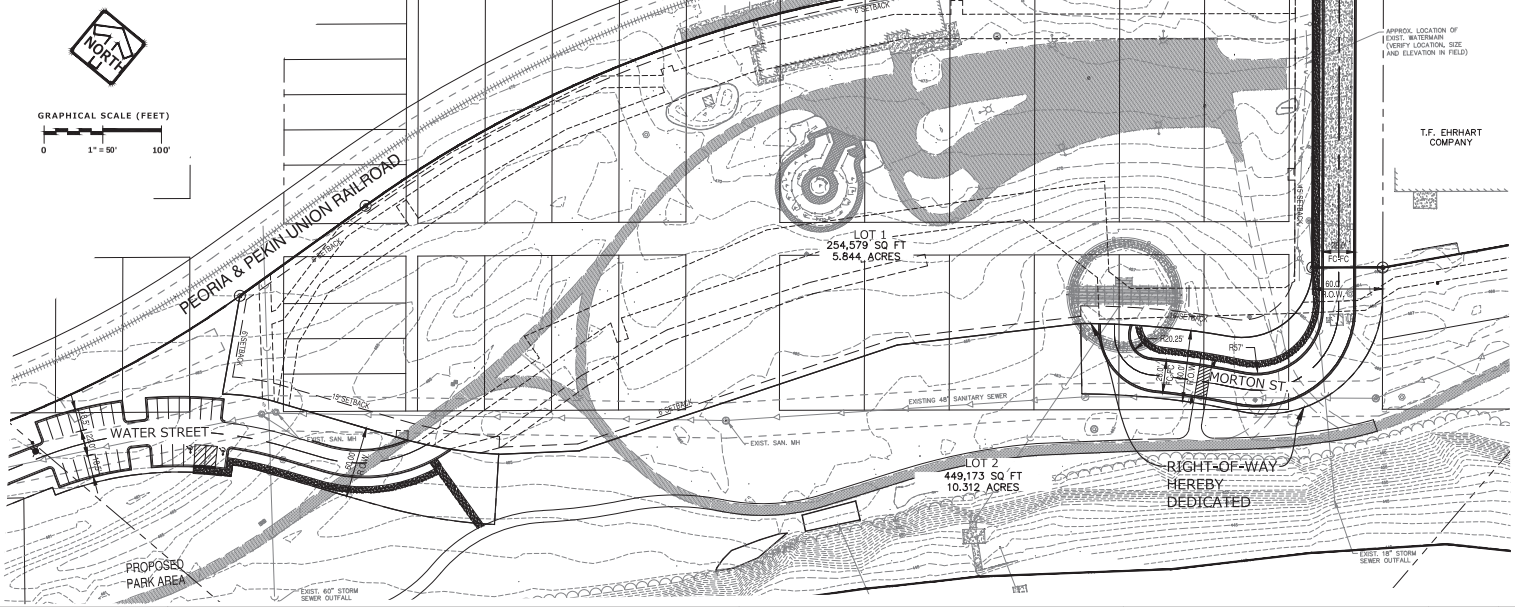
PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAT
OF
RIVERFRONT DRIVE DEVELOPMENT



