

Committee-of-the-Whole Agenda

6:30 p.m.

Tuesday, March 26, 2013

Oath of Office

Oath of office for regular commissioned appointment as a Police Officer to Collin J. Hennigar effective March 26, 2013 (hire date March 26, 2012).

Questions on the Agenda

Agenda Items

1. **Preliminary Planned Unit Development (PUD) Plan and rezoning from B-3 to B-3 PUD - Valley View Village** (Shawn Christ, Land Development Manager)
2. **Final Plat of Valley View Second Subdivision Phase III** (Shawn Christ, Land Development Manager)
3. **Final Planned Unit Development (PUD) Plan and rezoning from B-4 to B-4 PUD - Valley View Village** (Shawn Christ, Land Development Manager)
4. **Acceptance of a Deed of Dedication for a Permanent Utility Easement Adjacent to 3620 38th Avenue** (Scott Hinton, City Engineer)
5. **Acceptance of a Deed of Dedication for 38th Avenue Street Right-of-Way Adjacent to 3620 38th Avenue** (Scott Hinton, City Engineer)
6. **Other**

Informational

Intersection of 36th Avenue & 75th Street (Scott Hinton, City Engineer)

Explanation

1. Preliminary Planned Unit Development (PUD) Plan and rezoning from B-3 to B-3 PUD - Valley View Village (Shawn Christ, Land Development Manager)

Explanation: Sam's Real Estate Business Trust (Sam's Club) is the contract purchaser of two lots at Valley View Village, south side of John Deere Road between 60th and 70th Streets, to construct a new retail store and fuel station. The proposal is a new Preliminary PUD plan that would replace the Menards amended PUD approved in 2010. A major change is to eliminate the secondary east-west thoroughfare behind the anchor stores and also the street connection to Valley View apartments. Copies of the staff report, PUD plans, and plat are attached. The Plan Commission held a public hearing and discussed this proposal on March 13, 2013. The Commission recommends approval (7-1) subject to 9 conditions which are detailed on the attached supplement sheet. The developer is working to revise the plans to meet these conditions; updated copies will be provided.

Staff Recommendation: Concur with Plan Commission and also recommend Sam's relocate the members-only fuel station away from John Deere Road to a location on 44th Avenue.

Fiscal Impact: Potential future increase in sales tax revenue due to commercial/retail development

Public Notice/Recording: None

Goals Impacted: Improved City Infrastructure & Facilities; A Great Place to Live; Financially Strong City

2. Final Plat of Valley View Second Subdivision Phase III (Shawn Christ, Land Development Manager)

Explanation: This subdivision plat will create two lots to be acquired and developed as a Sam's Club retail store (Lot 1) and fuel station (Lot 2).

Staff Recommendation: Plat is in order but prefers to see Lot 2 (fuel station lot) relocated away from John Deere Road to a location on 44th Avenue.

Fiscal Impact: Potential future increase in sales tax revenue due to commercial/retail development

Public Notice/Recording: None

Goals Impacted: Improved City Infrastructure & Facilities; A Great Place to Live; Financially Strong City

3. Final Planned Unit Development (PUD) Plan and rezoning from B-4 to B-4 PUD - Valley View Village (Shawn Christ, Land Development Manager)

Explanation: Trinity Regional Health System has proposed to construct a medical center in Hiland Addition (John Deere Road at 53rd Street) to include express care, family practice, and physical/occupational therapy services. The clinic is proposed for Lot 2 which fronts on John Deere Road. Copies of the staff report and final PUD plans are attached. The Plan Commission held a public hearing and discussed this proposal March 13. The Commission recommends approval (7-0-1) subject to the following conditions:

1. The developer must coordinate with the owners of Hiland Toyota to extend the sidewalk onto the adjacent property and connect the sidewalk to the dealership parking lot; and
2. The developer must coordinate with MetroLINK to find an acceptable final design of the proposed bus stop.

Staff Recommendation: Concur with Plan Commission.

Fiscal Impact: None

Public Notice/Recording: None

Goals Impacted: A Great Place to Live; Financially Strong City

4. Acceptance of a Deed of Dedication for a Permanent Utility Easement Adjacent to 3620 38th Avenue (Scott Hinton, City Engineer)

Explanation: A permanent utility easement is necessary adjacent to 3620 38th Avenue to accommodate overhead electrical lines being relocated in conjunction with IDOT's John Deere Road widening project. This Deed of Dedication conveys and dedicates the easement. Additional documentation attached.

Staff Recommendation: Staff recommends accepting the Deed of Dedication.
Fiscal Impact: Rock Island County recording costs.
Public Notice/Recording: Record at Rock Island County Recorder
Goals Impacted: Strong Local Economy & Improved City Infrastructure & Facilities

5. Acceptance of a Deed of Dedication for 38th Avenue Street Right-of-Way Adjacent to 3620 38th Avenue (Scott Hinton, City Engineer)

Explanation: IDOT's John Deere Road widening project includes the installation of a bike path on 41st Drive Connector from 38th Avenue (Coal Town Road) south across the new bridge to the intersection with 38th Street near Applebee's. This Deed of Dedication provides additional right-of-way along the south side of 38th Avenue west of 41st Drive Connector to accommodate a future bike path and private utility relocations along the south side of 38th Avenue necessary due to the John Deere Road widening project. Additional documentation attached.

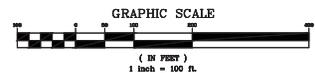
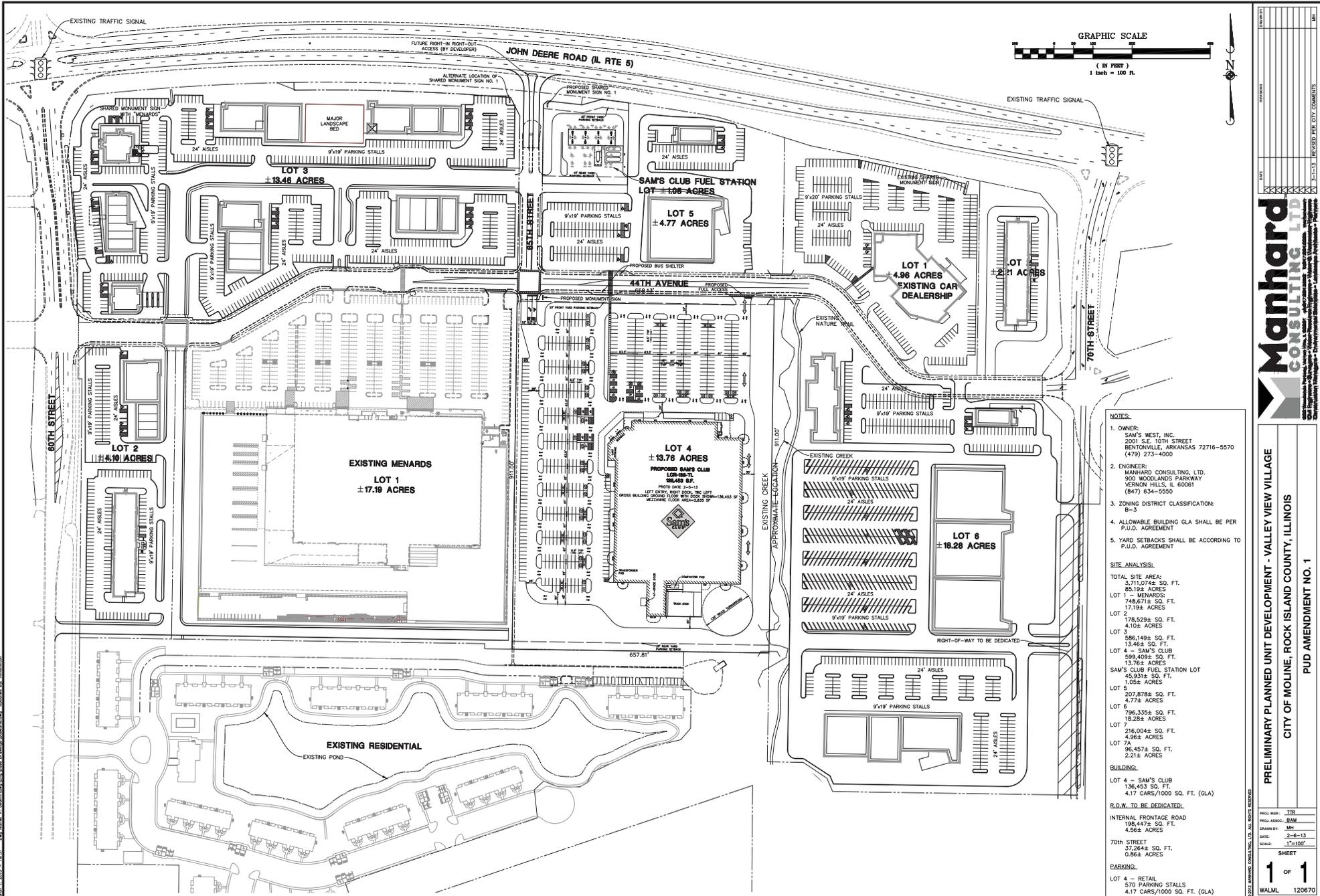
Staff Recommendation: Staff recommends accepting the Deed of Dedication.
Fiscal Impact: Rock Island County recording costs.
Public Notice/Recording: Record at Rock Island County Recorder
Goals Impacted: Strong Local Economy & Improved City Infrastructure & Facilities

Committee-of-the-Whole agenda supplement – 3/26/13

Conditions for approval of the Preliminary PUD Plan and rezoning from B-3 to B-3 PUD
for Valley View Village (Sam's Club)

As modified by Plan Commission, PC 13-02 – March 13, 2013

1. The Preliminary PUD shall be amended to include a secondary east-west thoroughfare which connects 60th Street to 70th Street, and also connects to 65th Street. Phasing and extent of construction of this thoroughfare shall be determined later in conjunction with the Final PUD plans for Lot 4. The City will not require the street connection now, but reserves the right to require the roadway to be built at a later date (*note: last sentence added by Plan Commission*).
2. The Preliminary PUD shall show an “optional” (discretionary) street connection from the Valley View apartments to the southerly extension of 65th Street. The City will not require the street connection now, but reserves the right to require Sam's Club to build the street later if warranted.
3. A circulation plan identifying arterial streets, collector streets, internal circulation, service drives, and pedestrian and transit access throughout Valley View Village shall be provided.
4. ~~The Preliminary PUD shall be amended to relocate the members only fuel station away from John Deere to a location near the store on 44th Avenue.~~ (*note: eliminated by Plan Commission*).
5. The Preliminary PUD shall be further refined to correct roadway misalignments, dead-ends, and labeling errors.
6. The developer shall verify design and placement of the proposed transit route and stops with MetroLINK and make any corrections on the Preliminary PUD Plan.
7. The phasing schedule, design & architectural criteria, and sign criteria approved in 2010 shall be retained and remain valid unless new documents are submitted and reviewed by the Plan Commission.
8. The proposed single tenant monument sign “C” exceeds the maximum size of 50 square feet as approved with the 2010 Preliminary PUD and must comply when the Final PUD is submitted.
9. A development agreement or similar commitment to construct the extension of 70th Street and extension of the south sanitary sewer interceptor shall be provided prior to Final PUD approval of any site located east of the creek and south of 44th Avenue.
10. Compliance with specific building designs, site improvement and performance standards, group development standards, and similar zoning standards shall be determined with each Final PUD Plan approval. This includes utilization and preservation of the adjoining tree-lined creek area as an amenity and natural feature.



NOTES:

- OWNER:
SAM'S WEST, INC.
2001 S.E. 10TH STREET
BENTONVILLE, ARKANSAS 72716-5570
(479) 273-4000
- ENGINEER:
MANHARD CONSULTING, LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061
(847) 634-5050
- ZONING DISTRICT CLASSIFICATION:
B-3
- ALLOWABLE BUILDING GLA SHALL BE PER
P.U.D. AGREEMENT
- YARD SETBACKS SHALL BE ACCORDING TO
P.U.D. AGREEMENT

SITE ANALYSIS:

TOTAL SITE AREA:
3,711,074± SQ. FT.
85.19± ACRES

LOT 1 - MENARDS:
748,671± SQ. FT.
17.13± ACRES

LOT 2
178,529± SQ. FT.
4.10± ACRES

LOT 3
586,149± SQ. FT.
13.46± ACRES

LOT 4 - SAM'S CLUB
599,409± SQ. FT.
13.76± ACRES

SAM'S CLUB FUEL STATION LOT
45,314± SQ. FT.
1.03± ACRES

LOT 5
207,878± SQ. FT.
4.77± ACRES

LOT 6
796,335± SQ. FT.
18.28± ACRES

LOT 7
216,004± SQ. FT.
4.96± ACRES

LOT 8
98,457± SQ. FT.
2.21± ACRES

BUILDING:

LOT 4 - SAM'S CLUB
136,453 SQ. FT.
4.17 CARS/1000 SQ. FT. (GLA)

R.O.W. TO BE DEDICATED:

INTERNAL FRONTAGE ROAD
198,472± SQ. FT.
4.56± ACRES

70th STREET
37,264± SQ. FT.
0.86± ACRES

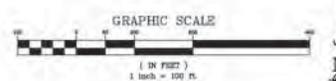
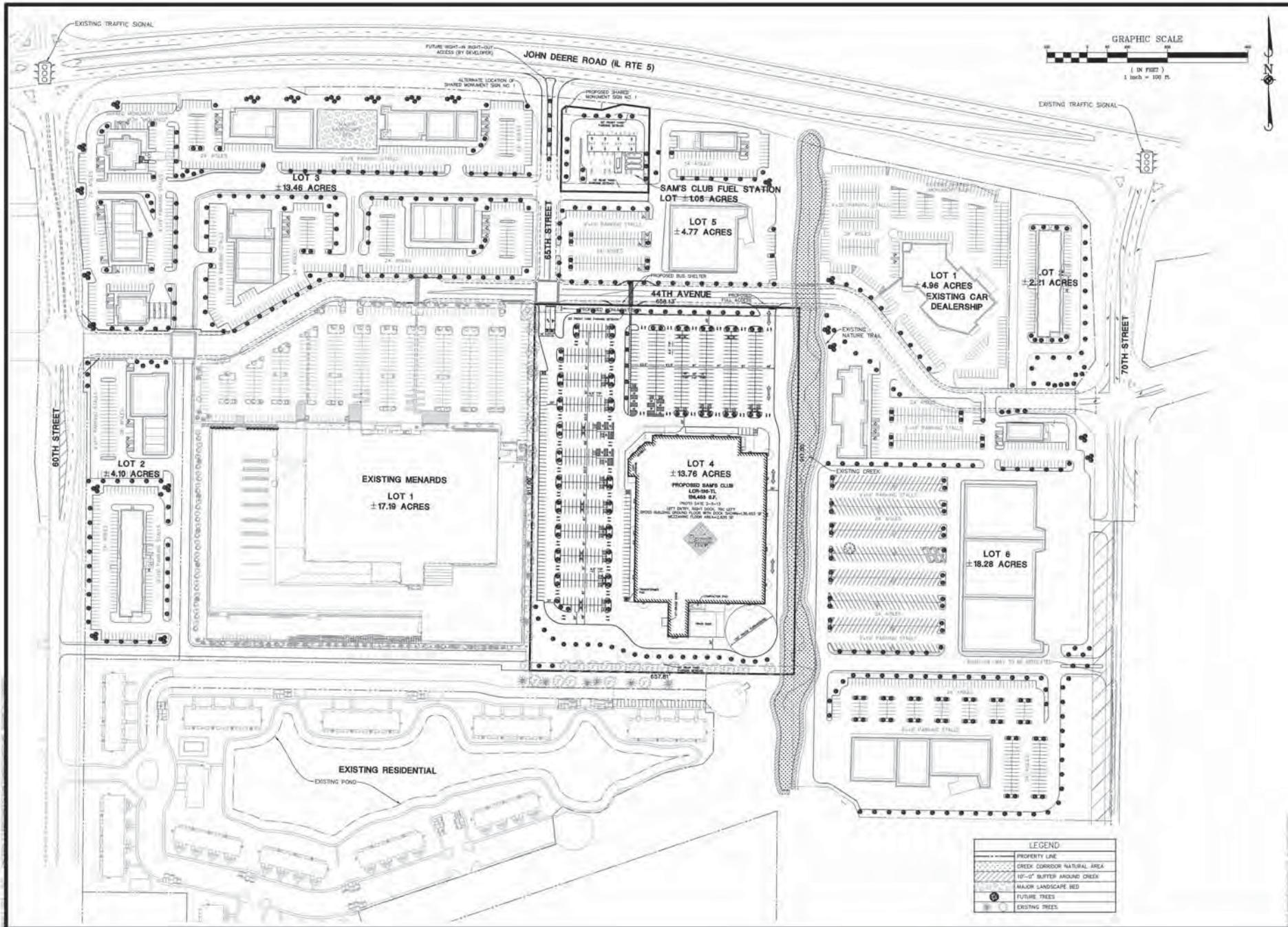
PARKING:

