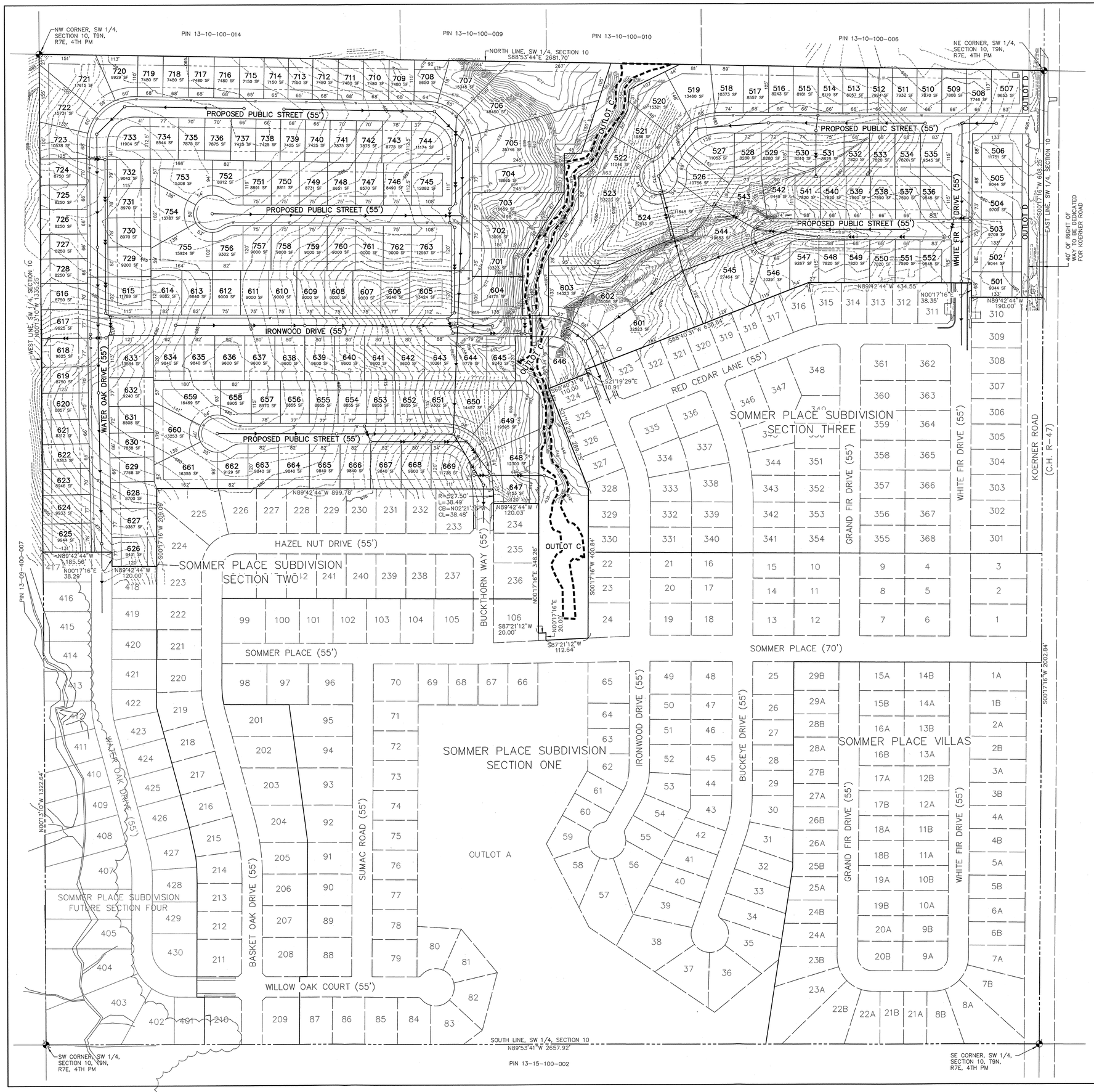


SOMMER PLACE SUBDIVISION

SECTION FIVE = LOTS 501–552

SECTION SIX = LOTS 601–669

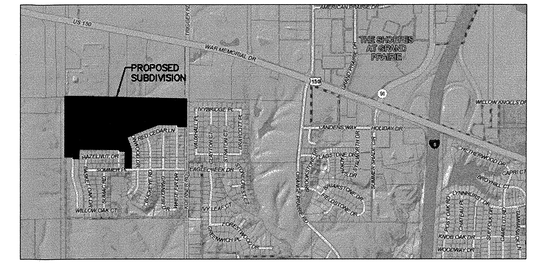
SECTION SEVEN = LOTS 701–763

1" = 100'

LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE (25')
- FLOODPLAIN BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN

PROPOSED SUBDIVISION IS PART OF PIN'S 13–10–300–009 AND 13–10–300–010



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

BEARINGS BASED ON AN ASSUMED DATUM.

AREA OF PROPOSED SUBDIVISION = 58.884 ACRES±

THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF PEORIA ENGINEERING DEPARTMENT.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED THROUGH A COMBINATION OF FIELD SURVEY AND AERIAL PHOTOGRAPHY.

ENGINEER: DEVIN L. BIRCH, AUSTIN ENGINEERING CO. INC., 8100 N UNIVERSITY ST, PEORIA, IL 61615, (309) 691–0224.

SURVEYOR: JEFFREY E. FRANKLIN, AUSTIN ENGINEERING CO. INC., 8100 N UNIVERSITY ST, PEORIA, IL 61615, (309) 691–0224.

DEVELOPER: SUMMER PARK, LLC, 401 N HERSHEY RD, P.O. BOX 67, BLOOMINGTON, IL 61702.

ZONING: THIS PROPERTY IS PRESENTLY ZONED R–3.

UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.

SCHOOL DISTRICT: DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 170533 0125B WHICH BEARS A REVISION DATE OF JUNE 1, 1983. A LETTER OF MAP REVISION WAS APPROVED MARCH 30, 2006, CASE NO. 05–05–A234P. THE FLOODPLAIN BOUNDARY OF SAID LOMA ARE SHOWN.

PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.

