

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager  
Subject: Review of Final Plat of RI-Dollar First Addition  
Date: January 27, 2014**

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The attached RI-Dollar First Addition Final Plat is a one-lot minor plat located at approximately 2940 11th Street, zoned B-3 (community business) district. Currently, the proposed lot is part of a 7.05 acre undeveloped property owned by the City and located adjacent to the McDonald's Restaurant (northwest corner of 11<sup>th</sup> Street and 31<sup>st</sup> Avenue). The subdivision is being created in order to sell the lot to Dollar General Stores to facilitate the relocation of the existing store (currently located in Watch Tower Plaza at 3830 11<sup>th</sup> Street) to the subject site.

The proposed Lot One will have an area of 56,977 square feet (1.308 acres). Dollar General proposes to construct a 9,100 square foot structure on the subject site. The proposed one-story structure will meet Zoning Ordinance setback and off-street parking requirements. Access to the 44 space parking lot will be from 11<sup>th</sup> Street. The remaining area of the existing property (not subdivided) will be 5.742 acres.

There will be no public improvements in the proposed subdivision. The City Engineer has approved the final plat.

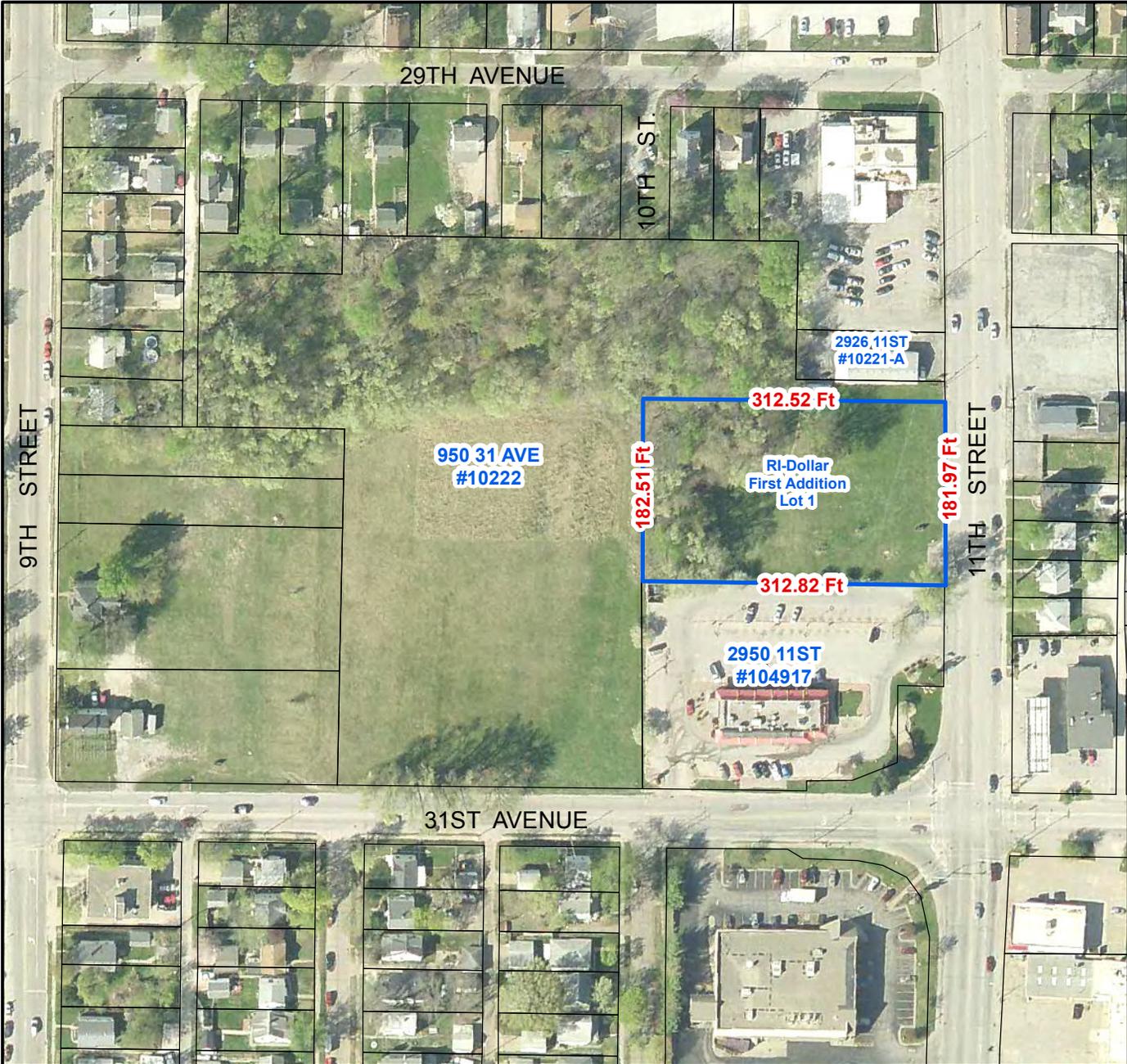
**RECOMMENDATION:** That the final plat be approved because it meets the requirements in the Subdivision Ordinance and facilitates the relocation of Dollar General in Rock Island.