LOT 4 - RETAIL
570 PARKING STALLS
4.17 CARS/1000 SQ. FT. (GLA)

PRELIMINARY PLANNED UNIT DEVELOPMENT - VALLEY VIEW VILLAGE
 CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS
 PUD AMENDMENT NO. 1

Manhard CONSULTING LTD.
 900 WOODLANDS PARKWAY
 VERNON HILLS, ILLINOIS 60061
 (847) 634-5050
 www.manhardconsulting.com

SHEET
1 OF **1**
 WALML 120670



LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	CREEK CORRIDOR NATURAL AREA
[Symbol]	10'-0" BUFFER AROUND CREEK
[Symbol]	MAJOR LANDSCAPE BED
[Symbol]	FUTURE TREES
[Symbol]	EXISTING TREES

PRELIMINARY PLANNED UNIT DEVELOPMENT - VALLEY VIEW VILLAGE
 CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS
 CONCEPTUAL LANDSCAPE PLAN

Manhard CONSULTING LTD.
 Civil Engineers • Surveyors • Water Resources Engineers • Environmental Engineers • Landscape Architects

DATE: 11/13/13
 SHEET: 1 OF 1
 WALM: 120670

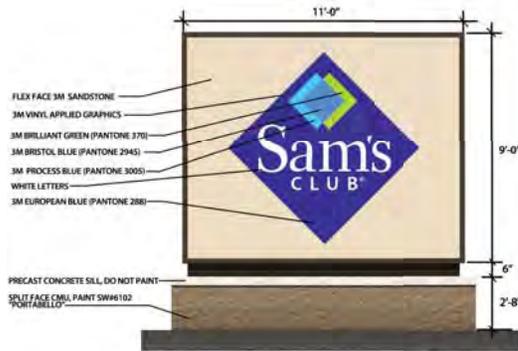
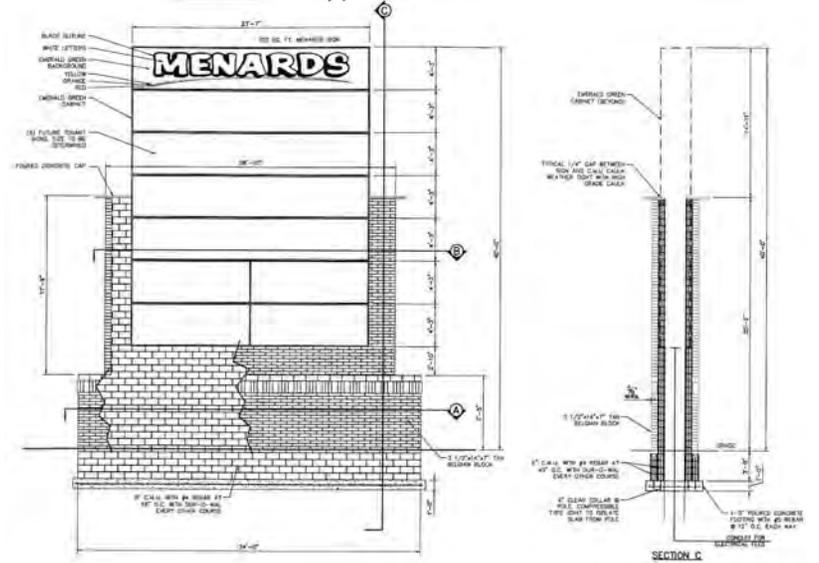


Sign "A" (typ of 2) Menards Panel 100 S.F.
 Sam's Club Panel 100 S.F.
 Existing Shared Multi-Tenant Monument

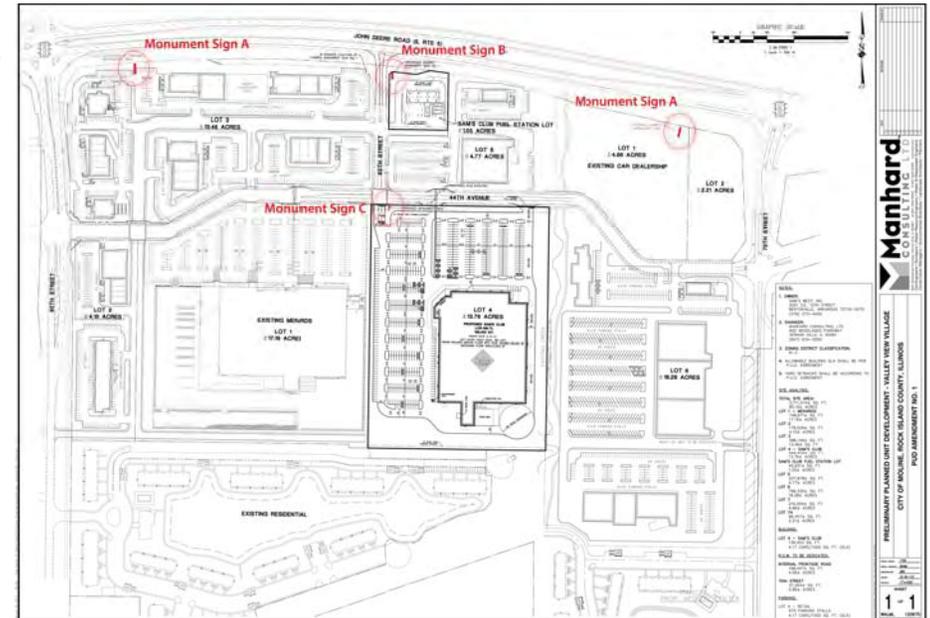


Sign "B" Sam's Club Panel 100 S.F.
 Menards Panel 100 S.F.
 Proposed Shared Multi-Tenant Monument

Construction Detail (Typ of all 3 shared tenant monuments)



Sign "C" Sam's Club Panel 90 S.F.
 Proposed Single Tenant Monument



I MARCH 2013 Moline, IL #4061

Site Signage

FOR AHJ REVIEW - CLIENT APPROVED
 Building images shown are an artistic representation of the design intent. Actual color or materials may vary from those shown due to final design detailing.
 NOT FOR CONSTRUCTION

Shade
 Lawrence
 Quinn

**PROJECT NARRATIVE AND DESCRIPTION
VALLEY VIEW PUD AMENDMENT NO. 1
MOLINE, ILLINOIS
MARCH 1, 2013**

Sam's Real Estate Business Trust (Sam's Club), as the contract purchaser, proposes to develop the property within Valley View Village, along the south side of John Deere Road between 60th and 70th streets. The subject property will be developed on the 13.75 acre site to the immediate east of the existing Menards, within the approximate 85 acre Planned Unit Development (PUD) site. The newly constructed roadway (44th Avenue) provides an east-west connection between 60th and 70th Streets. 65th street will provide a right in/right out access from the east-bound lanes of John Deere Road and will run north and south, ultimately connecting 44th Avenue and John Deer Road. A Sam's Club Fuel Station is proposed to be located at the southeast corner of John Deer Road and 65th Street. The current property is entirely vacant, with the exception of the creek along the east boundary of the Sam's Club parcel. The property is currently zoned B-3 and is subject to the previous preliminary PUD approval Ordinance No. 3033-2010.

The referenced site is bordered on the south by the Pcdor multi-family residential development, which serves as the residential component of the previous mixed-use PUD approval. Similar to the previous proposal, Sam's Club envisions a variety of uses for the PUD site including restaurant, specialty retail, large scale retail, hotel, bank, and office components. In combination with the residential development to the south, this commercial and office center will comply with the vision for the *Rock River Corridor Plan* for a mixed-use "village" for this area. As with the previous proposal for the site, Sam's Club also utilized the *Rock River Corridor Plan* as the basis for the overall theme and design framework for this development. The project concept plan proposes internally orientated buildings, an internal street network, pedestrian and bike friendly access points and routes, preservation of existing natural resources within the creek corridor, extensive additional landscaping and open spaces, and architectural design elements. The project also recognizes the neighboring land uses by proposing predominantly office, bank and hotel uses in the northeast portion of the site, closest to John Deere Corporate Headquarters and Black Hawk College, and proposing to utilize property adjacent to the Farm and Fleet development, to the west, mainly for retail development. The proposed bus stops on 44th Avenue will prove to be beneficial in the encouragement of public transportation use.

The project includes extensive infrastructure improvements and extensions that will benefit the City and adjacent property owners, ultimately providing water and sanitary sewer service east to 70th Street. Construction for commercial use is completed for the Menards, at the southwest corner of 65th Street and 44th Avenue, and for Green Hyundai, southwest of John Deere Road and 70th Street. An installment of residential housing has also already been constructed to the south of the Menards and Proposed Sam's Club, previously referenced as Pcdor multi-family residential development.

Project Comments

Project Name: Sam's Club store and fuel station, Preliminary PUD and Final Plat

Reviewing Department: Planning & Development

Name of Reviewer: Shawn Christ

Phone: 309-524-2050

E-Mail: schrist@moline.il.us

Return to:

By:

Required, Suggested, or Information	Section of Code	Comments
Information		You have submitted a preliminary PUD and final plat for approval. Note that a Final PUD for the building sites must be submitted and approved by the Plan Commission prior to obtaining building permits. Staff will have comments specific to the Sam's Club building elevations and site but will withhold those comments until a Final PUD is submitted. If you wish to submit a Final PUD at this time, please refer to Sec. 35-3705(3) for submittal requirements.
Information, please respond		The Planning & Development Department hired Stanley Consultants, Inc. to prepare a traffic and access evaluation for Valley View Village. The report identified concerns with queuing, capacity, and access points on 44th Avenue and recommends construction of the east-west street and a north-south connection to the apartments. A copy is attached for your information.
Suggested		Staff wishes to reiterate its concerns about congestion on 44th Avenue which will likely result from elimination of the east-west drive behind the Sam's/Menards stores. Customers, employees, delivery trucks, pedestrians, cyclists, and bus transit vehicles will be sharing a single 2-lane thoroughfare for the entire 85-acre commercial development. The planned east-west drive would greatly ease that congestion. A north-south street connection to the apartment complex is less important but would benefit those residents.
Suggested		We also restate our opinion that the fuel station is for members-only and should not be separated from the store on John Deere Road. The fuel station should be relocated to a site adjoining the store on 44th Avenue.
Required	35-3705(2)	Please show a conceptual buildout on Lot 2, perhaps what was shown on the original preliminary PUD. Please also show the generalized site improvements which exist on the Green Hyundai site. I can provide the Final PUD for reference if needed.
Required	35-3705(2)	Please submit a new conceptual landscaping plan for Valley View Village or resubmit the previously approved plan if you wish to retain it as part of this amendment.
Required	35-3705(2)	Please submit a conceptual signage plan for Valley View Village which includes the changes proposed by Sam's Club.

Required	35-3705(2)	Please submit a traffic circulation plan for Valley View Village which includes the changes proposed by Sam's Club. This plan should respond to the findings of the City's traffic and access evaluation prepared by Stanley Consultants.
Required	35-3705(2)	Please provide a general written description of the proposed PUD which includes the items listed at Sec. 35-3705(2)(d)(4), as applicable.
Required	35-3705(2)	The tree-lined creek adjoining your east property line is a natural feature which should be preserved and highlighted as a feature/amenity within the development. A conservation (and perhaps drainage) easement should be added to the plat to help protect this area from clearcutting and encroachment. The walkway/nature trail shown on the PUD plan should be identified as such.
Required	35-3301.1	A 20-foot rear setback line should be shown on the PUD plan and plat (not 10 feet).
Suggested		It appears the PUD plan is missing a portion of the planned second phase of Valley View Apartments. Either show the entire future phase or eliminate what is shown east of the creek. The annotation regarding the proposed medical center can also be eliminated.
Suggested		The 30-foot rear access easement should be extended eastward through the site along the rear property line as was done on the Menards site.
Required	29-4122	If there will be any restrictive covenants for this subdivision they must be submitted at this time.
Required	29-4122	Will there be any public streets, alleys, open space, utilities, or other improvements constructed as part of this subdivision? If so, please submit the appropriate surety and offer of irrevocable dedication as prescribed in the Subdivision Code. If not, all references to the dedication of improvements may be removed from the plat.
Required	29-4122	Add a Plan Commission Certificate to the plat.

Reviewing Department: Engineering - Environmental

Name of Reviewer: Erica Williams, Environmental Manager

Phone: 524-2363

E-Mail: ewilliams@moline.il.us

Return to:

By:

Required, Suggested, or Information	Section of Code	Comments
		I have no issues with the intent of the project, but of course will need the typical stormwater information when they get to that point. They will be able to utilize the detention ponds currently on the Valley View Village property, since they were designed with a capacity to allow for the development north of the apartments to John Deere Road, and west of the creek.

STAFF REPORT
Department of Planning and Development
PC 13-02
March 13, 2013

GENERAL INFORMATION

Owner/Applicant: Menard, Inc. (owner)
Sam's Real Estate Business Trust (applicant & developer)

Requested Action: Approval of an amended Preliminary Planned Unit Development (PUD) Plan and rezoning from B-3 PUD to B-3 PUD for Valley View Village; and approval of the Final Plat of Valley View Second Subdivision Phase III.

Location: South of John Deere Road between 60th and 70th Streets, north of Valley View Apartments

Size of Tract: 85.17 acres

Existing Land Use: Vacant/agricultural

Existing Zoning: B-3 Planned Unit Development

Surrounding Land Use: Commercial, high-density residential, vacant

BACKGROUND

Sam's Club has contracted to purchase two lots at Valley View Village to construct a new Sam's Club store and a fuel station. The proposed retail store would be located on a 17-acre tract immediately east of the Menards store on 44th Avenue. The proposed fuel station would be located on a 1-acre tract at the southeast corner of John Deere Road and 65th Street. The applicant has proposed to eliminate a planned east-west thoroughfare and also a street connection to Valley View Apartments. With these proposed changes, Sam's Club has proposed an amended Preliminary Planned Unit Development (PUD) plan for Valley View Village. A conceptual plan showing this proposal was discussed at the January 9 Plan Commission meeting.

