

**To:** Whom It May Concern  
**From:** Taylor Beswick, City Planner  
Community Development  
**Subject:** 2255 Middle Road – Site Plan  
**Date:** March 9, 2023



The City of Bettendorf's Planning and Zoning Commission has received a site development plan for 2255 Middle Road, submitted by City of Bettendorf/Brent Morlok. (Case 23-019)

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](mailto: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.

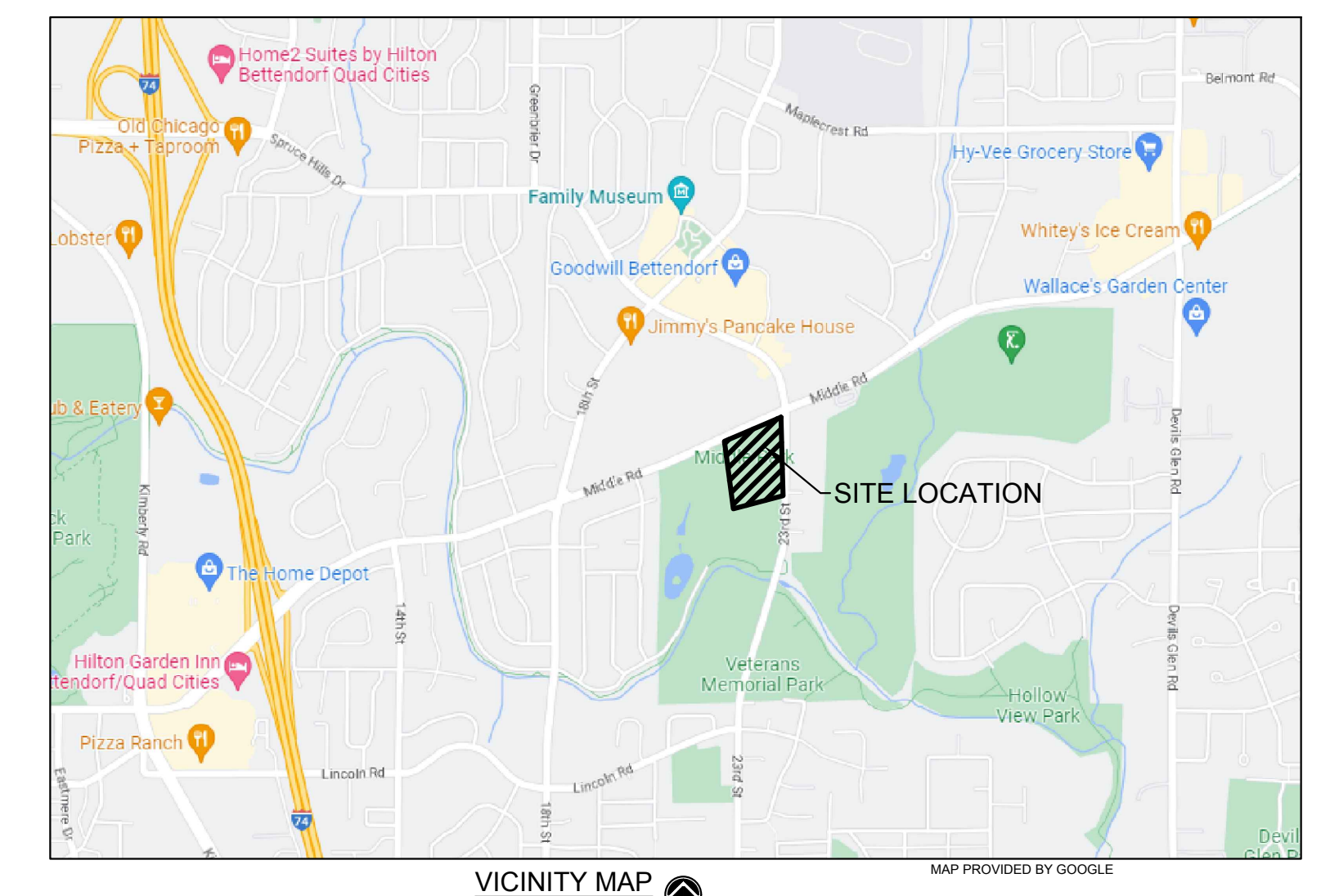
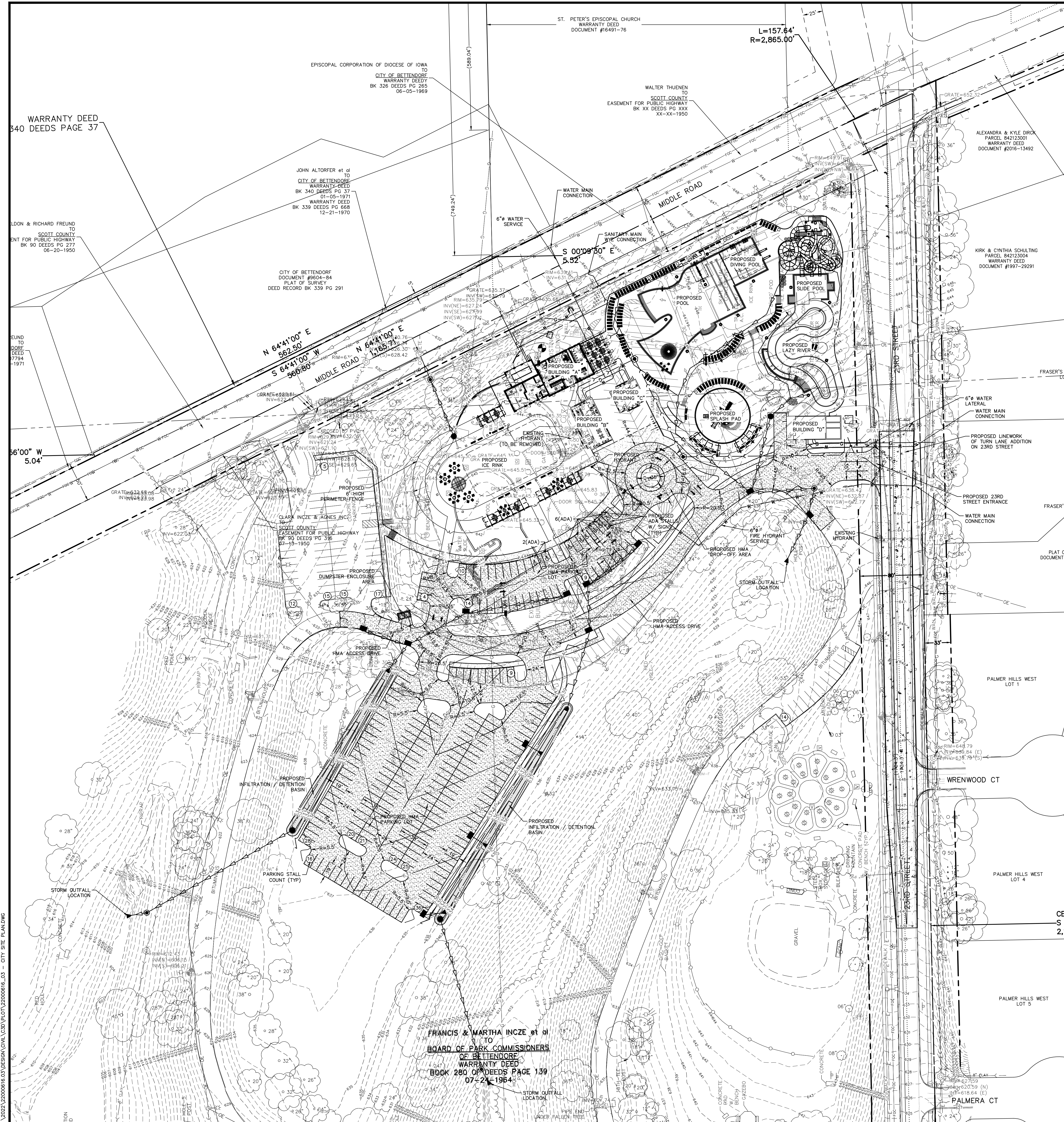
A notice of this meeting is being sent as a courtesy to interested property owners within 200 feet of this activity so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting.

