

NOTICE TO THE AUDIENCE: Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4100.

**MEETING NOTICE
PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
APRIL 20, 2011 AT 5:30 P.M.
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

AGENDA

1. Roll Call: Bennett _____, Gallagher _____, Kappeler _____, Laas _____,
Rafferty _____, Stoltenberg _____, Wennlund _____
2. Approval of minutes of the meeting of March 16, 2011.
3. Review of Commission procedures.
4. Election of officers.

Preliminary Plat

5. Case 11-019; Villas at Glengevlin, submitted by Towne & Country Manor Development Corp.

Final Plat

6. Case 11-020; Sundholm First Addition, submitted by Harlan Sundholm.

Site Development Plan

7. Case 11-021; 3333 - 18th Street, submitted by Gary Hintermeister.
8. Case 11-022; 2185 - 53rd Avenue, submitted by Mike Mead/McDonald's.

Other

9. Commission Update.

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 16, 2011
5:30 P.M.**

The Planning and Zoning Commission meeting of March 16, 2011, was called to order by Chairman Gallagher at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Gallagher, Kappeler, Laas, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Bennett

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Greg Jager, City Attorney; John Soenksen, City Planner; Steve Knorrek, Fire Captain; Lisa Fuhrman, Community Development Secretary; Denny Snyder, City Engineer

2. Approval of the minutes of the meeting of February 16, 2011.

On motion by Laas, seconded by Stoltenberg, that the minutes of the meeting of February 16, 2011 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

4. Election of Officers.

On motion by Kappeler, seconded by Wennlund, that Gallagher remain in the office of Chairman.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Rafferty, that Wennlund be nominated for the office of Chairman Pro Tem per the Commission's policy to rotate the position annually by seniority.

ALL AYES

Motion carried.

Preliminary Plat

5. Case 11-011; Schutter Farm Addition, submitted by Joy Development Properties, L.L.C.

Beck reviewed the staff report.

Gallagher asked who would be responsible for outlot maintenance. Beck explained that it would be the responsibility of the corresponding lot owners as indicated on the plat.

Laas asked if the subdivision would be served by a well and septic systems. Beck stated that water would be provided by Iowa American Water Company and that each lot would have a septic system.

Kappeler asked if the development would be completed in more than one stage. Beck stated that it is unlikely, adding that the applicant intends to include the entire area in the final plat.

Wennlund asked if the streets in the subdivision would be concrete. Beck confirmed this.

Rafferty asked for clarification of the purpose of what appear to be dead ends on the plat. Beck explained that the stubs are for use as emergency vehicle turnarounds.

Gallagher asked if the street would be constructed to County specs. Beck stated that Bettendorf city specifications would be followed.

Laas asked if the subdivision would be served by the Pleasant Valley Fire Department. Beck stated that the subdivision is located in the Bettendorf fire district.

Rafferty asked if Lot 1 is configured for the existing house. Beck stated that it is not. Rafferty asked if Lot 1 is considered buildable if setback requirements are taken into consideration. Beck stated that the developer has indicated that this is the case. Mike Petersen, the applicant, explained that he has requested a 10-foot setback variance from the County for Lot 1. He added that staff at the County has expressed no objections to the request.

Jager asked if the planned 25-foot wide street is adequate for fire access. Knorrek explained that the gravel shoulders are of sufficient depth to support fire apparatus if their use is required in addition to the paved street.

Jager asked if there would be on-street parking restrictions. Knorrek stated that he would prefer that parking be restricted to one side of the street.

Gallagher asked what the minimum street width is in Bettendorf. Jager explained that new streets are required to be 31 feet wide, adding that narrower reconstructed streets are allowed to be 27 feet wide.

Kappeler asked who would be responsible for street maintenance. Jager stated that as long as the subdivision is outside city limits, the county would be responsible. Petersen explained that the street would be privately owned and maintained as the county does not wish to take it over.

Rafferty commented that the staff recommendations indicate that no on-street parking should be allowed. Petersen stated that he is amenable to restricting on-street parking as the lots are large enough and will have long enough driveways that it won't be necessary.

Petersen indicated that at some point in the future access from Lot 9 to Valley Drive would likely be required and requested that the Commission approve such access. Wennlund commented that one of the conditions listed in the staff report prohibits access from Lot 9 to Valley Drive.

Gallagher asked if staff would be opposed to granting the applicant access to Valley Drive from Lot 9. Beck explained that it would be dependent upon line of sight issues, adding that the county may have considerations as well. Snyder stated that he has never considered the ramifications of a street entrance on Valley Drive, adding that he does not see any particular problem with it.

Gallagher asked if staff had discussed the issue with county staff. Beck stated that he had not, adding that the plat also must be approved by the Scott County Planning and Zoning Commission.

Gallagher questioned whether or not the condition restricting access from Valley Drive to Lot 9 is necessary, especially light of the fact that staff is not necessarily opposed to granting it. He indicated that there might be a future problem if the City Council approves the resolution which includes the condition as Scott County may hold the applicant to it. Petersen stated that county staff had verbally expressed no objections to another access from Valley Drive, but is in opposition to having a number of driveways along Valley Drive. He added that there are no current plans for development of Lot 9.

Connors stated that staff would have no objections to eliminating the restriction on access to Valley Drive from Lot 9 and leaving the decision to the County at some future point.

On motion by Rafferty, seconded by Wennlund, that the preliminary plat of Schutter Farm Addition be approved subject to staff recommendations and the elimination of Condition #2 restricting access to Valley Drive from Lot 9.

ALL AYES

Motion carried.

Final Plat/Site Development Plan

6. Case 11-012; Marolf's Second Addition, submitted by Crapnell Land Surveying Company.
9. Case 11-014; 3017 State Street, submitted by Vizient II, LLC.

Beck reviewed the staff reports.

Kappeler asked if any parking spaces would be lost as a result of the parking lot addition because of the proposed configuration. Beck explained that there would be a net gain of available parking spaces.

Wennlund asked if the parking lot is being installed as a result of the proposed building addition which will eliminate several spaces. Beck confirmed this.

Wennlund asked for clarification of the purpose for replatting the property. Beck explained that the owner of the property, Foster Family Music, wishes to maintain that ownership. He added that in order to delineate the new boundaries according to ownership, the replat is necessary. Beck stated that the proposed parking lot will encroach onto the lot where the music store is located. Connors explained that the applicant plans to purchase a portion of the property owned by Foster Family Music.

Rafferty asked if storm water detention would be required or if existing detention would be used. Beck stated that there is a new detention pond to be located at the southwest corner of the property. Rafferty asked where the detention area serving Foster Family Music is located. Beck stated there is no detention pond as storm water detention measures were not required as the building was constructed prior to implementation of the ordinance. Wennlund commented that it appears as though there is a detention area shown along the rear of the property owned by Foster Family Music. Beck explained that he does not believe that it extends to the property line as shown.

On motion by Kappeler, seconded by Stoltenberg, that the final plat of Marolf's Second Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Rafferty, that the site development plan for 3017 State Street be approved subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

7. Case 10-066; Lot 2, LeClaire Manufacturing 1st Addition, submitted by Rob and Ralph Zimmerman. (Withdrawn)
8. Case 11-013; Lot 4, Shoppes at Duck Creek First Addition, submitted by McDonald Properties East, LLC.

Beck reviewed the staff report.

Rafferty expressed concern about the configuration of the parking area as it relates to the adjacent lot where a restaurant will be located in the future and the existing access from Lincoln Road. Beck explained that there would be cross access easements between the lots, adding that the existing access to Lincoln Road would be closed.

Kappeler asked if the only means of access to the school parking lot would be from the north. Beck confirmed this, adding that access could be gained indirectly from the adjacent lot.

Laas asked how staff had determined the number of required spaces for the college and whether it is a private institution. Beck explained that the college is private, adding that the required number of parking spaces is calculated by using the formula indicated in the ordinance. He stated that one space is required per every two students and faculty members. Beck indicated that the number of proposed spaces exceeds the required number, reiterating that the proposed restaurant will share parking spaces in the future.

Wennlund asked what would happen if a different use located on the site. Beck explained that a future owner must provide the required number of spaces as determined by the ordinance.

Wennlund stated that from a practical standpoint, it is likely that each student will have a vehicle. Beck commented that staff cannot compel an applicant to provide more than the required number of parking spaces according to the ordinance. He added that it is desirable to have as little impervious surface as possible.

Gallagher asked how many total spaces are provided on site. Beck stated that there are approximately 65 spaces. Connors stated that Brown Mackie College has not experienced any parking issues. Laas commented that the parking lot there is much larger.

Laas expressed concern that configuration of the parking area will create traffic flow and congestion issues as have been experienced at Duck Creek Plaza.

Kappeler asked if the proposed future restaurant adjacent to the lot in question will have designated parking. Beck stated that he is unsure of the exact configuration, but reiterated that there will be cross access easements for parking. Kappeler commented that the proposed restaurant is indicated in a different location than the previous

applicant. Beck stated that depending upon the final configuration of the lot for the restaurant, a new site plan may be required.

Kevin Koellner, representing the applicant, stated that the owner of the proposed restaurant had requested that the site development plan for that lot not be submitted at this time. He indicated that there will be approximately 160 total new spaces created for the college and the restaurant. He added that cross access easements will be in place for the entire development and that there is a lot south of the Burlington Coat Factory that is not currently being utilized. Koellner stated that he believes that the Commission will approve of the new configuration when the details of the restaurant and parking area are available as they relate to the college. He indicated that the college and restaurant will have some hours of operation that do not coincide.

Wennlund asked if there would be parking where the driveway from Lincoln Road is located after the roundabout is modified. Koellner confirmed this.

Wennlund asked if the remainder of the buildings indicated on the site development plan is accurate. Beck stated that he is unsure whether or not the building indicated to the south of Burlington Coat Factory still exists. Connors stated that the building is no longer in existence. Beck explained that one of the buildings indicated on the northwest edge of the development has been built, but that the second building shown has not.

Wennlund asked if all of the parking areas shown on the site development plan are built as shown. Beck confirmed this.

Wennlund asked for clarification regarding the hours of operation for the school. Koellner stated that he believes that the college will be open from approximately 11:00 a.m. to 10:00 p.m.

Wennlund asked if the restaurant would be predominantly a sit-down or drive-up type restaurant. Koellner explained that it would primarily be a sit-down restaurant but may have a window for carry-out.

Kappeler commented that it is likely that many of the hours of operation for the college and restaurant will overlap. Beck explained that the number of required spaces for the restaurant will be determined by taking into account the square footage of the building and the occupancy rating.

Laas asked if both buildings indicated on the site plan will be constructed at the same time. Beck explained that the larger building would be built immediately with the second being constructed in the future. Laas commented that the expansion would increase the need for parking spaces. Connors stated that developments such as this are required to have cross access parking agreements. He indicated that while the available parking spaces at Duck Creek Plaza may not be considered by customers to be convenient, the number is more than sufficient. Wennlund concurred, adding that the parking area to the south of the Burlington Coat Factory is largely unused.

Rafferty stated that he is not concerned about the number of parking spaces available, but stated that access and flow through the parking lot is an issue. He indicated that he would be more comfortable supporting the request if the restaurant site plan had been made available. Connors stated that he has met with the owner of the proposed restaurant and has reviewed the preliminary concept plan. He indicated that there will be sufficient access and maneuverability available for the site. Connors stated that in practice the access from Middle Road to Lincoln Road is used as a shortcut. He added that removing the southern spoke of the roundabout will like increase traffic safety.

On motion by Stoltenberg, seconded by Wennlund, that the site development plan for Lot 4, Shoppes at Duck Creek First Addition be approved subject to staff recommendations.

Kappeler commented that she does not feel as though all of the pertinent information relative to parking is available. She added that she is confident that once the restaurant site development plan has been submitted she will be more comfortable. She reiterated that there are plenty of parking spaces available but that the configuration is the relevant issue. Gallagher concurred, adding that during the site plan review for the restaurant the Commission will have the opportunity to address their concerns about traffic flow. He indicated that the restaurant owner will likely be concerned about access to the site.