You will recall the original Preliminary PUD for Valley View Village was designed with the principles and goals stated in Moline's Comprehensive Plan and also the North Rock River Corridor Plan. The Corridor Plan recommends a mixed-use village or "corridor village" concept on this site to include residential, office, retail, entertainment, and institutional land uses. The plan discusses a "village" character with a variety of activities or a center that incorporates many destinations for a variety of purposes, and a place where people can live, work, and shop. The corridor village should also accommodate both automobiles and pedestrians by means of the design and development pattern. The plan called for primary entrances oriented toward internal

streets, a defined multimodal circulation system based upon a traditional street-grid format, and multiple small parking areas with landscaping and screening.

ANALYSIS

Because this is an amendment to the 2010 Preliminary PUD submitted by Menards, a comprehensive review will not be provided with this report. Rather, the analysis will focus on the amendments proposed by Sam's Club. Note this Sam's Club application does not include final development plans for the building sites, only a final subdivision plat. Site-specific Final PUD plans will be submitted and reviewed at a later date.

Staff review comments and the applicant's responses are attached. Sam's Club wants to place their fuel station on John Deere Road, claiming many members frequent the fuel station without a trip to the Sam's Club store and visibility and access from the highway is important. Membership data specific to Moline and the Illinois Quad Cities, as compared to our total population and the anticipated fuel station usage, would be helpful. Until we have a better idea of membership demand for this prominent location, staff retains its opinion that the frontage lots should be reserved for restaurants, services, and retail stores without an exclusive customer base. We feel the fuel station can serve its members at a location near the store on 44th Avenue.

A circulation plan was requested but not provided. The site plan does show streets but does not adequately highlight the circulation patterns for a thorough review. Planning staff remains concerned about Sam's proposal to eliminate the planned secondary east-west street thoroughfare located behind the anchor stores along the south edge of the development. In January, the Planning Department hired Stanley Consultants to review the plans and prepare an independent traffic analysis of the proposed development. Stanley analyzed the proposed roadway network and compared this site to similar development sites around the region. The study found that all comparison sites contained two or more thoroughfares with multiple access points, and all sites also had an access road behind the larger stores to allow delivery trucks to bypass primary development traffic. Stanley's report concludes, at full buildout conditions, that 44th Avenue will be inefficient and provide a poor level of service. The following are some deficiencies identified by the report:

- There are too many access points on 44th Avenue. This street will operate at maximum capacity for a two-lane road without this high concentration of access points.
- The Menards northeast access drive is too close to 65th Street. This is the Menards truck route which will cause operational and safety problems. The 65th Street intersection will be inefficient and unsafe.
- Vehicle queuing on 44th Avenue is a concern and will affect not only this development but also operations on John Deere Road. Westbound vehicles are anticipated to backup 800 feet at 60th Street, but only 200 feet is provided. At 70th Street, southbound right turn vehicles will back up into the John Deere Road intersection, and southbound left turn vehicles will back up into the through lane. Longer queues are anticipated on 44th Avenue which will block driveways and result in poor traffic operations.

Staff agrees with Stanley's recommendation to not concentrate all operations on a single roadway serving 85-acres of commercial development which will include a heavy mix of autos, trucks, transit, and pedestrians. A copy of Stanley's report is attached, and also a copy of the applicant's response to Stanley's report. The applicant has stated that neither Sam's nor Menards intend to utilize this south roadway. Conditions on 44th Avenue seem acceptable now, but only 25% of Valley View Village is developed and future traffic conditions will decline. A rear road will enable Menards to reconfigure their site in the future if warranted. Stanley's findings show that 44th Avenue will be too congested and a secondary route will be necessary when the area is fully developed. Unlike internal drives at other commercial developments, 44th Avenue is a public street and must provide an acceptable level of service. Furthermore, Valley View Village is Moline's largest cohesive development; it must be well-planned and function more efficiently than its predecessors.

Staff feels the north-south connection to Valley View apartments is not critical and could be eliminated. Still, this connection would offer two benefits. First, the street connection would provide a more convenient access to businesses and restaurants by car. Second, it would lessen apartment traffic congestion on 60th Street and also the future extension of 70th Street. The apartment owner, Pedcor, does not object to the street connection but does not feel it is necessary for its residents. Pedcor has stated it will support the City's decision if it determines that a connection must be provided.

STAFF RECOMMENDATION

Given the above, *staff recommends that Plan Commission recommend approval of the amended Preliminary Development Plan and rezoning from B-3 to B-3 PUD for Valley View Village based on the conditions listed below.* The Plan Commission's vote should be in the form of a recommendation to be forwarded to the City Council for final consideration.

Proposed conditions for approval of the Preliminary PUD and rezoning, and Final Plat:

1. The Preliminary PUD shall be amended to include a secondary east-west thoroughfare which connects 60th Street to 70th Street, and also connects to 65th Street. Phasing and extent of construction of this thoroughfare shall be determined later in conjunction with the Final PUD plans for Lot 4.
2. The Preliminary PUD shall show an "optional" (discretionary) street connection from the Valley View apartments to the southerly extension of 65th Street. The City will not require the street connection now, but reserves the right to require Sam's Club to build the street later if warranted.
3. A circulation plan identifying arterial streets, collector streets, internal circulation, service drives, and pedestrian and transit access throughout Valley View Village shall be provided.
4. The Preliminary PUD shall be amended to relocate the members-only fuel station away from John Deere to a location near the store on 44th Avenue.
5. The Preliminary PUD shall be further refined to correct roadway misalignments, dead-ends, and labeling errors.

6. The developer shall verify design and placement of the proposed transit route and stops with MetroLINK and make any corrections on the Preliminary PUD Plan.
7. The phasing schedule, design & architectural criteria, and sign criteria approved in 2010 shall be retained and remain valid unless new documents are submitted and reviewed by the Plan Commission.
8. The proposed single tenant monument sign “C” exceeds the maximum size of 50 square feet as approved with the 2010 Preliminary PUD and must comply when the Final PUD is submitted.
9. A development agreement or similar commitment to construct the extension of 70th Street and extension of the south sanitary sewer interceptor shall be provided prior to Final PUD approval of any site located east of the creek and south of 44th Avenue.
10. Compliance with specific building designs, site improvement and performance standards, group development standards, and similar zoning standards shall be determined with each Final PUD Plan approval. This includes utilization and preservation of the adjoining tree-lined creek area as an amenity and natural feature.

ATTACHMENTS

2010 Preliminary PUD

Application materials

Applicant/owner disclosures

Developer’s project narrative

Site plans

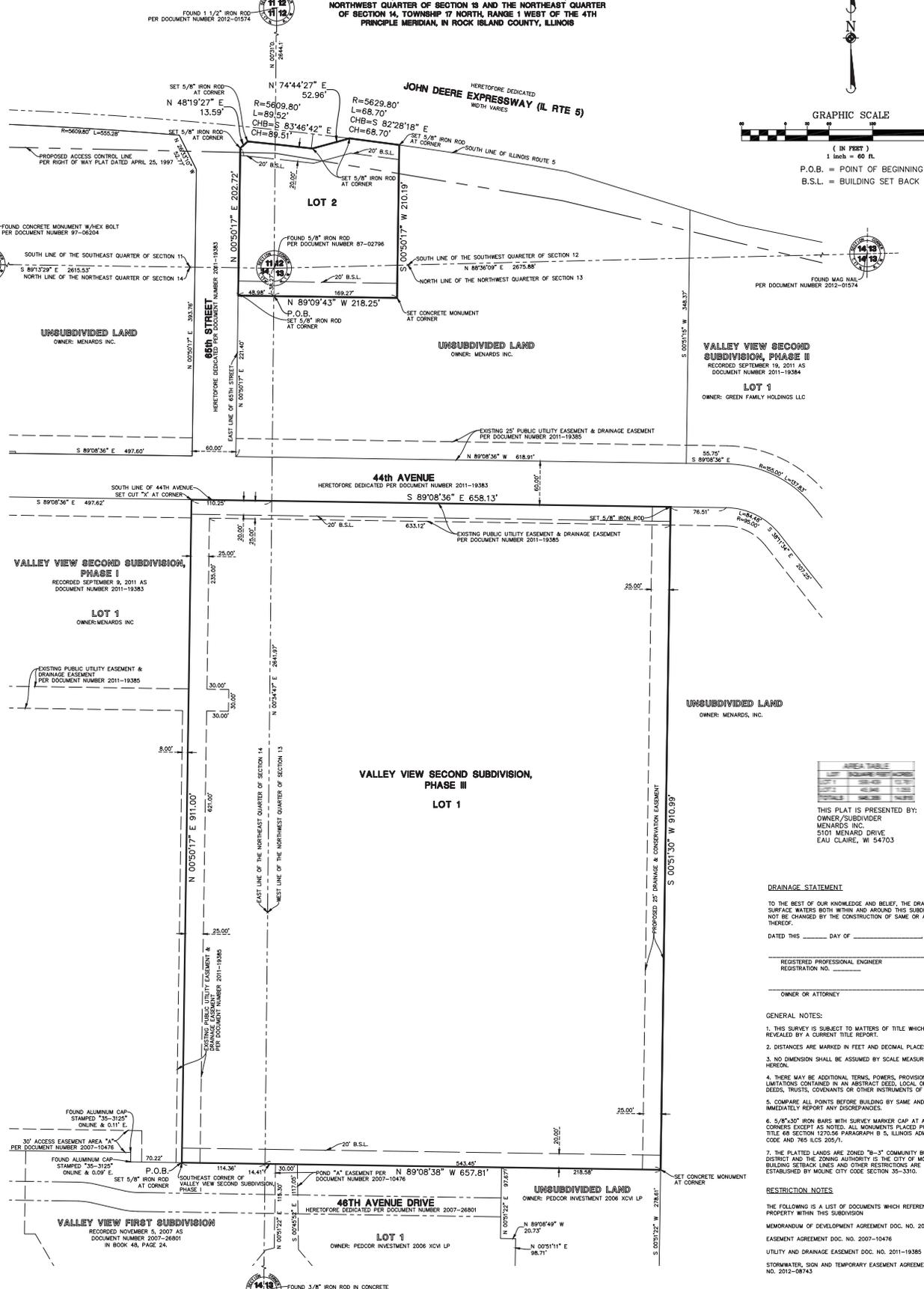
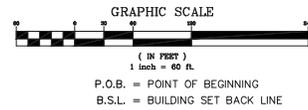
Review comments w/ applicant responses

Stanley Consultants traffic access study for Valley View Village

KLOA response comments to Stanley traffic study

FINAL PLAT OF VALLEY VIEW SECOND SUBDIVISION, PHASE III

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPLE MERIDIAN, IN ROCK ISLAND COUNTY, ILLINOIS



AREA	ACRES
LOT 1	1.11
LOT 2	1.12
LOT 3	1.13
TOTAL	3.36

THIS PLAT IS PRESENTED BY:
OWNER/SUBDIVIDER
MENARDS INC.
3101 MENARD DRIVE
EAU CLAIRE, WI 54703

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.

DATED THIS _____ DAY OF _____ A.D., 20____

REGISTERED PROFESSIONAL ENGINEER
REGISTRATION NO. _____

OWNER OR ATTORNEY

GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
6. 5/8" X 30" IRON BARS WITH SURVEY MARKER CAP AT ALL LOT CORNERS EXCEPT AS NOTED. ALL MONUMENTS PLACED PURSUANT TO TITLE 68 SECTION 1270.58 PARAGRAPH B 5, ILLINOIS ADMINISTRATIVE CODE AND 785 ILCS 205/1.
7. THE PLATTED LOTS ARE ZONED "R-3" COMMUNITY BUSINESS DISTRICT AND THE ZONING AUTHORITY IS THE CITY OF MOULNE. BUILDING SETBACK LINES AND OTHER RESTRICTIONS ARE ESTABLISHED BY MOULNE CITY CODE SECTION 35-3310.

RESTRICTION NOTES

THE FOLLOWING IS A LIST OF DOCUMENTS WHICH REFERENCE THE PROPERTY WITHIN THIS SUBDIVISION
MEMORANDUM OF DEVELOPMENT AGREEMENT DOC. NO. 2007-10477
EASEMENT AGREEMENT DOC. NO. 2007-10476
UTILITY AND DRAINAGE EASEMENT DOC. NO. 2011-19385
STORMWATER, SIGN AND TEMPORARY EASEMENT AGREEMENT DOC. NO. 2012-08743

DATE	REVISIONS	DRAWN BY
02/20/13	REVISED PER PLANNING & DEVELOPMENT COMMENTS	EAH
02/20/13	REVISED FOR PROPOSED E.O.M. PLAT	JDT

VALLEY VIEW SECOND SUBDIVISION PHASE III
MOLINE, ILLINOIS
PLAT OF SUBDIVISION

2012 Professional Engineer
2012 Professional Surveyor
2012 Professional Land Surveyor
2012 Professional Engineer - Water & Wastewater Engineering
2012 Professional Engineer - Structural Engineering
2012 Professional Engineer - Mechanical Engineering
2012 Professional Engineer - Electrical Engineering
2012 Professional Engineer - Environmental Engineering
2012 Professional Engineer - Transportation Engineering

FINAL PLAT OF VALLEY VIEW SECOND SUBDIVISION, PHASE III

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPLE MERIDIAN, IN ROCK ISLAND COUNTY, ILLINOIS

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE MEMORANDUM, INC. IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND BY ITS DULY ELECTED OFFICERS HAS AS SUCH OWNER CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN. SCHEDULES SHALL BE CONSTRUCTED AT THE TIME THE STRUCTURE IS CONSTRUCTED OR AT THE DIRECTION OF THE BOARD OF LOCAL IMPROVEMENTS RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF MOULNE. 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 ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

IT IS FURTHER CERTIFIED THAT THE LANDS PLATTED HEREIN FALL WITHIN THE BOUNDARIES OF MOULNE SCHOOL DISTRICT NO. 40.

DATED THIS ____ DAY OF _____, 2013.

BY: _____
(TITLE)

ATTEST: _____
(TITLE)

NOTARY PUBLIC

STATE OF WISCONSIN }
COUNTY OF EAU CLAIRE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND _____ STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AS _____ AND _____

TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME, THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DO SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS ____ DAY OF _____, A.D., 2013.

NOTARY PUBLIC

IRREVOCABLE OFFERS OF DEDICATION

STATE OF WISCONSIN }
COUNTY OF EAU CLAIRE } SS

THE OWNER, OR OWNER'S REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF MOULNE, IN FEE SIMPLE ABSOLUTE UNLESS OTHERWISE CALLED FOR ON THE PLAT ALL 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 _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
ROCK ISLAND COUNTY } SS
CITY OF MOULNE }

WE, THE UNDERSIGNED OFFICERS OF THE PLAN COMMISSION OF THE CITY OF MOULNE, ILLINOIS, DO CERTIFY THAT THE ACCOMPANYING PLAT OF VALLEY VIEW SECOND SUBDIVISION PHASE III, AN ADDITION TO THE CITY OF MOULNE, ILLINOIS, WAS RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF MOULNE, ILLINOIS, AT A MEETING HELD ON THE ____ DAY OF _____, A.D., 2013.

MOULNE PLAN COMMISSION

CHAIRMAN _____

SECRETARY _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
ROCK ISLAND COUNTY } SS
CITY OF MOULNE }

I, _____, CITY CLERK IN AND FOR THE SAID CITY OF MOULNE, 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 MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 2013.

