
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Review of Black Hawk Commons Second Addition

The attached Black Hawk Commons Second Addition is a three lot major subdivision for the second 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 2013. Two structures for the phase one development are under construction.

The proposed plat is for the second phase of development on the total site and includes a lot for construction of an office building for Missman, Inc. (16,200 square foot office building on proposed Lot One of the proposed final plat). There is also an attached report for a PUD final site plan included in the Planning Commission packet.

Proposed Lot One (Missman, Inc. office building) is 69,884 square feet in total area (1.60 acres). Proposed Lot Two is for a future one-story office structure located at the north end of the development (PUD preliminary plat identifies an approximate 3,000 square foot office structure on this site, but no specific development is proposed at this time). The third proposed lot is Outlot A located at the northerly access point off of 9th Street. This 7,342 square foot Outlot is identified to be the location of a proposed monument identifying the entrance to the development.

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). Previously this “drive” was to be constructed as a private street, but the developer has chosen to meet City construction standards and dedicate the street as public. The second variance is for a 39 foot wide right-of-way width instead of a 50 foot right-of-way width. The proposed street will be the approximate same width. 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**

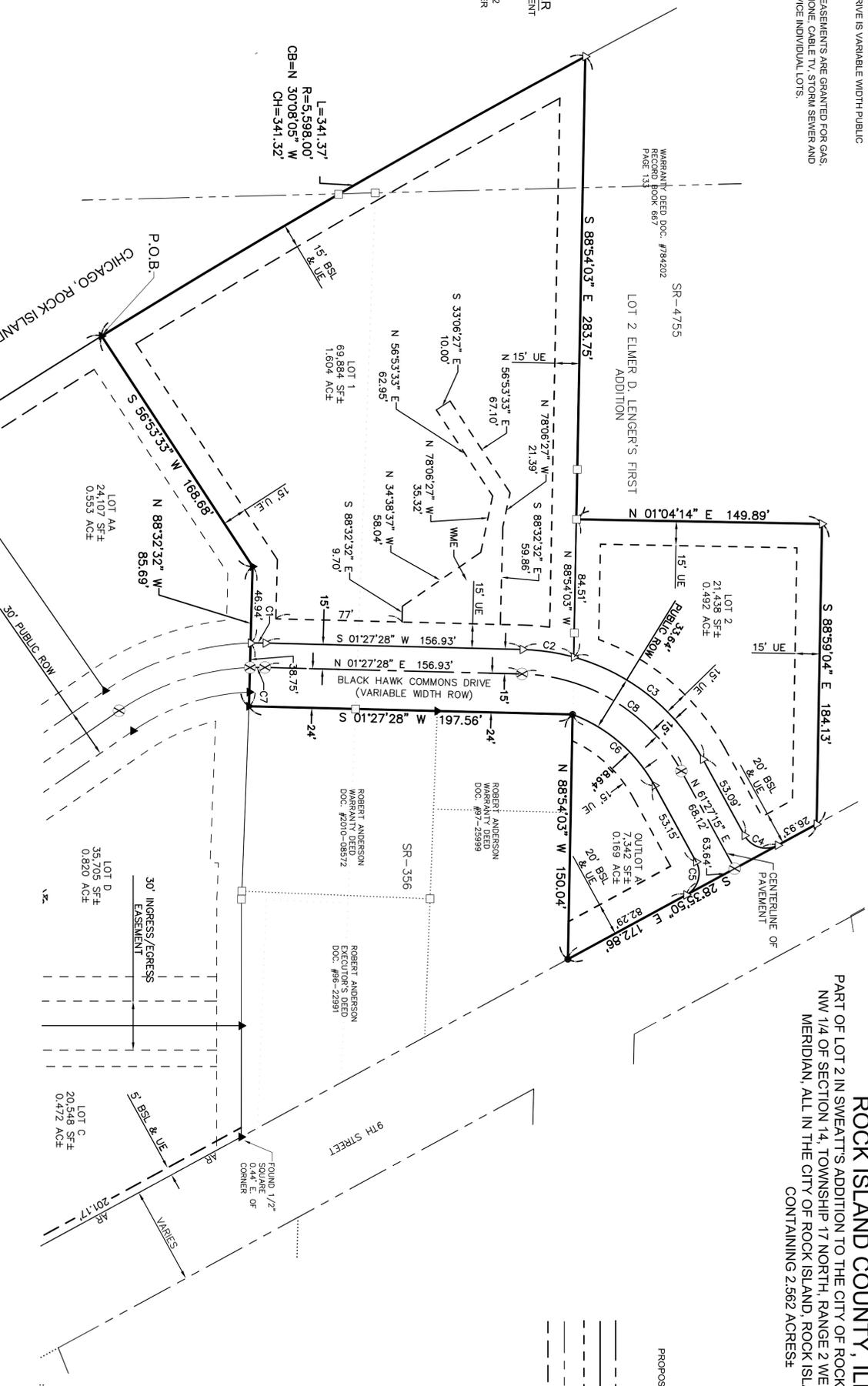
Approved: Thomas Thomas, City Manager

GENERAL NOTES
 BLACK HAWK COMMONS DRIVE IS VARIABLE WIDTH PUBLIC RIGHT OF WAY.
 BLANKET UNDERGROUND EASEMENTS ARE GRANTED FOR GAS, ELECTRIC, WATER, TELEPHONE, CABLE TV, STORM SEWER AND SANITARY SEWER TO SERVICE INDIVIDUAL LOTS.

BLACK HAWK COMMONS SECOND 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 2.562 ACRES±



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



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	9.12'	185.00'	S 00°07'35" E	9.12'
C2	31.61'	129.00'	S 08°28'38" W	31.53'
C3	103.47'	129.00'	N 38°28'32" E	100.72'
C4	23.58'	15.00'	N 18°25'45" E	21.22'
C5	23.58'	15.00'	N 73°34'17" W	21.20'
C6	67.74'	95.36'	S 41°06'15" W	66.32'