Koellner reiterated that he had not felt comfortable showing the site development plan for the restaurant against the owner's wishes. He indicated that parties from both the college and restaurant have reviewed the overall concept for the site and have approved of it.

Laas commented that while the parking configuration for Duck Creek Plaza appeared feasible on paper, in practice the traffic flow and congestion are a problem. Kappeler concurred.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

Other

10. Commission Update.

Connors stated that at the March Council meetings the following had occurred:

March 1

2540 State Street, C-3 to C-4, first reading of ordinance (second and third readings waived)

JJZ Addition, preliminary plat approval

3129 State Street, site development plan approval

March 15

Section 18.30, Obstructions in required yards, third and final reading of ordinance

Connors commented that article in the newspaper indicating that staff had recommended approval of the rezoning at 2540 State Street was in error.

There being no further business, the meeting adjourned at approximately 6:20 p.m.

These minutes approved

Gregory W. Beck, City Planner



COMMUNITY DEVELOPMENT

City Hall Annex ● 4403 Devils Glen Road, Bettendorf, Iowa 52722 ● (563) 344-4071

April 20, 2011

Staff Report

Case No. 11-019

Subdivision Name: Villas at Glengevlin - Preliminary Plat

Applicant: Towne & Country Manor Development Corp.

Current Zoning Classification: R-3, Single- and Two-family Residence District

Current Land Use Designation: Traditional Residential

Background Information and Facts

Towne and Country Manor Development Corp. has submitted the preliminary plat of Villas at Glengevlin located north of 53rd Avenue and east of Devils Glen Road (see Aerial Photo, Attachment A). The proposed plat consists of a portion of a previous area preliminary platted as Lot 10, Shoppes at Highland Pointe First Addition (see Preliminary Plat, Attachments B and C). The preliminary plat indicates 22 lots are to be used for single-family attached dwellings (duplexes) (see Preliminary Plat, Attachment D).

Land Use

The land use designation is Traditional Residential. The site is zoned R-3, Single- and Two-family Residence District. The width and square footage of the proposed lots complies with the minimum requirements for the district.

Utilities

Utilities will be extended to the site as needed. Water connections come from the west along Devils Glen Road. Sanitary sewer will come from the southwest. Electrical service is already available from the southwest.

Thoroughfare Plan/Pedestrian Access

Access to the proposed subdivision will come from Devils Glen Road to Black Lion Circle. A 50-foot wide recreational trail easement will be placed in the drainage area to the east of the residential lots in Outlot B. The developer will install a 10-foot wide sidewalk on the east side of Devils Glen Road.

The mailbox location on Outlot A has been suggested by staff to the developer's engineer as a potential solution to the distribution of mail instead of individual mail boxes.

Storm Water Detention

The storm water from this location is governed by a two year release rate. Storm drainage easements will channel water and intakes will remove the storm water to the detention basin provided on Outlot B. Grading around the site is established to direct storm water

to the detention basin. Storm water from surrounding locations to the north will also be contained in Outlot B.

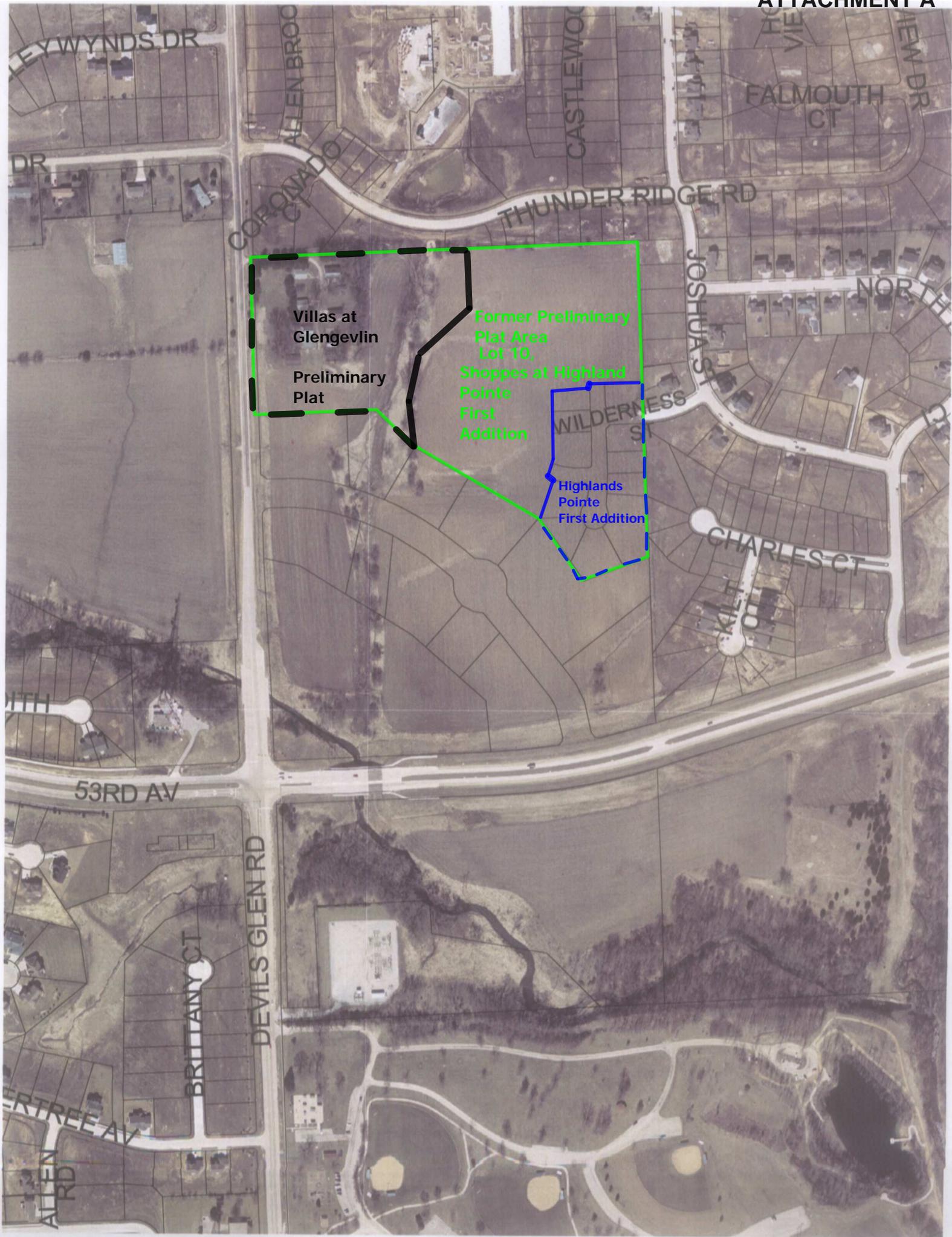
Staff Recommendation

Staff recommends that the petitioner's request for approval of the preliminary plat be granted subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. A screening of vegetation or a fence is required for Lot 1 and Lots 18-22 to act as a buffer from Devils Glen Road per City Ordinance. None of the vegetation may interfere with the drainage easement's purpose.
3. A minimum floor elevation is needed for all walkout basement units. Show the lowest built level for any units that would be near an overflow of a storm sewer intake.
4. Provide maintenance agreements for Outlots A and B.
5. All lot access points must meet Fire Department standards for turning radii.
6. Storm water detention calculations must be approved by the City Engineer.

Respectfully submitted,

Greg Beck
City Planner



Villas at
Glengevlin
Preliminary
Plat

Former Preliminary
Plat Area
Lot 10,
Shoppes at Highland
Pointe
First
Addition

Highlands
Pointe
First Addition

KEYWYNDS DR

CORONADO CT

ALLEN BROOK CT

CASTLEWOOD

THUNDER RIDGE RD

FALMOUTH CT

NEW DR

JOSHUA ST

NORFOLK

WILDERNESS ST

CHARLES CT

53RD AV

DEVILS GLEN RD

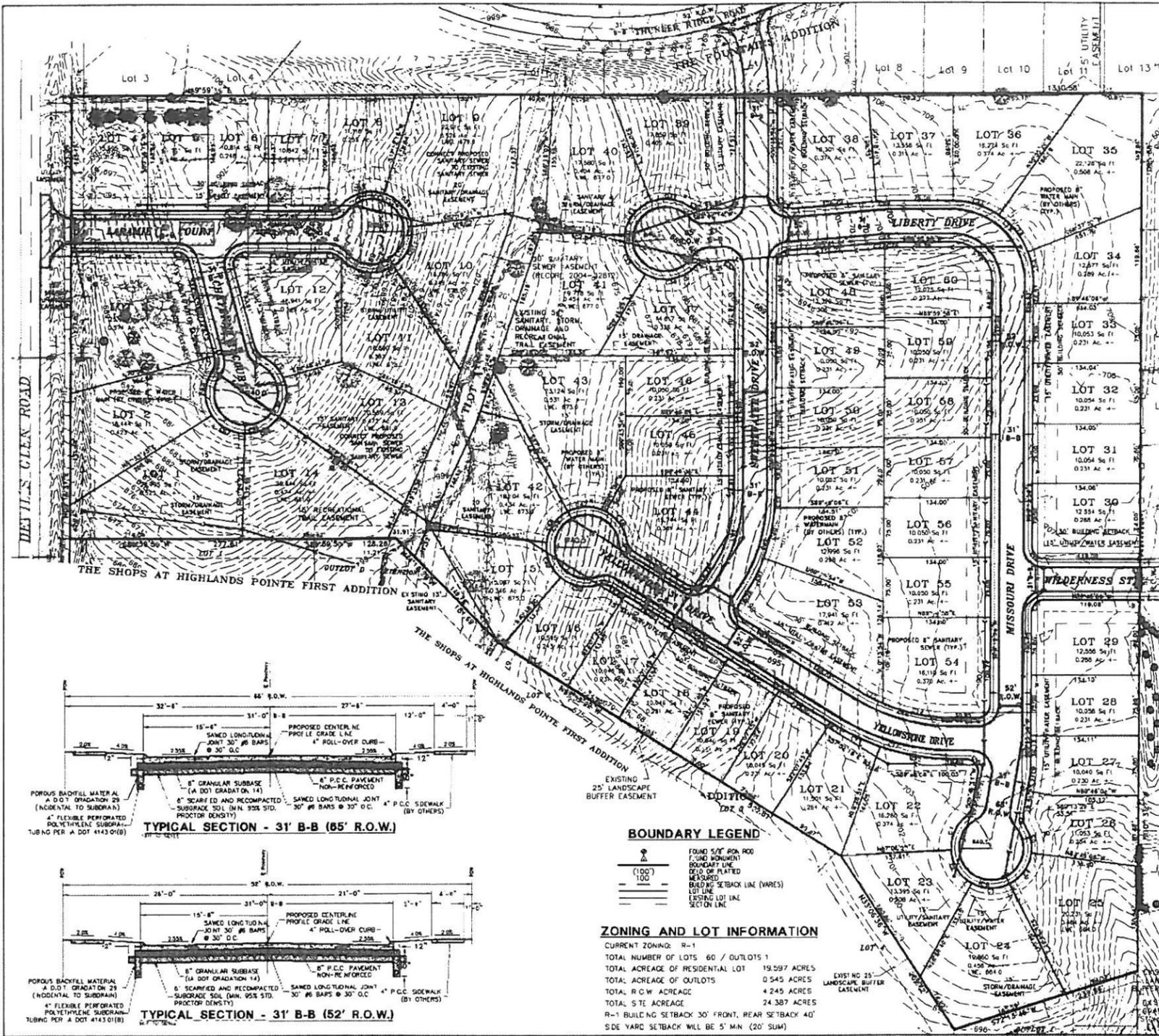
BRITANNY CT

ALLEN RD

ERTREE AV

PRELIMINARY PLAT
OF
LOT 10 OF
THE SHOPS AT HIGHLANDS POINTE
FIRST ADDITION

PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN.



