

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Review of Final Plat of The Manor of Rock Island

Date: March 6, 2014



At its March 5, 2014 meeting the Planning Commission considered The Manor of Rock Island final plat. The attached plat is a 30 lot major plat located at the former Manor Homes residential development (26th Avenue and 8th Street), zoned R-3 (one and two residence) district. All the existing 14 residential townhouse structures (102 dwelling units) on the site have been removed by the Rock Island Housing Authority and a private developer (S.E. Clark and Associates from Peoria) to allow new construction of 53 total rental dwelling units (24 two-story duplex structures and six one-story, one-unit structures). The proposed new residential development has been identified as "Lyndon Lane" and the long term plan of the developers is to possibly make the units available for future home ownership.

The streets within the former Manor Homes development were private streets. The developer will construct public streets within the site. Other public improvements include water and sanitary sewer lines in the development.

All of the proposed lots meet the minimum lot width and area for parcels in an R-3 zoning district. The developer is asking for front, rear and sum of side yard setback variances for several proposed parcels. The setback variances include the following: 1) Variance to allow a 15-foot front yard setback rather than the required 25 foot front yard setback for corner lots 1, 4, 19, 22 and 25 (defined by Zoning Ordinance as having two front yards); 2) Variance to allow a 20-foot rear yard setback rather than the required 30 foot rear yard setback for lots 1 through 3 and 5 through 12 and 14; and 3) Variances to allow reduced minimum side yard setback rather than eight feet and/or a reduced sum of side yard combined setbacks for two-story structures rather than the 20-foot sum of side yard requirement for Lots 2, 3, 5, lots 5 through 10, 12, 15, 16, 17, 20, 23, 24, 25, 28, 29 and 30. These lots include a sum of side yard of 14 feet for lots 2 and 3. A sum of side yard of 15 feet for lots 23, 24, 25, 29 and 30. A sum of side yard of 15.5 feet for lot 28. A sum of side yard of 16 feet for lots 5 through 10, 12, and 15 through 20.

The City Engineer has approved the final plat, subject to providing a performance bond or letter of credit for the proposed public improvements and City approval of the improvements once they are completed by the developer.

Recommendation:

