

PLANNING AND GROWTH MANAGEMENT



TO: Reviewing Agencies and Other Interested Parties

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

DATE: April 16, 2007

SUBJECT: **PRELIMINARY PLAT OF COPPER CREEK SUBDIVISION –
CPC MAJOR 07-J**

Please see the next page for a copy of the **Preliminary Plat of Copper Creek Subdivision**, a residential development located south of Hickory Road (as extended), east of Radnor Road and west of Allen Road, along the north side of Wilhelm Road. The petitioner, Fields Crossing - Jorgenson, LLC, is proposing 62 single-family residential lots on 20.6 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than Monday, April 30, 2007.

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

LA/ps

Attachment

cc: Council Member Nichting

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

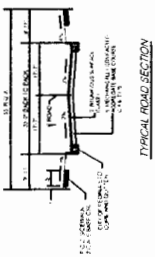
PRELIMINARY PLAT

FOR COPPER CREEK SUBDIVISION

BEING A SUBDIVISION OF PART OF THE N. 1/4 OF SECTION 25, T. 10 N., R. 14 W., OF THE 1ST PRIN. MERIDIAN, PEORIA COUNTY, ILLINOIS

GENERAL NOTES

1. THIS PLAT IS PREPARED IN ACCORDANCE WITH THE ILLINOIS SUBDIVISION ACT, CH. 126, ILL. REV. STAT., ANNOTED, AND THE RULES AND REGULATIONS OF THE ILLINOIS SURVEYORS' BOARD, ADOPTED JANUARY 1, 1997.
2. THE PLAT IS BASED ON A SURVEY BY JAMES J. ZUMWALT, INC., DATED 10/10/00, AND A RECONSTRUCTION OF THE SURVEY BY JAMES J. ZUMWALT, INC., DATED 10/10/00.
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- LEGEND**
- 1. 12" WIDE ROAD
 - 2. 6" WIDE SHOULDER
 - 3. 6" WIDE SHOULDER
 - 4. 6" WIDE SHOULDER
 - 5. 6" WIDE SHOULDER
 - 6. 6" WIDE SHOULDER
 - 7. 6" WIDE SHOULDER
 - 8. 6" WIDE SHOULDER
 - 9. 6" WIDE SHOULDER
 - 10. 6" WIDE SHOULDER
 - 11. 6" WIDE SHOULDER
 - 12. 6" WIDE SHOULDER
 - 13. 6" WIDE SHOULDER
 - 14. 6" WIDE SHOULDER
 - 15. 6" WIDE SHOULDER
 - 16. 6" WIDE SHOULDER
 - 17. 6" WIDE SHOULDER
 - 18. 6" WIDE SHOULDER
 - 19. 6" WIDE SHOULDER
 - 20. 6" WIDE SHOULDER

STREAM BUFFER NOTE
THE PLAT IS BASED ON A SURVEY BY JAMES J. ZUMWALT, INC., DATED 10/10/00, AND A RECONSTRUCTION OF THE SURVEY BY JAMES J. ZUMWALT, INC., DATED 10/10/00.

UTILITY NOTE

THE PLAT IS BASED ON A SURVEY BY JAMES J. ZUMWALT, INC., DATED 10/10/00, AND A RECONSTRUCTION OF THE SURVEY BY JAMES J. ZUMWALT, INC., DATED 10/10/00.

