



TO: Reviewing Agencies and Other Interested Parties

FROM: James Martin, Senior Urban Planner
Planning and Growth Management Department

DATE: May 5, 2006

SUBJECT: **PRELIMINARY PLAT OF TRAIL CREEK ESTATES - CPC MAJOR 06-K**
(AMENDING NORTHWOODS TRAIL PRELIMINARY PLAT – CPC 05-GG)

Please see the next page for a copy of the **Preliminary Plat of Trail Creek Estates Subdivision**, a residential development located north of Wilhelm Road. The petitioner is proposing 84 single-family detached lots on 41± acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than Friday, May 19, 2006.

Should you need more information, feel free to contact me at 494-8614.

JPM/ps

Attachment

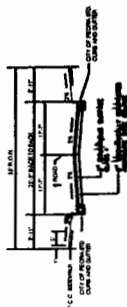
cc: Council Member Nichting

PRELIMINARY PLAT FOR TRAIL CREEK ESTATES

BEING A SUBDIVISION OF PART OF THE 1/4 SECTION 20, T10N, R12E OF THE 4TH PL, PEORIA COUNTY, ILLINOIS

GENERAL NOTES

1. ALL LOTS ARE TO BE CONVEYED BY DEED.
2. THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS TO BE USED FOR THE PURPOSE OF A PRELIMINARY PLAT AND THAT THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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TYPICAL ROAD SECTION

LEGEND

- 1. CENTER LINE
- 2. RIGHT OF WAY LINE
- 3. EASEMENT
- 4. DRAINAGE DITCH
- 5. FENCE
- 6. LOT
- 7. ROAD
- 8. DRAINAGE DITCH
- 9. FENCE
- 10. LOT
- 11. ROAD
- 12. DRAINAGE DITCH
- 13. FENCE
- 14. LOT
- 15. ROAD
- 16. DRAINAGE DITCH
- 17. FENCE
- 18. LOT
- 19. ROAD
- 20. DRAINAGE DITCH
- 21. FENCE
- 22. LOT
- 23. ROAD
- 24. DRAINAGE DITCH
- 25. FENCE
- 26. LOT
- 27. ROAD
- 28. DRAINAGE DITCH
- 29. FENCE
- 30. LOT
- 31. ROAD
- 32. DRAINAGE DITCH
- 33. FENCE
- 34. LOT
- 35. ROAD
- 36. DRAINAGE DITCH
- 37. FENCE
- 38. LOT
- 39. ROAD
- 40. DRAINAGE DITCH
- 41. FENCE
- 42. LOT
- 43. ROAD
- 44. DRAINAGE DITCH
- 45. FENCE
- 46. LOT
- 47. ROAD
- 48. DRAINAGE DITCH
- 49. FENCE
- 50. LOT
- 51. ROAD
- 52. DRAINAGE DITCH
- 53. FENCE
- 54. LOT
- 55. ROAD
- 56. DRAINAGE DITCH
- 57. FENCE
- 58. LOT
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- 79. ROAD
- 80. DRAINAGE DITCH
- 81. FENCE
- 82. LOT
- 83. ROAD
- 84. DRAINAGE DITCH
- 85. FENCE
- 86. LOT
- 87. ROAD
- 88. DRAINAGE DITCH
- 89. FENCE
- 90. LOT
- 91. ROAD
- 92. DRAINAGE DITCH
- 93. FENCE
- 94. LOT
- 95. ROAD
- 96. DRAINAGE DITCH
- 97. FENCE
- 98. LOT
- 99. ROAD
- 100. DRAINAGE DITCH

UTILITY NOTE

THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS TO BE USED FOR THE PURPOSE OF A PRELIMINARY PLAT AND THAT THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PLANNING AND GROWTH MANAGEMENT CERTIFICATE

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CITY CLERK'S CERTIFICATE

THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS TO BE USED FOR THE PURPOSE OF A PRELIMINARY PLAT AND THAT THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SURVEYOR'S CERTIFICATE

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DATE	BY
2000	Surveyor

DATE	BY
2000	City Clerk

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS & SURVEYORS
1000 W. WYOMING, SUITE 200
PEORIA, ILLINOIS 61602
DESIGN PROFESSIONAL ENGINEER NO. 114-00118

TRAIL CREEK ESTATES
PEORIA, ILLINOIS

PRELIMINARY PLAT