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

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**Approved by: Thomas Thomas, City Manager**

# SUBDIVISION LOCATION MAP



## SUBDIVISION LOCATION MAP

**Legend**

-  Parcels
-  Subject Property

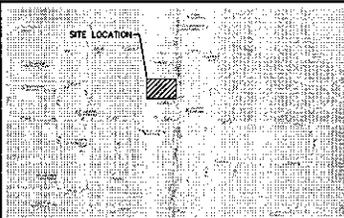


0 50 100 200 300 Feet

City of Rock Island  
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



ROCK ISLAND  
ILLINOIS



VICINITY MAP  
NOT TO SCALE  
(MAP PROVIDED BY GOOGLE)

CITY OF ROCK ISLAND  
DOC. NO. 2013-2720

**GENERAL NOTES**

BLANKET UNDERGROUND EASEMENTS ARE GRANTED FOR GAS, ELECTRIC, WATER, TELEPHONE, CABLE TV, STORM SEWER AND SANITARY SEWER.

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE AVAILABLE TO ALL UTILITIES LICENSED TO OPERATE BY THE CITY OF ROCK ISLAND, ILLINOIS.

BY THE RECORDING OF THIS PLAT, THE CITY OF ROCK ISLAND WAIVES AND VACATES ANY AND ALL RIGHTS TO THE UTILITY EASEMENT AS DESCRIBED IN RECORD BOOK 453, PAGE 109.

BY THE RECORDING OF THIS PLAT, MID AMERICAN ENERGY WAIVES AND VACATES ANY AND ALL RIGHTS TO THE UTILITY EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 64-19066.

BY THE RECORDING OF THIS PLAT, AT & T WAIVES AND VACATES ANY AND ALL RIGHTS TO THE UTILITY EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 64-19066.

**CURRENT ZONING**

"B-3" - COMMUNITY BUSINESS DISTRICT  
HEIGHT RESTRICTION - 45 FT.  
FRONT YARD DEPTH - 20 FT. OR SAME AS ADJACENT "R" DISTRICT  
SIDE YARD DEPTH - NONE EXCEPT AS SAME AS ADJACENT "R" DISTRICT  
REAR YARD DEPTH - 10 FT. OR SAME AS ADJACENT "R" DISTRICT  
OTHER - IN ACCORDANCE WITH PERFORMANCE STANDARDS  
VERIFIED CURRENT ZONING - ALAN FRIES ON OCTOBER 24, 2013

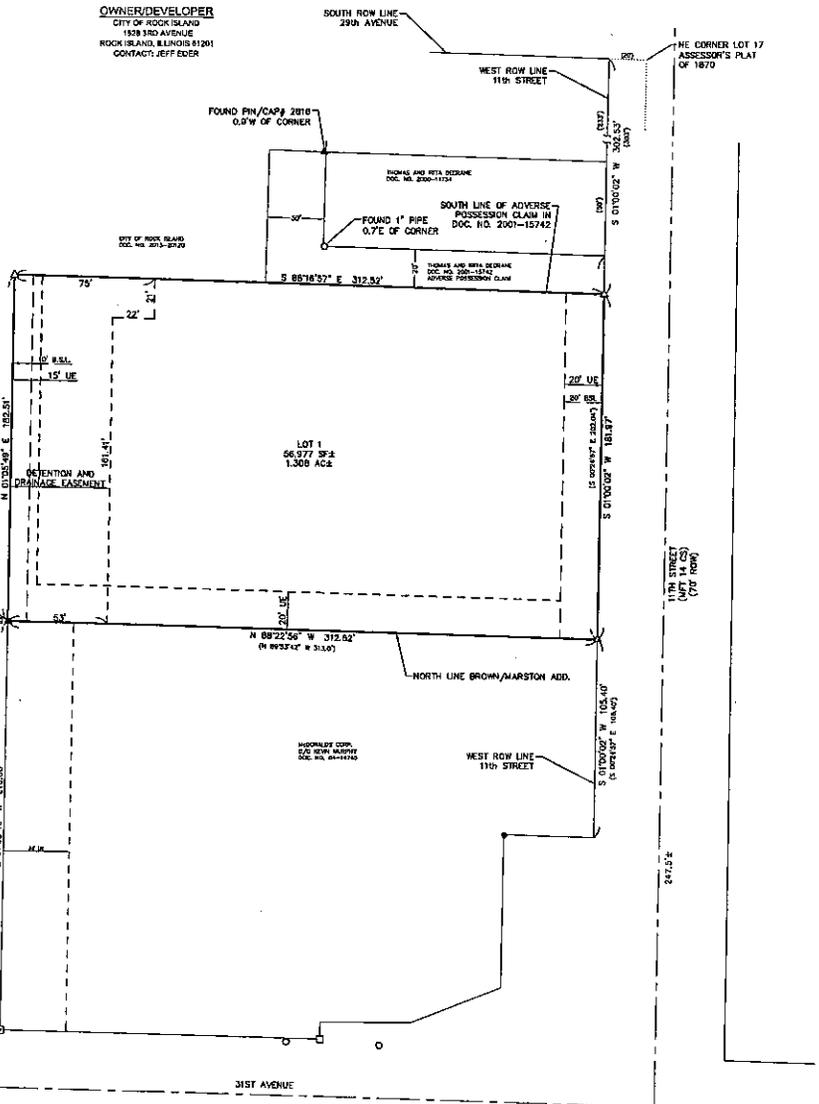
CITY OF ROCK ISLAND  
DOC. NO. 2013-2720