OVERALL LEGAL DESCRIPTION

THOSE PARTS OF THE NORTHWEST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 10 AND THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WATER STREET BEING 80 FEET IN WIDTH AS RECORDED IN MILL'S SECOND ADDITION TO THE CITY OF PEORIA; THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 10 TO THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND 80 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE HARBOR LINE AS ESTABLISHED BY THE WAR DEPARTMENT OF THE U.S.A., AND APPROVED BY THE ACTING SECRETARY OF WAR MARCH 15, 1913; THENCE NORTHEASTERLY PARALLEL WITH AND 80 FEET DISTANT FROM SAID HARBOR LINE, TO THE SOUTHWESTERLY LINE OF LOT 17 IN SAID MILL'S SECOND ADDITION, EXTENDED SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID EXTENDED SOUTHWESTERLY LINE OF LOT 17 A DISTANCE OF 80 FEET, MORE OR LESS, TO THE U.S. HARBOR LINE, AS ESTABLISHED BY THE U.S. SECRETARY OF WAR IN 1913, HEREINAFTER CALLED "HARBOR LINE"; THENCE NORTHEASTERLY ALONG SAID HARBOR LINE AND HARBOR LINE EXTENDED TO THE SOUTHWESTERLY LINE, EXTENDED, OF THE NORTHEASTERLY 20 FEET OF LOT 15 IN JOHN BIRKETT'S PLAT OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 3, RECORDED MAY 5, 1851, IN PLAT BOOK "Z", PAGE 63; THENCE NORTHWESTERLY ALONG THE EXTENDED SOUTHWESTERLY LINE OF THE NORTHEASTERLY 20 FEET, OF SAID LOT 15, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 60-FOOT RAILROAD RIGHT-OF-WAY LINE OF THE PEORIA AND BUREAU VALLEY RAILWAY (NOW CALLED THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AS SHOWN IN BOOK G, PAGE 143, PEORIA COUNTY RECORDED OF DEED'S OFFICE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY 60-FOOT RIGHT-OF-WAY LINE TO THE NORTHEASTERLY LINE OF SAID LOT 15; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF SAID LOT 15 TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE 100-FOOT RIGHT-OF-WAY OF SAID PEORIA AND BUREAU VALLEY RAILWAY AS RECORDED AFORESAID; THENCE NORTHEASTERLY ALONG THE SAID RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY LINE OF CAROLINE STREET EXTENDED, ALSO BEING THE MOST NORTHWESTERLY CORNER OF LOT 11, BLOCK E OF BRYANT'S ADDITION; THENCE SOUTHWESTERLY ACROSS SAID PEORIA AND BUREAU VALLEY RAILWAY RIGHT-OF-WAY, TO THE NORTHERLY MOST CORNER OF LOT 4 OF BLOCK D IN GALLAHER'S ADDITION IN THE SOUTHEAST QUARTER OF SAID SECTION 3, LOT CORNER ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOND STREET, FORMERLY WASHING STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 AND LOTS 5,6,7 IN SAID BLOCK D, TO THE SOUTHWESTERLY LINE OF SAID LOT 7; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 TO THE NORTHWESTERLY LINE OF THE 100-FOOT RAILROAD RIGHT-OF-WAY AFORESAID, THENCE SOUTHWESTERLY ALONG SAID 100-FOOT RAILROAD RIGHT-OF-WAY TO THE NORTHEASTERLY LINE OF SAID LOT 15 IN BIRKETT'S PLAT; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 15 TO THE NORTHWESTERLY LINE OF THE 60-FOOT RAILROAD RIGHT-OF-WAY OF THE PEORIA AND BUREAU VALLEY RAILWAY AFORESAID, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MORTON STREET, BEING 80 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG A LINE PRODUCED AT RIGHT ANGLES TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MORTON STREET, A DISTANCE OF 60 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN 20 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MORTON STREET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOND STREET EXTENDED; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOND STREET A DISTANCE OF 198 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONCAVED EASTERLY, TANGENT TO THE LAST DESCRIBED LINE AND HAVING A CENTRAL ANGLE OF 35°-30' RADIUS OF 1,050 FEET, A DISTANCE OF 632.23 FEET (ARC), TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG A LINE TANGENT TO THE LAST-DESCRIBED CURVE A DISTANCE OF 131.75 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONCAVED WESTERLY TANGENT TO THE LAST-DESCRIBED LINE AND HAVING A CENTRAL ANGLE OF 34° AND A RADIUS OF 900 FEET, A DISTANCE OF 467.84 (+) FEET (ARC) MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF WAYNE STREET, BEING 35 FEET IN WIDTH AND EXTENDED SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE SAID EXTENSION OF WAYNE STREET TO THE SOUTHEASTERLY LINE OF WATER STREET, 2484 FEET, MORE OR LESS; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF WATER STREET TOT THE POINT OF BEGINNING. EXCEPTING THEREFROM ALL THAT PART LYING SOUTHWESTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 25 TO THE WATER'S EDGE IN MILL'S SECOND ADDITION AS CONTAINED IN PARCEL NO. 18-10-151-003. ALSO EXCEPTING THEREFROM ALL THAT PART LYING NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF LOTS 10, 11 AND THAT PART OF THE VACATED ALLEY IN BLOCK K OF GALLAHER'S ADDITION, BEING APART OF SPRING STREET AND AS CONTAINED IN PARCEL NO. 18-03-408-005.



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CHICAGO OFFICE:
33 W. HIGGINS RD. | SUITE 655
SOUTH BARRINGTON, IL 60010
(847) 551-5300
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PEORIA, IL

REVISIONS

1.	CITY REVIEW	08/17/15
2.	CITY REVIEW	08/27/15

PRELIMINARY PLAT OF SUBDIVISION

PEG JOB No. 12-01-4
PEG PM: BDJ
START DATE: 08-04-15
SCALE: 1" = 100'

SHEET 2 of 2

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PRELIMINARY PLAT OF SUBDIVISION