

To: Whom It May Concern
From: Greg Beck, City Planner
Community Development
Subject: Lot 1, Creek Ridge Estates Third
Addition – Site Plan
Date: May 9, 2023



The City of Bettendorf's Planning and Zoning Commission has received a site development plan for Lot 1, Creek Ridge Estates Third Addition which is located west of 4001 Creek Hill Drive, submitted by Silverthorne Homes. (Case 23-036)

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 May 17, 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.

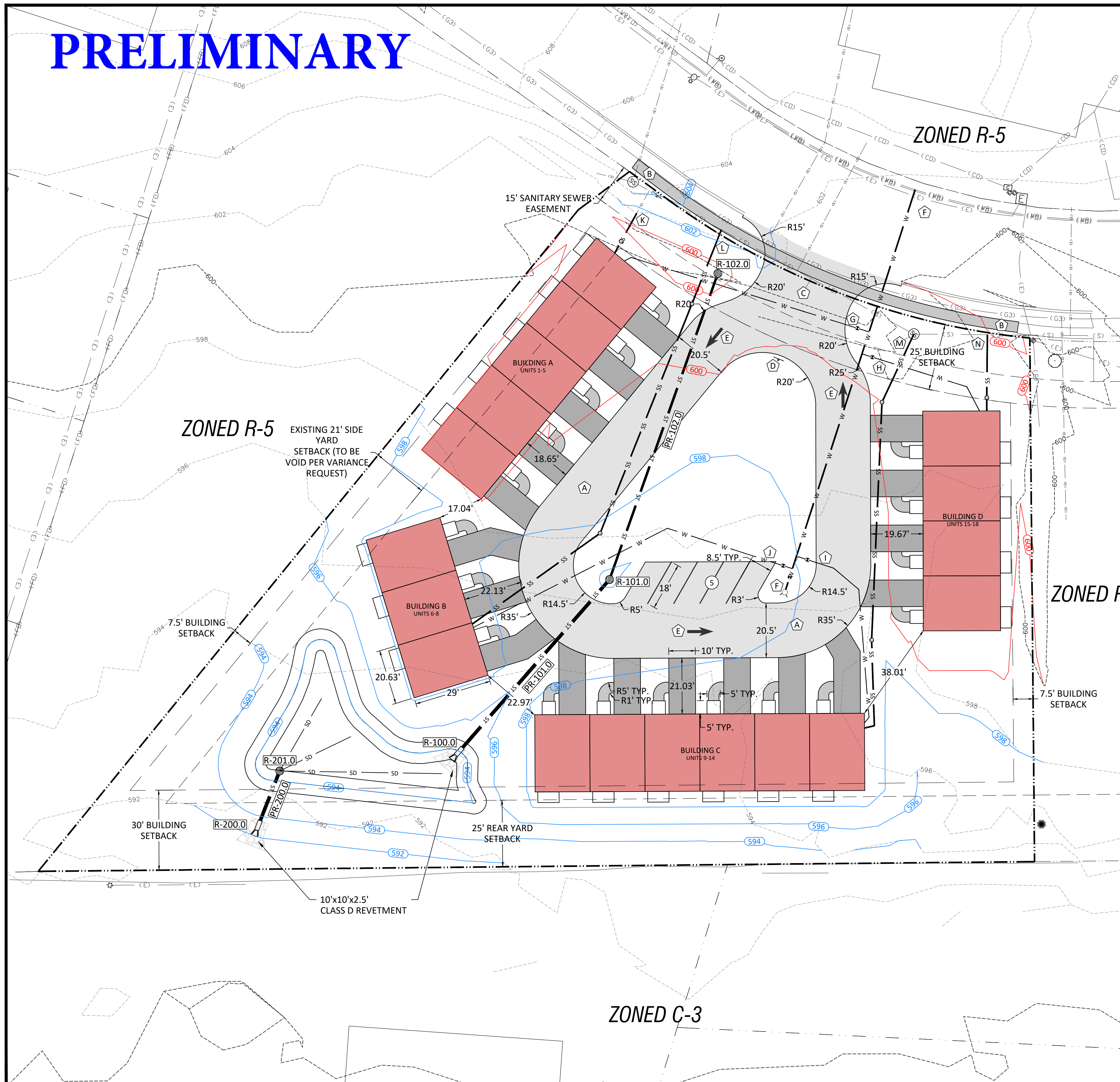
A notice of this meeting is being sent as a courtesy to interested property owners within 200 feet of this activity so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting.

