

PLANNING AND GROWTH MANAGEMENT



TO: Reviewing Agencies
 Other Interested Parties

FROM: Leah Allison, AICP, Senior Urban Planner *LA*
 Planning and Growth Management Department

DATE: May 31, 2007

SUBJECT: **EAGLE CREST SUBDIVISION – PRELIMINARY PLAT
(CPC MAJOR 07-P)**

For your review, attached is a copy of the site plan depicting the **Preliminary Plat of Eagle Crest Subdivision**, a residential development located at the southeast corner of Radnor Road and Alta Road. The petitioner, Chad Jones of the Jorgenson Group, is proposing 57 single-family residential lots on 21.5 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, June 8, 2007**.

Should you need more information, feel free to contact me at 494-8667.

LA/ps

Attachment

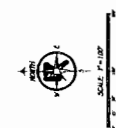
cc: Council Member Nichting

pas/p/PLANNINGCOMMISSION/CPC MAJOR 07-P-REVIEWINGAGENCIES&INTERESTED PARTIES.DOC

*Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680*

PRELIMINARY PLAT EAGLE CREST SUBDIVISION

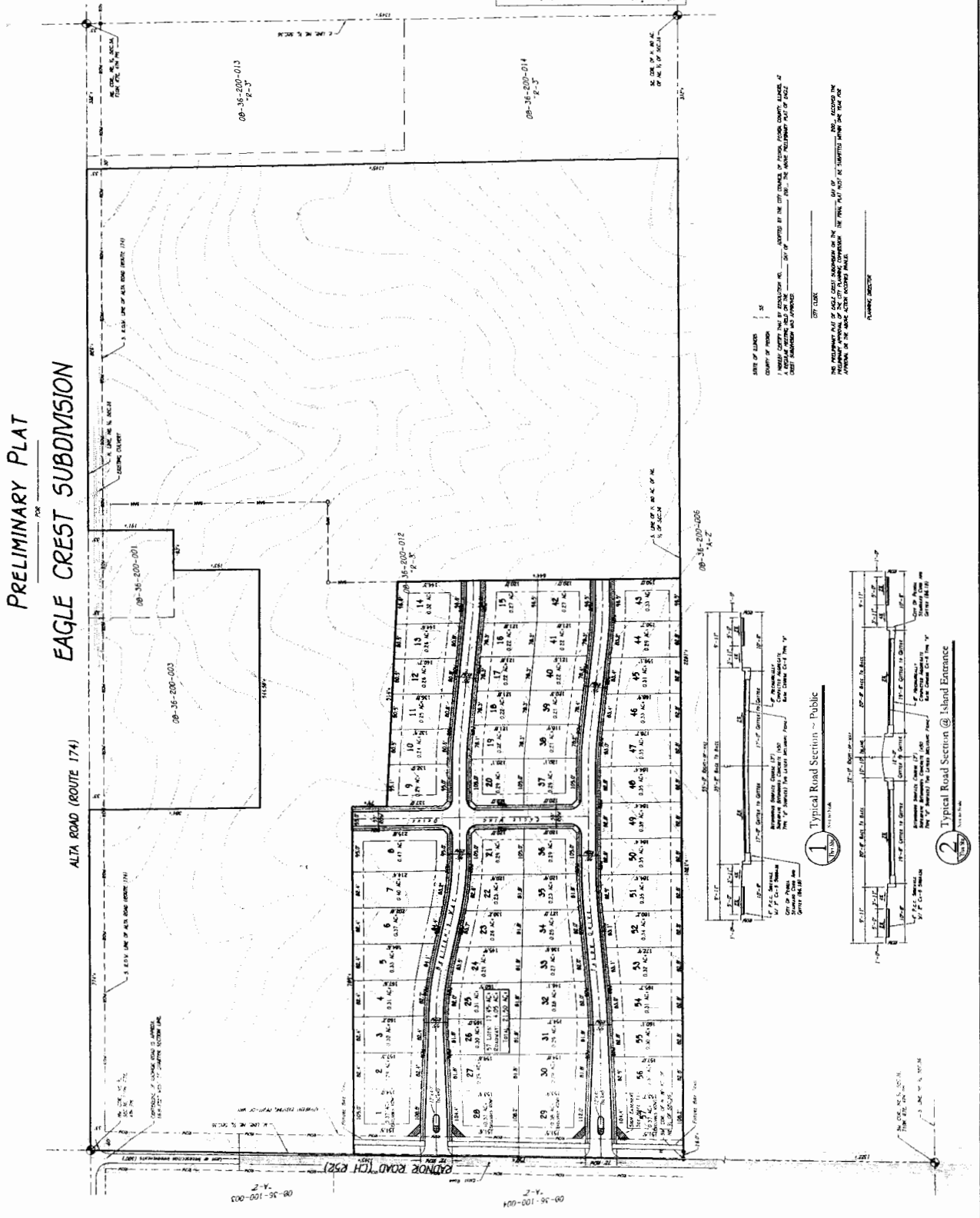
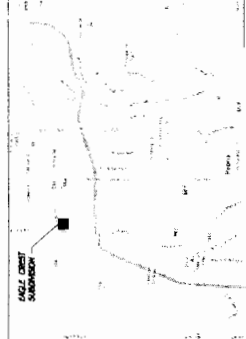
ALTA ROAD (ROUTE 174)



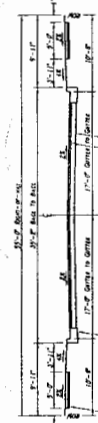
- LEGEND**
- Boundary of Subdivision
 - Boundary of Section
 - Boundary of Township
 - Boundary of Range
 - Boundary of County
 - Boundary of State
 - Boundary of Federal Land
 - Boundary of Private Land
 - Boundary of Public Land
 - Boundary of Unimproved Land
 - Boundary of Improved Land
 - Boundary of Water
 - Boundary of Road
 - Boundary of Railroad
 - Boundary of Canal
 - Boundary of Other

- NOTES**
1. Developer: [Name], [Address], [City], [State], [Zip].
 2. This plat is a preliminary plat of a subdivision of land.
 3. The property is a Sub of [Section], [Township], [Range], [County], [State].
 4. All utilities are available to this plat. Utility easements will be shown on the final plat of this subdivision.
 5. The property is zoned R-1 Single Family Residential. All rights and easements are shown on this plat.
 6. The plat is a preliminary plat of a subdivision of land.
 7. The plat is a preliminary plat of a subdivision of land.
 8. The plat is a preliminary plat of a subdivision of land.
 9. The plat is a preliminary plat of a subdivision of land.
 10. There will be no easements shown on this plat.
 11. The plat is a preliminary plat of a subdivision of land.

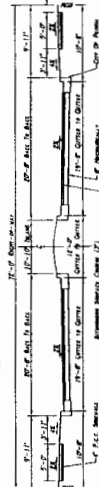
LOCATION



<p>Randolph & Associates, Inc. [Address] [City], [State], [Zip]</p>	<p>PRELIMINARY PLAT EAGLE CREST SUBDIVISION [County], [State]</p>	
	<p>PART OF THE NE 1/4 SEC. 35, T.10N. R.7E. 4TH P.M.</p>	<p>T.10N. R.7E. 4TH P.M.</p>
<p>D. [Name], [Address], [City], [State], [Zip]</p>	<p>D. [Name], [Address], [City], [State], [Zip]</p>	<p>1 OF 1</p>



1 Typical Road Section - Public



2 Typical Road Section @ Island Entrance