



TO: Reviewing Agencies and Other Interested Parties

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

DATE: September 8, 2005

SUBJECT: **PRELIMINARY PLAT OF THE COVES OF CHARTER OAK –  
CPC MAJOR 05-X**

Please see the next page for a copy of the **Preliminary Plat of The Coves of Charter Oak**, a residential development located at 3825 W. Charter Oak Road. The petitioner, Sandy Birdsall, is proposing 33 single-family lots and 34 duplex lots on 15.47 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Wednesday, September 21, 2005.**

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

LA/ps

Attachment

cc: Council Member Nichting  
Council Member Spears

# **SUBDIVISION CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF PEORIA }

Ms. Farnsworth Corp., Inc. is the best of its knowledge and belief, here presents the attached Preliminary Plat of The Coves of Charter Oak, a subdivision of land in the County of Peoria, Illinois, Township 13 North, Range 7 East, of the Fourth Principal Meridian, Peoria County, Illinois, shown to a scale of 1 inch equals 100 feet (1" = 100'). This land is situated within the Corporate Limits of a City which has adopted a City Plan and exercises the Special Powers authorized by 65 ILCS 5/11-12-6 of the Illinois Municipal Code. This land is situated within Zone C (Areas of Special Flood) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for the Unincorporated Area of Peoria County, Illinois, Community Plan No. 110623 0123 B, revised June 1, 1983.



DATE: 1-13-1991  
CITY DATE: 11-24-2004  
STATE FILE NUMBER: 106282  
NO. 134-001814

*James E. Davis*  
James E. Davis  
Professional Land Surveyor No. 2088

## **OWNER**

Ronald Palmer  
Mike Shaffer

## **DEVELOPER**

Earl Haines, LLC  
DBA: Signature Homes  
1605 Constance Drive, Suite 108  
Peoria, Illinois 61615

## **NOTES:**

1. This property contains 15,473 acres, more or less.
2. All utilities are available to the site. Necessary utility easements will be shown on the Final Plat of this Subdivision.
3. Distances shown along curved lot lines are arc distances.
4. Property owners may not participate in the City of Peoria's Drainage easement Program.
5. This property is zoned R-1. All front and rear setback lines are 20 feet.
6. Lots 1-14 and 34-36 are Apple lots and are not independently buildable.

## **PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF PEORIA }

I hereby certify that this Preliminary Plat of "The Coves of Charter Oak" is approved this day of \_\_\_\_\_, 2004. This Final Plat must be submitted within one year for approval or the above action becomes null and void.

Director, Planning and Growth Management

PARCEL I.D. # 13-13-376-001

**Farnsworth GROUP**

7707 N. ROCKDALE AVE. SUITE 200  
PEORIA, ILLINOIS 61615  
(309) 691-1988 / (309) 691-0020 Fax  
www.farnsworth.com

## **PRELIMINARY PLAT**

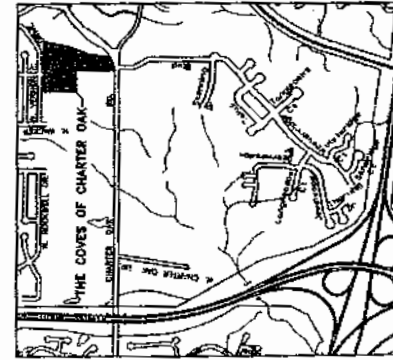
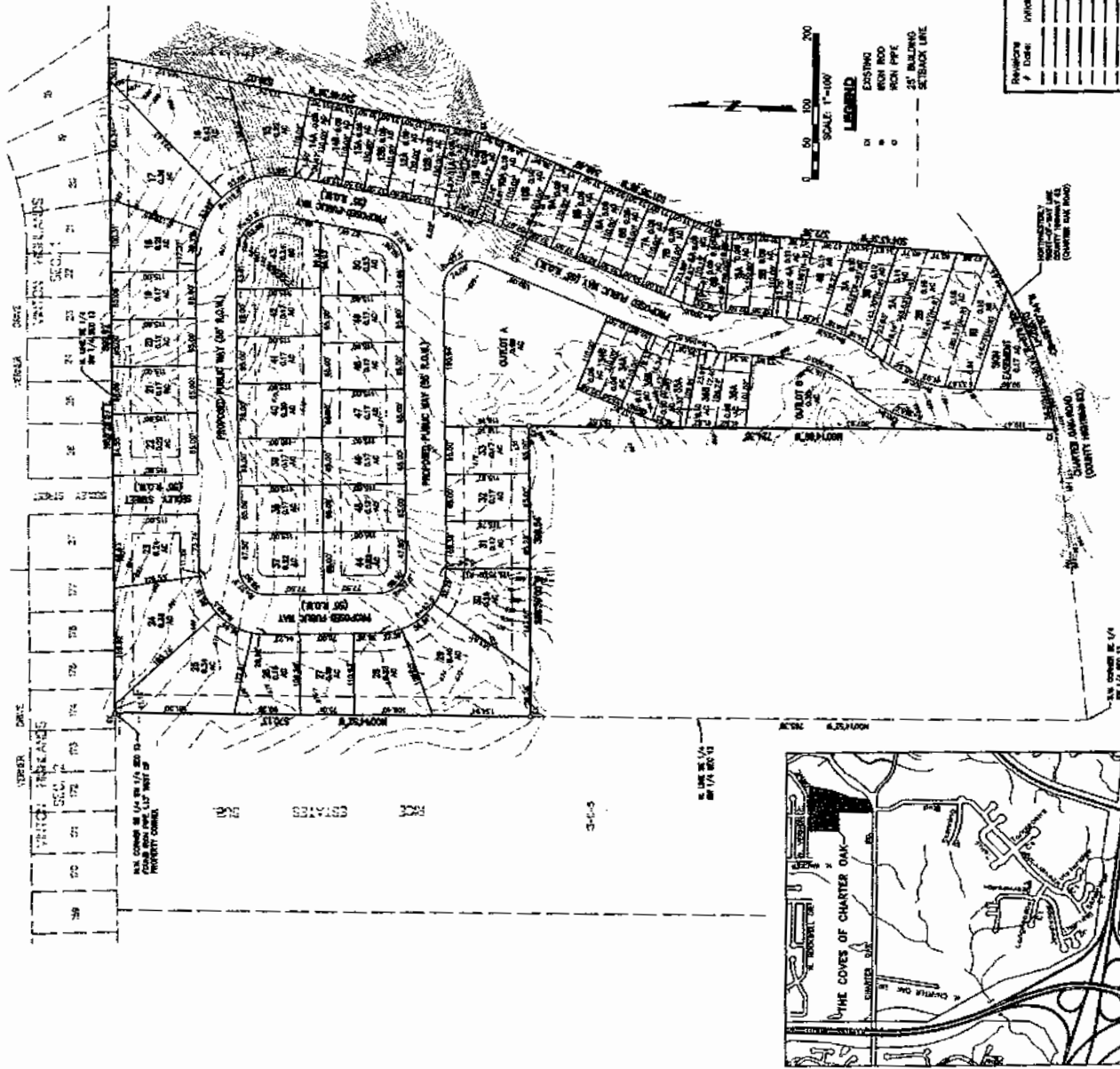
THE COVES OF CHARTER OAK  
PEORIA, ILLINOIS

Sheet No. 1 of 1

Project No. 106282

File No.

S.W. 1/4 SEC. 13, T9N, R7E, 4PM



**Location Map**  
Sheet No. 1 of 1