OWNER/DEVELOPER
DAL LAND DEVELOPMENT CORP
VICE PRESIDENT MERLIN L LAWRENCE
1100 N HOLAS ST #200
DAVENPORT, IOWA 52804
402-493-2800

ATTORNEY
MARC R ENGELMANN
1112 RIVER DRIVE
DAVENPORT, IOWA 52803
563-326-6400

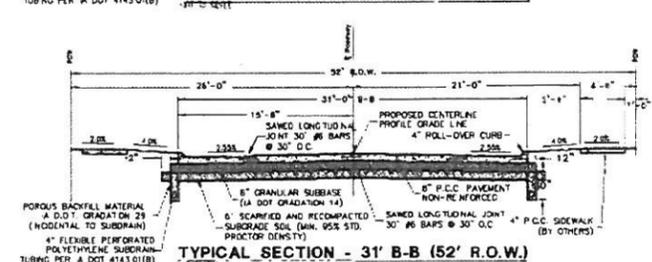
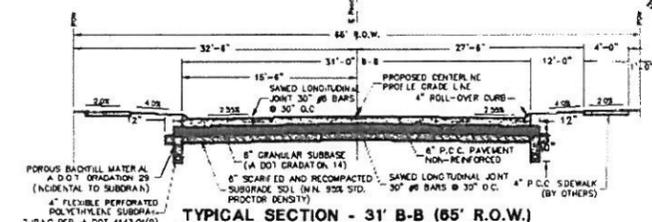
NOTE:
PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.



CURVE TABLE

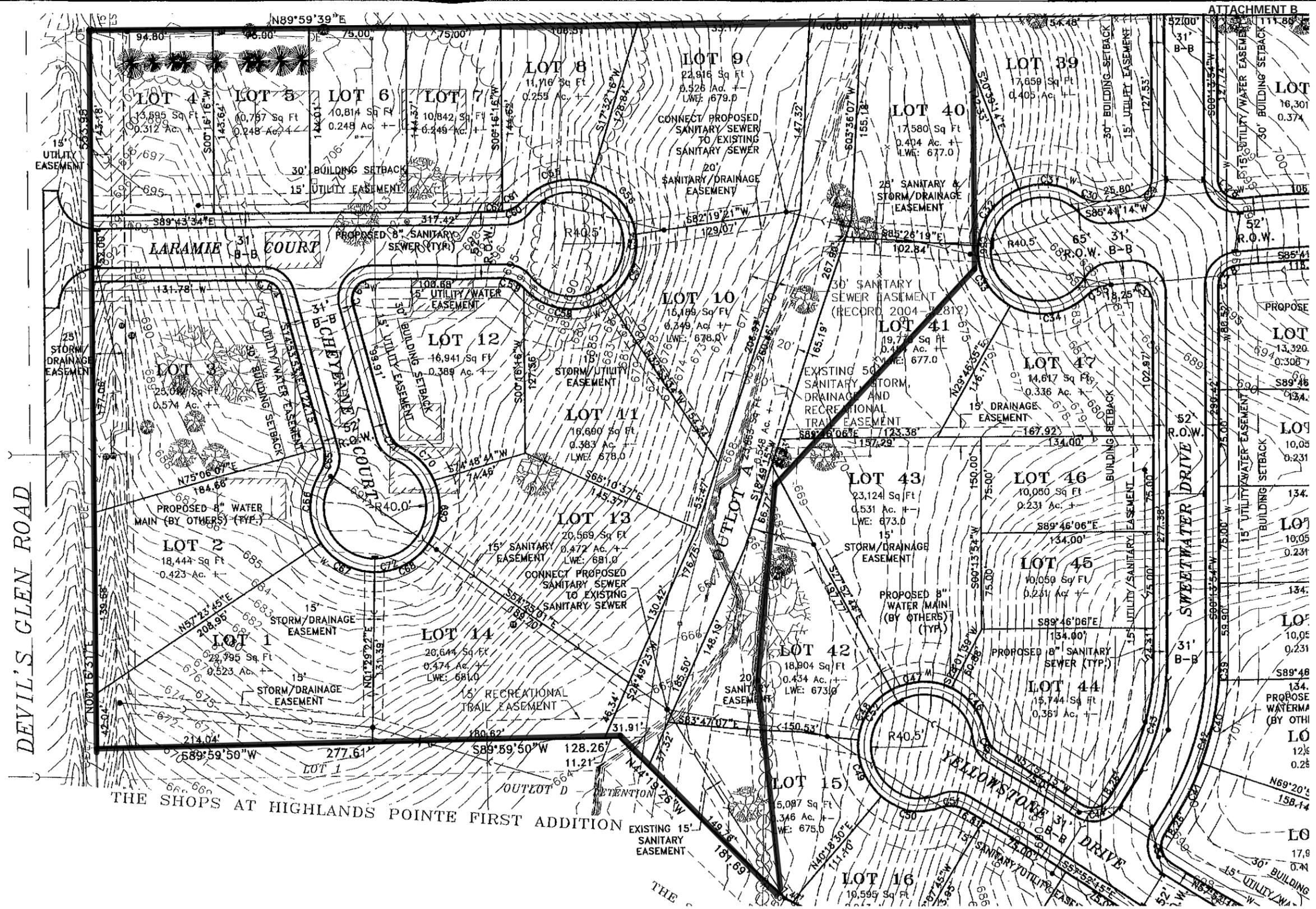
CHORD	DELTA	BEARING	RADIUS	ARC	CHORD
C1	83.0047	S33.3451W	42.50	24.72	43.08
C2	58.0931	S33.3451W	50.50	31.27	49.09
C3	20.1271	S33.3451W	50.50	11.27	17.54
C4	23.2433	N33.3451E	50.50	13.28	17.34
C5	37.4827	N114.3097E	50.50	23.37	31.72
C6	40.2345	S102.2227E	25.00	1.83	12.29
C7	40.2345	N87.7773E	25.00	1.83	12.29
C8	47.1717	S63.1717E	25.00	2.88	18.38
C9	52.3497	N65.0000E	10.00	1.81	18.38
C10	19.9191	S89.0000E	27.00	1.07	12.29
C11	38.4751	N84.1571E	27.00	2.14	24.58
C12	33.0629	S78.1143E	27.00	1.83	18.38
C13	33.0629	N78.1143E	27.00	1.83	18.38
C14	33.0629	S78.1143E	27.00	1.83	18.38
C15	33.0629	N78.1143E	27.00	1.83	18.38
C16	33.0629	S78.1143E	27.00	1.83	18.38
C17	33.0629	N78.1143E	27.00	1.83	18.38
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C42	33.0629	S78.1143E	27.00	1.83	18.38
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C44	33.0629	S78.1143E	27.00	1.83	18.38
C45	33.0629	N78.1143E	27.00	1.83	18.38
C46	33.0629	S78.1143E	27.00	1.83	18.38
C47	33.0629	N78.1143E	27.00	1.83	18.38
C48	33.0629	S78.1143E	27.00	1.83	18.38
C49	33.0629	N78.1143E	27.00	1.83	18.38
C50	33.0629	S78.1143E	27.00	1.83	18.38
C51	33.0629	N78.1143E	27.00	1.83	18.38
C52	33.0629	S78.1143E	27.00	1.83	18.38
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C68	33.0629	S78.1143E	27.00	1.83	18.38
C69	33.0629	N78.1143E	27.00	1.83	18.38
C70	33.0629	S78.1143E	27.00	1.83	18.38
C71	33.0629	N78.1143E	27.00	1.83	18.38
C72	33.0629	S78.1143E	27.00	1.83	18.38

- LEGEND**
- EASEMENT LINE
 - BUILDING SETBACK LINE
 - ELEVATION CONTOUR
 - PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - PROPOSED WATER VALVE
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED SAN/STORM MANHOLE
 - EXISTING MANHOLE
 - EXISTING STORM NET
 - PROPOSED PAVEMENT
 - PROPOSED CATCH BASIN
 - PROPOSED FLARED END SECTION
 - PROPOSED RIPRAP
 - POWER POLE
 - CODE OF TREE LINE
 - EXISTING FENCE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - DIRECTION OF FLOW



BOUNDARY LEGEND

- FOUND 5/8" IRON ROD
- FOUND 1" IRON ROD
- FOUND 1 1/2" IRON ROD
- FOUND 2" IRON ROD
- FOUND 3" IRON ROD
- FOUND 4" IRON ROD
- FOUND 6" IRON ROD
- FOUND 8" IRON ROD
- FOUND 10" IRON ROD
- FOUND 12" IRON ROD
- FOUND 14" IRON ROD
- FOUND 16" IRON ROD
- FOUND 18" IRON ROD
- FOUND 20" IRON ROD
- FOUND 24" IRON ROD
- FOUND 30" IRON ROD
- FOUND 36" IRON ROD
- FOUND 42" IRON ROD
- FOUND 48" IRON ROD
- FOUND 54" IRON ROD
- FOUND 60" IRON ROD
- FOUND 72" IRON ROD
- FOUND 84" IRON ROD
- FOUND 96" IRON ROD
- FOUND 108" IRON ROD
- FOUND 120" IRON ROD
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- FOUND 17280" IRON ROD
- FOUND 1732



Outline of new Preliminary Plat
 as overlaid on prior preliminary plat
 segment of Lot 10, Shoppes at Highland Pointe

VILLAS AT GLENGEVLIN

A REPLAT OF PART OF LOT 10 OF THE SHOPS AT HIGHLANDS POINT FIRST ADDITION, PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN.

