
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Review of Black Hawk Commons Amended Final Plat of First Addition

The attached amended Final Plat of the Black Hawk Commons First Addition is a five lot major subdivision for 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 2013. Two structures for the phase one development are under construction (Black hawk College Adult Education offices and Christine Elsberg’s Insurance office).

The proposed plat is an amendment to the original final plat because of the developer’s decision to now construct public streets rather than private streets (extension of 46th Avenue and creation of Black Hawk Commons Drive as identified in the attached plat). The lot sizes have changed from the original plat due to the creation of public right-of-way for the previously mentioned roads.

Proposed Lot B on the plat is where the Blackhawk College structure is currently under construction, while proposed Lot C is where Christine Elsberg’s Insurance office is being constructed. Proposed lots A and D are future development parcels, while proposed Lot AA is where the water retention area is proposed.

The subdivision is a major plat because it incorporates public improvements (public street with sidewalks and water and sanitary and storm sewer lines located within utility and sidewalk easements adjacent to the public street right-of-way. There are two variances requested. The first is for a named street (Black Hawk Commons Drive). As stated previously this “drive” was to be constructed as a private street, but now will meet City construction standards and dedicate the street as public. The second variance is for a 30 foot wide right-of-way width for Black Hawk Commons Drive and a 40 foot wide right-of-way width for 46th Avenue extension. Both of these are proposed instead of a 50 foot right-of-way width. The proposed street will be the approximate same width as the right-of-way in each case. Utility easements will be utilized adjacent to the right-of-way to accommodate water and sewer line construction. The City Engineer has approved the plat with both requested variances.

Recommendation:

The Planning Commission voted ten to zero to recommend to the City Council that the final plat be approved with requested variances, subject to City Engineer final approval of completed public improvements, because it 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

AMENDED 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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°23'42" E	46.13'
L2	N 34°38'18" W	33.16'
L3	S 55°23'42" W	59.83'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	72.37'	115.00'	N 16°34'39" W	71.18'
C2	31.42'	20.00'	N 10°23'42" E	28.28'
C3	26.57'	44.00'	N 72°41'51" E	26.17'
C4	53.49'	85.00'	N 16°34'39" W	52.61'
C5	6.28'	40.00'	S 85°31'11" W	6.25'
C6	17.90'	40.00'	S 88°13'02" W	17.75'
C7	31.42'	20.00'	N 79°36'18" W	28.28'
C8	75.84'	135.00'	N 18°30'39" W	74.69'
C9	94.73'	165.00'	S 18°09'28" E	93.43'

LEGEND

EXISTING

PROPOSED

- SURVEY BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- R.O.W. LINE
- SETBACK LINE
- DIA. REBAR FOUND AS NOTED
- ⊗ CHISELED "X" IN CONCRETE SET
- ⊙ 5/8" REBAR WITH CAP #55-3370 FOUND
- ⊙ 5/8" REBAR WITH CAP #55-3370 SET
- ⊙ 1/2" SQ. PIN FOUND
- ⊙ P.K. NAIL SET
- ⊙ P.K. NAIL FOUND
- ⊙ SECTION CORNER



ABBREVIATIONS

- POC POINT OF COMMENCING
- SEC SECTION
- ROW RIGHT OF WAY
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- AC ACRES
- SF SQUARE FEET
- AR ACCESS RESTRICTION
- WME WATER MAIN EASEMENT

ACCESS RESTRICTION NOTE

NO ADDITIONAL ACCESS POINTS, OTHER THAN EXISTING ACCESS SHOWN ON THIS PLAT, SHALL BE ALLOWED ALONG 46TH AVENUE, 47TH AVENUE, 9TH STREET AND 11TH STREET FOR THE SUBDIVISION.

SURVEYOR NOTES

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF 9TH STREET REDEVELOPMENT PARTNERS, LLC, 1805 STATE STREET, BETTENDORF, IOWA, CONTACT: KEVIN KOELLNER. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.

THIS PROPERTY IS ENTIRELY WITHIN ZONE X. YARVAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FIRM PANEL MAP NUMBER 1716102004F, MAP REVISED APRIL 5, 2010.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, DRAINAGE WAVES AND ROADWAYS THAT A COMPLETE TITLE SEARCH WOULD DISCLOSE.

NO INVESTIGATION CONCERNING ZONING FOR CURRENT OR FUTURE USAGE WAS PERFORMED AS A PART OF THIS RESURVEY.