OUTLOT C IS FOR FLOOD ROUTE DRAINAGE AND IS TO BE CONVEYED TO THE SOMMER PLACE HOMEOWNER'S ASSOCIATION.

OUTLOT D IS FOR A LANDSCAPING BERM AND IS TO BE CONVEYED TO THE SOMMER PLACE HOMEOWNER'S ASSOCIATION.

CITY OF PEORIA PLANNING & GROWTH MANAGEMENT CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF SOMMER PLACE SUBDIVISION SECTIONS FIVE (5), SIX (6), AND SEVEN (7) IS APPROVED THIS 24th DAY OF January 2012. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

*Subject to staff's comments dated 12/5/11

For Derek M. Allison
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF PEORIA }

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS PRELIMINARY PLAT OF "SOMMER PLACE SUBDIVISION, SECTIONS 5, 6 & 7", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 13TH DAY OF JANUARY, 2012.

AUSTIN ENGINEERING CO., INC.

BY: Jeffrey E. Franklin
JEFFREY E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230
AUSTIN ENGINEERING COMPANY, INC. (309) 691–0224
8100 N. UNIVERSITY ST., PEORIA, IL. 61615

JEFFREY E. FRANKLIN — PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS — AUSTIN ENGINEERING CO. INC. — PEORIA, ILLINOIS — ILLINOIS

LICENSE EXPIRES NOVEMBER 30, 2012

PRELIMINARY PLAT OF SOMMER PLACE SUBDIVISION

SECTIONS 5, 6 & 7

AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
8100 North University Street
Peoria, Illinois 61615-1879
License No. 184-001143

FOR: ARMSTRONG BUILDERS & SIGNATURE HOMES			REVISED 01/13/12	REVISED	PROJECT NUMBER 70–11–019
DATE 10/31/11	SCALE 1"=100'	BOOK	REVISED	REVISED	SHEET NO. 1 OF 1