PRELIMINARY TO BE RECORDED

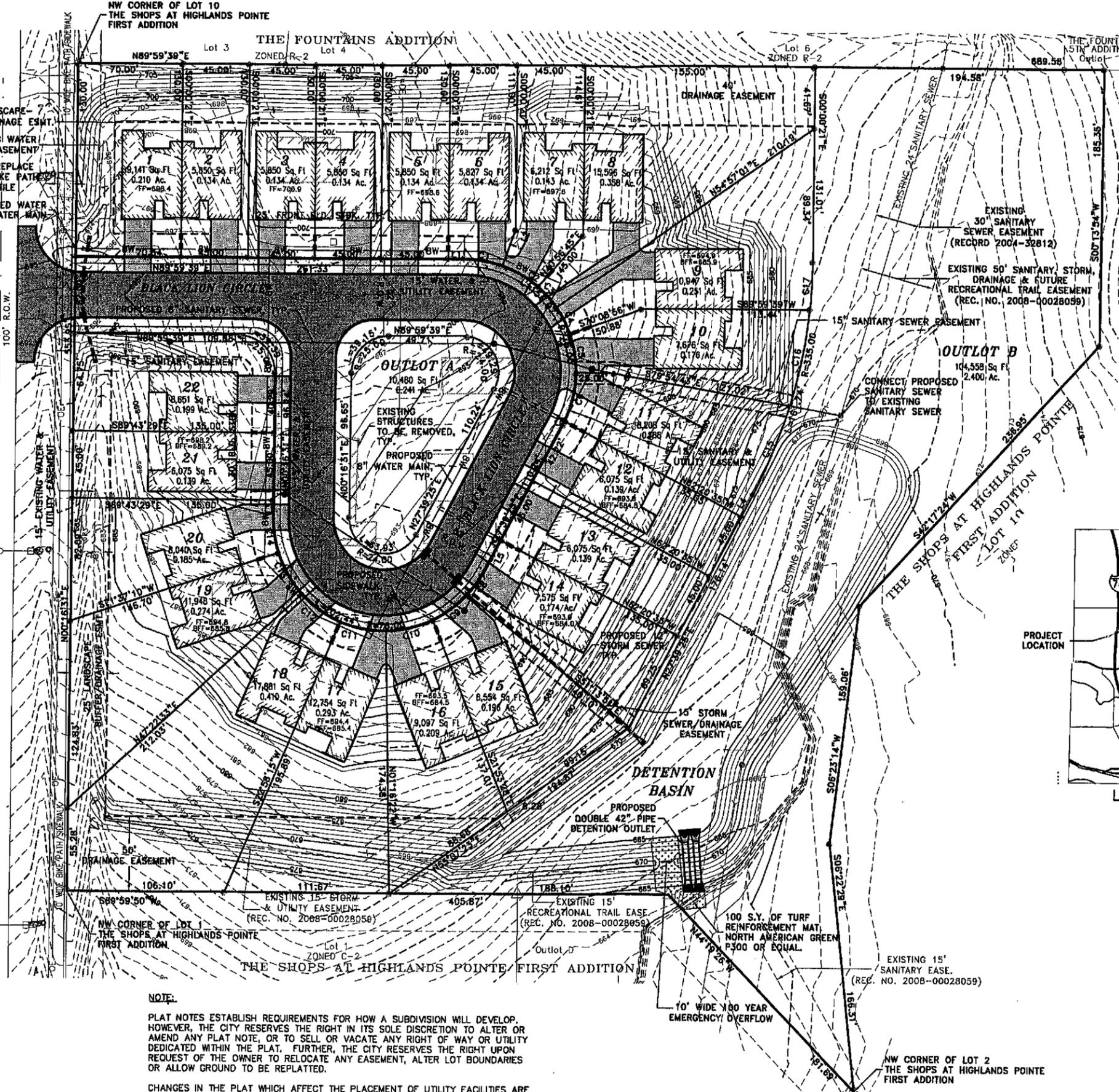
BOUNDARY LEGEND

- SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
- FOUND 5/8" IRON ROD
- FOUND CAPPED IRON ROD #7983
- FOUND CAPPED IRON ROD #7222
- FOUND CAPPED IRON ROD #13974
- BOUNDARY LINE
- DEED OR PLATTED MEASURED
- BUILDING SETBACK LINE (BLD. STBK.)
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE

LEGEND

- EASEMENT LINE
- BUILDING SETBACK LINE
- ELEVATION CONTOUR
- 700
- 8W
- W
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SAN./STORM MANHOLE
- EXISTING MANHOLE
- EXISTING STORM INLET (CONC. LID)
- PROPOSED PAVEMENT
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- EDGE OF TREE LINE
- EXISTING FENCE
- UE
- UT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- DIRECTION OF FLOW

- NOTES:
- ALL LOTS ADJACENT TO DEVILS GLEN ROAD WILL NOT HAVE STREET ACCESS TO DEVILS GLEN ROAD. ALL STREET ACCESS WILL BE TO THE NEW PROPOSED RESIDENTIAL STREETS.
 - SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ADJUTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
 - NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
 - ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
 - THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, FENCES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORMWATER.
 - THIS PLATTED AREA SHALL DRAIN INTO THE STORMWATER DETENTION LOCATED ALONG THE EAST SIDE OF VILLAS AT GLENGEVLIN.
 - R-3 ZONING REQUIREMENTS ARE A FRONT YARD SETBACK OF 25 FEET, A REAR YARD SETBACK OF 25 FEET AND EACH SIDE YARD SETBACK SIDE BEING 5 FEET.
 - OUTLOT A (VILLAS AT GLENGEVLIN) & OUTLOT B (DETENTION AREA) OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - OUTLOT A SHALL HAVE A BLANKET INGRESS/EGRESS AND UTILITY, SANITARY SEWER & WATER MAIN EASEMENT.
 - OUTLOT B IS RESERVED FOR STORMWATER DETENTION AND REQUIRED AS PART OF THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.



OWNER/DEVELOPER

TOWN & COUNTRY MANOR DEVELOPMENT CORP
 CONTACT: DAN DOLAN
 2660 E. 53RD STREET, SUITE 6
 DAVENPORT, IOWA 52807
 563-381-4068

ATTORNEY

SCHALK LAW OFFICE
 ATTN: JOE POLASCHEK
 310 N. MAIN STREET
 DAVENPORT, IOWA 52801
 563-324-0405

ZONING AND LOT INFORMATION

CURRENT ZONING: R-3
 TOTAL NUMBER OF LOTS 22 & 2 OUTLOTS
 TOTAL ACREAGE OF RESIDENTIAL LOTS 4.359 ACRES
 TOTAL ACREAGE OF OUTLOTS 2.641 ACRES
 TOTAL R.O.W. ACREAGE 0.873 ACRES
 TOTAL SITE ACREAGE 7.873 ACRES
 R-3 BUILDING SETBACK 25' FRONT AND VARIES
 REAR SETBACK 25'
 SIDE YARD SETBACK WILL BE 5' MIN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.69	N89°59'39"E
L2	25.00	S19°51'02"W
L3	10.85	N00°16'31"E
L4	16.89	N27°39'25"E
L5	23.02	S27°39'25"W



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	26.34	76.00
C2	27.98	76.00
C3	18.58	76.00
C4	20.16	76.00
C5	26.44	76.00
C6	33.79	76.00
C7	2.78	76.00
C8	19.44	76.00
C9	29.11	76.00
C10	32.46	76.00
C11	32.16	76.00
C12	32.37	76.00
C13	32.16	76.00
C14	24.75	76.00
C15	64.00	335.00
C16	65.78	335.00
C17	31.97	335.00

NOTE:
 PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.



COMMUNITY DEVELOPMENT

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

April 20, 2011

Staff Report

Case No. 11-020

Request: Sundholm First Addition - Final Plat

Applicant: Harlan Sundholm

Zoning Classification: C-3, General Business District

Land Use Designation: Commercial

Background Information and Facts

Harlan Sundholm has submitted a replat of McDonnell's First Addition (see Aerial Photo, Attachment A). The applicant plans to split the current subdivision into two lots to separate two building locations from one another (see Plat and Replat, Attachments B and C).

Land Use

The land use designation for the site is Commercial. The property is zoned C-3, General Business District. An automotive repair shop and restaurant are permitted uses in this zoning district.

Utilities

Utilities are already connected to the two structures.

Thoroughfare Plan/Access

Three driveways to Lot 2 and one entry to Lot 1 currently exist off of State Street.

Storm Water Detention

Storm water detention will is not required for the existing structures.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the final plat subject to the conditions listed below:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.

Respectfully submitted,

Greg Beck
City Planner

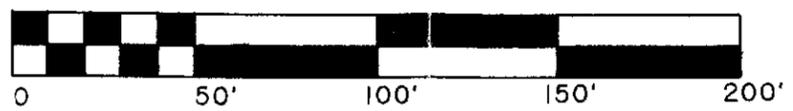


TE ST

APPROVAL SIGNATURES

<i>[Signature]</i>	5/4/89
MAYOR	DATE
<i>[Signature]</i>	5/4/89
CITY CLERK	DATE
<i>[Signature]</i>	5/4/89
PLANNING & ZONING	DATE
<i>[Signature]</i>	3/28/89
IOWA-ILL GAS & ELEC. CO. APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY I.G. & E.	DATE
<i>[Signature]</i>	3-27-89
U.S. WEST COMMUNICATIONS	DATE
<i>[Signature]</i>	3-27-89
IOWA-AMERICAN WATER CO.	DATE
<i>[Signature]</i>	3-30-89
COX CABLEVISION OF Q.C.	DATE

FINAL PLAT OF
McDONNELL FIRST ADDITION
 TO THE CITY OF BETTENDORF, IOWA
 PART OF THE S.W.1/4 OF SECTION 27

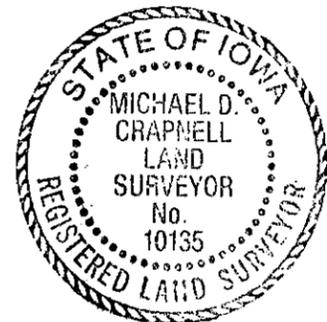


I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS MADE BY ME, THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature]
 MICHAEL D. CRAPNELL 3-23-89
 IOWA REGISTERED LAND SURVEYOR no.10135

MONUMENTS SET IN ACCORDANCE WITH CHAPTER 409 OF THE IOWA STATE STATUTES.

OWNED & SUBDIVIDED BY:
 RICHARD McDONNELL
 1730 DUGGLEBY STREET
 DAVENPORT, IOWA 52803
 323-8825

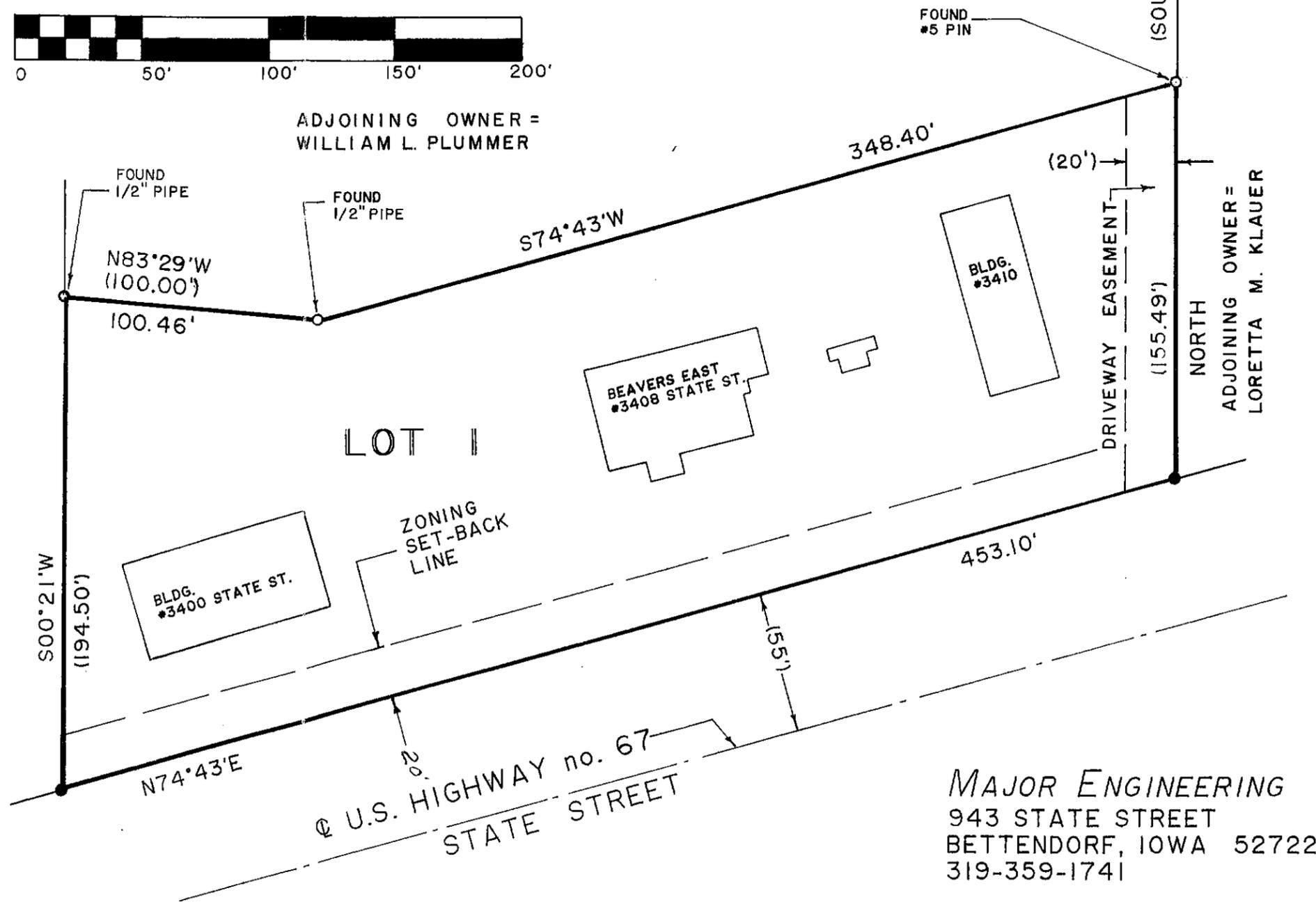


LEGEND
 SCALE: 1" = 50'
 DEED DIMENSION = 10.0'
 FIELD DIMENSION = 0.0'
 MONUMENT FOUND = ○
 IRON PIN CAPPED
 no. 10135 SET = ●

NOTE: SIDEWALKS TO BE INSTALLED ALONG STATE STREET.