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

NO INVESTIGATION WAS MADE AS PART OF THIS SURVEY TO DETERMINE OR SHOW DATA, OR MONITORIAL FACILITIES, EXCEPT AS NOTED, OR LOCATION OF ANY UTILITIES RESURVEYING THESE UTILITIES OR FACILITIES.

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

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

AREA TABLE

LOT	AREA S.F.±	AREA AC.±
LOT A	74,195 SF±	1.703 AC±
LOT AA	22,757 SF±	0.522 AC±
LOT B	68,515 SF±	1.573 AC±
LOT C	17,366 SF±	0.399 AC±
LOT D	29,674 SF±	0.681 AC±
ROW	26,396 SF±	0.606 AC±

GENERAL NOTES

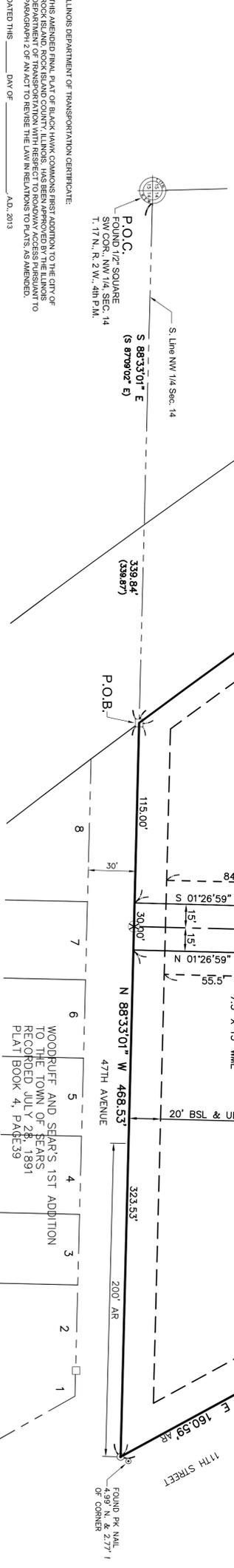
LOT AA IS FOR STORM WATER DETENTION AND SHALL ALSO BE UTILIZED BY PROPERTIES DIRECTLY NORTH OF SAID LOT AA.

ALL ROADS ARE PUBLIC RIGHT OF WAY.

BLANKET UNDERGROUND EASEMENTS ARE GRANTED FOR GAS, ELECTRIC, WATER, TELEPHONE, CABLE TV, STORM SEWER AND SANITARY SEWERS TO SERVICE INDIVIDUAL LOTS.

5' BUILDING SETBACK LINE ALONG THE EASTERLY LINE OF LOTS A AND C IS ESTABLISHED WITH THE UNDERSTANDING THAT THE CITY WILL VACATE AND DEED PART OF 9TH STREET RIGHT OF WAY TO OWNERS OF LOTS A AND C, THEREBY CREATING THE REQUIRED 20' SETBACK.

OWNER/DEVELOPER
11TH STREET REDEVELOPMENT PARTNERS, LLC
1805 STATE STREET
BETTENDORF, IOWA 52722
CONTACT: KEVIN KOELLNER



ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE:

THIS AMENDED FINAL PLAT OF BLACK HAWK COMMONS FIRST ADDITION TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF AN ACT TO REVISE THE LAWS IN RELATION TO PLATS, AS AMENDED, DATED THIS _____ DAY OF _____, A.D. 2013.

PAUL A. LOEBT, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
ROCK ISLAND COUNTY



REVISIONS

No.	DESCRIPTION	DATE
1	ACCESS RESTRICTION PER IL DOT REQUEST	6/19/13
2	REVISED ACCESS RESTRICTION 46TH AVENUE	6/20/13
3	REVISED EASEMENT WIDTHS AND PUBLIC ROADS	9/03/13
4	ADDED WATER MAIN EASEMENTS PER CITY	10/15/13

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • Sycamore, IL
(309) 788-7644 • (563) 344-0260 • (815) 965-6400 • (815) 895-3825
www.missman.com

BLACK HAWK COMMONS FIRST ADDITION
ROCK ISLAND, ILLINOIS

AMENDED FINAL PLAT

Missman Project No: C121057

File Name: C:\121057\FINAL AMENDED FINAL PLAT\121057.FLD

Field Book No: _____

Drawn By: CEJ

Checked By: DAB

Date: 6/13/2013

C-1

Sheet 1 of 1