To:	Whom It May Concern
From:	Taylor Beswick, City Planner Community Development
Subject:	Courtesy Notice of Public Hearing
Date:	May 4, 2023

Bettendorf IOWA
a premier city

The City of Bettendorf's Board of Adjustment has received a request for a variance to allow parking in a required front yard on Lot 7, Bettplex First Addition (generally located northwest of the intersection of Forest Grove Drive and Friendship Path), submitted by Paul Bofelli. (Case 23-034)

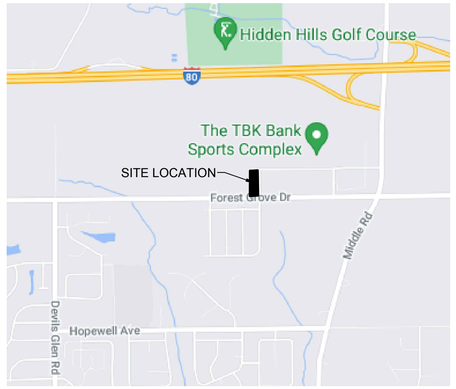
Please note that a public hearing on this case will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:00 p.m. on May 11, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced cases.

If you have comments, they must be brought to the Board through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to planning@bettendorf.org, or you may make verbal comment at the meeting. If you choose to mail a letter, it will be read into the record at the meeting.

A notice of this hearing has or will be published in the Quad-City Times. A notice of this meeting is being sent to all property owners within 200 feet of this activity as a courtesy so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting. Please bear in mind that the newspaper publication is the required notice.

Your comments or attendance are most welcome. Questions about the application can be answered by contacting Taylor Beswick at (563) 344-4100. An electronic version of the staff report is or will be available online at www.bettendorf.org/BoardOfAdjustment. If you are unable to attend the meeting, a live stream is available at www.bettendorf.org/Youtube.

The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.



MAP PROVIDED BY GOOGLE

VICINITY MAP
NOT TO SCALE

DEVELOPER
BUILD TO SUIT
1805 STATE STREET #101
BETTENDORF, IOWA 52722
563.355.2022

ARCHITECT
STREAMLINE ARCHITECTS
575 12TH AVENUE
EAST MOLINE, ILLINOIS 61244
563.345.2724

LEGAL DESCRIPTION

LOT NUMBER 7 OF BETTPLEX 1ST ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION

ZONING DISTRICT: C-3 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: LOT 7 BETTPLEX 1ST ADDITION, BETTENDORF, IOWA	
TOTAL LOT 7 AREA	70,011 S.F. ±
	1.61 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREAS	(A) = 7,524 SF (B) = 6,592 SF
REQUIRED PARKING = 79 SPACES (INCLUDING 4 ADA) REFER TO ARCH. SITE PLAN	
PROVIDED = 79 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 29,515 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 2 proposed buildings, associated parking lot and utilities.	