CITY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
ROCK ISLAND COUNTY } SS
CITY OF MOULNE }

I, _____, MAYOR OF THE CITY OF MOULNE, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON THE ____ DAY OF _____, A.D., 2013.

MAYOR

ATTEST: _____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ROCK ISLAND } SS

WE, THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS AND DIRECTOR OF PLANNING AND DEVELOPMENT, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED AND FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND RECOMMEND APPROVAL OF THIS PLAT BY THE CITY OF MOULNE.

DIRECTOR OF PUBLIC WORKS

DIRECTOR OF PLANNING AND DEVELOPMENT

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ROCK ISLAND } SS

I, _____, COUNTY CLERK OF ROCK ISLAND COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORECLOSED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

COUNTY CLERK

DATE _____

ROADWAY ACCESS

THIS PLAT APPROVED WITH RESPECT TO ROADWAY ACCESS UNDER PROVISIONS OF 765 ILCS 205/2.

AGENCY _____

TITLE _____

DATE _____

SURVEYORS CERTIFICATE

I, ERIC J. HAGLIND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION ACCORDING TO THE SURVEYING LAWS OF THE STATE OF ILLINOIS AND THE CITY OF MOULNE'S SUBDIVISION ORDINANCE, OR THE FOLLOWING DESCRIBED PROPERTY TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF VALLEY VIEW SECOND SUBDIVISION PHASE I ACCORDING TO THE PLAT RECORDED SEPTEMBER 19, 2011 AS DOCUMENT NUMBER 2011-19383; THENCE NORTH 0 DEGREES 50 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID VALLEY VIEW SECOND SUBDIVISION PHASE I, A DISTANCE OF 911.00 FEET TO THE NORTHEAST CORNER OF SAID VALLEY VIEW SECOND SUBDIVISION PHASE I; SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID VALLEY VIEW SECOND SUBDIVISION PHASE I, A DISTANCE OF 911.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE SOUTH 0 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 910.99 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF VALLEY VIEW FIRST SUBDIVISION; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 48.98 FEET TO A POINT ON THE EAST LINE OF 68TH STREET AS DEDICATED PER VALLEY VIEW SECOND SUBDIVISION PHASE I ACCORDING TO THE PLAT RECORDED SEPTEMBER 19, 2011 AS DOCUMENT NUMBER 2011-19383; THENCE NORTH 0 DEGREES 50 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 13.59 FEET TO A POINT ON THE SOUTHERLY LINE OF ILLINOIS STATE ROUTE 0 (JOHN DEERE ROAD) AS DEDICATED PER SAID VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 89.52 FEET TO A POINT ON THE EAST LINE OF 68TH STREET AS DEDICATED PER VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 48.98 FEET TO A POINT ON THE EAST LINE OF 68TH STREET AS DEDICATED PER VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 169.27 FEET TO THE POINT OF BEGINNING, IN ROCK ISLAND COUNTY, ILLINOIS.

ALSO:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF SECTION 13, THE SOUTHWEST QUARTER OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 14; THENCE SOUTH 0 DEGREES 54 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 38.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 48.98 FEET TO A POINT ON THE EAST LINE OF 68TH STREET AS DEDICATED PER VALLEY VIEW SECOND SUBDIVISION PHASE I ACCORDING TO THE PLAT RECORDED SEPTEMBER 19, 2011 AS DOCUMENT NUMBER 2011-19383; THENCE NORTH 0 DEGREES 50 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE OF SAID 68TH STREET, A DISTANCE OF 202.72 FEET; THENCE NORTH 48 DEGREES 19 MINUTES 27 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 13.59 FEET TO A POINT ON THE SOUTHERLY LINE OF ILLINOIS STATE ROUTE 0 (JOHN DEERE ROAD) AS DEDICATED PER SAID VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 89.52 FEET TO A POINT ON THE EAST LINE OF 68TH STREET AS DEDICATED PER VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 48.98 FEET TO A POINT ON THE EAST LINE OF 68TH STREET AS DEDICATED PER VALLEY VIEW SECOND SUBDIVISION PHASE I; THENCE EAST 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 169.27 FEET TO THE POINT OF BEGINNING, IN ROCK ISLAND COUNTY, ILLINOIS.

MONUMENTS AS SHOWN ON THE PLAT ARE SET OR WILL BE SET WITHIN THIRTY (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 HEREON.

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 HERETO SET MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2013.

REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3446
LICENSE EXPIRES NOVEMBER 30, 2014.

THIS PROFESSIONAL SERVICES CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2013.



Table with 2 columns: DATE, REVISIONS, DRAWN BY. Includes Manhard Consulting Ltd logo and sheet information.

VALLEY VIEW SECOND SUBDIVISION PHASE III
MOULNE, ILLINOIS
PLAT OF SUBDIVISION

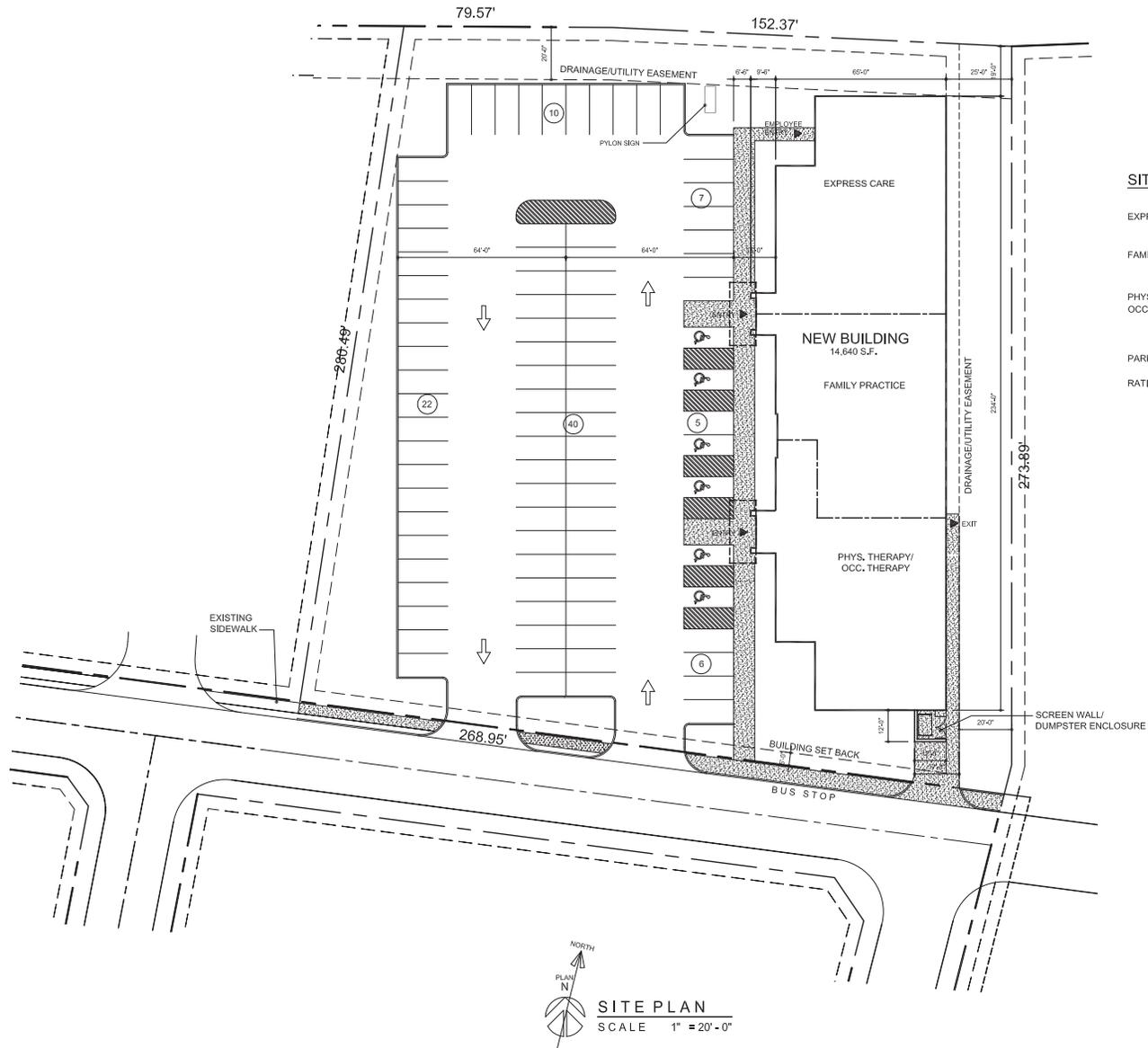


Table with 2 columns: DATE, REVISIONS, DRAWN BY. Includes Manhard Consulting Ltd logo and sheet information.

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JOHN DEERE ROAD



SITE DATA

EXPRESS CARE (W/LAB)	5,055 S.F.
FAMILY PRACTICE (W/LAB)	4,633 S.F.
PHYS. THERAPY/ OCC. THERAPY	4,952 S.F.
	14,640 S.F.
PARKING	90 CARS (6 ACCESSIBLE)
RATIO	6.20 / 1000S.F.



PROJECT# 1269



MEDICAL OFFICE BUILDING
TRINITY MEDICAL CENTER
53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

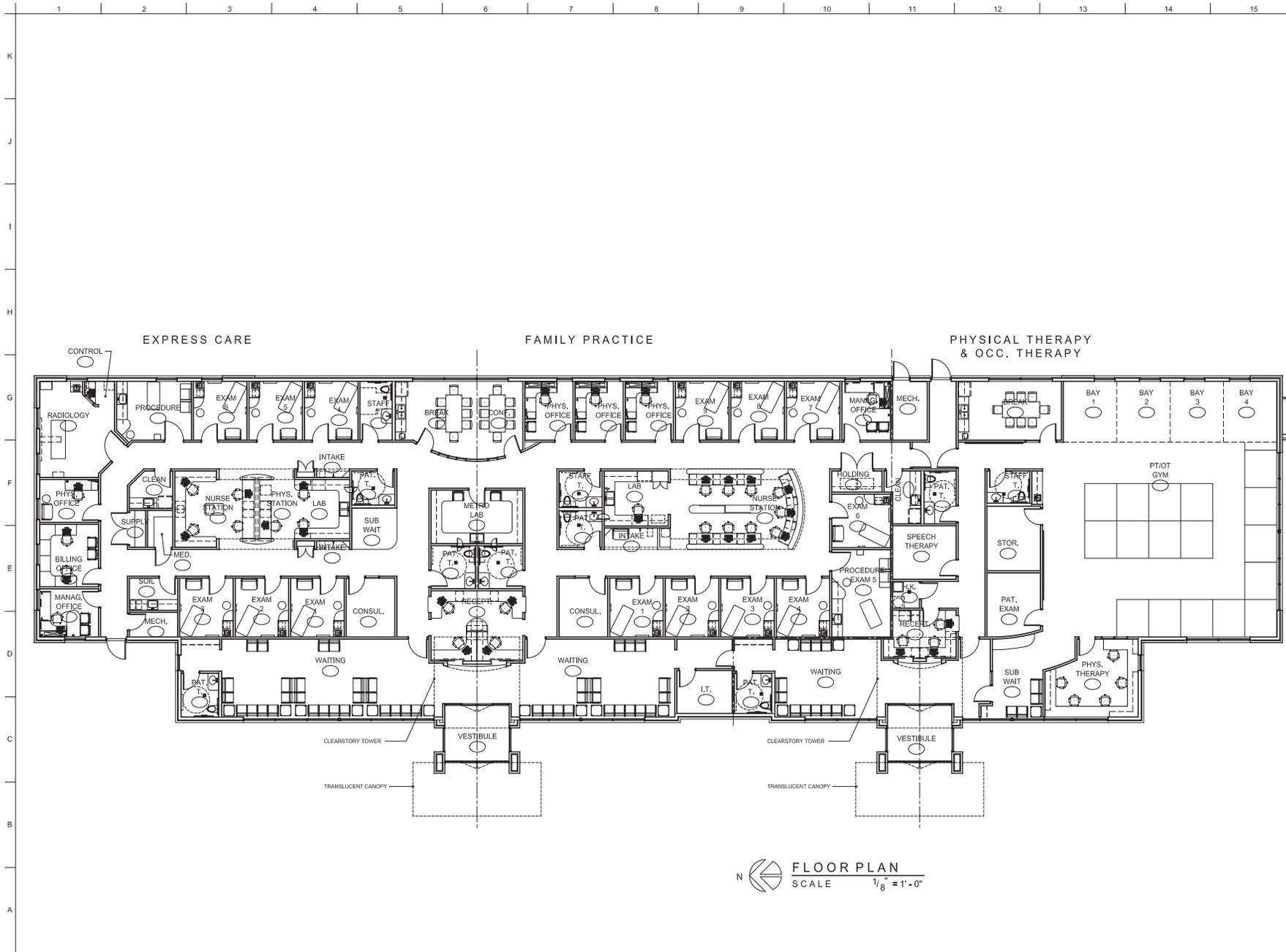
ZONING SUBMITTAL

13 FEBRUARY 2013
26 FEBRUARY 2013

SITE PLAN

DATE SPEC. SHEET NUMBER

A 0.01



GERE/DISMER ARCHITECTS, L.L.C.

