



CITY OF LECLAIRE, IOWA

325 WISCONSIN STREET
LECLAIRE, IOWA 52753

TEL: (563)-289-4242 FAX: (563)-289-6014
WWW.LECLAIREIOWA.GOV

NOTICE OF PUBLIC MEETINGS

Notice is hereby given that the Planning & Zoning Commission of the City of LeClaire, Iowa will be conducting a public meeting on **THURSDAY, April 22, 2021**, at 7:00 P.M., (local time), in the LeClaire City Hall Council Chambers located at 325 Wisconsin Street, LeClaire, Iowa, for the purpose of reviewing and receiving comments on the following item(s):

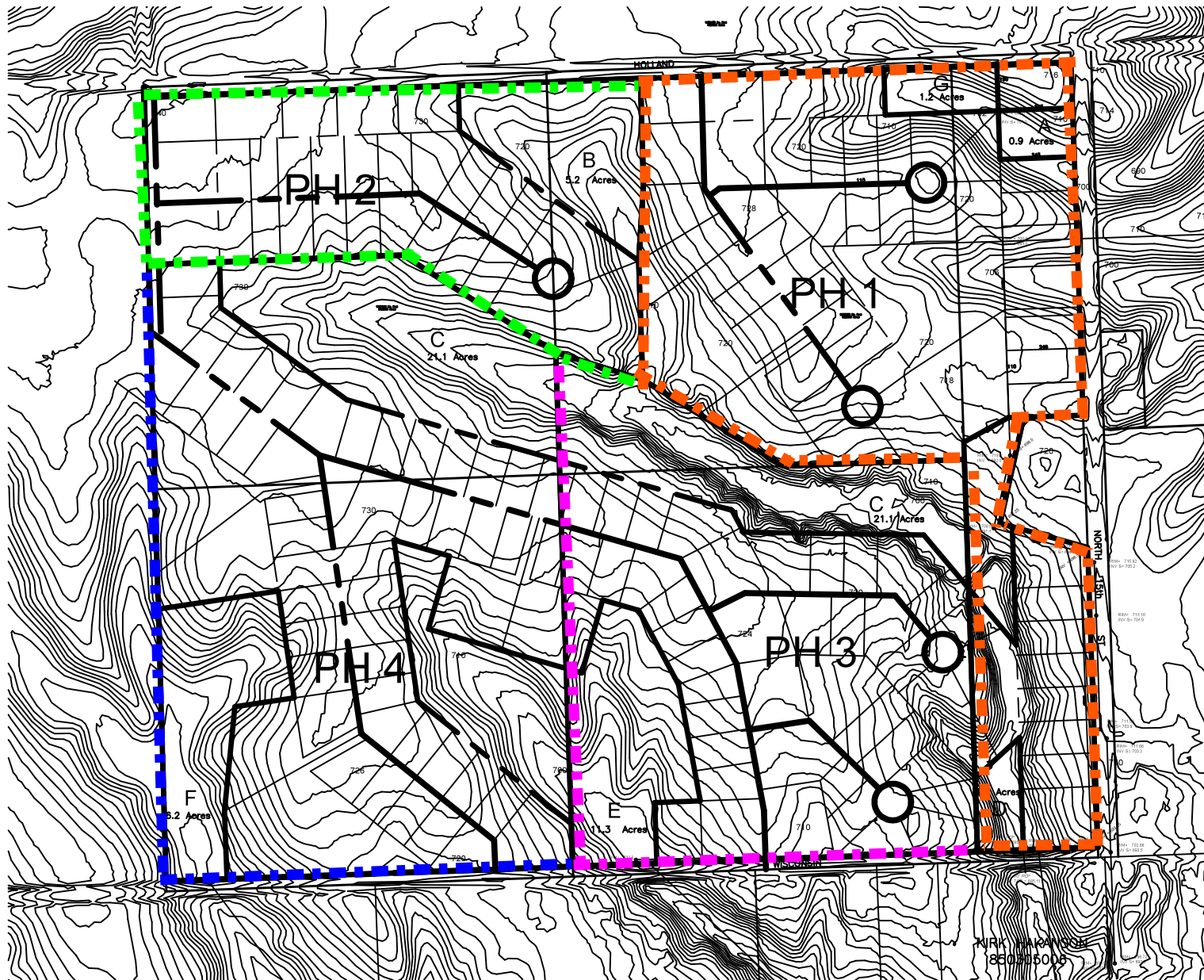
1. **“BEALER FAMILY BUILDERS” RESIDENTIAL SITE DEVELOPMENT PLAN - SKETCH PLAN REVIEW & DISCUSSION** – This is an informal, preliminary, sketch plan review and discussion of a proposed residential site development plan (subdivisions) submitted by the developer, Mr. Bryan Bealer of Coal Valley, IL. This proposal is a 180 acre +/- (179 lot +/-) site development plan for the construction of a single-family housing located at the NW corner of the intersection of 15th Street and Wisconsin Street. Additional detailed, information and layouts are available at City Hall during regular business hours.