CITY CLERK'S CERTIFICATE

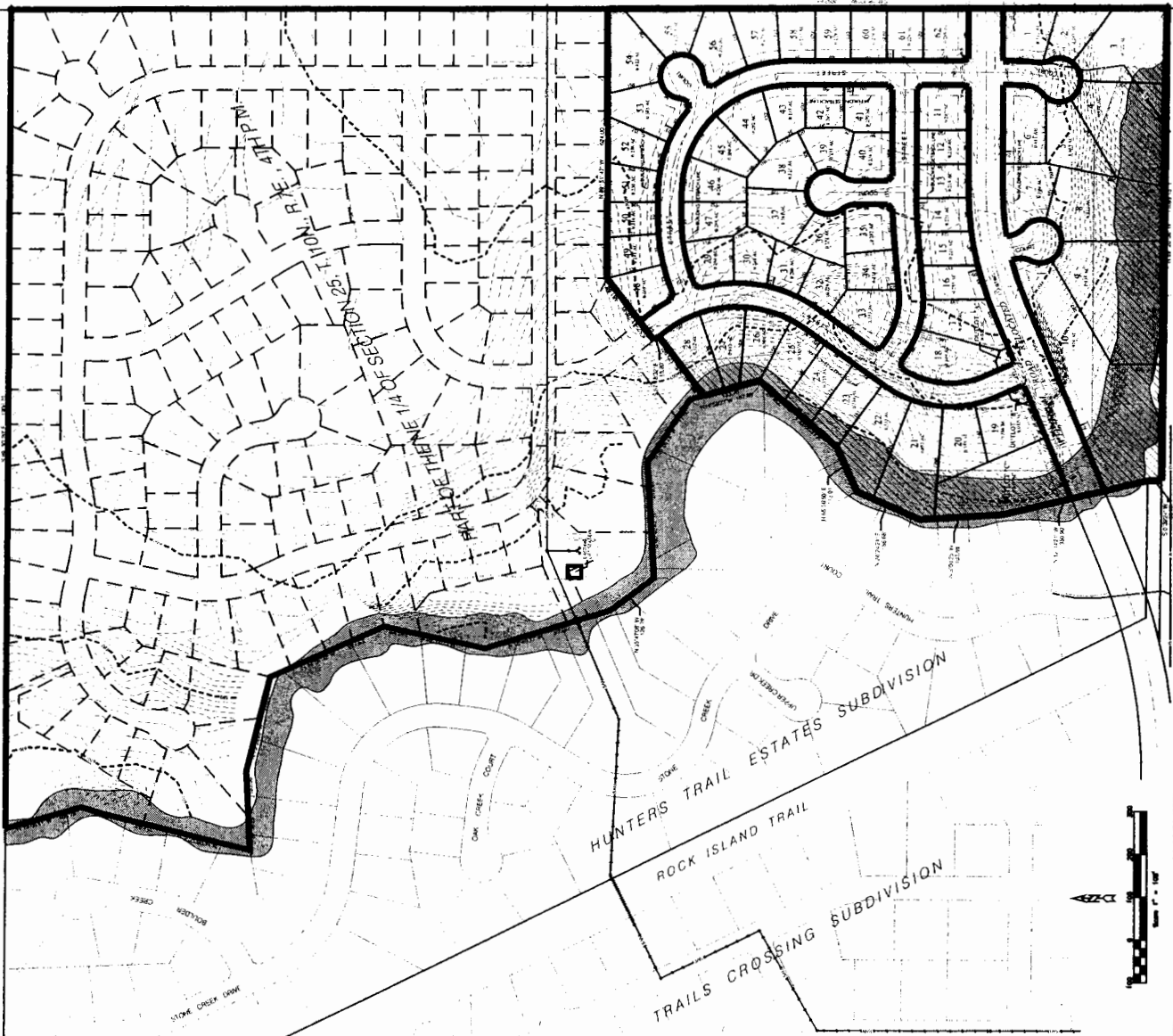
THE CITY CLERK OF THE CITY OF PEORIA, ILLINOIS, HAS REVIEWED THE PLAT AND CERTIFIES THAT IT IS IN ACCORDANCE WITH THE ILLINOIS SUBDIVISION ACT, CH. 126, ILL. REV. STAT., ANNOTED, AND THE RULES AND REGULATIONS OF THE ILLINOIS SURVEYORS' BOARD, ADOPTED JANUARY 1, 1997.

SURVEYOR'S CERTIFICATE

THE SURVEYOR HAS REVIEWED THE PLAT AND CERTIFIES THAT IT IS IN ACCORDANCE WITH THE ILLINOIS SUBDIVISION ACT, CH. 126, ILL. REV. STAT., ANNOTED, AND THE RULES AND REGULATIONS OF THE ILLINOIS SURVEYORS' BOARD, ADOPTED JANUARY 1, 1997.



JAMES J. ZUMWALT, INC.
1000 N. UNIVERSITY AVE.
PEORIA, ILLINOIS 61602



ZUMWALT & ASSOCIATES, INC.
1000 N. UNIVERSITY AVE.
PEORIA, ILLINOIS 61602
TEL: 309.673.1234
FAX: 309.673.1235
WWW.ZUMWALT-INC.COM

DATE	BY	REVISION
10/10/00	JJZ	1.0
10/10/00	JJZ	1.1
10/10/00	JJZ	1.2
10/10/00	JJZ	1.3
10/10/00	JJZ	1.4
10/10/00	JJZ	1.5
10/10/00	JJZ	1.6
10/10/00	JJZ	1.7
10/10/00	JJZ	1.8
10/10/00	JJZ	1.9
10/10/00	JJZ	2.0

PRELIMINARY PLAT
COPPER CREEK SUBDIVISION
PEORIA, ILLINOIS