ZONING SET-BACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN SHOWN AND FUTURE CODE REQUIREMENTS, THE CODE REQUIREMENTS SHALL GOVERN.

ADJOINING OWNER =
 EDWIN & NORMA LINDSAY

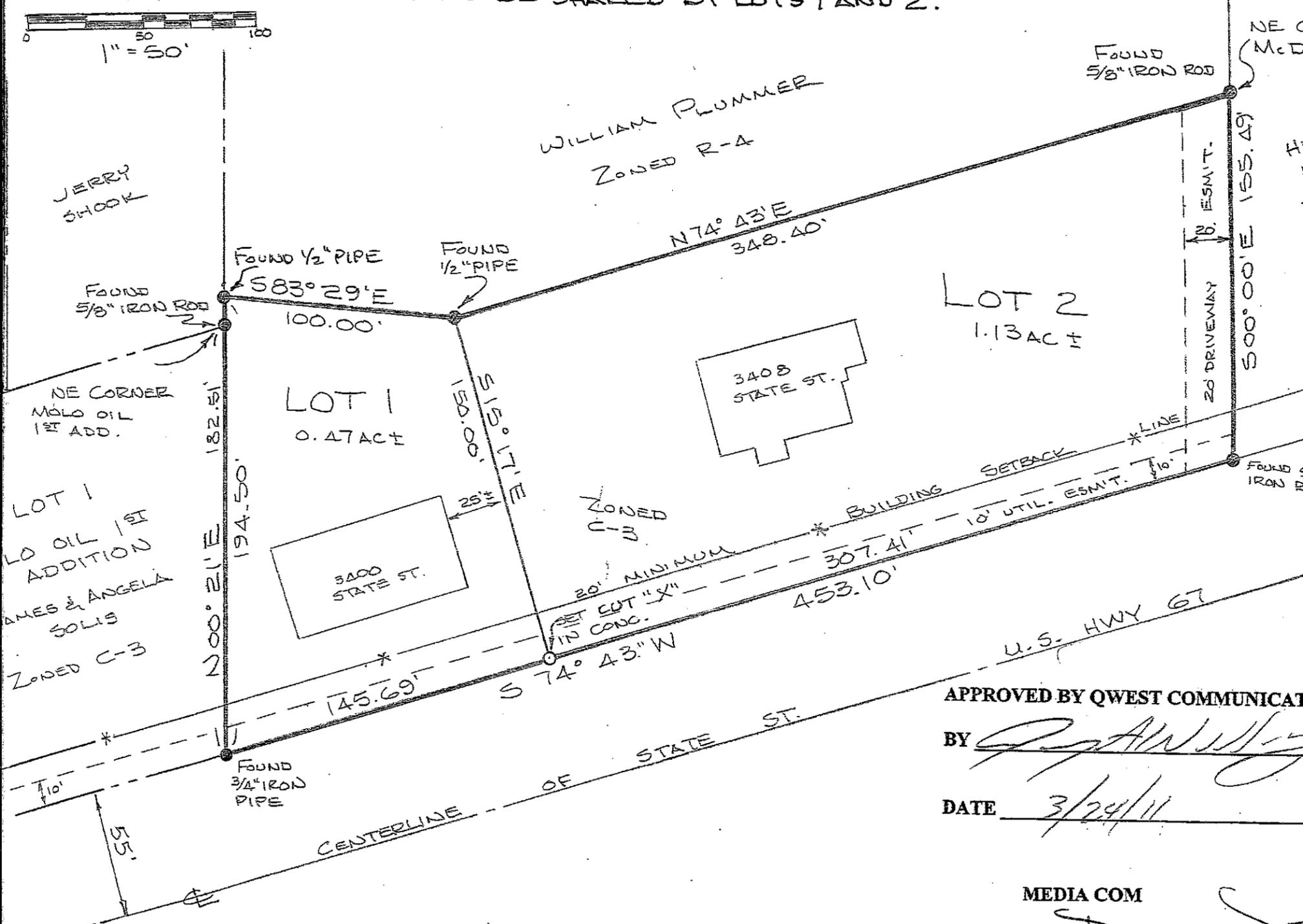
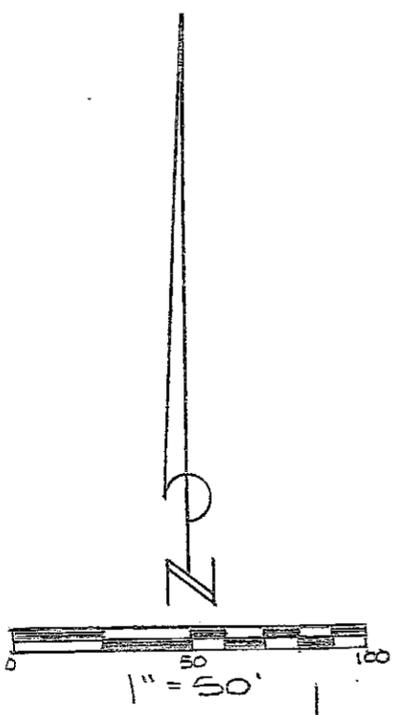


MAJOR ENGINEERING
 943 STATE STREET
 BETTENDORF, IOWA 52722
 319-359-1741

SUNDHOLM FIRST ADDITION

GENERAL NOTES:

1. THIS PROPERTY IS CURRENTLY ZONED C-3
2. SITE AND STRUCTURE REQUIREMENTS MUST BE IN ACCORDANCE WITH THE MOST CURRENT ORDINANCES FOR A C-3 ZONING DISTRICT.
3. BLANKET UNDERGROUND AND OVERHEAD EASEMENTS ARE GRANTED TO THE RESPECTIVE UTILITY COMPANIES FOR THE PLACEMENT OF SANITARY SEWER LINES, WATER MAINS, TELEPHONE CABLES, TELEVISION LINES, ELECTRICAL WIRES, AND GAS MAINS TO SERVICE INDIVIDUAL STRUCTURES ON THESE LOTS.
4. NO STORMWATER DETENTION IS REQUIRED WITH THESE LOTS.
5. NO PUBLIC STREET RIGHT-OF-WAY IS DEDICATED WITH THIS PLAT.
6. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
7. ALL VEHICLE ACCESSSES TO & FROM STATE ST. WILL BE SHARED BY LOTS 1 AND 2.



APPROVED BY IOWA-AMERICAN WATER COMPANY
 BY Julie J DuBois
 DATE 3-24-11

APPROVED BY MID-AMERICAN ENERGY COMPANY
 BY Mike Gallant
 DATE 3/24/11

APPROVED BY QWEST COMMUNICATIONS
 BY [Signature]
 DATE 3/24/11

MEDIA COM
 BY [Signature]
 DATE 3/24/11

APPROVED BY THE CITY OF BETTENDORF PLAN AND ZONE COMMISSION

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

James L. Egger
 James L. Egger P.E. & L.S.

APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL





COMMUNITY DEVELOPMENT

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

April 20, 2011

Staff Report

Case No. 11-021

Location: 3333 - 18th Street – Site Development Plan

Applicant: Gary Hintermeister

Zoning Classification: R-1, Single-family Residence District

Land Use Designation: Traditional Residential

Background Information and Facts

Gary Hintermeister has submitted a site development plan for 3333 - 18th Street for modifications to the Bettendorf High School (see Aerial Photo, Attachment A). The Bettendorf Community School District plans to construct additions to the existing high school. Three areas of the existing complex are being targeted for additions (see Site Photos, Attachment B). The new building additions will include administrative offices, a fine arts auditorium, and athletic facility expansion (see Site Plans, Attachments C, D, and E). The landscaping plan shows the trees being placed on site to meet the tree count (see Landscape Plan, Attachment F). The architect provided the elevation drawing showing the auditorium and athletic building added (see Building Elevations, Attachment G and Attachment H).

Land Use

The land use designation for the site is Traditional Residential. The property is zoned R-1, Single-family Residence District. A public school is a permitted use in this zoning district.

Utilities

Utilities to the site originate from current sources. Storm and sanitary sewers will be rerouted to accommodate the building additions.

Thoroughfare Plan/Access

Five entries to the site are available; 3 accesses west from 18th Street and 2 accesses from the south on Maplecrest Road. A sidewalk will be widened on the east side of 18th Street.

Storm Water Detention

Storm water detention will be required for the site because the new structures will add to the existing impervious surface. An underground storage mechanism is planned to hold storm water.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the site development plan subject to the conditions listed below:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the certificate of occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting. All landscaping will be planted outside of utility easement areas.
3. All storm and sanitary sewer being altered on site will be privately owned and maintained. The City Engineer must approve calculations for storm water detention before City Council evaluation of the project.

