

PLANNING AND GROWTH MANAGEMENT



November 28, 2006

Jeff Kolbus
Trigger Road L.L.C.
721 W. Lake Street
Peoria, IL 61614

RE: Case No. CPC 06-CC – WATERSTONE SUBDIVISION

Please be advised that on Tuesday, October 31, 2006, the City Council approved the following:

RESOLUTION NO. 06-620, APPROVING THE PRELIMINARY PLAT OF WATERSTONE SUBDIVISION, LOCATED NORTH OF ASHBROOKE STREET, SOUTH OF CHALLACOME ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBERS 13-03-100-003 AND 13-03-100-012. (CPC 06-CC) [DISTRICT 5]

This request was approved as outlined in the attached copies of the approved documents. If you have any questions, please contact me at 494-8667.

Sincerely,

A handwritten signature in cursive script that reads 'Leah Allison'.

Leah Allison, AICP
Senior Urban Planner

LA/ps

Attachments

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

RESOLUTION NO. 06-620

CITY OF PEORIA.

Peoria, Illinois October 31, 2006

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF WATERSTONE SUBDIVISION, LOCATED NORTH OF ASHBROOKE STREET, SOUTH OF CHALLACOMBE ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBERS 13-03-100-003 AND 13-03-100-012.

WHEREAS, the City of Peoria has the authority to review subdivisions and developments within the limits of its corporate boundaries and within its mile and one half extra-territorial jurisdiction; and

WHEREAS, the City Planning Commission reviewed this request on October 18, 2006,


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the Preliminary Plat of Waterstone Subdivision, a single-family residential development located north of Ashbrooke Street, south of Challacombe Road, along the west side of Trigger Road, (Attachment A), and generally described as a subdivision of part of the NW ¼ of Section 3, T9N, R7E of the 4th Principal Meridian is hereby approved subject to the following condition(s):

- 1) Indicate the extent of the stream buffer and include all labels and notes pertaining to the stream buffer on the plat.
- 2) Ten-foot wide bike/walk trail is required along Trigger Road.

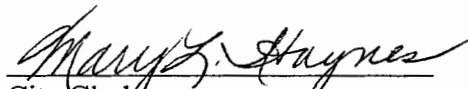
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 31ST DAY OF OCTOBER 2006.

APPROVED:



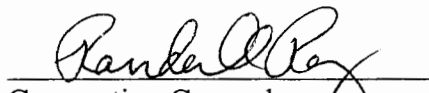
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED



