

To: Whom It May Concern
From: Greg Beck, City Planner
Community Development
Subject: 2570 Middle Road – Site Plan
Date: March 9, 2023



The City of Bettendorf's Planning and Zoning Commission has received a site development plan for 2570 Middle Road, submitted by Switch Homes of Dubuque. (Case 23-012)

Please note that a public hearing on this case will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:30 p.m. on March 15, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced case.

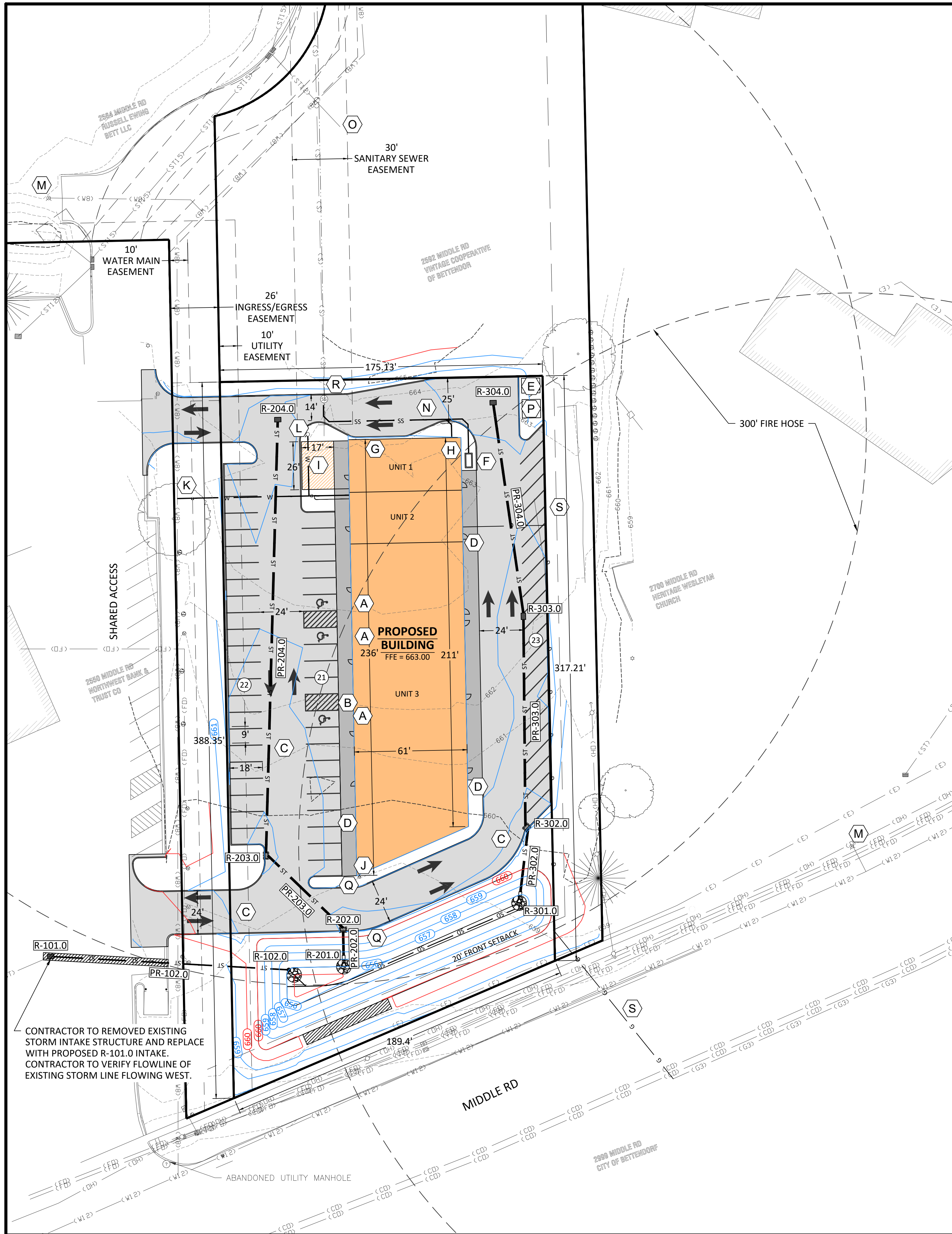
If you have comments, they must be brought to the Commission through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to 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 meeting is being sent as a courtesy to interested property owners within 400 feet of this activity 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.

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/PlanningAndZoning. If you are unable to attend the meeting, a live stream is available at www.bettendorf.org/Youtube.