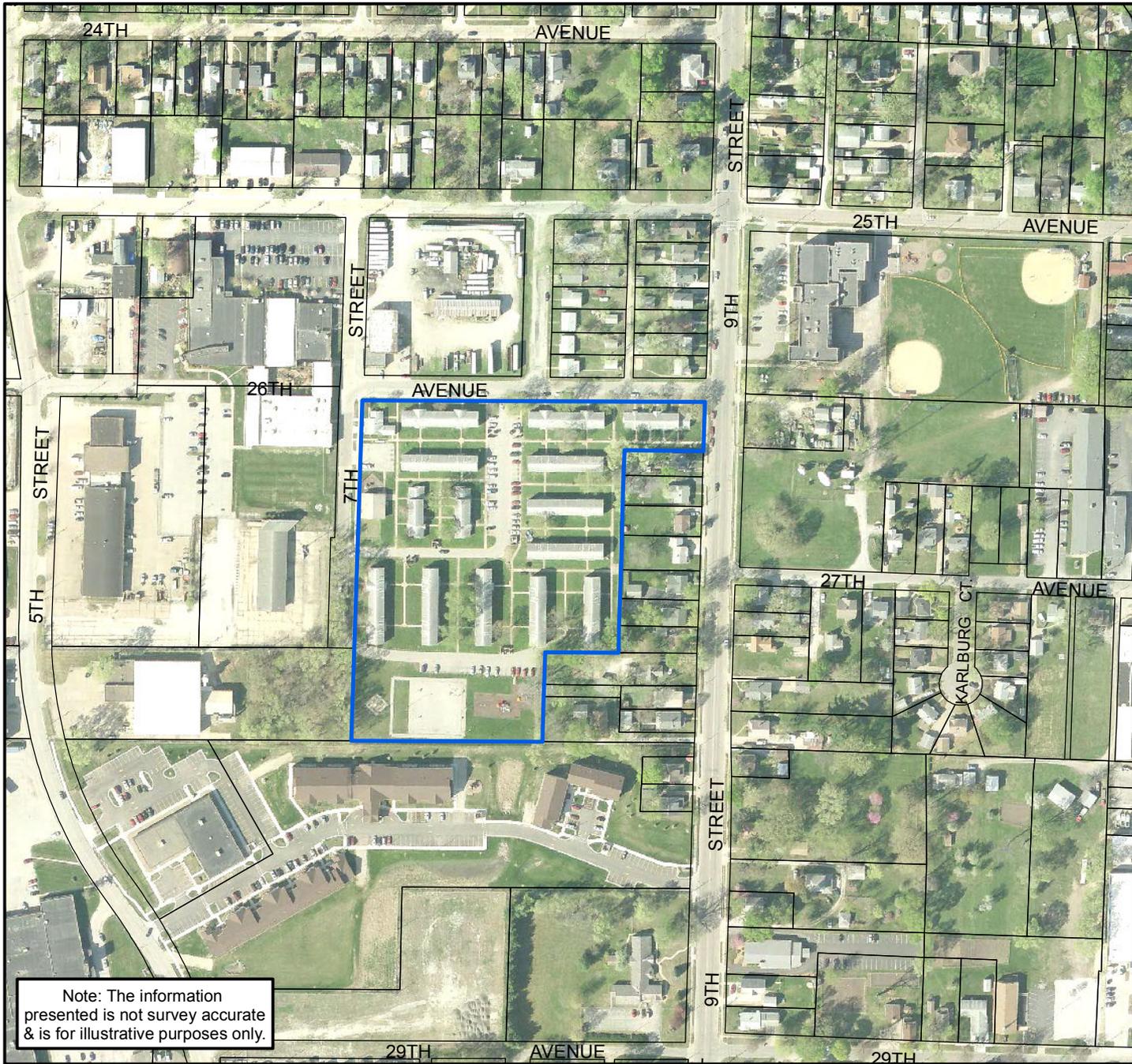
The Planning Commission voted seven to zero to recommend to the City Council that the final plat be approved, with the requested variances and subject to a performance bond or letter of credit being submitted and approved by the City to provide assurance

for the public improvements, because it meets standards in the Subdivision Ordinance and will promote low density residential development in the R-3 zoned property.

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

Approved by: Thomas Thomas, City Manager

SUBDIVISION LOCATION MAP



Note: The information presented is not survey accurate & is for illustrative purposes only.

