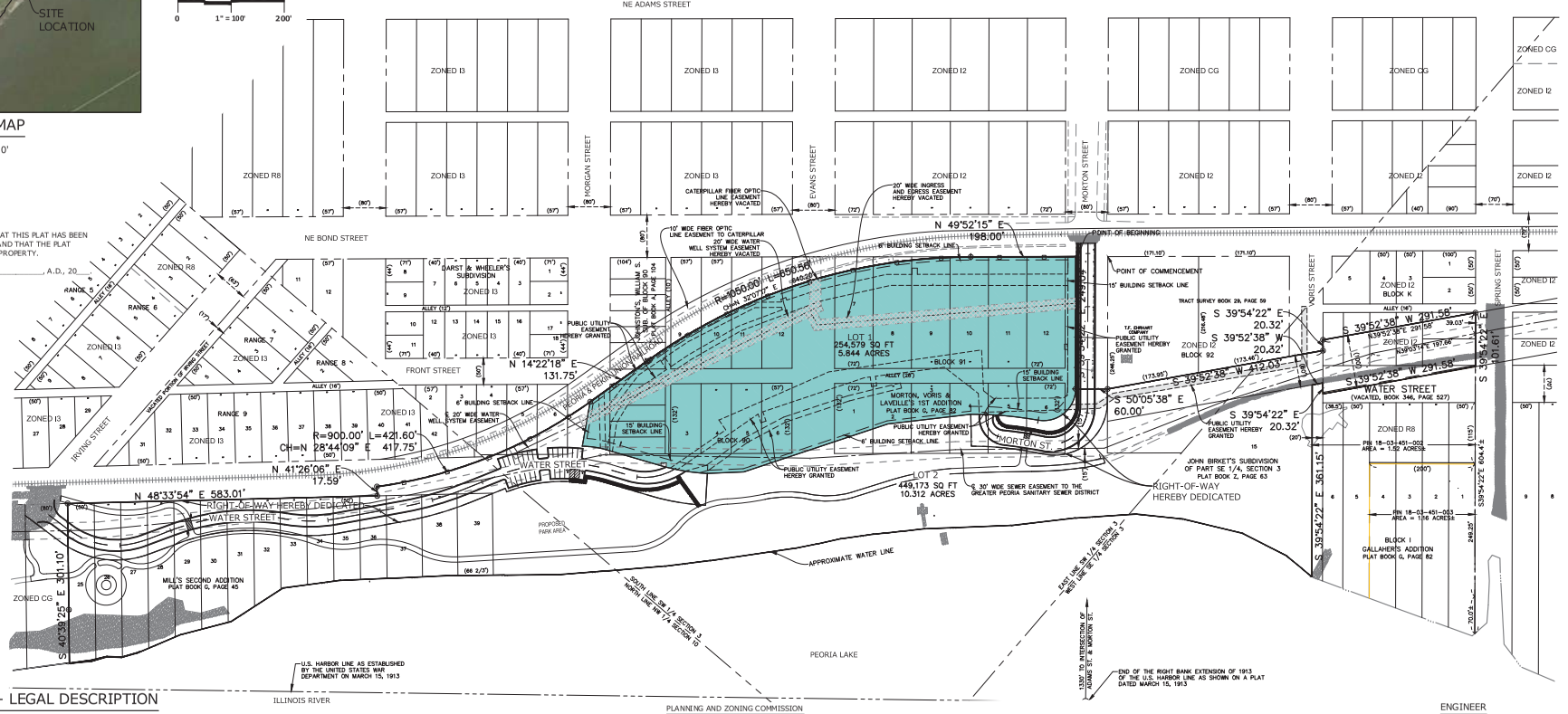
PRELIMINARY PLAT
OF
RIVERFRONT DRIVE DEVELOPMENT

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 51 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 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
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ENGINEERING | NATURAL RESOURCES | SURVEYING
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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. 12180-3L
PEG RM. BJD
START DATE 08/05/15
SCALE 1" = 100'

SHEET 1 OF 2

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: BDJ
DESIGNED: KML
DRAFTED: KML

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PRELIMINARY PLAT OF SUBDIVISION

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