124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269

Build to Suit
INCORPORATED

MEDICAL OFFICE BUILDING

TRINITY MEDICAL CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

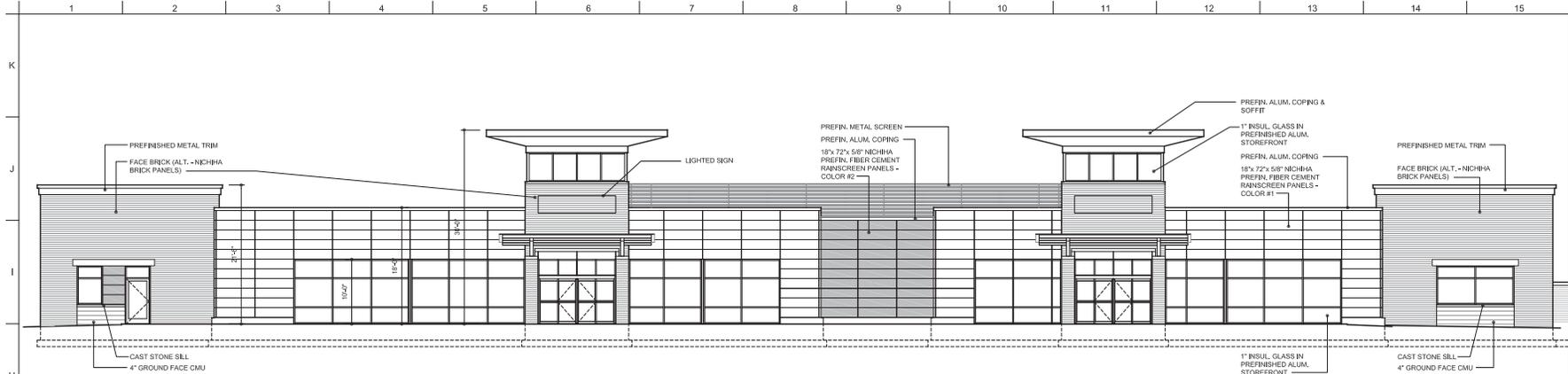
26 FEBRUARY 2013

FLOOR PLAN

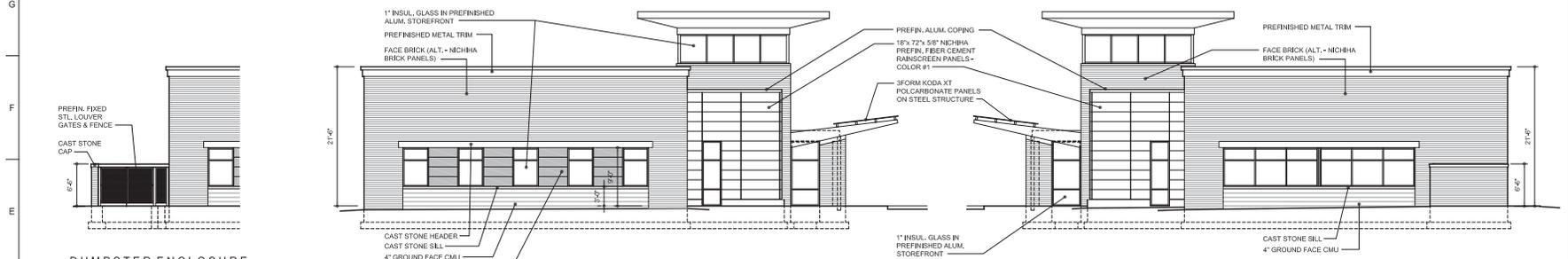
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FLOOR PLAN
SCALE 1/8" = 1'-0"



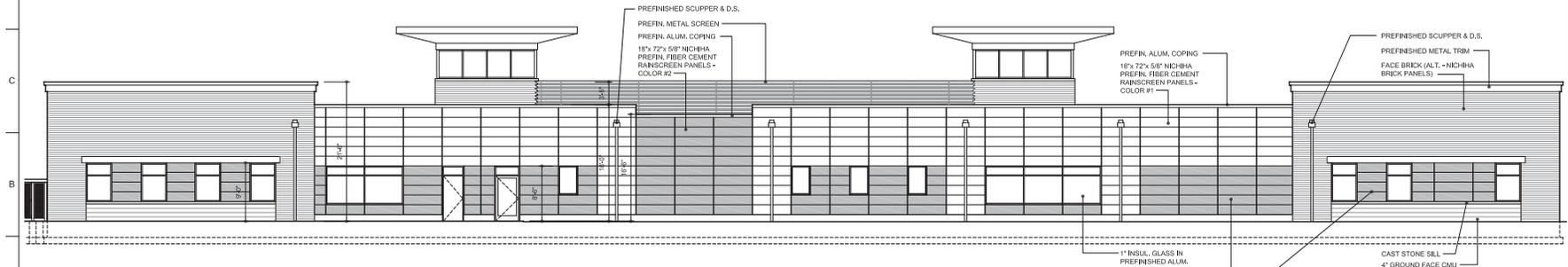
WEST ELEVATION
SCALE $1/8" = 1'-0"$



NORTH ELEVATION
SCALE $1/8" = 1'-0"$

SOUTH ELEVATION
SCALE $1/8" = 1'-0"$

DUMPSTER ENCLOSURE EAST ELEVATION
SCALE $1/8" = 1'-0"$

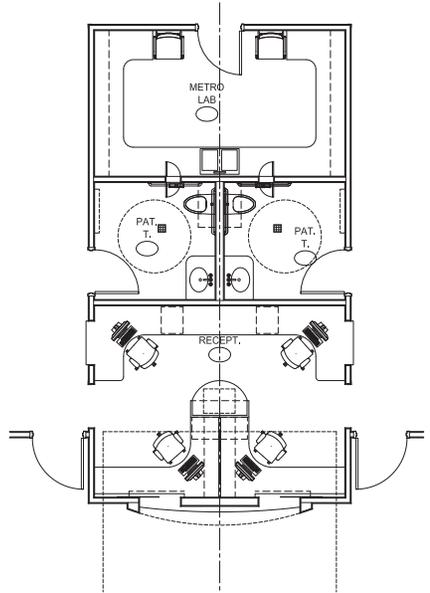


EAST ELEVATION
SCALE $1/8" = 1'-0"$

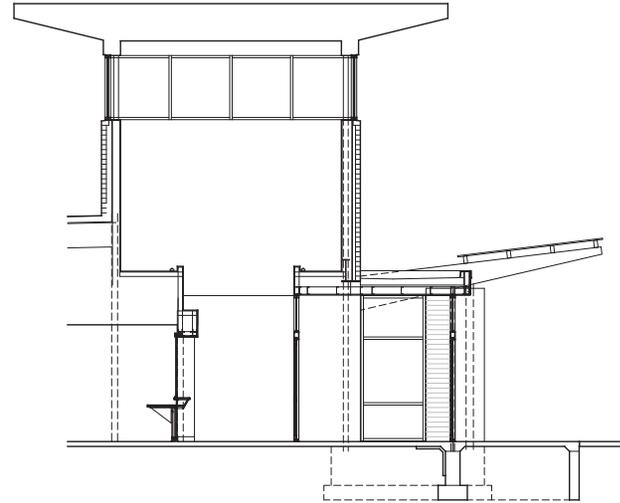
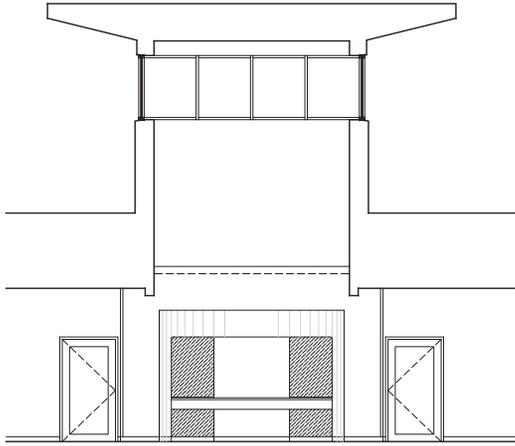
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EXPRESS CARE FAMILY PRACTICE



N  FLOOR PLAN
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

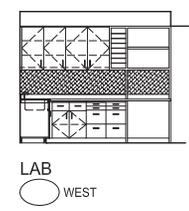
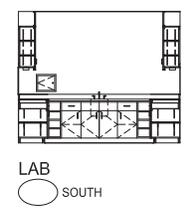
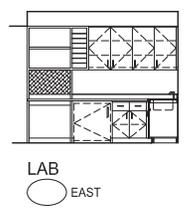
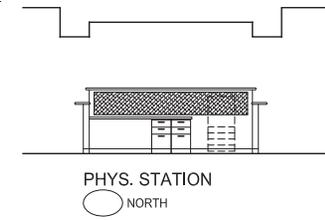
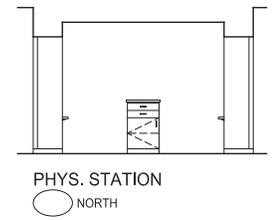
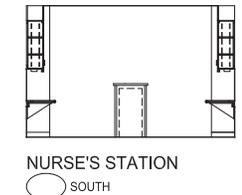
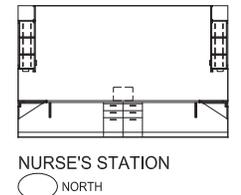
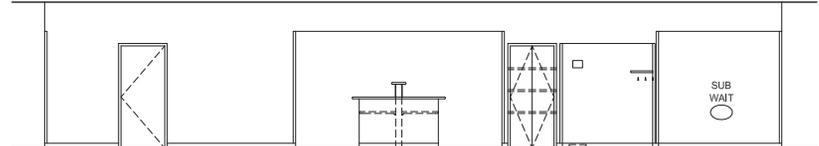
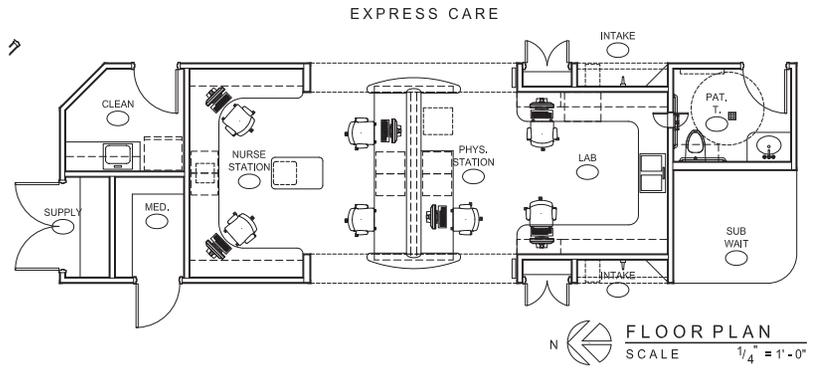
26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

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GERE/DISMER ARCHITECTS, LLC

124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269

Build to Suit
INCORPORATED

MEDICAL OFFICE BUILDING

TRINITY MEDICAL CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

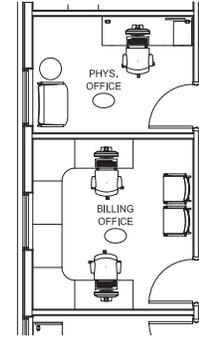
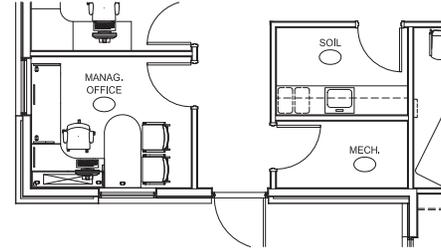
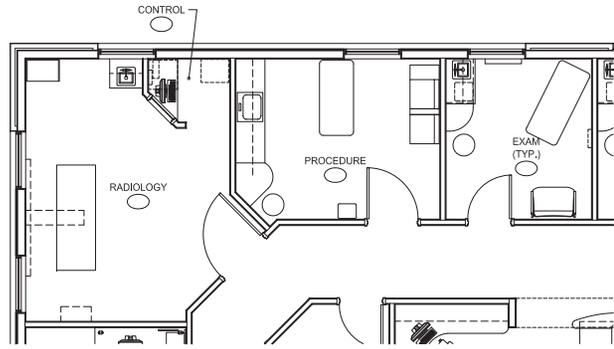
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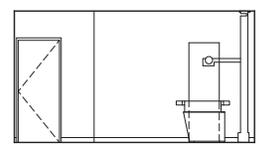
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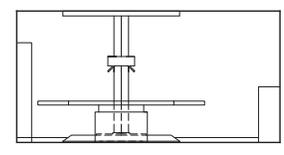
EXPRESS CARE



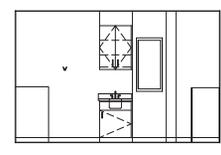
FLOOR PLAN
SCALE 1/4" = 1'-0"



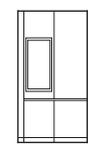
RADIOLOGY
○ WEST



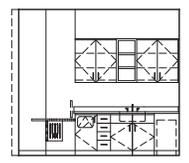
RADIOLOGY
○ NORTH



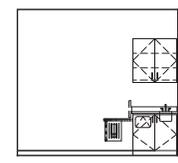
RADIOLOGY
○ EAST



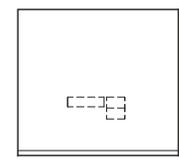
CONTROL
○ NORTH



PROCEDURE
○ NORTH



EXAM
○ NORTH



EXAM
○ SOUTH

INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

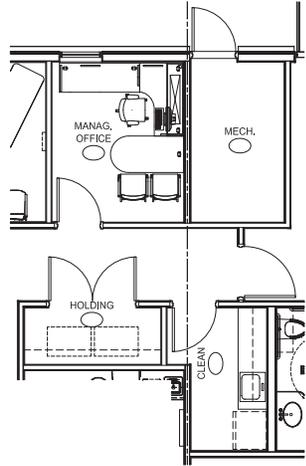
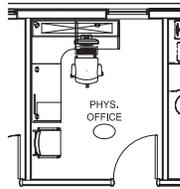
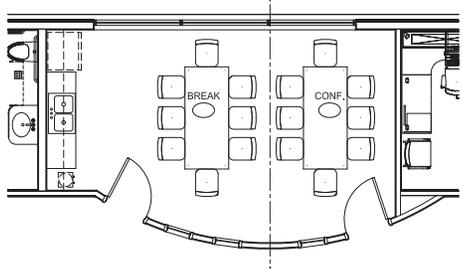
ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

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EXPRESS CARE FAMILY PRACTICE



N  FLOOR PLAN
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62201
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

**TRINITY
MEDICAL
CENTER**

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

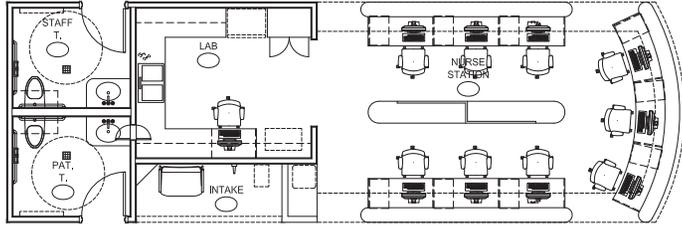
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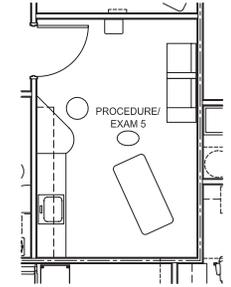
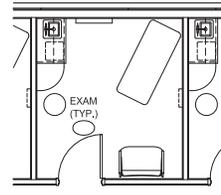
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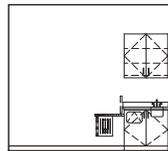
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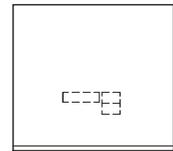
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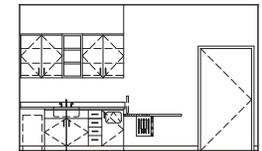
FLOOR PLAN
SCALE 1/4" = 1'-0"



EXAM
NORTH



EXAM
SOUTH



PROCEDURE
NORTH

INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

SCHEMATIC DESIGN

26 FEBRUARY 2013

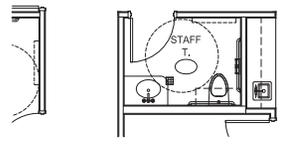
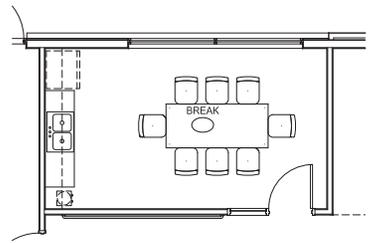
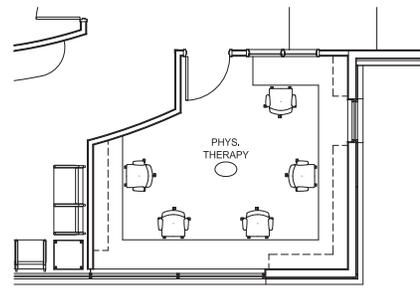
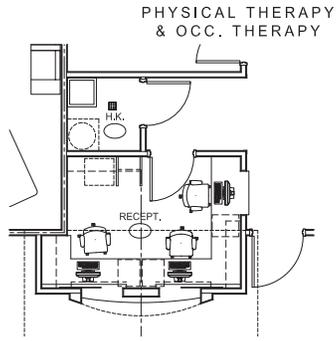
ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