SUBDIVISION LOCATION MAP

The Manor of Rock Island

Legend

-  Subject Property
-  Parcels



0 100 200 400 600 Ft



City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



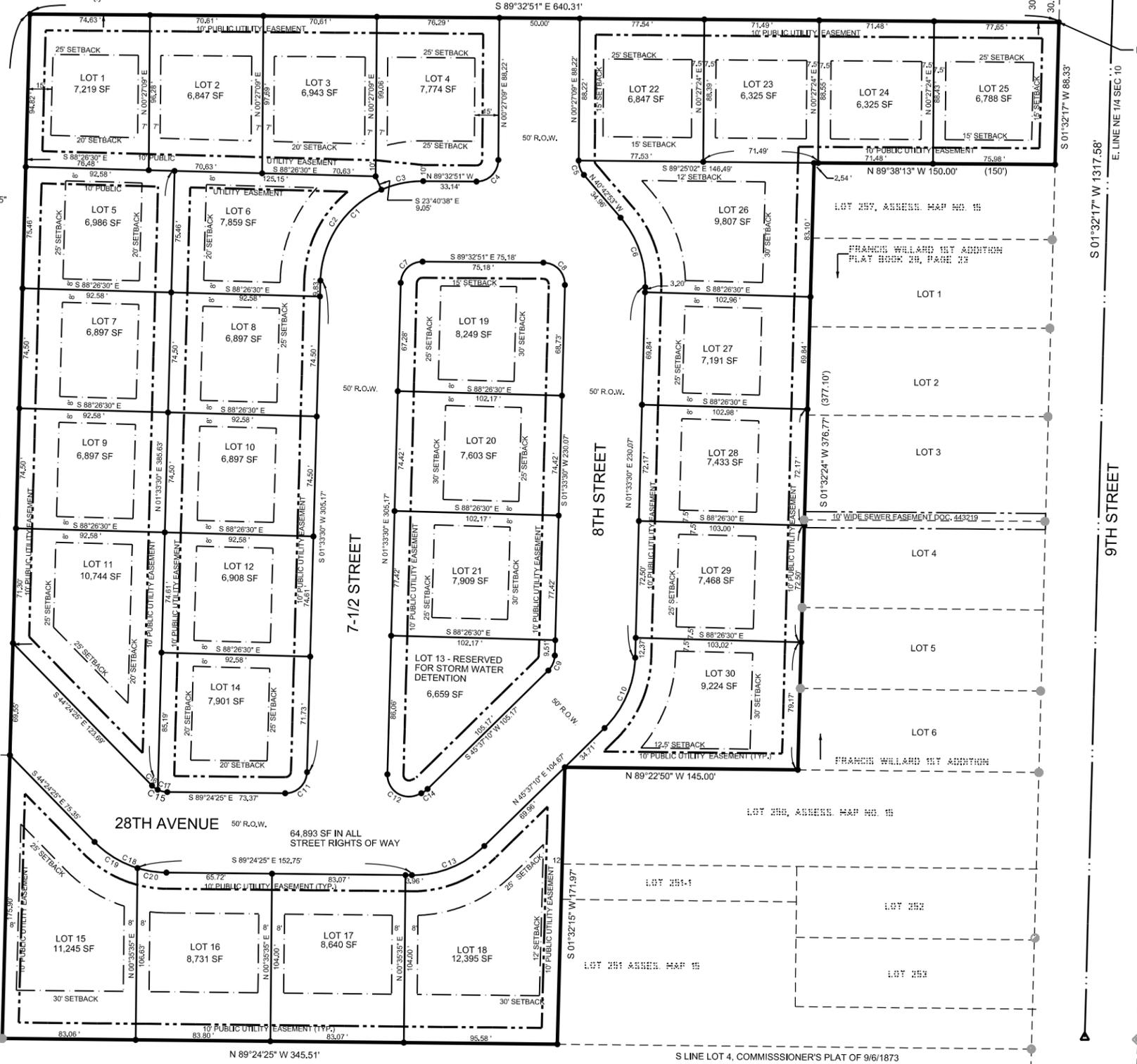
Curve	Arc Length	Radius	Chord Length	Chord Bearing	Delta Angle
C1	96.52'	63.50'	88.93'	N 46°00'19" E	88°53'39"
C2	71.78'	63.50'	68.02'	N 33°56'26" E	84°45'52"
C3	26.74'	63.50'	26.53'	N 78°23'13" E	24°07'47"
C4	21.21'	13.50'	18.09'	N 45°27'09" E	90°00'00"
C5	9.70'	13.50'	9.49'	S 20°07'52" E	41°10'02"
C6	46.85'	63.50'	45.80'	S 19°34'42" E	42°16'23"
C7	20.95'	13.50'	18.91'	N 46°00'19" E	88°53'39"
C8	21.47'	13.50'	19.28'	S 43°59'41" E	91°06'21"
C9	10.38'	13.50'	10.13'	S 23°35'20" W	44°03'40"
C10	48.83'	63.50'	47.84'	S 23°35'20" W	44°03'40"
C11	20.98'	13.50'	18.93'	N 46°04'32" E	89°02'05"
C12	27.28'	13.50'	22.87'	S 56°19'25" E	115°45'50"
C13	49.84'	63.50'	48.57'	N 68°06'22" E	44°58'25"
C14	4.75'	13.50'	4.73'	N 55°42'25" E	20°10'30"
C15	10.60'	13.50'	10.33'	S 66°54'25" E	45°00'00"
C16	4.45'	13.50'	4.44'	S 53°52'33" E	18°56'18"
C17	6.14'	13.50'	6.09'	S 76°22'33" E	26°03'44"
C18	49.87'	63.50'	48.60'	S 66°54'25" E	45°00'00"
C19	31.54'	63.50'	31.22'	S 58°38'08" E	28°27'25"
C20	18.33'	63.50'	18.27'	S 81°08'08" E	16°32'35"