Respectfully submitted,

Greg Beck
City Planner





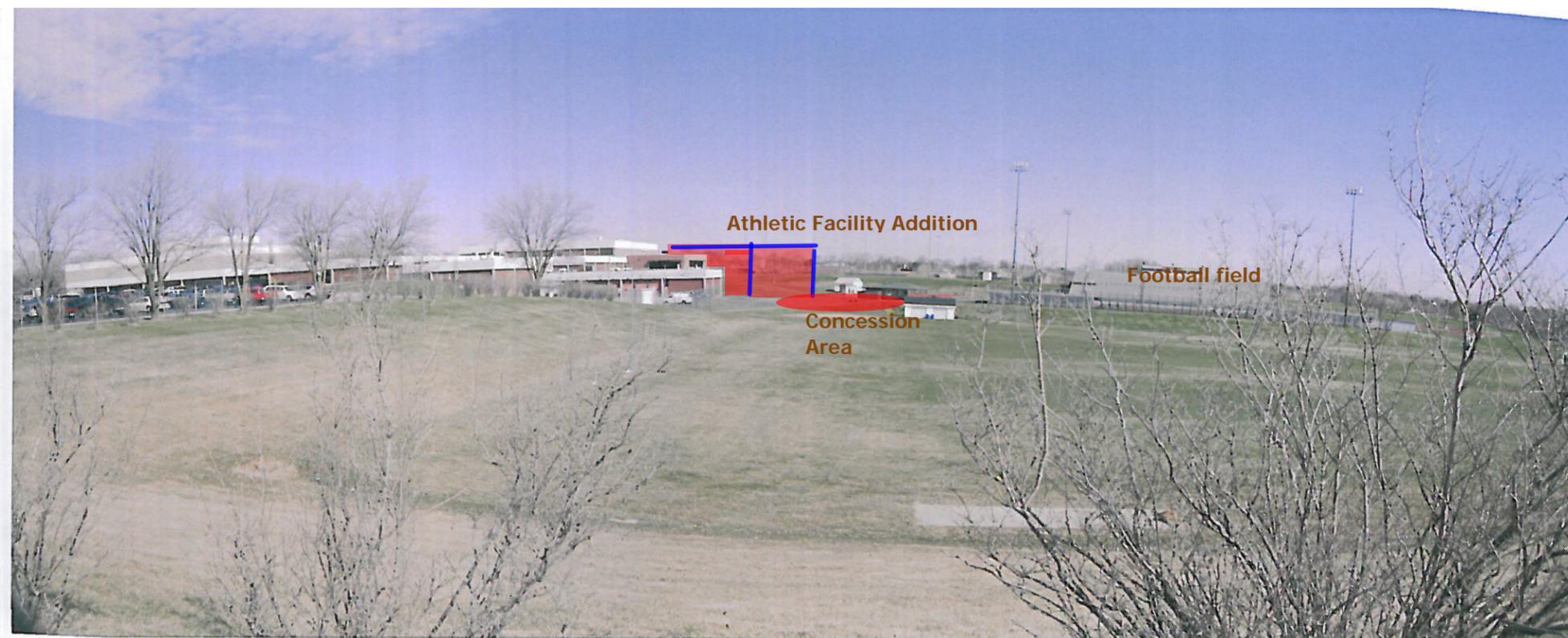
District Administration Offices

View from south looking at area A



Fine Arts and Main Office

View looking from northwest



Athletic Facility Addition

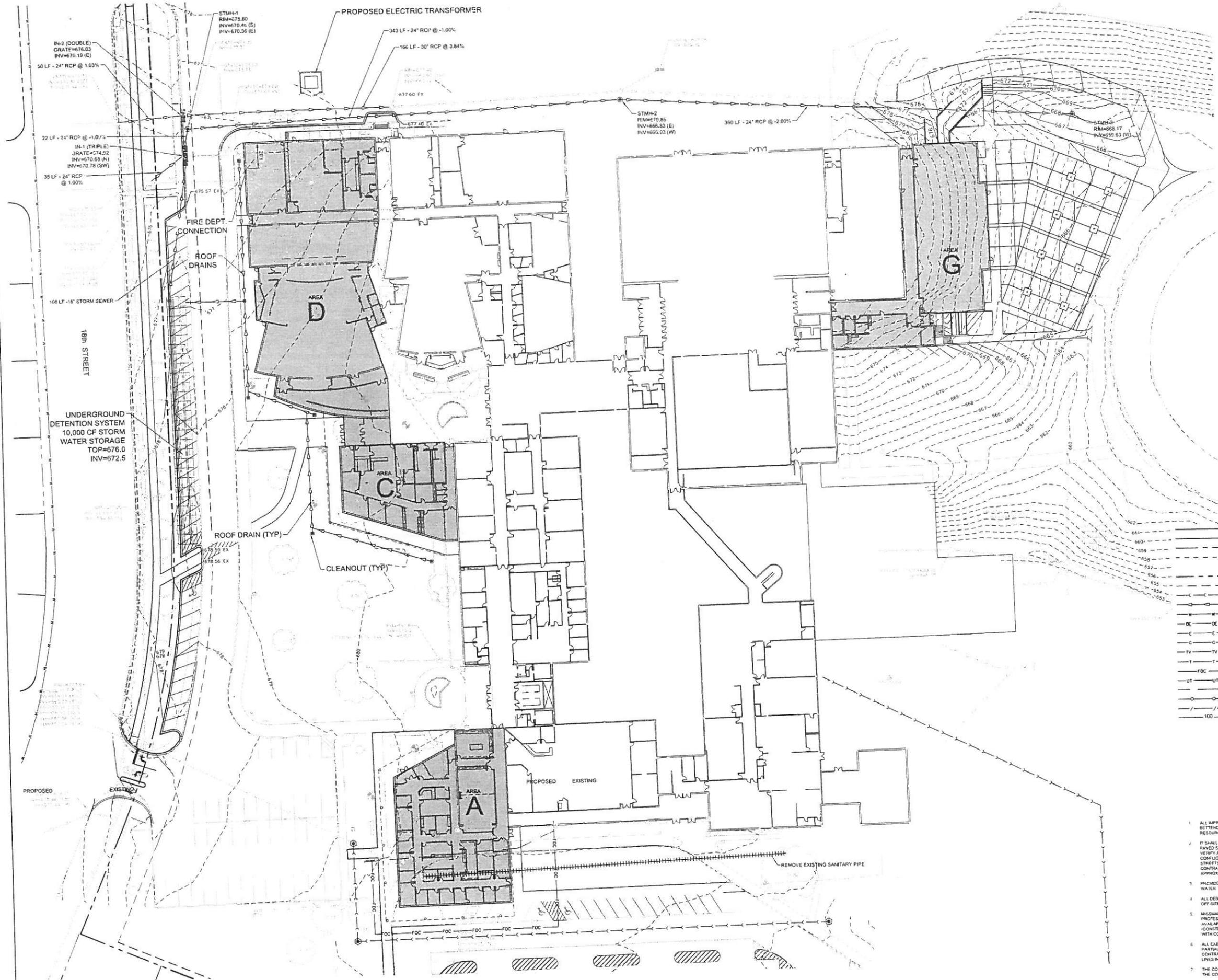
Concession Area

Football field

View looking north



SCALE: 1" = 20'



LEGEND

PROPOSED	EXISTING	DESCRIPTION
⊙	⊙	STORM MANHOLE
⊙	⊙	STORM INLET
⊙	⊙	STORM DOUBLE INLET
⊙	⊙	FLARED END SECTION
⊙	⊙	SANITARY MANHOLE
⊙	⊙	SANITARY/STORM CLEANOUT
⊙	⊙	UNKNOWN MANHOLE
⊙	⊙	WATER VALVE
⊙	⊙	HYDRANT
⊙	⊙	WELL
⊙	⊙	SPRINKLER HEAD
⊙	⊙	WATER METER
⊙	⊙	POWER POLE
⊙	⊙	POWER POLE W/ LIGHT
⊙	⊙	POWER POLE W/ METER
⊙	⊙	GUY WIRE
⊙	⊙	GUY POLE
⊙	⊙	ELECTRIC MANHOLE
⊙	⊙	ELECTRIC PEDESTAL/TRANSF.
⊙	⊙	ELECTRIC METER
⊙	⊙	TELEPHONE POLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	TELEPHONE PEDESTAL
⊙	⊙	CABLE TV PEDESTAL
⊙	⊙	UTILITY MANHOLE
⊙	⊙	HANDHOLE
⊙	⊙	GAS VALVE
⊙	⊙	GAS METER
⊙	⊙	AIR CONDITIONING UNIT
⊙	⊙	LIGHT POLE
⊙	⊙	VAPOR LIGHT
⊙	⊙	LIGHT JUNCTION BOX
⊙	⊙	SIGNS
⊙	⊙	FLAGPOLE
⊙	⊙	POST/BOLLARD
⊙	⊙	CONIFER TREE
⊙	⊙	DECIDUOUS TREE
⊙	⊙	BUSH/SHRUB
⊙	⊙	TREE STUMP
⊙	⊙	CONTROL POINT
⊙	⊙	SOIL BORING HOLE
⊙	⊙	SURVEY BOUNDARY
⊙	⊙	LOT LINE
⊙	⊙	CENTERLINE
⊙	⊙	EASEMENT LINE
⊙	⊙	SECTION LINE
⊙	⊙	R.O.W. LINE
⊙	⊙	SETBACK LINE
⊙	⊙	SANITARY SEWER
⊙	⊙	STORM SEWER
⊙	⊙	WATER LINE
⊙	⊙	OVERHEAD ELECTRIC
⊙	⊙	UNDERGROUND ELECTRIC
⊙	⊙	GAS LINE
⊙	⊙	TELEVISION LINE
⊙	⊙	TELEPHONE LINE
⊙	⊙	FIBER OPTIC CABLE
⊙	⊙	UTILITY LINE
⊙	⊙	DITCH FLOWLINE
⊙	⊙	CHAIN LINK FENCE
⊙	⊙	SILT FENCE
⊙	⊙	CONTOUR

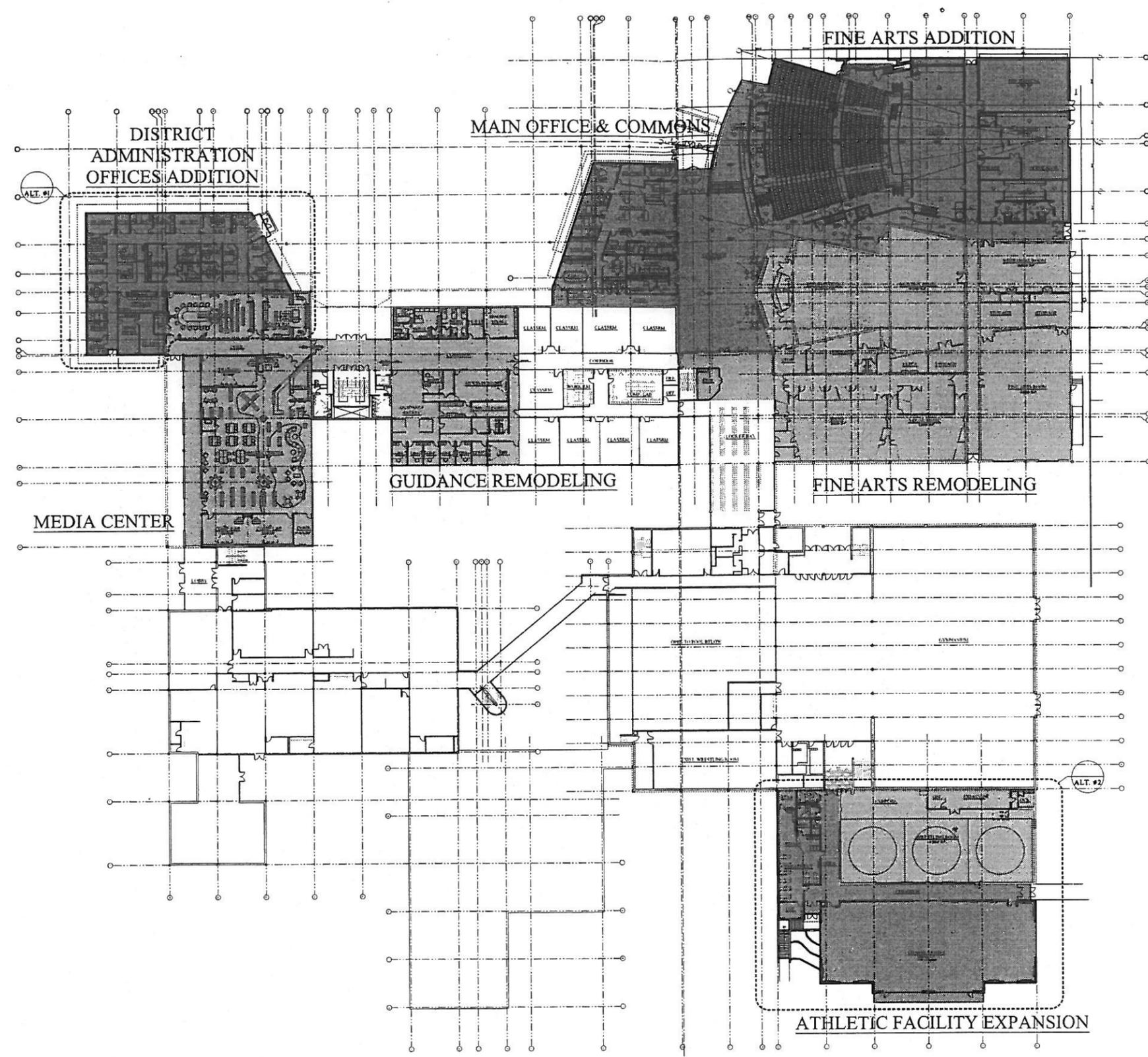
GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF MILWAUKEE REQUIREMENTS AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- 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 TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN ON TO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- MISSISSAUGA, INC. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. MISSISSAUGA PERSONNEL ARE NOT TRAINED IN CONTRACT CONSTRUCTION SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION.
- 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 (WHERE POSSIBLE) 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 FENCES WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SHALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCES OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.