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](http://www.bettendorf.org/PlanningAndZoning). If you are unable to attend the meeting, a live stream is available at [www.bettendorf.org/Youtube](http://www.bettendorf.org/Youtube).



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





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

**ARCHITECT**  
RDG PLANNING & DESIGN  
(515) 288-3141  
301 GRAND AVENUE  
DES MOINES, IOWA

**LEGAL DESCRIPTION**  
PART OF THE WEST HALF OF THE EAST HALF OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPLE MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA; ALSO KNOWN AS SCOTT COUNTY TAX PARCEL ID: 842137001

**OWNER**  
CITY OF BETTENDORF  
BRENT MORLOK  
(563) 344-4063  
4403 DEVIL'S GLEN RD.  
BETTENDORF, IOWA 52722

**OWNER**  
YMCA OF THE IOWA MISSISSIPPI VALLEY  
BRAD MARTELL  
(563) 345-4271  
830 E. FOURTH ST.  
DAVENPORT, IOWA 52801

SITE INFORMATION	
ZONING DISTRICT: R-2 SINGLE FAMILY RESIDENCE DISTRICT	
SITE LOCATION: AT THE CORNER OF 23RD ST & MIDDLE RD., 2220 23RD ST, BETTENDORF, IA	
TOTAL LOT AREA	2,534,647 S.F. ±
FRONT YARD REQUIRED	58.2 ACRES ±
SIDE YARD REQUIRED	25'
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA (SEE BUILDING AREA TABLE)	25'
REQUIRED PARKING + 300 SPACES	
PROVIDED + 302 (INCLUDING 8 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 105,086 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 4 proposed buildings, water park & ice rink features, associated parking lots and utilities.	

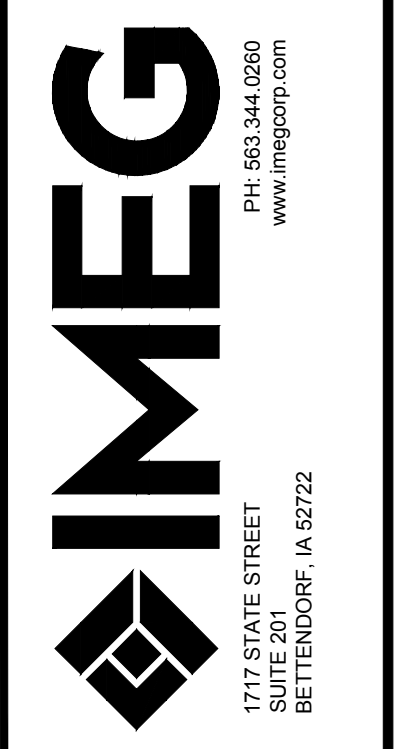
BUILDING AREA TABLE	
BUILDING "A"	ICE-BATHHOUSE - 4,978 SF
BUILDING "B"	COMMUNITY - 1,943 SF
BUILDING "C"	ADMINISTRATION - 1,192 SF
BUILDING "D"	POOL EQUIPMENT - 2,070 SF

- GENERAL NOTES**
- 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.
  - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IF 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 THEREOF.
  - 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 FRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
  - 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.
  - BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "V-B" PER THE 2009 INTERNATIONAL BUILDING CODE.
  - SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
  - THE BUILDINGS WILL NOT BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS.

**LEGEND**

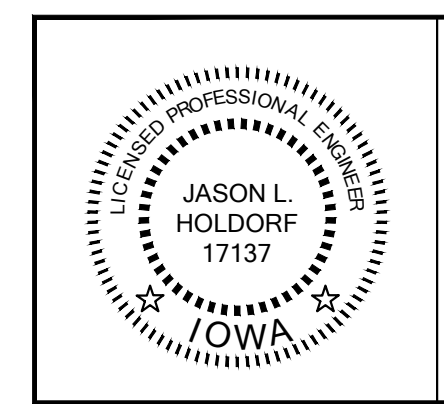
	STORM INLET
	FLARED END SECTION
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	SURVEY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	HISTORICAL LINE - AS NOTED
	EASEMENT LINE
	R.O.W. LINE
	SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER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

NO.	REVISIONS	DESCRIPTION	DATE



MIDDLE PARK - THE LANDING  
BETTENDORF, IA  
CITY SITE PLAN

IMEG Project No: 22000616.03  
File Name: 22000616\_03 - CITY SITE  
© COPYRIGHT 2023 ALL RIGHTS RESERVED  
Field Book No: #####  
Drawn By: ZSE  
Checked By: JLH  
Date: 02/21/2023  
Sheet 1 of 1



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.  
Signature: Jason L. Holdorf  
Date: 02/21/2023  
Jason L. Holdorf  
License No. 17137  
My license renewal date is December 31, 2023.  
Pages or sheets covered by this seal: THIS SHEET

Tuesday, February 21, 2023 5:13:38 PM  
C:\Users\jholdorf\OneDrive\Documents\22000616\_03 - CITY SITE PLAN.dwg - CITY SITE PLAN