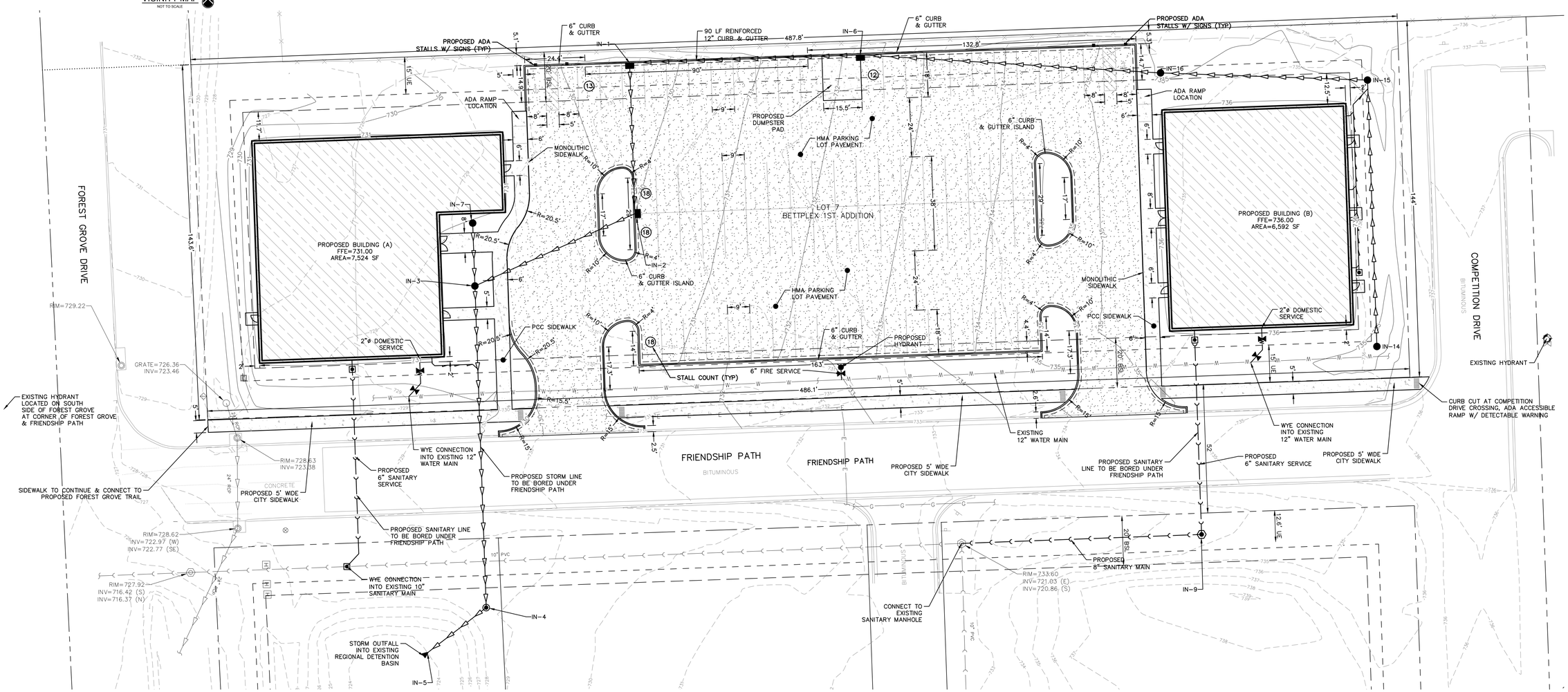
GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "VB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS. BUILDING OCCUPANCY TYPES ARE ANTICIPATED TO BE (BUILDING A) "BUSINESS-OUTPATIENT CLINIC" (BUILDING B) "BUSINESS-SHELL ONLY" PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDINGS WILL NOT BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS
11. PROVIDED PROPERTY YARD DIMENSION NOTES
    - 30' WIDE BUFFER YARD ALONG WEST PROPERTY LINE (NO BUILDINGS WITHIN BUFFER YARD)
    - 30' WIDE STREET YARD ALONG NORTH, EAST, & SOUTH PROPERTY LINES
    - 5' WIDE SIDE YARD ALONG WEST PROPERTY LINE

Know what's below. Call before you dig.

IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

20 10 0 20 40
SCALE: 1" = 20'



LEGEND

- STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- CONTOUR
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT

LICENSED PROFESSIONAL ENGINEER
ZACHARY SCOTT EGGLESTON
P27990
IOWA

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Zachary S Eggleston — 04/25/2023
Signature — Date

Zachary Scott Eggleston
License No. P27990
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: THIS SHEET

No.	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

BETTPLEX LOT 7 DEVELOPMENT
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 23000975.00
File Name: 23000975-00 City Site Plan.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: ZSE
Checked By: JLH
Date: 04/25/2023

C-1

Sheet 1 of 1

Tuesday, April 25, 2023 4:15:24 PM
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