You are hereby further notified that the City Council of the City of LeClaire, Iowa, will also conduct a public meeting on the above-referenced issue(s) on **MONDAY, MAY 3, 2021, at 6:00 p.m.** (local time), at the LeClaire City Council Chambers located at 325 Wisconsin Street, LeClaire, Iowa, for the purpose of reviewing and receiving comments on these matters.

Any and all residents, particularly those residing or owning property within two-hundred feet (200') of the area(s) under consideration, are invited and encouraged to attend these hearings at the times and places mentioned above and to submit their comments either orally, in writing, or both. For further information, please feel free to contact LeClaire City Hall at any time.

Chris J. Ball
City Administrator

DEVELOPMENT EXHIBIT



SITE INFORMATION

TOTAL AREA: PER COUNTY GIS / CALC: 178.5 ACRES

DEVELOPMENT PHASES:

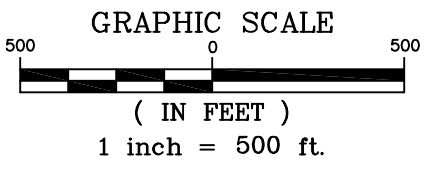
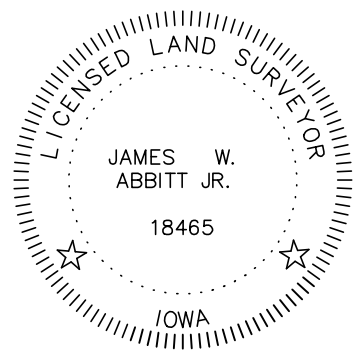
-----	1, 2021	50.3 ACRES	53 LOTS	15TH ST INTERCEPTOR
-----	2, 2022	25.0 ACRES	29 LOTS	15TH ST INTERCEPTOR
-----	3, 2023	43.2 ACRES	43 LOTS	LIFT STA./CITY EXTENSION
-----	4, 2024	60.0 ACRES	54 LOTS 179 LOTS	LIFT STA./CITY EXTENSION

MARGINAL / DRAINAGE RESERVATION AREAS

- A: 0.9 ACRES; PHASE 1
- B: 5.2 ACRES; PHASE 2
- C: 21.1 ACRES; PHASES 3 & 4
- D: 1.1 ACRES; PHASE 1
- E: 11.3 ACRES; PHASE 3
- F: 6.2 ACRES; PHASE 4
- G: 1.2 ACRES; PHASE 1

I HEREBY VERIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. _____ DATE _____
 REG. NO. 18465
 MY LICENSE EXPIRES DECEMBER 30, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY



JASON J. SNYDER, P.E. REGIONAL MANAGER MOLINE, IL		JACOB & HEFNER ASSOCIATES	
JAMES WEIR & DAVID SOUNTRIES BROKER ASSOCIATES		HAWKEYE COMMERCIAL REAL ESTATE	
	ABBITT SURVEY & DEVELOPMENT, PLLC. 5030 38TH AVE. SUITE 19 MOLINE, ILLINOIS 61265 PH. 309-524-3124		
DATE: 2-12-2021	SCALE: 1" = 500'	DRAWN BY: JWA	CHECKED BY: JWA
PREPARED FOR: BRYAN BEALER FIVE CITIES CONSTRUCTION MOLINE, IL		FIELD BOOK: PAGE:	
DRAWING TITLE: DEVELOPMENT EXHIBIT		Project No. 21-002-IALC-BT-BEALER	