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE:  
THIS FINAL PLAT OF RI-DOLLAR 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 PERMISSIBLE TO PARAGRAPHS 9 OF 60 ACT TO REVISE THE LAW REGULATIONS TO PLATS AND MAPS.

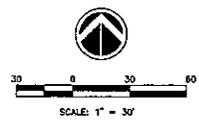
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

PAUL A. LOBLE, P.E.  
DEPUTY DIRECTOR OF HIGHWAYS  
ROADWAY DESIGNER

**OWNER/DEVELOPER**  
CITY OF ROCK ISLAND  
1529 3RD AVENUE  
ROCK ISLAND, ILLINOIS 61201  
CONTACT: JEFF EDER



**FINAL PLAT**  
OF  
**RI-DOLLAR FIRST ADDITION**  
BEING PART OF THE NW 1/4 OF SECTION 11, TOWNSHIP 17 NORTH,  
RANGE 2 WEST OF THE 4TH P.M., CITY OF ROCK ISLAND, COUNTY OF  
ROCK ISLAND, STATE OF ILLINOIS  
1.309 ACRES±



**LEGEND**

—————	SURVEY BOUNDARY
—————	LOT LINE
—————	UNDERLYING LOT LINE
—————	EXISTING CENTERLINE
—————	PROPOSED EASEMENT LINE
—————	BUILDING SETBACK LINE
▲	REBAR, FOUND
●	REBAR WITH CAP # _____ FOUND
○	PIPE, FOUND
□	CONCRETE MONUMENT, FOUND
△	5/8" REBAR WITH CAP #53-5375, SET
—————	BUILDING SETBACK LINE
—————	UTILITY EASEMENT
—————	LINE CONTINUATION
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION

**SURVEYOR'S NOTES:**

1. THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF THE CITY OF ROCK ISLAND, CONTACT: JEFF EDER.
2. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURTESY AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF POLING MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, DRAINAGE WAYS AND ROADWAYS THAT A COMPLETE TITLE SEARCH WOULD DISCLOSE.
4. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE 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.
5. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
6. ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT. SURVEY WORK BEGAN OCTOBER 10, 2013 AND WAS COMPLETED OCTOBER 23, 2013.
7. I HAVE RELIED SOLELY UPON THE DOCUMENTS WHICH ARE LISTED ON THIS PLAT OF SURVEY.
8. HORIZONTAL CONTROL IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83.
9. VERTICAL CONTROL IS BASED ON NAVD 88 DATUM.
10. CALL JULIE, AT 1-800-693-0123 FOR INFORMATION REGARDING UTILITIES OR FACILITIES LOCATED ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE ONLY AND THE ACTUAL LOCATION MAY VARY.



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 Engineer in the State of Illinois in accordance with the current Illinois Medium Standards for Land Surveying.

DATE: 1/10/14  
DATE: 1/10/14  
DATE: 1/10/14

ILL. DESIGN FIRM NO. 104-000843

NO.	REVISIONS	DESCRIPTION	DATE

**Missman, Inc.**  
Professional Engineers & Land Surveyors  
Rock Island, IL • 309-344-0289 • 309-344-0289  
Burlington, IA • 319-251-7644 • 319-251-7644  
Spokane, IL • 815-893-3835  
www.missman.com

RI-DOLLAR FIRST ADDITION  
ROCK ISLAND, ILLINOIS  
FINAL PLAT

Missman Project No:  
A135036  
File Name:  
A135036-18-10-14.dwg  
COPYRIGHT © 2014  
ALL RIGHTS RESERVED  
Field Book No:  
Drawn By: JDL  
Checked By: CEJ  
Date: 1/10/14  
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Sheet 1 of 1