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



LOT INFORMATION

LOT SIZE
61,870 SF (1.42 ACRES)

CURRENT ZONING
C-2 COMMERCIAL COMMERCIAL DISTRICT

ZONING REQUIREMENTS
FRONT SETBACK 20'
SIDE SETBACK 0'
SIDE SETBACK, STREET 20'
REAR SETBACK 0'

PARKING REQUIREMENTS

UNIT 1
RESTAURANT 1,000 SF
PARKING REQUIRED 1 SPACE / 50 SF CUSTOMER SERVICE AREA
29 SPACES

UNIT 2
VET CLINIC 1,680 SF
PARKING REQUIRED 1 SPACE / 500 SF
4 SPACES

UNIT 3
GENERAL OFFICE 9,439 SF
PARKING REQUIRED 1 SPACE / 250 SF
38 SPACES

TOTAL PARKING REQUIRED 76 SPACES
TOTAL PARKING PROVIDED 66 SPACES

GENERAL NOTES

- CONNECT DOWNSPOUTS TO ADJACENT STORM SEWER WITH 6" HDPE. SEE ARCHITECTURAL PLANS FOR LOCATION.
- PVC WATER SERVICE TO HAVE TRACER WIRE IN ACCORDANCE WITH SUDAS AND BETTENDORF WATER DEPARTMENT REQUIREMENTS.

SITE & UTILITY PLAN KEYNOTES

- (A) PROPOSED ADA PARKING SIGN.
- (B) PROPOSED ADA CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO SUDAS DETAIL 7030.207.
- (C) PROPOSED PCC HEAVY DUTY PAVEMENT. SEE DETAIL #1, SHEET C-400.
- (D) PROPOSED PCC INTEGRAL SIDEWALK. DEE DETAIL #2, SHEET C-400.
- (E) PROPOSED DUMPSTER ENCLOSURE. SEE DETAIL #1, SHEET C-900.
- (F) PROPOSED GREASE INTERCEPTOR. SEE MECHANICAL PLAN FOR CONTINUATION.
- (G) PROPOSED DRIVE-THRU WINDOW
- (H) PROPOSED ORDER BOARD
- (I) PROPOSED OUTDOOR PATIO SEATING
- (J) PROPOSED FDC LOCATION.
- (K) PROPOSED 104 LF OF 6" PVS SCHEDULE 80 OR CLASS 200 POLYETHYLENE WATER SERVICE TO BUILDING. CONTRACTOR TO PROVIDE CURB STOP 5' FROM FACE OF BUILDING AND SPLIT FOR FIRE AND DOMESTIC. CONNECT TO EXISTING WATER MAIN PER IOWA AMERICAN WATER AND CITY OF BETTENDORF REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION.
- (L) INSTALL FIRE HYDRANT ASSEMBLY
- (M) EXISTING FIRE HYDRANT ASSEMBLY
- (N) PROPOSED 6" SANITARY SEWER SERVICE (SDR 23.5, F-3 BEDDING). CONNECT TO EXISTING STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION. SEE MECHANICAL PLAN SHEET P-101 FOR CONTINUATION.
- (O) CONNECT STORM SEWER TO EXISTING STORM STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION.
- (P) PROPOSED ELECTRIC TRANSFORMER. SEE ELECTRICAL PLAN SHEET ES001 FOR CONTINUATION.
- (Q) PROPOSED "BEGIN ONE WAY" SIGN.
- (R) PROPOSED "DO NOT ENTER" SIGN.
- (S) 368 LF GAS SERVICE SEE MECHANICAL PLANS FOR CONTINUATION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON FINAL SERVICE LOCATION AND CONNECTION.

STORM SEWER STRUCTURES				
STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
101.0	SW-511	657.43	8" IE: 653.60 E	
102.0	PROPOSED POND OUTFALL STRUCTURE	658.00		8" IE: 654.00 W
201.0	FES	656.89	15" IE: 656.00 N	
202.0	SW-501	660.48	15" IE: 656.24 NW	15" IE: 656.14 S
203.0	SW-501	660.71	15" IE: 656.78 N	15" IE: 656.68 SE
204.0	SW-511	661.37		15" IE: 658.55 S
301.0	FES	0.89	15" IE: 656.00 N	
302.0	SW-501	660.63	15" IE: 656.61 N	15" IE: 656.51 S
303.0	SW-511	661.43	15" IE: 657.57 N	15" IE: 657.47 S
304.0	SW-511	661.27		15" IE: 658.45 S

STORM SEWER PIPE TABLE								
PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
102.0	102.0	101.0	654.00	653.60	130	0.31%	8	HDPE Pipe
202.0	202.0	201.0	656.14	656.00	20	0.72%	15	Concrete Pipe
203.0	203.0	202.0	656.68	656.24	59	0.75%	15	Concrete Pipe
204.0	204.0	203.0	658.55	656.78	237	0.75%	15	Concrete Pipe
302.0	302.0	301.0	656.51	656.00	42	1.24%	15	Concrete Pipe
303.0	303.0	302.0	657.47	656.61	115	0.75%	15	Concrete Pipe
304.0	304.0	303.0	658.45	657.57	117	0.75%	15	Concrete Pipe

AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

ENGINEER

DATE	DESCRIPTION OF CHANGES
02/27/2023 <td>CITY RESUBMITTAL </td>	CITY RESUBMITTAL

DRAWING LOG

REV	DESCRIPTION
A	

PROJECT NAME: SWITCH COMMERCIAL
2570 MIDDLE ROAD
BETTENDORF, IOWA, 52722

CLIENT NAME: SWITCH DEVELOPMENT

SHEET NAME: OVERALL SITE & UTILITY PLAN

DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 22-0014

SHEET NUMBER: C-200

NOT FOR CONSTRUCTION