DATE PLOTTED: 02/26/13 10:58:52 AM

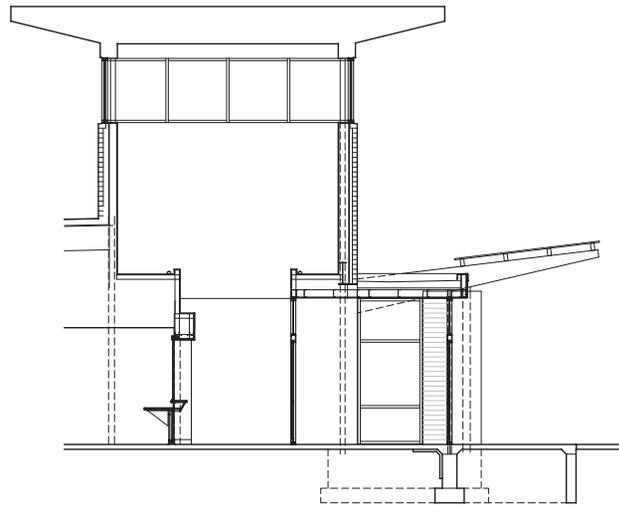
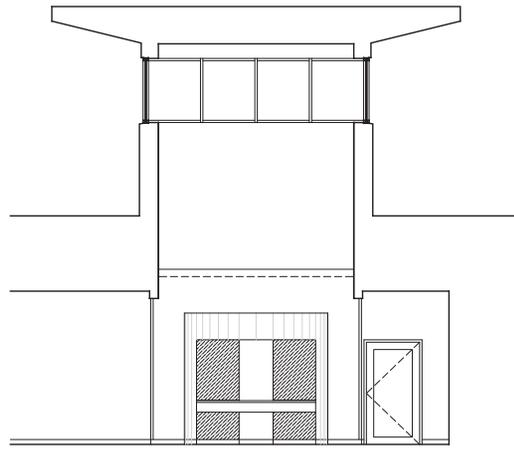
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K
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FLOOR PLAN
SCALE 1/4" = 1'-0"



124 Arts Alley
Rock Island, Illinois 62521
309-786-9910

PROJECT# 1269



MEDICAL OFFICE BUILDING

TRINITY
MEDICAL
CENTER

53RD ST. & JOHN DEERE EXP.
MOLINE, ILLINOIS

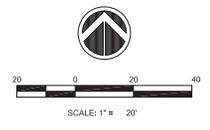
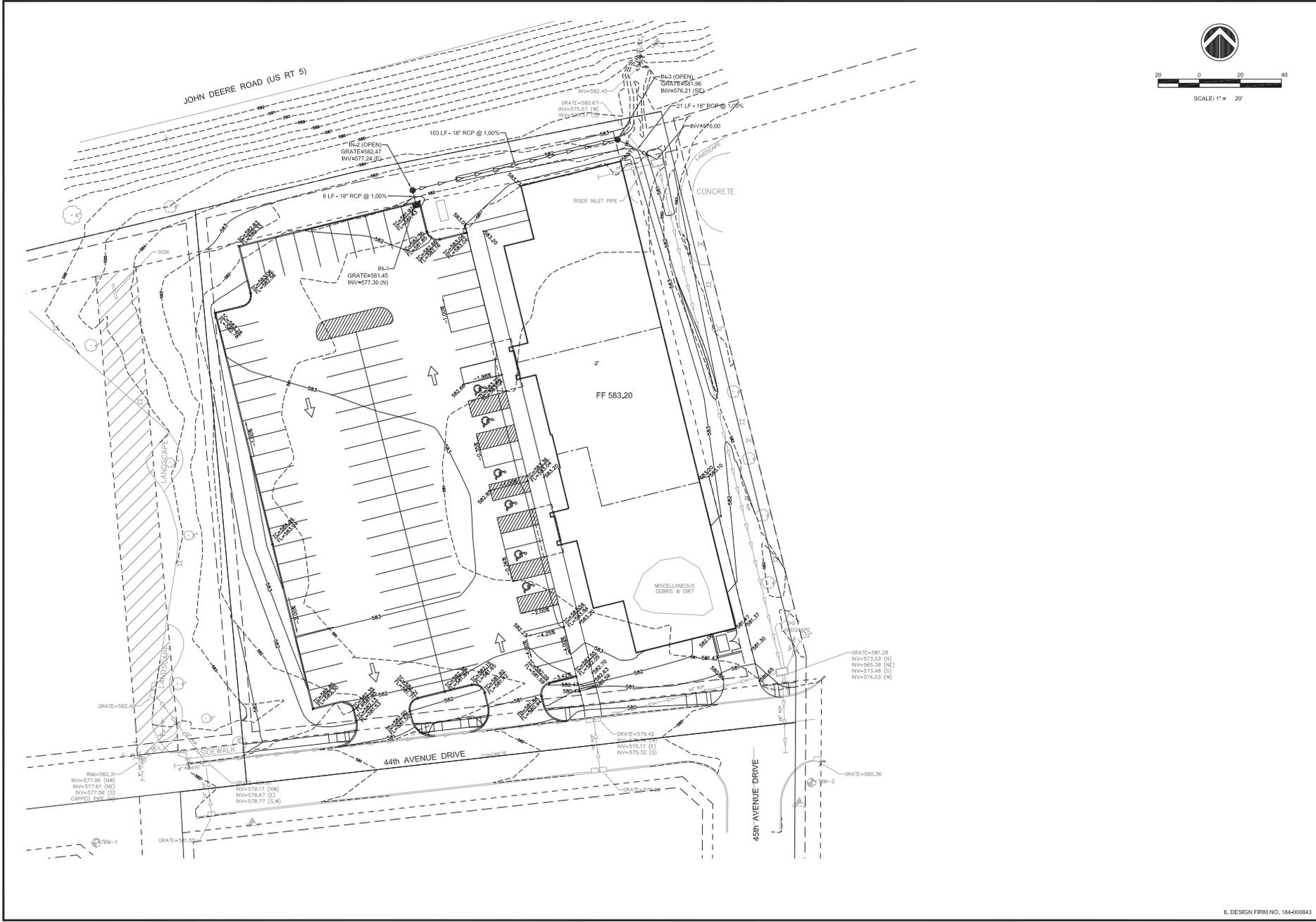
SCHEMATIC DESIGN

26 FEBRUARY 2013

ENLARGED FLOOR
PLANS & INTERIOR
ELEVATIONS

DATE PLOTTED: 02/26/13 10:58 AM

A 5.10



REVISIONS	
No.	DESCRIPTION

Missman, Inc.
Professional Engineers & Land Surveyors

Rockford, IL
(815) 955-6000 • (815) 955-2625
www.missman.com

TRINITY MEDICAL OFFICES
MOLINE, ILLINOIS

SITE GRADING AND UTILITIES

Missman Project No:
C13L001

File Name:
C13L001 - BASE.dwg

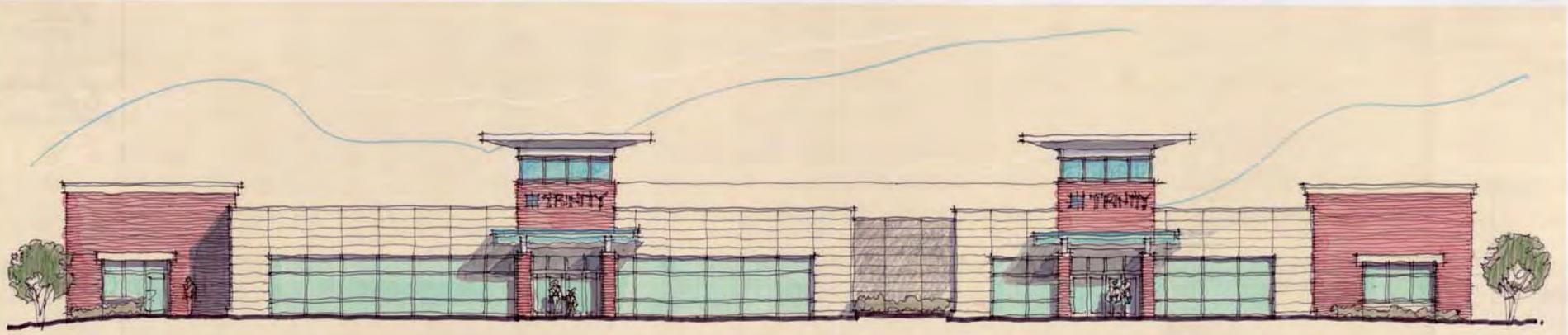
© COPYRIGHT 2013
ALL RIGHTS RESERVED

Field Book No:

Drawn By: CAM

Checked By: JLH

Date: MAR 2013



WEST ELEVATION
1/2" = 1'-0"



NORTH ELEVATION
1/2" = 1'-0"

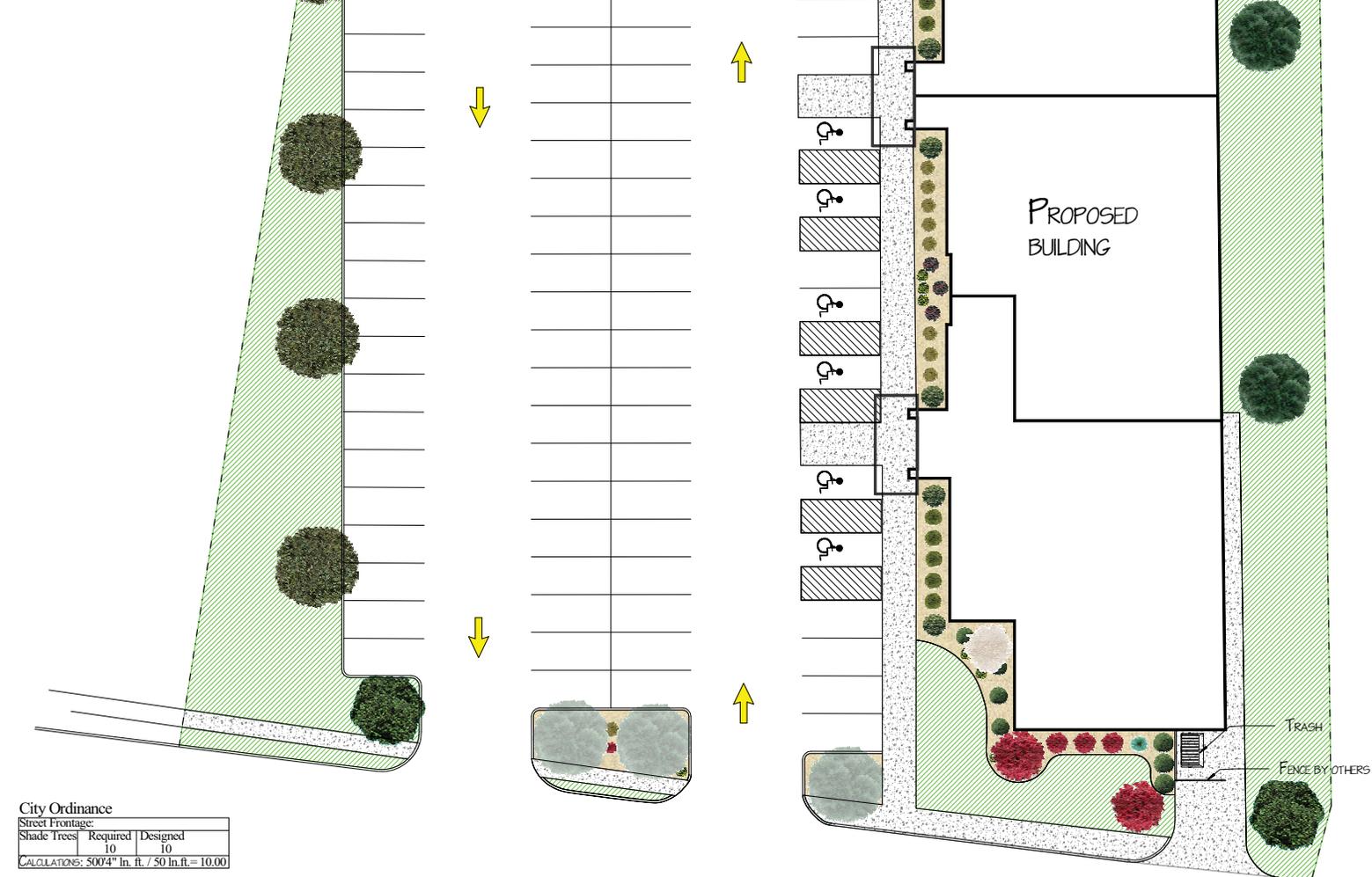
MEDICAL OFFICE BUILDING. # TRINITY MEDICAL CENTER.
 53RD ST # JOHN DEERE EXPRESSWAY. MOUNTAIN VIEW, ILLINOIS. FEBRUARY 13.

BUILD TO SUIT INCORPORATED.
 CERE/DAMER ARCHITECTS.



LEGEND

COMMON NAME	SIZE	QTY
FLOWER, PERENNIAL		
DAYLILY, STELLA	1 GAL	33
GRASS, KARL FOERESTER	3 GAL	2
SHRUB, DECIDUOUS		
BARBERRY, CRIMSON RUBY	3 GAL	15
BURNING BUSH	5 GAL	1
FOTHERGILLA, DWARF	5 GAL	1
ROSE, KNOCKOUT	3 GAL	3
SPIRAEA, GOLDMOUND	3 GAL	20
WEIGELA, DWARF	3 GAL	3
SHRUB, EVERGREEN		
BOKWOOD, COMMON	18"-21"	12
ARBOVITAE, PYRAMIDAL	5'-6'	1
JUNIFER, SEA GREEN	3 GAL	1
YEW, DENSE	3 GAL	1
TREE, DECIDUOUS		
DOGWOOD (MULTI STEM)	6'-7'	2
BIRCH, RIVER (CLUMP)	8'-10'	2
CORNUS, PRAIRIE FIRE	1.75"	4
MAPLE, RED SUNSET	2"	4
MAPLE, AUTUMN BLAZE	2"	4
OAK, SWAMP WHITE	2"	6



City Ordinance

Street Frontage:	Required	Designed
Shade Trees	10	10

Calculations: 5004" ln. ft. / 50 ln.ft. = 10.00

Paved Area:

Shade Trees	Required	Designed
	10.97	12

Calculations: 32,811 sq.ft./3,000 sq.ft.= 10.937 trees
 10.937x 60 pts.= 656.22 pts. additional.
 In parking lot islands: Required 328.11pts. Designed 580 pts.

Building Perimeter:

Total Points:	Required	Designed
	959.10	1,226

Calculations: 6395" ln.ft./100 ln.ft. = 6.394
 6.394x 150 pts. = 959.10pts.
 Ornamental Trees: 2 x 60 pts. = 120 pts.
 Shrubs: 39 x 20 pts. = 780 pts.
 Evergreen Trees: 3 x 100 pts. = 300 pts.
 Perennials: 9 x 2 pts. = 18 pts.
 Perennials: 2 x 4 pts. = 8 pts.
 Total: 1,226.00 pts.