6.899 ACRES +/-

FINAL PLAT THE MANOR OF ROCK ISLAND

POINT OF COMMENCEMENT
NE CORNER SECTION 10,
T17N, R2E

- LEGEND**
- SET 3/4" IRON ROD W/YELLOW CAP "MSA 2935"
 - FOUND 1/2" SQUARE BAR
 - FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - SURVEYED BOUNDARY
 - LOT LINE
 - ABUTTING LOT/STREET LINE
 - - - PROPOSED 10' PUBLIC UTILITY EASEMENT
 - - - EXISTING EASEMENT AS NOTED
 - - - PROPOSED BUILDING SETBACK
 - - - SECTION LINE



State of Illinois
Rock Island County ss.)
City of Rock Island
Know all men by these presents, that we, S.E. Clark and Associates, Inc., owners and proprietors of the land shown on the accompanying plat and described in the accompanying certificate of the surveyor do hereby certify that we have caused said survey to be made and acknowledge the said plat as correct, and do hereby adopt and accept the same and cause it to be known as The Manor of Rock Island.

Easements are hereby dedicated for the use of the City of Rock Island, and public utilities franchise to do business within the City of Rock Island, as indicated on the plat and marked drainage and utility easement to install, lay, construct, renew, operate and maintain drainage ways, drainage structures, gas, water, sewer pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other appliances for the purpose of serving the subdivision and other property with gas, water, sewer, electric and telephone service and to overhang all lots with aerial service wires to serve adjacent lots, together with the right to enter upon lots at all times to install, lay, construct, renew, operate and maintain said gas, water and sewer pipes, conduits, cables, poles, wires, braces, guys, anchors and other appliances, and to trim and keep trimmed any trees, shrubs or seedlings that interfere or threaten to interfere with said public utility equipment, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for public utility purposes. Sidewalks shall be constructed at the time the structures are constructed or at the direction of the Board of Local Improvements recommended to the City Council of the City of Rock Island.

All streets, alleys, and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public. Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets there shall be erected or maintained no building structure. The foregoing covenants (or restrictions), in whole or in part, shall be binding on all parties and all persons claiming under them until (25 year period is suggested), at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, invalidation of any one of the foregoing covenants (or restrictions), by judgement or court order, shall in no way affect any of the other covenants (or restrictions), which shall remain in full force and effect.

In witness whereof, we hereto affix our hands and seals this _____ day of _____, A.D. 2013.

(Seal)
(Seal)

The owner, or his representative, hereby irrevocably offers for dedication to the City of Rock Island, in fee simple absolute unless otherwise called for on the plat, all the streets, local government uses, easements, parks, and required utilities shown within the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated and recorded in the Office of the Recorder of Deeds of Rock Island County, Illinois.

By _____
Date _____

State of Illinois
ss.)
Rock Island County

I, Steven J. Schmidt, an Illinois Professional Land Surveyor, hereby certify that the annexed plat is a true and correct representation of the land as surveyed and shown on the plat according to the surveying laws of the State of Illinois and the Subdivision Ordinance, or the following described property to wit:

Commencing at a PK nail survey monument found at the northeast corner of Section 10, Township 17 North, Range 2 West of the Fourth Principal Meridian, Rock Island County, Illinois; thence South 1 degree 32 minutes 17 seconds West 657.64 feet to the former northeast corner of Lot 3 of the Commissioner's Plat of September 6, 1873 as filed for record in the Rock Island County Recorder's office in Plat Book 8 at Page 54; thence North 89 degrees 32 minutes 51 seconds West 33.01 feet to the westerly right of way line of 8th Street in the City of Rock Island; thence South 1 degree 32 minutes 17 seconds West 30.01 feet along said west right of way to an iron rod survey monument set for the Point of Beginning on the south right of way line of 26th Avenue; thence South 1 degree 32 minutes 17 seconds West 88.33 feet along said west line of 8th Street to an iron rod survey monument set; thence North 89 degrees 32 minutes 13 seconds West 150.00 feet along the north line of Lot 257 of Supervisor of Assessment Map number 15 to an iron rod survey monument set at the northwest corner thereof; thence South 1 degree 32 minutes 24 seconds West 376.77 feet along the west line of said Lot 257 and the west line of Francis Willard by Addition; thence North 89 degrees 32 minutes 51 seconds East 150.00 feet to an iron rod survey monument set; thence North 89 degrees 22 minutes 22 seconds West 145.00 feet to an iron rod survey monument set at the northwest corner of Lot 250 of said Assessment Map 15; thence South 1 degree 32 minutes 15 seconds West 171.97 feet to an iron rod survey monument set at the southwest corner of Lot 251 of said Assessment Map 15; thence North 89 degrees 24 minutes 25 seconds West 345.51 feet along the north line of Lot 255 of said Assessment Map 15 to a square iron bar survey monument found; thence North 1 degree 33 minutes 30 seconds East 630.04 feet along the easterly right of way line of 7th Street and its southerly extension to an iron rod survey monument set on said southerly right of way line of 26th Avenue; thence South 89 degrees 32 minutes 51 seconds East 640.31 feet along said 26th Avenue to the Point of Beginning, containing 6,899 acres, more or less, all as shown on the accompanying Plat of Survey and all situated in Rock Island County, Illinois.

Monuments as shown on the plat are set or will be set within 30 days after the completion of the required improvements and their acceptance by the City, and such monuments are or will be sufficient to enable the survey to be retraced and will occupy the positions shown thereon.

(1) No part of the property covered by this plat of subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

In witness I hereunto set by hand and seal this _____ day of _____, A.D. 2013

Steven J. Schmidt _____

I, _____, County Clerk of Rock Island County, Illinois, do hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat.

County Clerk _____
Date _____

I, _____, Mayor of the City of _____, do hereby certify that the plat shown hereon was duly presented to the city council and approved at a meeting of same held on _____ date _____.

Mayor _____
Attest: _____
City Clerk _____

I, _____, City Clerk in and for the said City of _____, do hereby certify that all due assessments have been paid upon the real estate described on the accompanying plat.

In witness whereof, I hereto set by hand and official seal this day of _____, A.D. 2013.

City Clerk _____

To the best of our knowledge and belief the drainage of surface waters either within or around this subdivision will be changed by the construction of same or parts thereof but adequate provision has been made to collect and divert said surface waters to public drains or private drains to which the owner has legal access and said provisions are such that the capacity of no natural or man-made drain will be exceeded and no damage to adjoining properties will incur because of said provisions.

(Seal)
Registered Professional Engineer
Registration No. _____

I hereby disclose and give notice to all that this subdivision has been approved by the City upon the condition that I post bond or enter into an escrow agreement to secure installation of all improvements required by said City. The terms of same shall be a period of two (2) years to install said improvements or provide the City the right to install same to the extent of funds provided by such security. City ordinances do not permit, however, occupancy of any premises until adequate provision for access for water and sanitary sewerage are made.