Your comments or attendance are most welcome. Questions about the application can be answered by contacting Greg Beck 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.

PRELIMINARY



SITE & UTILITY KEYNOTES:

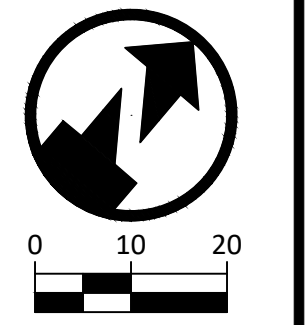
- # TOTAL NUMBER OF PROPOSED VISITOR PARKING STALLS.
- A PROPOSED PCC STANDARD PAVEMENT. SEE DETAIL #1, SHEET C5.00.
- B PROPOSED PCC SIDEWALK. SEE DETAIL #2, SHEET C5.00.
- C PROPOSED DRIVEWAY. REFER TO SUDAS DETAIL 7030.101.
- D PROPOSED 24"x30" "ONE WAY" SIGN (R6-2). SEE SHEET C.500 FOR DETAILS.
- E PROPOSED PAINTED DIRECTIONAL ARROW.
- F LIVE TAP EXISTING WATER MAIN. INSTALL ±160 LF (EXISTING MAIN TO PROPOSED DEAD-END HYDRANT) OF 6" DIP WATER MAIN WITH ASSOCIATED GATE VALVE. WATER MAIN TO BE INSTALLED PER IOWA AMERICAN WATER MAIN STANDARDS, PROVIDE MINIMUM 5.5' BURY.
- G PROPOSED 6"x2" MJ TEE AND ±97 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- H PROPOSED 6"x2" MJ TEE AND ±51 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- I PROPOSED 6"x2" MJ TEE AND ±78 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- J PROPOSED 6"x2" MJ TEE AND ±131 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- K CONNECT TO EXISTING SANITARY STUB. INSTALL ±17 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUT 5' FROM BUILDING. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK.
- L INSTALL TEE AND CONNECT TO EXISTING SANITARY LINE. INSTALL ±181 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUTS AS SHOWN, WITH NO MORE THAN 100 LF BETWEEN CLEANOUTS. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK.
- M CONNECT TO EXISTING SANITARY MANHOLE AND INSTALL ±153 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUTS AS SHOWN, WITH NO MORE THAN 100 LF BETWEEN CLEANOUTS.
- N INSTALL TEE AND CONNECT TO EXISTING SANITARY LINE. INSTALL ±28 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUT 5' FROM BUILDING. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK.

UTILITY KEYNOTES:

1. EXISTING SANITARY MANHOLES AND STORM INTAKES TO BE ADJUSTED TO PROPOSED GRADE.

STORM SEWER STRUCTURES				
STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
R-100.0	12" FES	594.13	12" IE: 593.02 N	
R-101.0	24" SW-512	595.50	10" IE: 593.64 N	12" IE: 593.47 S
R-102.0	24" SW-512	598.95		10" IE: 596.07 S
R-200.0	12" FES	593.23	12" IE: 592.00 N	
R-201.0	OUTFALL STRUCTURE	594.50		12" IE: 592.13 S

STORM SEWER PIPE TABLE								
PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	MATERIAL
PR-101.0	101.0	100.0	593.47	593.02	90	0.50%	12	HDPE
PR-102.0	102.0	101.0	596.07	593.64	122	2.00%	10	HDPE
PR-200.0	201.0	200.0	592.13	592.00	27	0.50%	12	HDPE



DRAWING LOG	
REV	DESCRIPTION OF CHANGES
1	CITY FIRST SUBMITTAL
DATE: 04-25-2023	

PROJECT NAME: CREEK RIDGE ESTATES
 CREEK HILL DRIVE
 BETTENDORF, IA
 CLIENT NAME: SILVERTHORNE

DESIGNED, DETAILED, AND CHECKED BY: BOELK
 PROJECT NO.: 230045
 SHEET NO.: 230045
 SHEET NAME: SITE & UTILITY PLAN
 SHEET NUMBER: C2.00

NOT FOR CONSTRUCTION