- LANDSCAPE NOTES:**
- TOPSOIL FOR PLANTING BEDS AND TURF AREAS TO BE PLACED AND ROUGH GRADED BY OTHERS. SOIL DEPTH FOR BEDS TO BE 8" AND SOIL DEPTH FOR TURF AREAS 4".
 - PARKING LOT ISLANDS TO BE CROWNED 8" ABOVE FINISH HEIGHT OF CURB IN CENTER AND TAPER IN ALL DIRECTIONS.
 - SOIL TO BE ROUGH GRADED WITHIN .1" OF FINISH GRADE.
 - TURF AREAS TO BE FINISH GRADED AND HYDRO-SEED.
 - BEDS TO HAVE SPADE EDGE.
 - PLANTING BEDS TO HAVE PRE-EMERGENT HERBICIDE.
 - PLANTING BEDS TO HAVE SHREDDED HARDWOOD MULCH SPREAD AT 3" DEPTH.
 - OUTLYING TREES TO HAVE 4" DIAMETER MULCH RINGS AT 3" DEPTH.
 - PLANTS CARRY A ONE CALENDAR YEAR WARRANTY UPON COMPLETION.
 - INITIAL WATERING OF PLANTS TO BE RESPONSIBILITY OF LANDSCAPE CONTRACTOR UPON COMPLETION OF INSTALL.



2013
 Heritage Landscape Design
 This drawing is an instrument of services and shall remain the property of H.L.D. The use of this drawing and the concepts contained herein shall not be used beyond the original intent not copied or retained without written permission of H.L.D.

Revision #: 2813a
 Date: 2/15/2013

Scale:
 0' 1" = 20' 0"

Landscape Plan:
 Trinity Medical Center

Landscape Design by: Troy Lewis
 Heritage Landscape Design

Client: Trinity,

Approved:

Scale: As Indicated
 Date: 03/07/2013
 Sketch: ab TR28Feb13d
 Drawn: Alea Broshous
 Sales: GJ

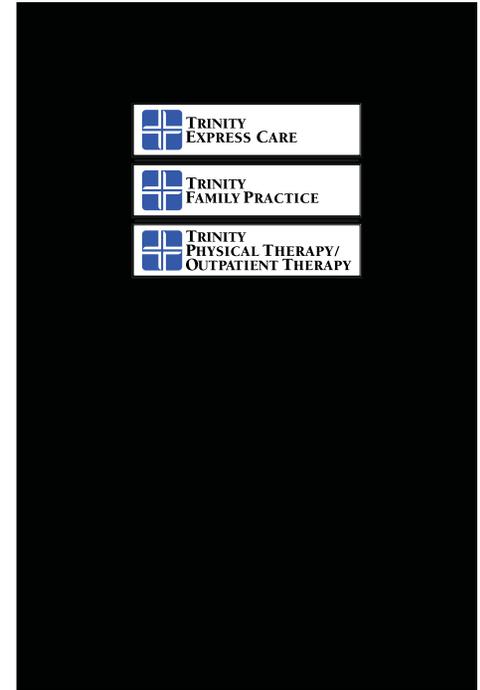
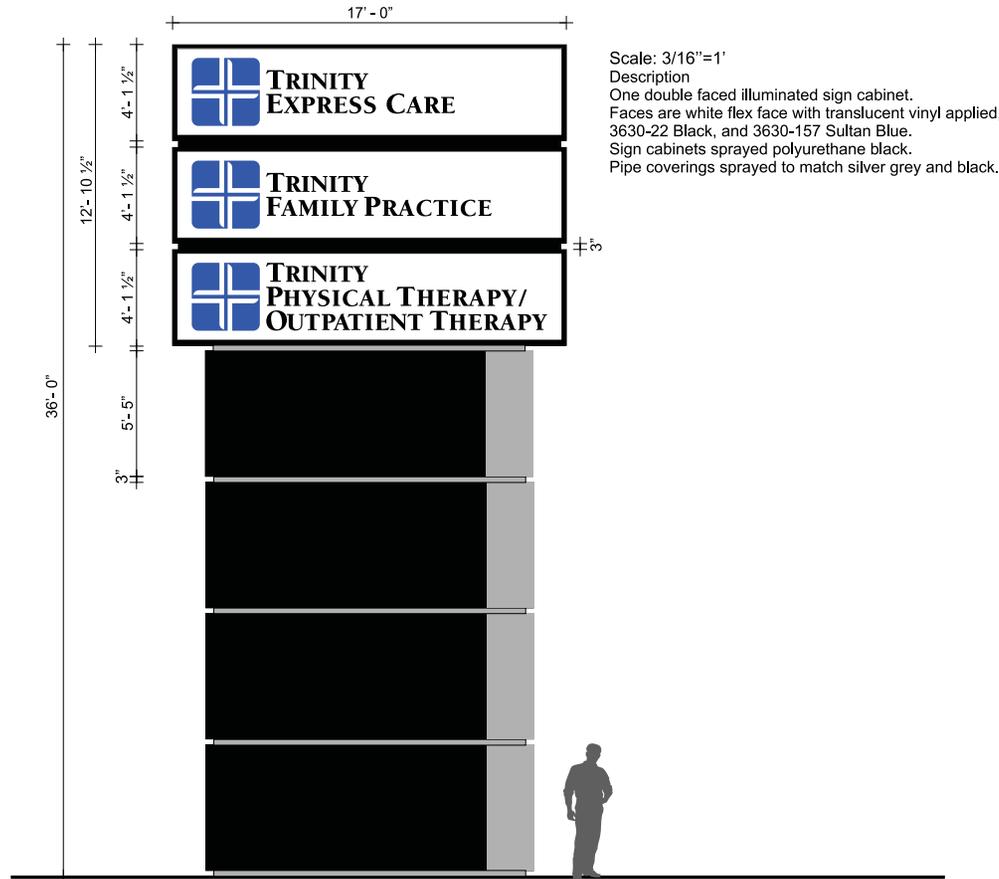
**PDF COPY
 MAY NOT BE TO SCALE**

TRI-STATE AREA
 1780 IL Route 35 N
 E. Dubuque, IL 61025
 815.747.2448
 (FAX)815.747.3049
 (Toll free)888.582.6979

QUAD CITIES AREA
 5569 Carey Ave.
 Davenport, IA 52807
 563.388.6650
 (FAX)563.388.6654
 (Toll free)800.804.8025

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.

©COPYRIGHT 2013 LSG

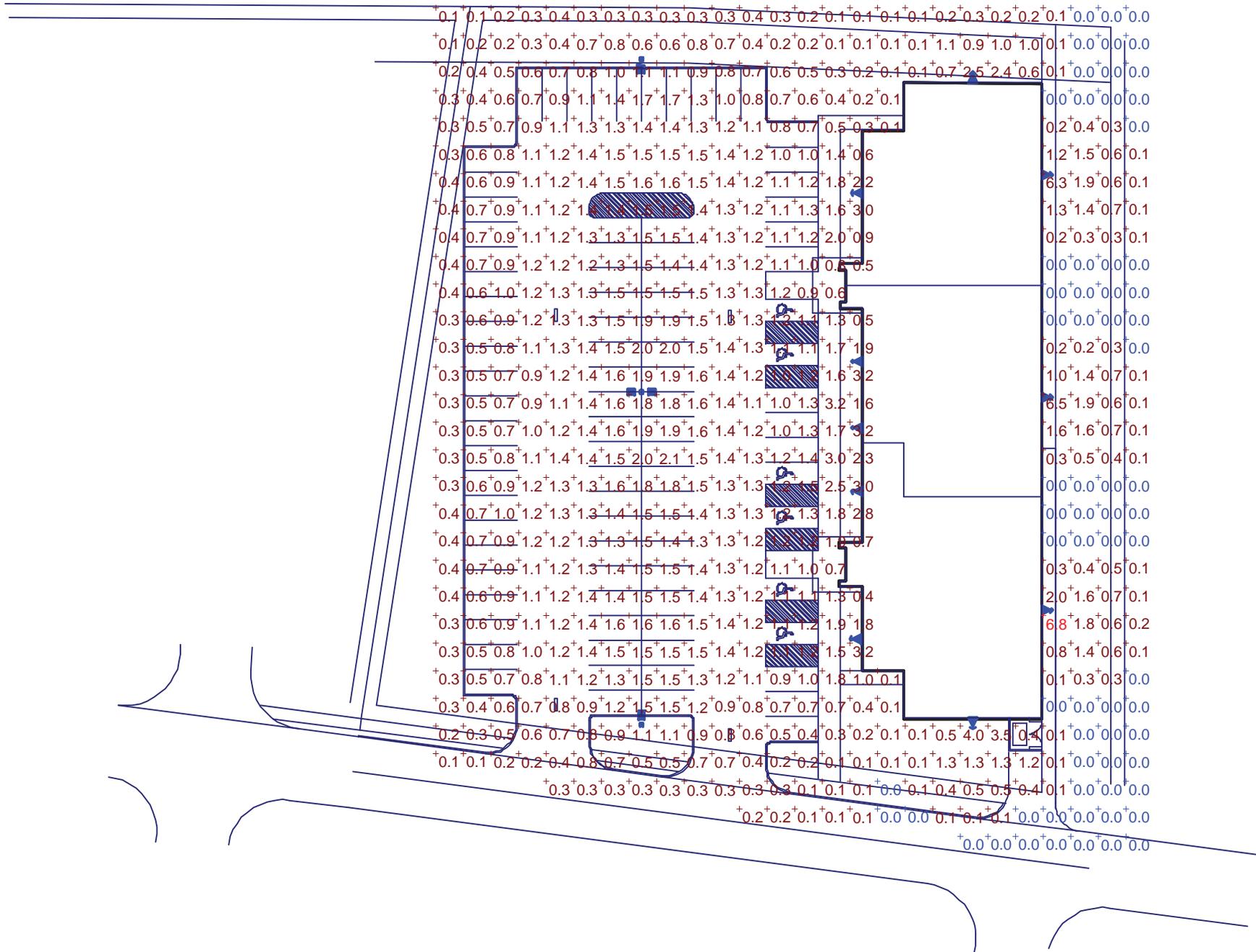


Night View, Not to Scale

Total Sign Area = 220.29 Sq. Ft.

Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request.

Black 3630-22	Sultan Blue 3630-157	Silver Grey 3630-51
------------------	-------------------------	------------------------



Plan View

Scale 1" = 50'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	DSX1 LED 2 30B700/50K FT MVOLT	DSX1 WITH 2 LIGHT ENGINES, 700mA DRIVERS, 5000K LEDS, TYPE FT OPTICS	ONE 142.8-WATT LED, AIMED DOWN POS.	DSX1_LED_2_ 30B700_50K_F T_MVOLT.ies	Absolute	0.95	142.8
	B	1	DSX1 LED 2 30B700/50K SR3 MVOLT	DSX1 WITH 2 LIGHT ENGINES, 700mA DRIVER, 5000K LEDs, TYPE 3 OPTICS	ONE 143.2-WATT LED, AIMED DOWN POS.	DSX1_LED_2_ 30B700_50K_ SR3_MVOLT.i es	Absolute	0.95	286.4
	C	10	WST LED 1 10A700/40K SR4 MVOLT	WST LED WITH 1 MODULE, 10 LED?s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	Outdoor Wall Pack Luminaire to IES LM-79- 08. LUMINAIRE OUTPUT: 1933 Lms.	WST_LED_1_1 0A700_40K_S R4_MVOLT.ies	Absolute	0.95	24.2

STAFF REPORT
Department of Planning and Development
PC 13-03
March 13, 2013

GENERAL INFORMATION

Owner/Applicant: Kevin Koellner, Hiland Holdings, LLC

Requested Action: Approval of a Final Development Plan for Trinity Medical Center and rezoning from B-4 to B-4 Planned Unit Development (PUD)

Location: 5401 44th Avenue Drive

Size of Tract: 1.7 acres

Existing Land Use: Vacant

Existing Zoning: B-4 Highway/Intensive Business District

Surrounding Land Use: Vacant, commercial

BACKGROUND

Hiland Holdings, LLC is the developer and owner of the remaining lots at Hiland Addition, located at the southeast corner of John Deere Road at 53rd Street. Trinity Regional Health System has proposed to construct a medical center (14,600 sf) to include express care, family practice, and physical/occupational therapy services. The clinic is proposed for Lot 2 which fronts on John Deere Road.

ANALYSIS

The subject property was envisioned as a restaurant site when the Preliminary PUD was approved in 2005 (copy attached). The two remaining lots to the south were envisioned as restaurant and retail sites. When asked if Trinity would consider relocating to a rear lot, Mr. Koellner responded that Trinity requires frontage on John Deere Road and will not relocate, but he would continue to market the rear lots to restaurants. Staff would prefer a restaurant site on Lot 2 as originally planned but could accept shuffling the uses, and a clinic could have a presence and function very similar to retail shops.

The proposed building is lengthy (65' x 234') and is situated north-south on the site with the front façade facing west. The building is within approved setbacks but is located closer to John Deere Road than other buildings near the development. The building will likely block more eastbound view of the Hiland Toyota site than originally planned, however, staff is not aware of any restrictions against this building placement.

The preliminary PUD plan approved in November 2005 did not rezone the site but established the following eight (8) conditions to be considered at the time of Final PUD and rezoning approval. Staff's comments on the proposal's consistency with each condition follow.

1. ***Landscape requirements shall be as set forth in Exhibit A Landscaping and Bufferyard Standards and contained herein.*** The landscaping requirements attached to the preliminary PUD were taken from the new zoning code. A proposed landscaping plan was provided and meets requirements.

2. ***Lighting to follow Illumination Performance Standards as attached and set forth or at a minimum perform at or above that level with a roadway/parking lot lighting plan as well as pedestrian/amenity lighting plan.*** A proposed lighting plan and specifications were provided and meet requirements.

3. ***Each lot of record and/or zoning lot shall have a minimum 5' building setback and shall be comprised of landscaped greenspace.*** Minimum 5-foot setbacks are provided on the Final PUD plans.

4. ***Specific building design standards governing the extent, use, and application of exterior materials, fenestration, and modulation/articulation to be applied to all buildings for which elevation plans have not been submitted prior to final review as described below.*** The elevation drawings show a raised tower over each of the two entrances for visual interest. The drawings also show an exterior mix of face brick panels, fiber cement masonry panels (2 colors), concrete masonry units, stone trim and metal coping, and polycarbonate shade panels above each entrance. These materials are provided on all four sides of the building. A dumpster enclosure is proposed on the south side of the building but is screened on 4 sides as required by code.

5. ***The inclusion of additional pedestrian amenities (i.e. benches, tables, trash receptacles, etc.) which shall be graphically represented and/or verbally articulated within said PUD plans.*** The Final PUD shows a sidewalk along 44th Avenue drive which widens to 5 feet near the proposed bus stop. This sidewalk will terminate at the east property line; staff would prefer that the sidewalk extend several more feet to connect to Hiland Toyota's parking lot. In addition, MetroLINK has stated the medical center will be a transit generator and has requested a bus shelter and also a turnout lane at the bus stop because 44th Avenue Drive is narrow and will block westbound traffic. The developer has stated there is no space or funds available to provide a bus lane but will work with MetroLINK to provide a shelter.

6. ***Potential use of Lots 7, 8, and 9 shall be limited to permitted uses within the B-3 zoning district.*** Not applicable – these lots are located at the south edge of the development.

7. ***Restrict Outlot A for uses of flood and stormwater storage, access, and utility easement purposes only.*** Not applicable (completed). The recorded final plats for this subdivision denote the use of Outlot A as "detention and flood storage". This was a condition for final plat approval and the flood storage area has been designed according to this requirement.

8. *Prior to the approval or issuance of building permits for said site, each proposed lot of record and/or proposed zoning lot identified for development shall be required to receive a review of consistency with the PUD plans and conditions as contained, set forth, and incorporated herein as part of the Final PUD approval process.* As with this submittal and previous submittals, the developer will present a final PUD at the time each lot is sold and/or proposed for development.