APR 13 20

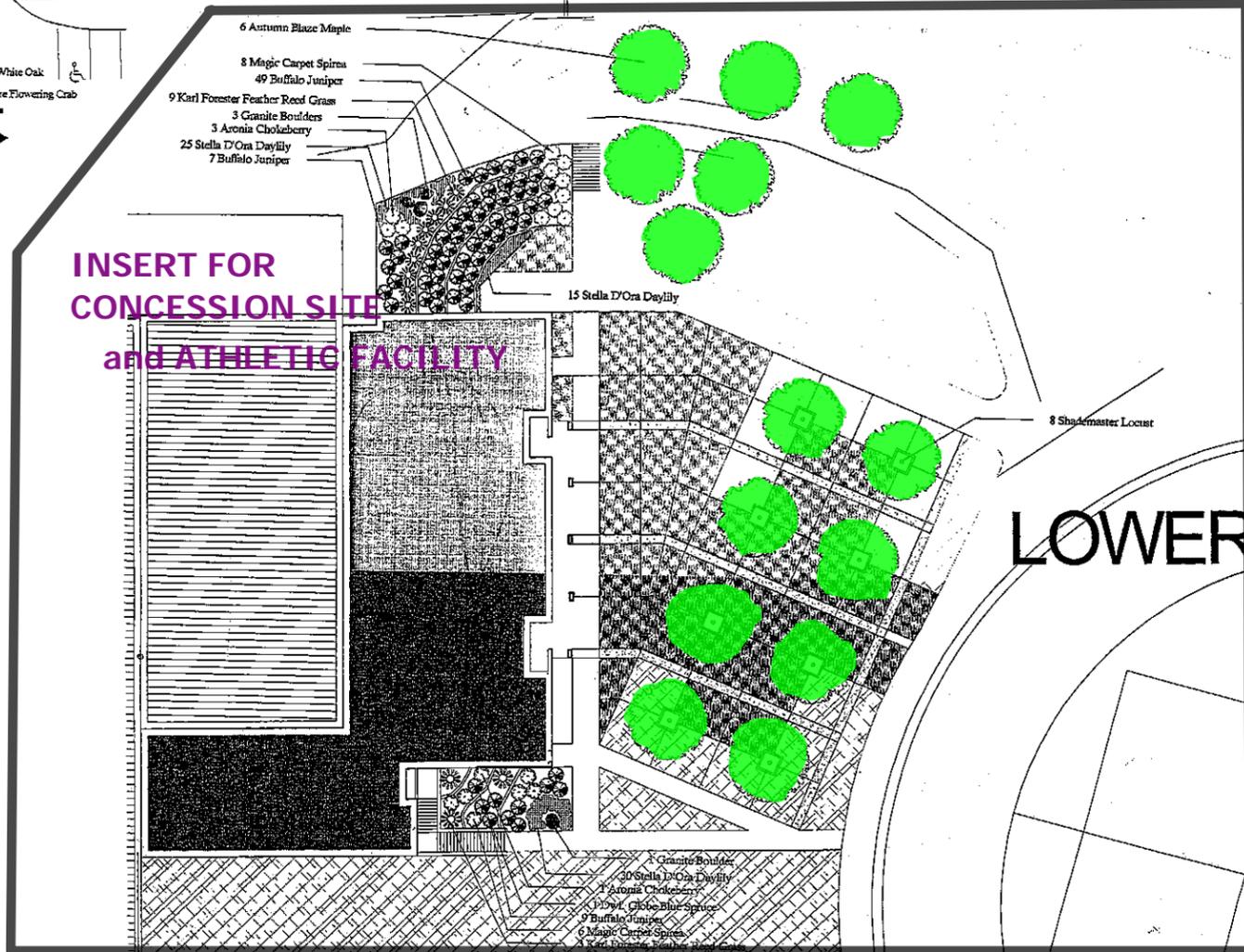
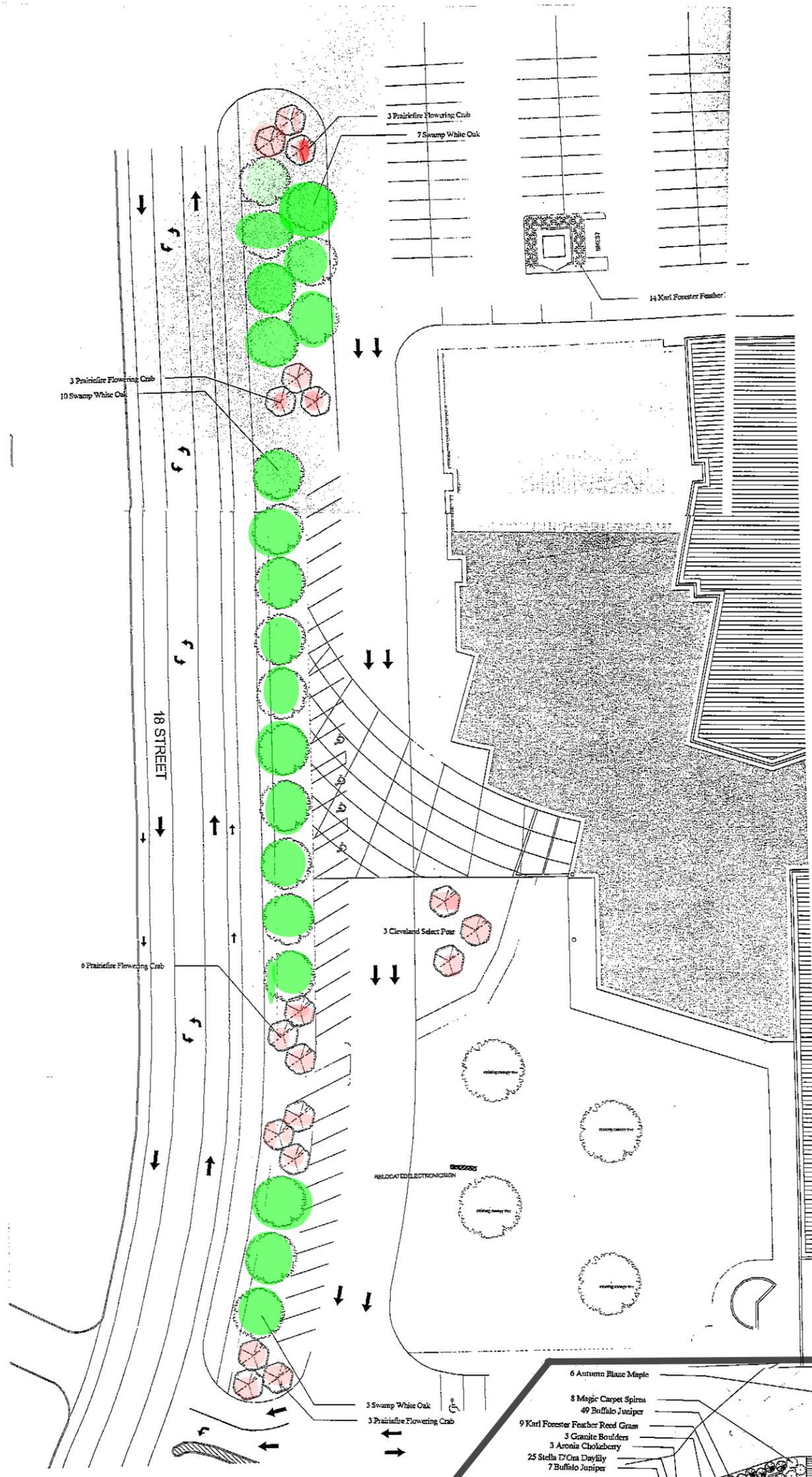
- PREVIOUSLY ISSUED:**
 9 NOVEMBER 2010
 REV: 23 NOVEMBER 2010
 REV: 15 DECEMBER 2010
 REV: 21 DECEMBER 2010
 REV: 23 DECEMBER 2010
 REV: 30 DECEMBER 2010
 REV: 6 JANUARY 2011
 REV: 17 JANUARY 2011
 REV: 28 JANUARY 2011
 REV: 2 FEBRUARY 2011
 REV: 18 FEBRUARY 2011
 REV: 9 MARCH 2011

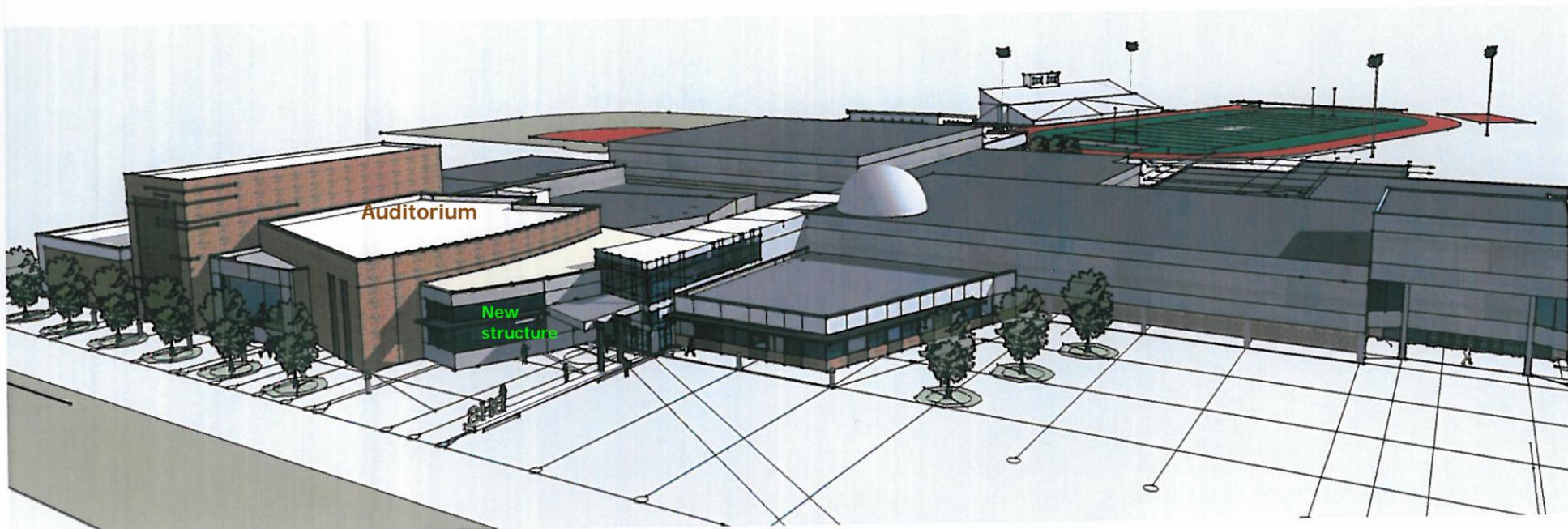
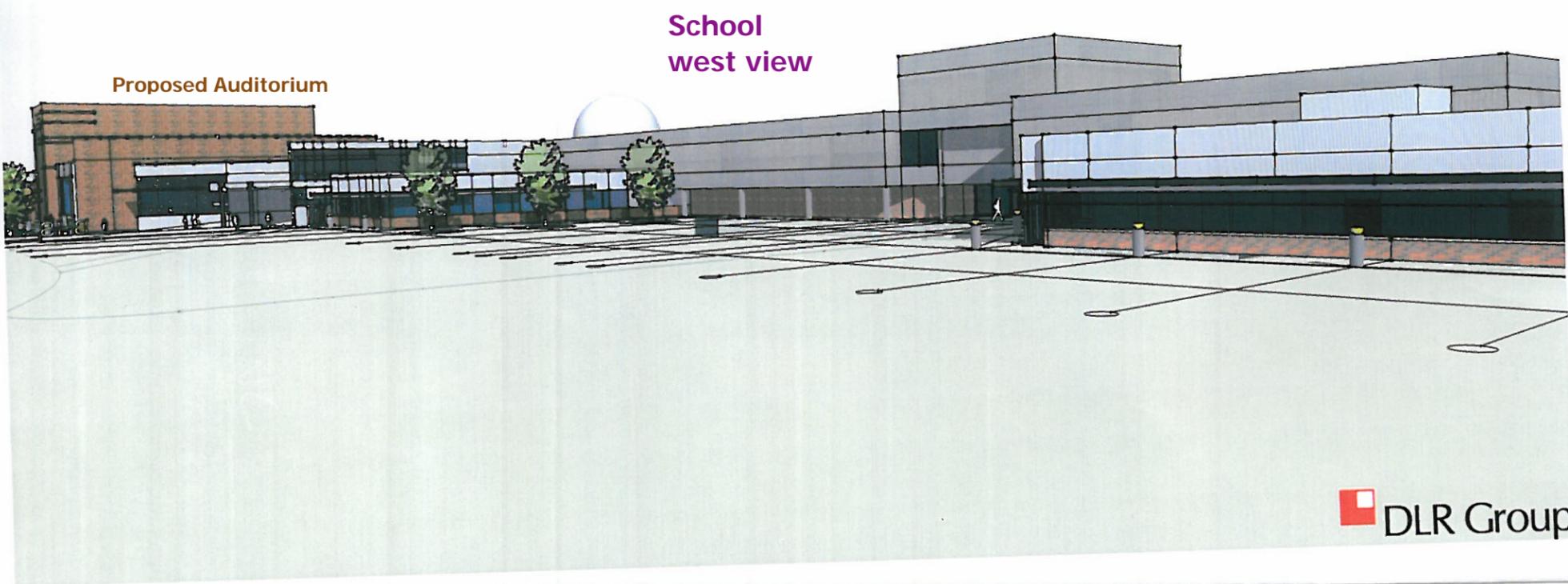
- DRAWING A2.0 KEY NOTES**
- 1 WORK TO BE INCLUDED AS PART OF BASE BID (TYPICAL)
 - 2 WORK TO BE INCLUDED AS PART OF ALTERNATE #1 (TYPICAL)
 - 3 WORK TO BE INCLUDED AS PART OF ALTERNATE #2 (TYPICAL)
 - 4 EXISTING CONSTRUCTION - PATCH AS REQUIRED
 - 5 EXISTING CONSTRUCTION - NO WORK (PROTECT FROM DAMAGE DURING CONSTRUCTION ACTIVITIES)
 - 6 FUTURE CONST., NOT IN CONTRACT
 - 7 EXISTING STRUCTURAL ELEMENT - NO WORK (PROTECT FROM DAMAGE DURING CONSTRUCTION ACTIVITIES)
 - 8 NEW STRUCTURAL ELEMENT - SEE STRUCT. DWGS FOR ADDTL INFORMATION (TYPICAL)



