



COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

TO: Whom It May Concern  
FROM: Taylor Beswick, City Planner  
RE: Courtesy Notice of Public Hearing - Planning and Zoning Commission  
DATE: February 7, 2023

The City of Bettendorf Planning and Zoning Commission has received a site development plan for 6125 Valley Drive, submitted by Jeff Hartman. (Case 23-011)

Please note that a public hearing on this case will be held at City Hall Council Chambers, 1609 State Street, Second Floor at 5:30 p.m. on February 15, 2023. The purpose of the public hearing is to gather information from adjoining property owners and other interested parties on the referenced case.

A notice of this meeting is being sent, as a courtesy, to interested property owners so they may be better informed about this possible activity in their neighborhood.

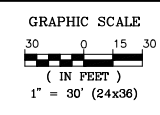
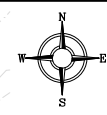
If you have comments on this application, they must be brought to the Commission through the Community Development Department. There are two methods by which comments may be delivered:

- 1) A letter mailed to the Community Development Department at the address listed below, which will be included in the official minutes at the meeting.
- 2) Present verbal comment at the meeting.

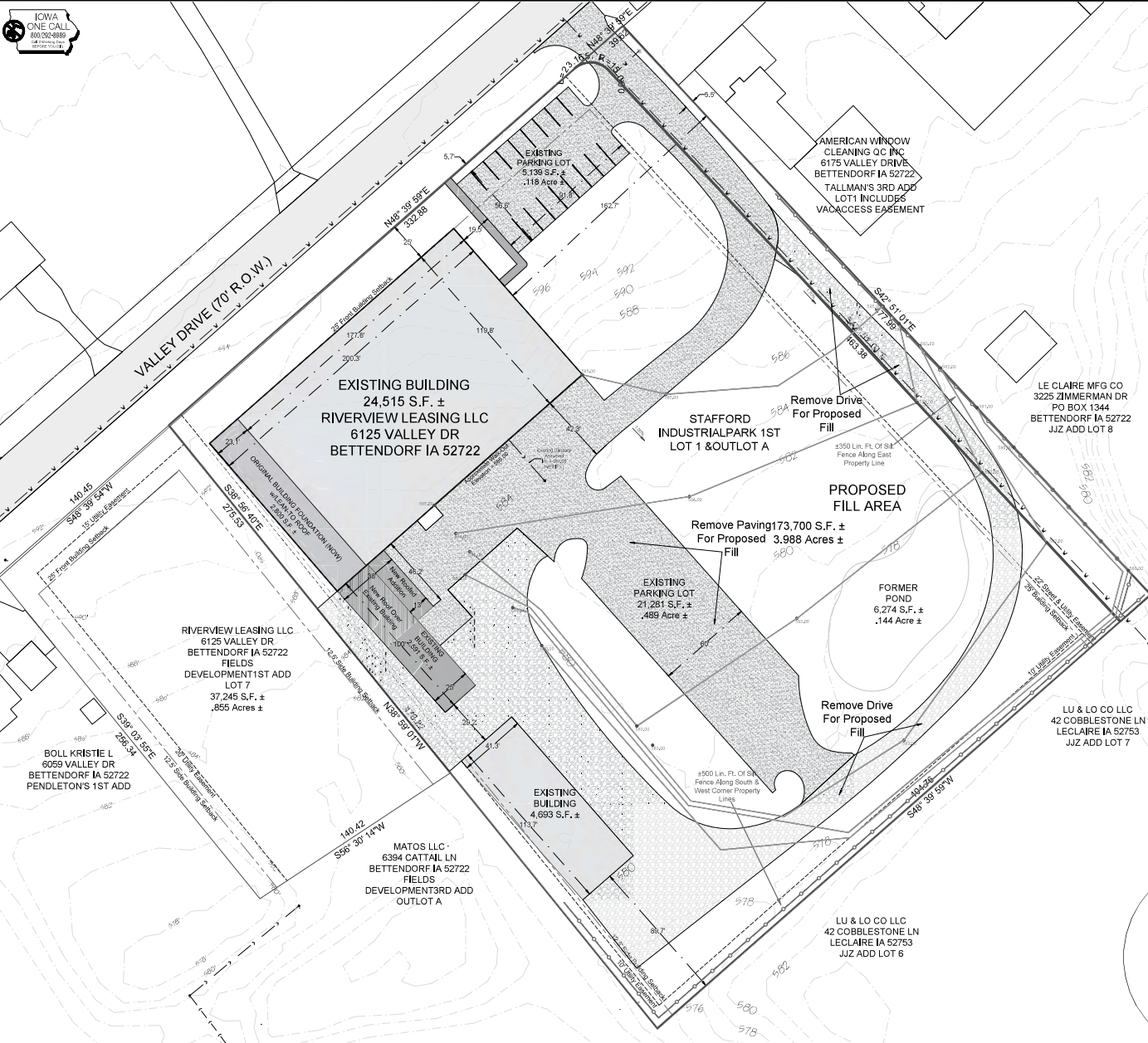
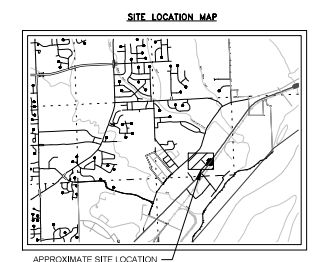
Your comments and/or attendance are most welcome. Questions regarding the application can be addressed to me at: City Hall Annex, 4403 Devils Glen Road or by telephone (563) 344-4079. An electronic version of the staff report is or will be available online at [bettendorf.org](http://bettendorf.org) and by following these links: Government, Planning and Zoning Commission, Agendas, Minutes, and Packets (under Additional Documents), and 2023 Plan and Zone Packets.