A conceptual sign plan was provided and is attached. Staff would prefer a monument-style base (no exposed posts) which better matches the style of the Hiland Toyota and Bank Orion signs on John Deere Road. In addition, the applicant has provided a photometric lighting plan which is not attached to this report but does meet City ordinance requirements.

Because a rezoning is included with this Final PUD, the Plan Commission will make a recommendation and the City Council will issue a decision on this case.

STAFF RECOMMENDATION

Based on the above, staff recommends that Plan Commission recommend approval of the Final Development Plan and rezoning from B-4 to B-4 PUD with the following conditions:

1. The developer must coordinate with the owners of Hiland Toyota to extend the sidewalk onto the adjacent property and connect the sidewalk to the dealership parking lot;
2. The developer must coordinate with MetroLINK to find an acceptable final design of the proposed bus stop; and
3. The freestanding sign adjacent to John Deere Road must include a monument-style base without exposed posts to match the signs on adjacent properties.

ATTACHMENTS

1. Application materials
2. Site and building plans
3. Applicant/owner disclosure
4. Review comments w/ applicant responses

City of Moline
Property 3620 38th Ave

TAX PARCEL NO. SM-223-13

DEED OF DEDICATION

The Grantor, **THE CITY OF MOLINE, ILLINOIS**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

LEGAL DESCRIPTION AND PLAT ATTACHED

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

FOR: PERMANENT UTILITY EASEMENT

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Special Ordinance No. _____.

Dated this _____ day of _____, 2013.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

Donald P. Welvaert, Mayor

By: _____
Donald P. Welvaert, Mayor

City Clerk

Attest: _____
City Clerk

Approved as to form:

Maureen Riggs, City Attorney

Return to Grantee's Address
City of Moline
619 – 16th Street
Moline, IL 61265

STATE OF ILLINOIS)
) SS.
COUNTY OF ROCK ISLAND)

I, _____, the undersigned, a Notary Public, in and for said County and State, aforesaid, DO HEREBY CERTIFY that **Donald P. Welvaert**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this _____ day of _____, 2013, in person and acknowledged that they signed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

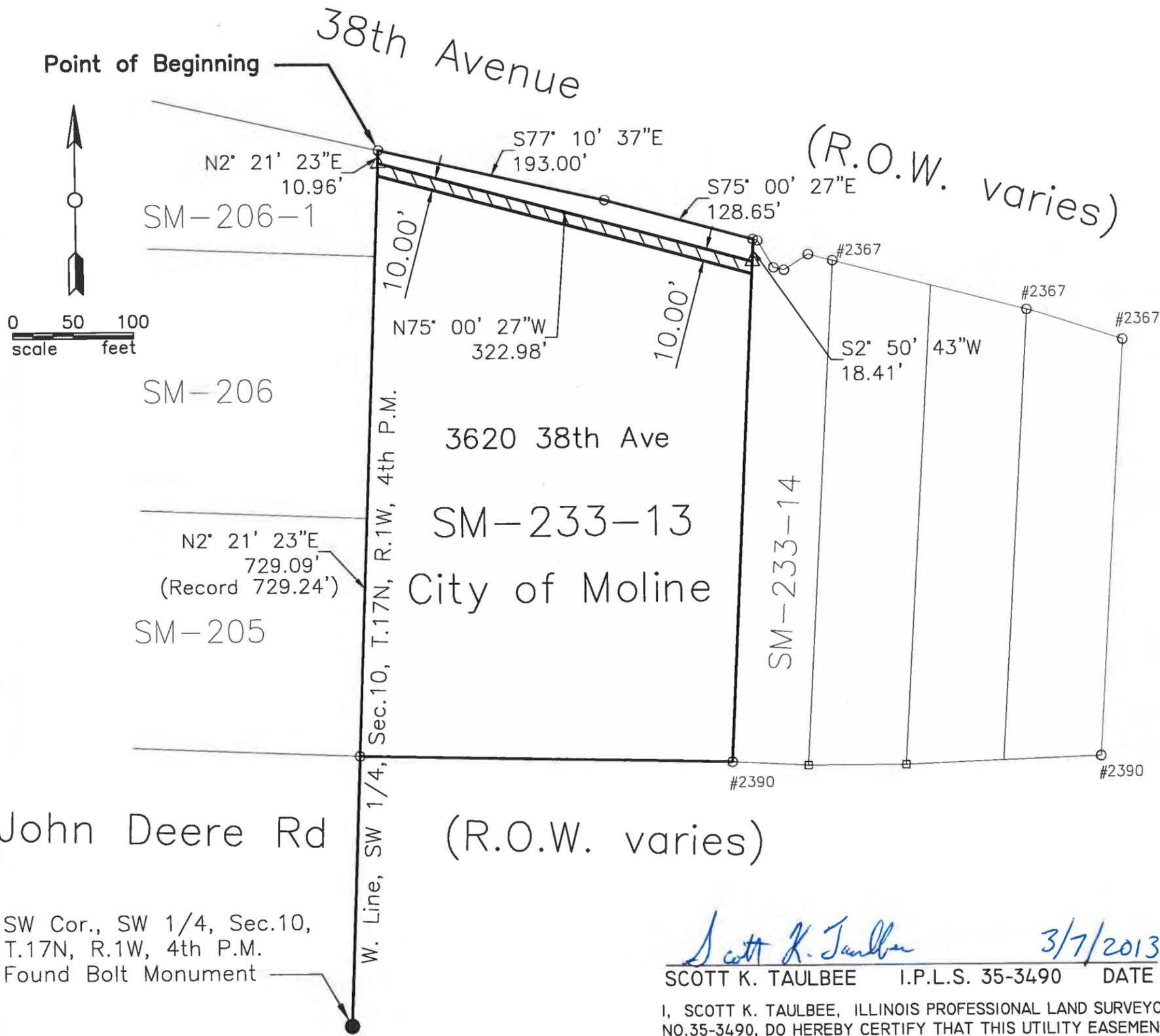
Given under my hand and notarial seal this _____ day of _____, A.D. 2013.

NOTARY PUBLIC

(Seal)

"Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act."	
_____	_____
Date	Grantor, Grantee or Representative

Utility Easement Plat



That part of the West Half of the Southwest Quarter of Section 10, Township 17 North, Range 1 West of the Fourth Principal Meridian, described as follows:

A strip of land, 10.00 feet in width, lying south of and contiguous with the following tract of land:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 10, thence North 02 degrees 21 minutes 23 seconds East on the West Line of said Southwest Quarter, 729.09 feet to the south Right of Way line of 38th Avenue (Coaltown Road) and the **Point of Beginning**; thence South 77 degrees 10 minutes 37 seconds East, 193.00 feet on said south Right of Way line; thence South 75 degrees 00 minutes 27 seconds East, 128.65 feet on said south Right of Way line to the northwest corner of a parcel of land conveyed to the People of the State of Illinois, Department of Transportation by a Quit Claim Deed document 2007-15454 recorded 06/28/2007 at the office of the Recorder of Rock Island County, Illinois; thence South 02 degrees 50 minutes 43 seconds West, 18.41 feet on the west line of said parcel; thence North 75 degrees 00 minutes 27 seconds West, 322.98 feet to the West Line of said Southwest Quarter; thence North 02 degrees 21 minutes 23 seconds East, 10.96 feet on said West Line to the point of beginning, containing 0.117 acres, more or less; all situated in Rock Island County, Illinois.

LEGEND

- LOT LINE
- FD CAPPED PIN #3125 OR AS NOTED ○
- FD 1/2" SQUARE PIN □
- SET 5/8" REBAR 30" LONG △
- PROPOSED UTILITY EASEMENT 
- (0.074 ACRES +/-)

SW Cor., SW 1/4, Sec. 10, T. 17N, R. 1W, 4th P.M.
Found Bolt Monument

BASIS OF BEARINGS IS ASSUMED
FIELD WORK WAS COMPLETED IN THE MONTH OF MARCH 2013

Scott K. Taulbee 3/7/2013
SCOTT K. TAULBEE I.P.L.S. 35-3490 DATE

I, SCOTT K. TAULBEE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3490, DO HEREBY CERTIFY THAT THIS UTILITY EASEMENT PLAT WAS PREPARED UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF. THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



MY LICENSE EXPIRES 11/30/2014

PREPARED BY
ENGINEERING DIVISION
CITY OF MOLINE, IL
3635 4TH AVENUE
MOLINE, IL 61265



H:\Engineering\ALL PROJECTS\John Deere Road\survey\JohnDeereRd-survey-012513.dwg, 3/7/2013 12:09:59 PM, 1:100

City of Moline
Property 3620 38th Ave

TAX PARCEL NO. SM-223-13

DEED OF DEDICATION

The Grantor, **THE CITY OF MOLINE, ILLINOIS**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

PLAT WITH DESCRIPTION ATTACHED

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

FOR: STREET RIGHT OF WAY

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Resolution No. _____.

Dated this _____ day of _____, 2013.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

Donald P. Welvaert, Mayor

By: _____
Donald P. Welvaert, Mayor

City Clerk

Attest: _____
City Clerk

Approved as to form:

Maureen Riggs, City Attorney

Return to Grantee's Address
City of Moline
619 – 16th Street
Moline, IL 61265

STATE OF ILLINOIS)
) SS.
COUNTY OF ROCK ISLAND)

I, _____, the undersigned, a Notary Public, in and for said County and State, aforesaid, DO HEREBY CERTIFY that **Donald P. Welvaert**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this _____ day of _____, 2013, in person and acknowledged that they signed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

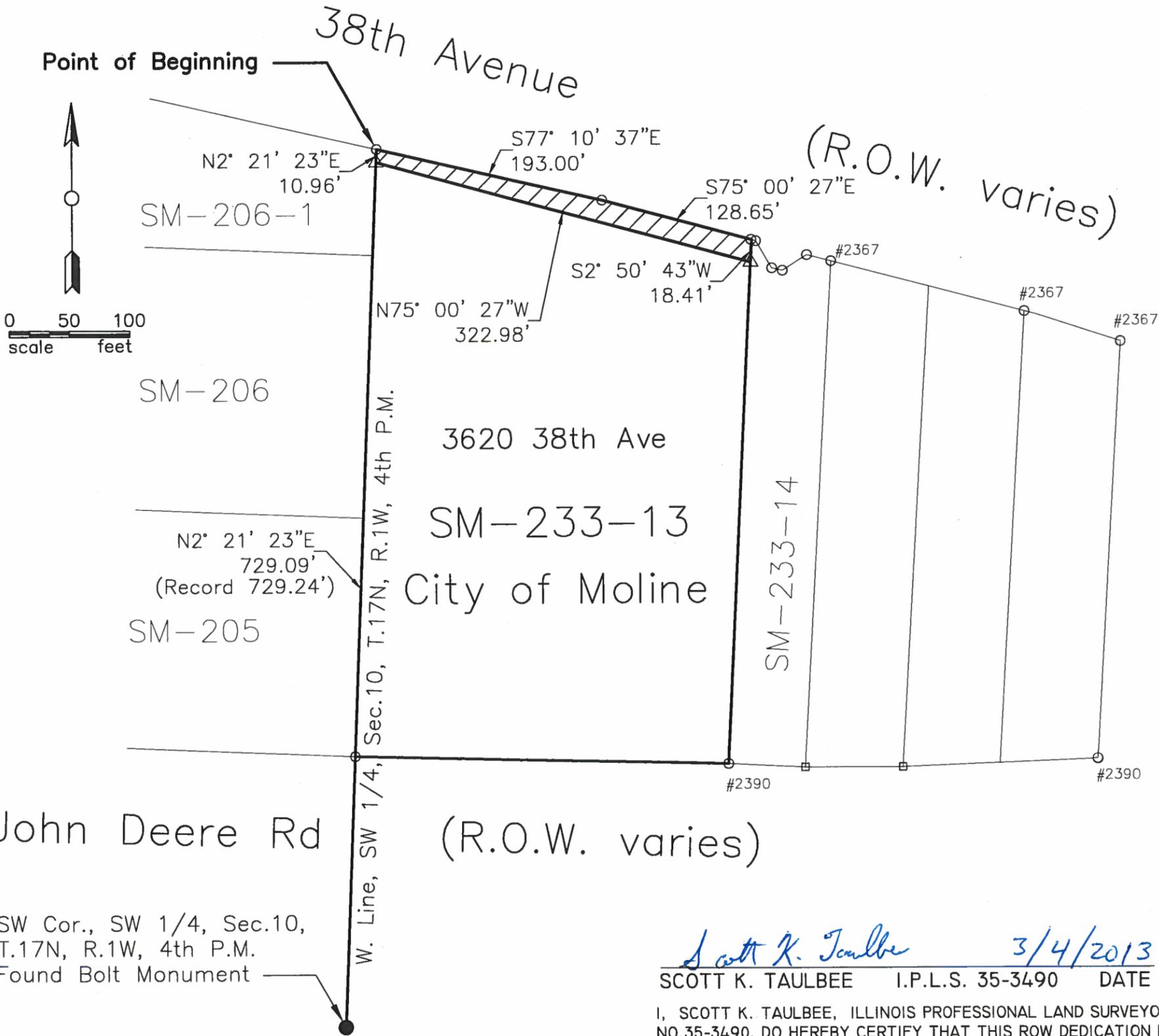
Given under my hand and notarial seal this _____ day of _____, A.D. 2013.

NOTARY PUBLIC

(Seal)

"Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act."	
_____	_____
Date	Grantor, Grantee or Representative

R.O.W. Dedication Plat



That part of the West Half of the Southwest Quarter of Section 10, Township 17 North, Range 1 West of the Fourth Principal Meridian, described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 10, thence North 02 degrees 21 minutes 23 seconds East on the West Line of said Southwest Quarter, 729.09 feet to the south Right of Way line of 38th Avenue (Coaltown Road) and the **Point of Beginning**; thence South 77 degrees 10 minutes 37 seconds East, 193.00 feet on said south Right of Way line; thence South 75 degrees 00 minutes 27 seconds East, 128.65 feet on said south Right of Way line to the northwest corner of a parcel of land conveyed to the People of the State of Illinois, Department of Transportation by a Quit Claim Deed document 2007-15454 recorded 06/28/2007 at the office of the Recorder of Rock Island County, Illinois; thence South 02 degrees 50 minutes 43 seconds West, 18.41 feet on the west line of said parcel; thence North 75 degrees 00 minutes 27 seconds West, 322.98 feet to the West Line of said Southwest Quarter; thence North 02 degrees 21 minutes 23 seconds East, 10.96 feet on said West Line to the point of beginning, containing 0.117 acres, more or less; all situated in Rock Island County, Illinois.

LEGEND

- LOT LINE
- FD CAPPED PIN #3125 OR AS NOTED ○
- FD 1/2" SQUARE PIN □
- SET 5/8" REBAR 30" LONG △
- PROPOSED R.O.W. DEDICATION (0.117 ACRES +/-)

Scott K. Taulbee 3/4/2013
 SCOTT K. TAULBEE I.P.L.S. 35-3490 DATE

I, SCOTT K. TAULBEE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3490, DO HEREBY CERTIFY THAT THIS ROW DEDICATION PLAT WAS PREPARED UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF. THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



MY LICENSE EXPIRES 11/30/2014

BASIS OF BEARINGS IS ASSUMED
 FIELD WORK WAS COMPLETED IN THE MONTH OF MARCH 2013

CITY OF Moline, IL

PREPARED BY
 ENGINEERING DIVISION
CITY OF MOLINE, IL
 3635 4TH AVENUE
 MOLINE, IL 61265

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