C7	9.13'	180.00'	N 00°17'06" W	9.12'
C8	119.37'	114.00'	N 31°27'22" E	113.89'

AREA TABLE

LOT	AREA S.F.±	AREA AC.±
LOT 1	69,883.90 SF±	1.604 AC±
LOT 2	21,437.94 SF±	0.492 AC±
OUTLOT A	7,341.65 SF±	0.169 AC±
ROW	12,928.30 SF±	0.297 AC±

LEGEND

- EXISTING
- PROPOSED
- SURVEY BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- ROW LINE
- SETBACK LINE
- DIA. REBAR FOUND AS NOTED
- CHISELED "X" IN CONCRETE SET
- 5/8" REBAR WITH CAP #35-3370, FOUND
- 5/8" REBAR WITH CAP #35-3370, SET
- 1/2" SQ. PIN, FOUND
- P.K. NAIL, SET
- P.K. NAIL, FOUND
- LINE CONTINUATION
- SECTION CORNER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC SECTION
- ROW RIGHT OF WAY
- B.S.L. BUILDING SETBACK LINE
- UTILITY EASEMENT
- AC ACRES
- SF SQUARE FEET
- AR ACCESS RESTRICTION
- AR WATER MAIN EASEMENT
- WME

ABBREVIATIONS

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC SECTION
- ROW RIGHT OF WAY
- B.S.L. BUILDING SETBACK LINE
- UTILITY EASEMENT
- AC ACRES
- SF SQUARE FEET
- AR ACCESS RESTRICTION
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SURVEYOR NOTES

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF 11TH 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. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM PANEL MAP NUMBER 17161C0304F, MAP REVISED APRIL 5, 2010.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, DRAINAGE WAYS 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 SURVEY.
 NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, 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 A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTING SIZE, DEPTH, CAPACITY, OR LOCATION OF ANY UTILITIES OR MANHOLE FACILITIES, EXCEPT AS NOTED. CALL JULLIE AT 1360-882-0123 FOR INFORMATION REGARDING 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.

CHAD E. JOHNSON
 ILLINOIS
 PROFESSIONAL
 SURVEYOR

FOR REVIEW ONLY

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Surveyor in the State of Illinois.
 My license expires on November 30, 2014
 No. of sheets covered by this seal: _____ Date _____

IL DESIGN FIRM NO. 184-00843

REVISIONS

No.	DESCRIPTION	DATE
1	WATER MAIN EASEMENT ADDED 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 SECOND ADDITION
 ROCK ISLAND, ILLINOIS

FINAL PLAT

Missman Project No: C12L057

File Name: C12L057-Phase II Final Plat

Field Book No: 10/15/13

Drawn By: JDL

Checked By: CEJ

Date: 10/03/13

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