

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

**SUBJECT: Review of Final Plat of Black Hawk Commons First Addition (11th Street
Redevelopment Partners) Final Plat**

Date: June 13, 2013

The attached Black Hawk Commons First Addition is a five lot minor subdivision for the first phase of the office and business park development at approximately 11th Street and Blackhawk Road (see attached plat). The City approved a rezoning, preliminary and final phase one Planned Unit Development (PUD zoning district) site plan in March (final site plan approved for Black Hawk College Learning Center and Christine Elsberg Insurance Office). The phase one development final plat will encompass a total of approximately 5.53 acres.

The developer has submitted the final plat for the two approved PUD final site plan developments (Lot B is the site for Black Hawk College and Lot C is the site for the Elsberg Insurance Office). In addition there will be two future development sites (Lots A and D) and a lot be used entirely for water detention (Lot AA). The plat will allow the developer to take title to the property per the Development Agreement, except for the lot proposed for Blackhawk College (identified as Lot B on plat). Once plat is approved and recorded the deed for the Black Hawk College Adult Learning Center lot will be conveyed back to the City so it can be then kept to be conveyed to Black Hawk in the future.

Interior private roads with access easements will provide access to public right-of-way for the interior lots. The site will provide an adequate storm water detention area to meet City storm water detention requirements. The City Engineer has approved the final plat.

Recommendation:

That the final plat be approved because it will allow for the conveyance of property and development of the site and will not alter the character of the neighborhood.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

FINAL PLAT
OF
BLACK HAWK COMMONS FIRST ADDITION
TO THE CITY OF ROCK ISLAND,
ROCK ISLAND COUNTY, ILLINOIS
 PART OF LOT 2 IN SWEATT'S ADDITION TO THE CITY OF ROCK ISLAND;
 ALSO PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 17 NORTH,
 RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF
 ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS
 CONTAINING 5.484 ACRES.



- LEGEND**
- EXISTING SURVEY BOUNDARY
 - SECTION LINE
 - CENTERLINE
 - LOT LINE
 - EASEMENT LINE
 - FLOW LINE
 - SETBACK LINE
 - DIA. REBAR FOUND AS NOTED
 - CHESLED TO IN CONCRETE, SET
 - 3/8" REBAR WITH CAP 48x300, FOUND
 - 5/8" REBAR WITH CAP 48x300, SET
 - 1/2" SQ. PR. FOUN
 - P.K. NAIL, SET
 - P.K. NAIL, FOUND
 - SECTION CORNER

- ABBREVIATIONS**
- POC POINT OF COMMENCING SECTION
 - ROW RIGHT OF WAY
 - SOL SURVEYING SETBACK LINE
 - UE UTILITY EASEMENT
 - AC ACRES
 - SF SQUARE FEET

SURVEYOR NOTES

THIS AGREEMENT IS MADE AT THE REQUEST OF VTH STREET REDEVELOPMENT PARTNERS, LLC, 1405 STATE STREET BETTENDORF, IOWA, CONTRACT NO. 18-01-001.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY WERE MEASURED FROM THE POINT OF COMMENCING SECTION OF THE SURVEY. THE SURVEYOR HAS NOTED THE EXISTENCE OF FOUND MASONRY CORNERS, OCCUPATION OR OTHER CORRELATING CALLERS CORRESPONDING TO THE COURSE OF THE SURVEY.

THIS PROJECT IS SUBJECT TO ANY AND ALL EASEMENTS, GRANTS, RIGHTS AND ROADWAYS THAT A COMPLETE TITLE SEARCH WOULD REVEAL.

NO OBSERVATION CONCERNING ZONING FOR CURRENT OR FUTURE USES WAS PERFORMED AS PART OF THIS SURVEY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND ASBESTOS CONTAMINATION FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION HAS BEEN MADE AS PART OF THIS SURVEY TO DETERMINE THE EXISTENCE OF CONCRETE, BRICK, CELLULOSIC CONCRETE, OR OTHER MATERIALS WHICH MAY BE HAZARDOUS TO THE HEALTH OF HUMANS OR ANIMALS. SUCH INVESTIGATION SHOULD BE CONDUCTED BY AN INDIVIDUAL QUALIFIED TO PERFORM SUCH INVESTIGATION.

DISTANCES ARE LISTED IN FEET AND DECIMAL PARTS OF A FOOT.

ALL DIMENSIONS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

OWNER/DEVELOPER
 11TH STREET REDEVELOPMENT PARTNERS, LLC
 1805 STATE STREET
 BETTENDORF, IOWA 52522
 CONTACT: KEVIN KOSLUPP

GENERAL NOTES

LOT AA IS FOR STORM WATER DETENTION AND SHALL ALSO BE UTILIZED BY PROPERTIES DIRECTLY NORTH OF SAID LOT AA.

ALL IMPROGRESS EASEMENTS ARE FOR PRIVATE ROADS PER GOVERNMENT'S AND RESTRICTIONS.

RI ANNEY UNDERGROUND EASEMENTS ARE GRANTED FOR GAS, ELECTRIC, WATER, TELEPHONE, CABLE TV, SATELLITE RECEIVER, AND SANITARY SEWER TO SERVICE INDIVIDUAL LOTS.

5' BUILDING SETBACK LINE ALONGS THE EASTERLY LINE OF LOTS A AND C IS ESTABLISHED WITH THE UNDERSTANDING THAT THE CITY WILL VACATE AND DEED PART OF SIX STREET NORTH OF WAY TO OWNERS OF LOTS A AND C, THEREBY CREATING THE REQUIRED 25' SETBACK.

LOT	AREA S.F.	AREA AC.
LOT A	83,281 SF	1.912 AC.
LOT AA	24,107 SF	0.553 AC.
LOT B	73,281 SF	1.678 AC.
LOT C	30,048 SF	0.692 AC.
LOT D	35,735 SF	0.820 AC.