Owner or Subdivider _____

Owner: The Housing Authority of the City of Rock Island, Illinois, A Municipal Corporation
227 21st Street, Rock Island, Illinois 61201

Developer: S.E. Clark & Associates, Inc.
348 East High Point Road, Peoria, Illinois 61614

Surveyor: Steven J. Schmidt, PLS, MSA Professional Services, Inc.
1605 Associates Drive, Suite 102, Dubuque, Iowa 52002

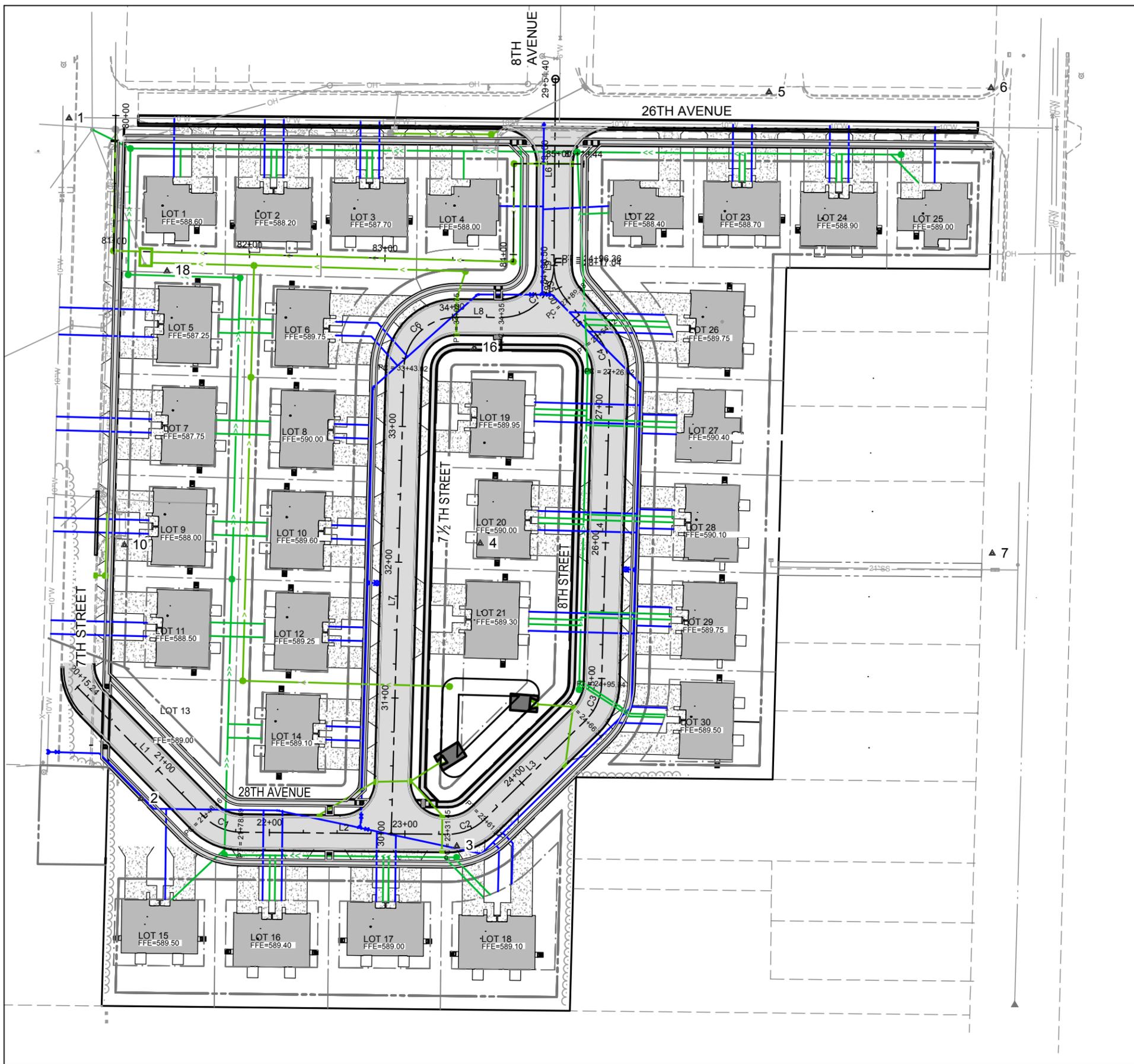
PROJECT NO.: 8616000	SCALE: 1"=40'	NO.	DATE	REVISION	BY
PROJECT DATE: 01/15/2014	DRAWN BY: SJS				
	CHECKED BY:				
PLOT DATE: 1-15-2014					