Corporation Counsel

LEGEND

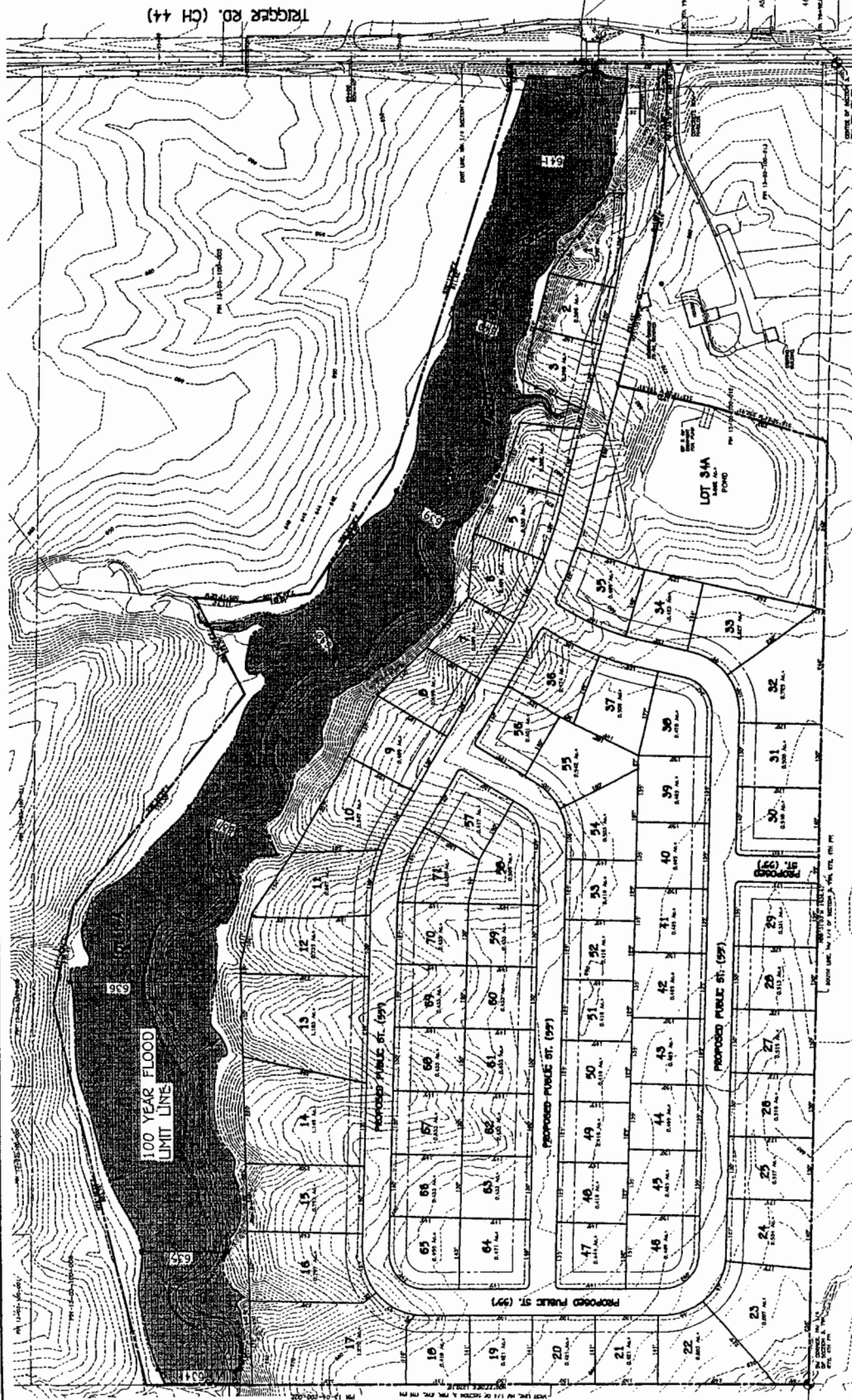
- BOUNDARY OF SUBDIVISION
- IMPROVED SERVICE LINE
- PLAT OR BOUNDARY
- 100 YEAR FLOOD PLAIN ELEVATION
- 500 YEAR FLOOD PLAIN ELEVATION
- EXISTING FENCE
- BOUNDARY BASED ON AN ADJACENT BOUNDARY

TRIGGER RD. (CH 44)

100 YEAR FLOOD
LIMIT LINE

GENERAL NOTES

1. PROPERTY LOTS SUBDIVIDED BY PM 13-03-100-003 & 13-03-100-012.
2. AREA OF IMPROVED SUBDIVISION - 67.1 ACRES.
3. THE IMPROVED, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
4. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
5. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
6. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
7. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
8. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
9. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
10. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.
11. THE LOTS, REAR, FRONT, AND SIDE BOUNDARIES OF THE LOTS.



PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF POCAHONTAS }
I, the undersigned, being a duly qualified and sworn member of the Planning Commission of the County of Pocahontas, do hereby certify that the above described subdivision is in accordance with the provisions of the Illinois Subdivision Map Act, Chapter 94.5, of the Illinois Compiled Statutes (605 ILCS 94.5), and that the same is in compliance with the provisions of the Illinois Subdivision Map Act, Chapter 94.5, of the Illinois Compiled Statutes (605 ILCS 94.5).

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF POCAHONTAS }
I, the undersigned, being a duly qualified and sworn member of the City of Pocahontas, do hereby certify that the above described subdivision is in accordance with the provisions of the Illinois Subdivision Map Act, Chapter 94.5, of the Illinois Compiled Statutes (605 ILCS 94.5), and that the same is in compliance with the provisions of the Illinois Subdivision Map Act, Chapter 94.5, of the Illinois Compiled Statutes (605 ILCS 94.5).



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF POCAHONTAS }
I, the undersigned, being a duly qualified and sworn member of the Surveying Board of the County of Pocahontas, do hereby certify that the above described subdivision is in accordance with the provisions of the Illinois Subdivision Map Act, Chapter 94.5, of the Illinois Compiled Statutes (605 ILCS 94.5), and that the same is in compliance with the provisions of the Illinois Subdivision Map Act, Chapter 94.5, of the Illinois Compiled Statutes (605 ILCS 94.5).



Austin Engineering Co., Inc.
144-0114
Surveyor

PRELIMINARY SUBDIVISION PLAT OF
WATERSTONE

PLAT OF THE 1/4 OF SECTION 3,
T4N, R2E, OF THE 4TH PM
FOR: WATERSTONE, LLC
DATE: 09/12/06
SHEET 1 OF 1

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS
LICENSE NO. 144-0114
STATE OF ILLINOIS
03-017