The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR code.



**SITE DEVELOPMENT PLAN**  
**JEFF HARTMAN**  
**6125 Valley Drive**  
**TO THE CITY OF BETTENDORF, IA**



AMERICAN WINDOW  
 CLEANING CO INC  
 6175 VALLEY DRIVE  
 BETTENDORF IA 52722  
 TALLMAN'S 3RD ADD  
 LOT 1 INCLUDES  
 VAC ACCESS EASEMENT

LE CLAIRE MFG CO  
 3225 ZIMMERMAN DR  
 PO BOX 1344  
 BETTENDORF IA 52722  
 JJZ ADD LOT 5

LU & LO CO LLC  
 42 COBBLESTONE LN  
 LECLAIRE IA 52753  
 JJZ ADD LOT 7

**I-2 Zoning Requirements**

Front Yard Setback: 25' Minimum

Side Yard Setback: 10' Minimum w/ Sum Not Less Than 25'

Rear Yard Setback: 0' Minimum

Parking: Equipment Servicing or Manufacturing  
 1 Space for Each 2 Employees + 1 for Each Work Vehicle  
 Total Required Parking Spaces = 18 Total Spaces = 18

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
  - LEGAL DESCRIPTION OF PROPERTY: Parcel ID#8415513011 6125 VALLEY DR BETTENDORF IA 52722 STAFFORD INDUSTRIALPARK 1ST LOT 1 ROUTLOT A
  - 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 TRINCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
  - THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DERRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION SECTION 3501, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
  - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

I hereby certify that this Engineering document 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.

**Christopher E. Townsend, P.E.**  
 License number: 1486  
 Date: 1-24-23  
 My license renewal date is December 31, 2024.  
 Page or Sheet covered by this seal: C0-C4

**LEGEND:**

--- EASEMENT	⊗ EXISTING GAS VALVE	--- EXISTING CONTOUR LINE
- - - - - SETBACK LINE	⊗ EXISTING WATER VALVE	- - - - - PROPOSED CONTOUR LINE
--- CENTERLINE	⊗ EXISTING UTILITY POLE	
--- PROPERTY BOUNDARY	⊗ EXISTING LIGHT POLE	
--- EXISTING FENCE	⊗ EXISTING TREE	
--- EXISTING SANITARY	⊗ EXISTING BUSH	○ 715.00 TC SPOT ELEVATION TOP OF CURB
--- PROPOSED SANITARY	⊗ EXISTING MANHOLE	○ 715.00 FL SPOT ELEVATION FIN IN GUTTER
--- EXISTING STORM SEWER	⊗ EXISTING FIRE HYDRANT	○ 715.00 TW SPOT ELEVATION SIDEWALK
--- PROPOSED STORM SEWER	⊗ FOUND PROPERTY PIN	○ 715.00 FF FINISHED FLOOR ELEVATION
--- EXISTING WATER	⊗ CONTROL POINT	
--- PROPOSED WATER		
--- EXISTING GAS LINE		
--- EXISTING ELECTRIC		



DATE: 6/17/2022  
 563 386.4236 386.4231  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: TAS  
 CHECKED BY: CRT  
 DRAWING LOCATION: S:\HARTMAN\JEFF\6125 VALLEY DR\SITE PLAN.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: SITE DEVELOPMENT PLAN  
 6125 VALLEY DRIVE  
 BETTENDORF, IOWA 52722

DEVELOPER: JEFF HARTMAN  
 6125 VALLEY DRIVE  
 BETTENDORF, IOWA 52722

SHEET NO. C0