**TRANSPORTATION + MUNICIPAL
DEVELOPMENT + ENVIRONMENTAL**
1605 Associates Drive Dubuque, IA 52002
563-582-3973 1-888-869-1214 Fax: 563-582-4020
Web Address: www.msa-ps.com
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FINAL PLAT - THE MANOR OF ROCK ISLAND
The Housing Authority of the City of Rock Island
Part of the NE 1/4 of Section 10, T17N, R2W of the 4th PM

FINAL PLAT
THE MANOR OF ROCK ISLAND
ROCK ISLAND COUNTY, ILLINOIS
FILE NO. 17N-2W-1
SHEET 1 OF 1

Preliminary



28th & 8th STREET ALIGNMENT

Number	Length	Radius	Line/Chord Direction	Start Station	End Station	PC Station	PT Station
L1	133.217		S44° 24' 25.16"E	20+15.24	21+48.46		
C1	30.238	38.500	S66° 54' 25.16"E			21+48.46	21+78.69
L2	152.753		S89° 24' 25.16"E	21+78.69	23+31.45		
C2	30.220	38.500	N68° 06' 22.42"E			23+31.45	23+61.67
L3	104.670		N45° 37' 10.00"E	23+61.67	24+66.34		
C3	29.607	38.500	N23° 35' 20.01"E			24+66.34	24+95.94
L4	230.072		N01° 33' 30.02"E	24+95.94	27+26.02		
C4	28.405	38.500	N19° 34' 41.59"W			27+26.02	27+54.42
L5	34.955		N40° 42' 53.20"W	27+54.42	27+89.38		
C5	27.662	38.500	N20° 07' 52.14"W			27+89.38	28+17.04
L6	137.357		N00° 27' 08.93"E	28+17.04	29+54.40		

7 1/2th STREET ALIGNMENT

Number	Length	Radius	Line/Chord Direction	Start Station	End Station	PC Station	PT Station
L7	343.021		N01° 33' 30.02"E	30+00.00	33+43.02		
C6	59.733	38.500	N46° 00' 19.47"E			33+43.02	34+02.75
L8	33.136		S89° 32' 51.07"E	34+02.75	34+35.89		
C7	60.476	38.500	N45° 27' 08.93"E			34+35.89	34+96.36
L9	0.135		N00° 27' 08.93"E	34+96.36	34+96.50		

CONTROL / BENCHMARKS

PNT #	NORTHING	EASTING	ELEV	DESCRIPTION
1	1755182.2200	2180862.5600	588.670	CP *SPIKE
2	1754681.1750	2180915.8700	588.420	CP *SPIKE
10	1754867.9160	2180903.4240	587.261	CP *SPIKE
3	1754646.3100	2181148.6300	585.640	CP *SPIKE
4	1754869.1200	2181165.9200	588.055	CP *SPIKE
5	1755201.4000	2181378.9500	587.690	CP *SPIKE
6	1755204.4900	2181542.8300	588.100	CP *SPIKE
7	1754861.8000	2181543.6600	587.890	CP *SPIKE
16	1755013.0710	2181161.5480	587.147	CP *PK
18	1755069.7010	2180934.8410	587.554	CP *PK

PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
08616000	AS SHOWN				
OCTOBER 23 2013	MM / NL				
JH, PR					

MSA TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
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OVERALL SITE PLAN

MANOR HOMES
 ROCK ISLAND, ILLINOIS
 HUD PROJECT NUMBER: TBD

FILE NO.
 08616000
 SHEET
 C2

PLOT DATE: 12/17/13, P:\8610s\8616\08616000\cadd\Construction Documents\08616000 C2 Overall Site Plan.dwg