

To: Whom It May Concern
From: Taylor Beswick, City Planner
Community Development
Subject: Encore Central Avenue Subdivision
Final Plat
Date: April 11, 2023



The City of Bettendorf's Planning and Zoning Commission has received the final plat of Encore Central Avenue Subdivision, submitted by Encore Homes, LLC/James Rasche. (Case 23-026)

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 April 19, 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 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. 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.

OWNER:	PLAT POSITION: 21 OF 24
PROJECT:	ENCORE CENTRAL AVENUE
PREPARED BY:	ENCORE HOMES LLC
DATE:	08/11/2014
SCALE:	AS SHOWN
PROJECT NO.:	23-026

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERNAL LOT LINE
- FENCE LINE
- ALIEN SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- FUTURE EASEMENT (AS NOTED)
- SET BACK (AS NOTED)

NOTES

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT OF WAY.
3. THE SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
4. UTILITY EASEMENTS SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER, AND COMMUNICATION LINES AS NOTED.
5. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT, OR CERTIFICATE OF TITLE ALSO COMPARE ALL POINTS BEFORE BUILDING BY SINE, AND AT ONCE REPORT ANY DISCREPANCY.
6. RECORDS SHALL BE CONSIDERED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF RECORDS SHALL OCCUR WHEN THE ADJACENT PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
7. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
8. ALL IMPROVEMENTS WILL BE SET AFTER CONSTRUCTION HAS BEEN COMPLETED OR WITHIN ONE YEAR OF THE FILING OF THIS PLAT FOR ROAD (DRAINAGE) IMPROVEMENTS.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC LINES AND BLENDED UNDERGROUND GAS SERVICE, WATER, SANITARY SEWER, CABLE TELEVISION, TELEPHONE SERVICE AND CABLE TV SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IOWA.
11. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV SERVICE TO INDIVIDUAL STRUCTURES WHEN THE LOT WHERE THE STRUCTURE IS LOCATED.
12. THE SUBJECT PROPERTY IS ZONED R-1.3 AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING REGULATIONS APPLY BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL CONTROL.
13. THE PUBLIC PORTION OF THE TRAILER TRAILER EASEMENT SHALL BE CONSIDERED AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) DATED DATE 12/18/2014. FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) DATED DATE 12/18/2014.
14. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT TO REEVALUATE THE USE OF ANY LOT OR TRACT OF LAND TO BE SOLD OR VACATE ANY RIGHT OF WAY OF UTILITY EASEMENT DEDICATED WITH THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO REEVALUATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPARATED.
15. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE APPLICATED UTILITIES AND ANY CHANGES WHICH RESULT IN THE REDUCTION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
16. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
17. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INTEREST/EGRESS EASEMENT.
18. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
19. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAMINANTS, UTILITIES OR FACILITIES WHICH MAY AFFECT THE USES AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
20. NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTING, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR FACILITIES, EXCEPT AS NOTED ON CALL AT 563-334-3889 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
21. ACREAGE:
TOTAL: 50.744 SQUARE FEET OR 0.09 ACRES.
LOT 1: 1.000 SQUARE FEET OR 0.023 ACRES TO BE DEDICATED FOR PUBLIC RIGHT OF WAY.
LOT 2: 16.988 SQUARE FEET OR 0.388 ACRES

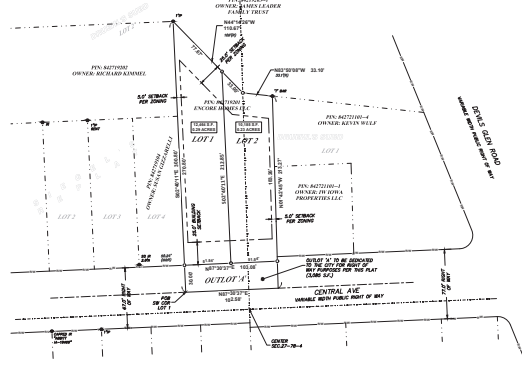
FINAL PLAT

ENCORE CENTRAL AVENUE SUBDIVISION

A PART OF LOT 1 IN FRANK DRUEHL'S SUBDIVISION IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 75 NORTH, RANGE 4 EAST OF THE 5TH P.M., WITHIN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

OWNER/DEVELOPER INFORMATION
ENCORE HOMES LLC
PO BOX 28
PRINCETON, IA 52788

ZONING:
ZONE: R-1.3
FRONT SETBACK: 30'
SIDE SETBACK: 5' MIN ONE SIDE=40', TOTAL=MIN. 15'
REAR SETBACK: 20'



LEGAL DESCRIPTION

A PART OF LOT 1 IN FRANK DRUEHL'S SUBDIVISION IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 75 NORTH, RANGE 4 EAST OF THE 5TH P.M., WITHIN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING 22 FEET NORTH AND 70 FEET WEST OF THE CENTER OF SAID SECTION 27; THENCE NORTH 27° 31' 10.28\"/>

APPROVALS	
CITY OF BETTENDORF - MAYOR	DATE: _____
CITY OF BETTENDORF - CITY CLERK	DATE: _____
CITY OF BETTENDORF - PLANNING & ZONING	DATE: _____
IOWA AMERICAN WATER COMPANY	DATE: _____
CENTURYLINK TELEPHONE	DATE: _____
MID-AMERICAN ENERGY	DATE: _____
MEDACOM COMMUNICATIONS	DATE: _____
METRONET	DATE: _____

THIS IS A PRELIMINARY PLAT AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND UTILITIES PRIOR TO THE FILING OF THIS PLAT.

PRELIMINARY

DATE: 08/11/2014
DRAWN BY: BCH
CHECKED BY: DJK
SCALE: AS SHOWN
PROJECT NO.: 23-026

REVISION	DATE	DESCRIPTION	PROPOSED BY (SEE RETURN TO)	DATE	APPROVED BY



Case No. 23-026: Encore Central Avenue Subdivision

Final Plat Aerial