LEGEND

Landscape Plan







ADDITIONS & REMODELING FOR
**BETTENDORF
 HIGH SCHOOL**
 333 8TH STREET
 BETTENDORF, IA 52722

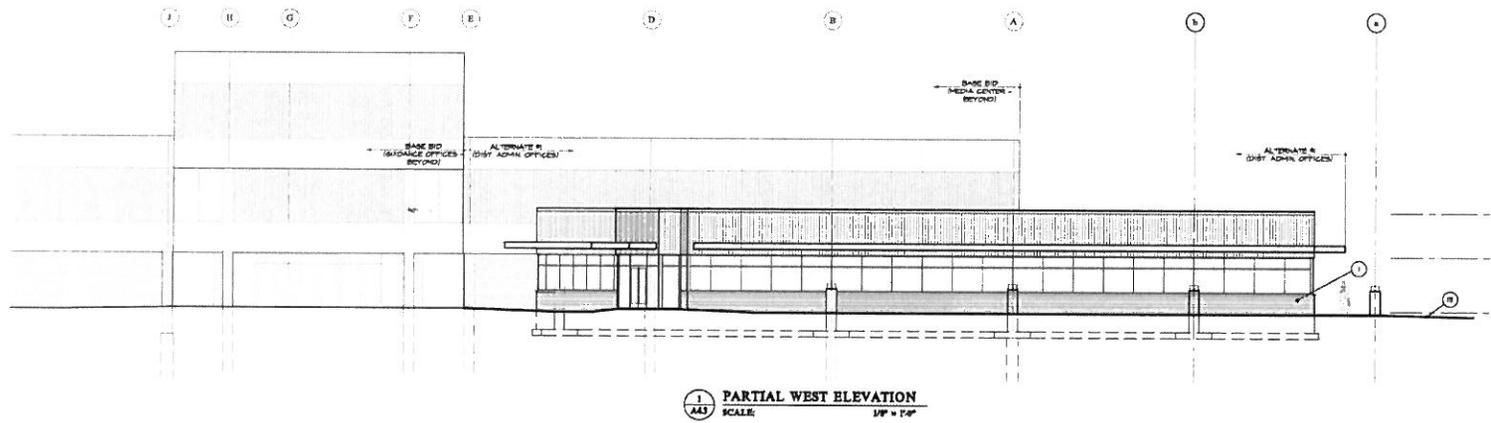
● 1925

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 3.21.11

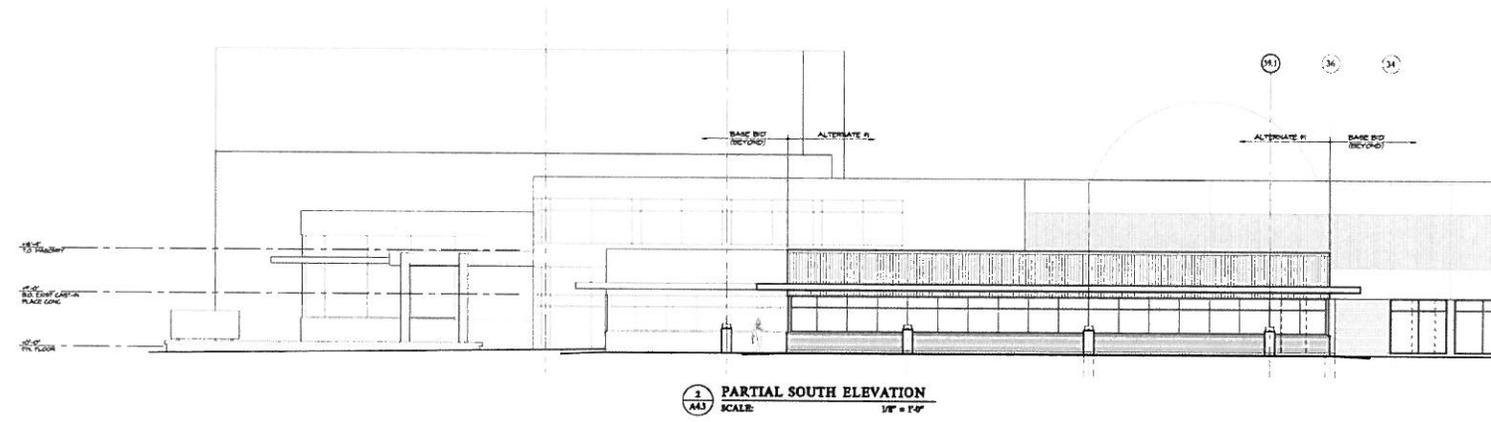
PREVIOUSLY ISSUED:
 28 JANUARY 2011
 18 FEBRUARY 2011

● 21 MARCH 2011

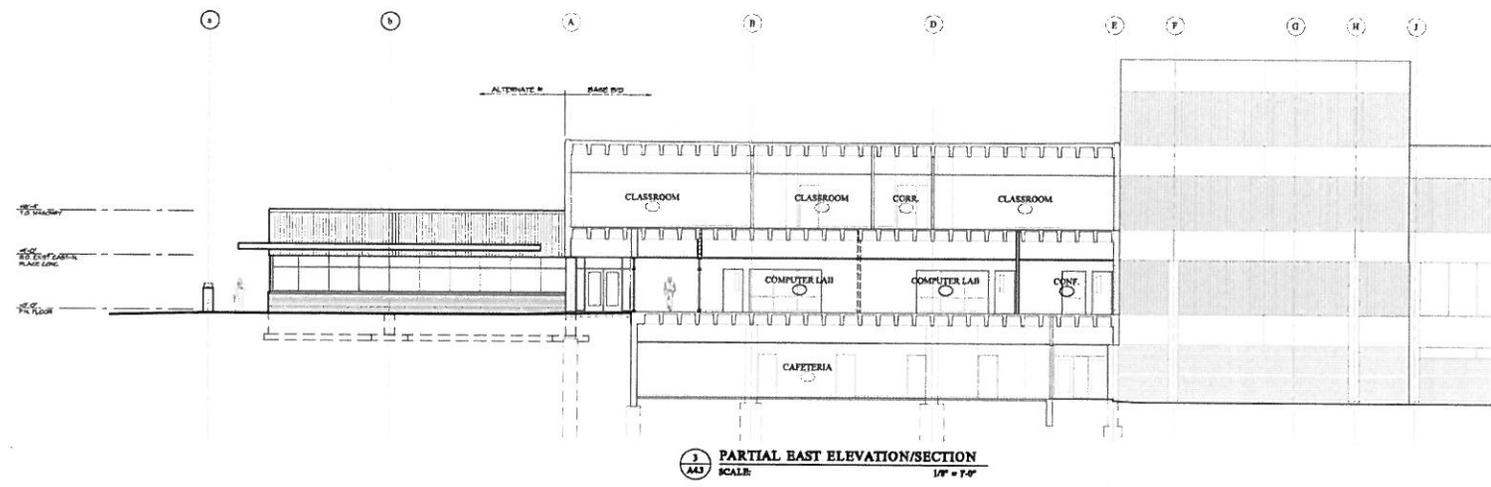
BUILDING ELEVATIONS



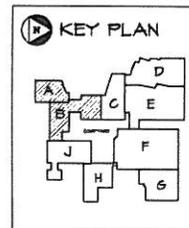
1
 A43
PARTIAL WEST ELEVATION
 SCALE: 1/8" = 1'-0"



1
 A43
PARTIAL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1
 A43
PARTIAL EAST ELEVATION/SECTION
 SCALE: 1/8" = 1'-0"





COMMUNITY DEVELOPMENT

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

April 20, 2011

Staff Report

Case No. 11-022

Location: 2185 - 53rd Avenue - Site Development Plan

Applicant: Mike Mead/McDonald's

Zoning Classification: C-2, Community Shopping District

Land Use Designation: Commercial

Background Information and Facts

McDonald's has submitted a site development plan for 2185 - 53rd Avenue (Lot 1, Hunter Meadows Commercial Park Second Addition) (see Aerial Photo, Attachment A). The applicant plans to construct a McDonald's restaurant on this lot which is located west of Falcon Drive and south of 53rd Avenue (see Site Photo and Final Plat, Attachments B and C). The proposed restaurant would be located on the eastern side of the lot (see Site Plan, Attachments D and E). The Board of Adjustment approved a special use permit for a drive-up window which will be on the east side of the structure (see Elevations, Attachments F and G). The landscaping requirements have been met as shown on the landscape plan. A fence will be placed along the south and west property lines (see Landscape Plan Attachment H).

Land Use

The land use designation for the site is Commercial. The property is zoned C-2, Community Shopping District. A restaurant is a permitted use in this zoning district.

Utilities

Utilities are available to the site with electrical service to the north, sanitary sewer to the south, and water to the east. Utility connections will be the developer's responsibility.

Thoroughfare Plan/Access

One entry to the site comes from Falcon Avenue. Per the platting restrictions, no access is permitted from this lot onto 53rd Avenue. A 4-foot wide sidewalk will be placed along Falcon Avenue, and a 6-foot wide sidewalk will be placed along 53rd Avenue.

Storm Water Detention

Storm water detention will be located under the parking lot and in the drainage easement area on the north side of the lot.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the site development plan subject to the conditions listed below:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the certificate of occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting. All landscaping will be planted outside of utility easement areas.
3. All storm water detention on site will be privately owned and maintained.
4. All detention designs and calculations must be approved by the City Engineer.
5. All on-site utilities and driveway area to be privately owned and maintained.
6. Sidewalk placement along 53rd Avenue and along Falcon Drive is required per plat note number 7, Hunter Meadows Commercial Park Second Addition.

Respectfully submitted,

Greg Beck
City Planner



FALCON AV

LINDENWOOD DR

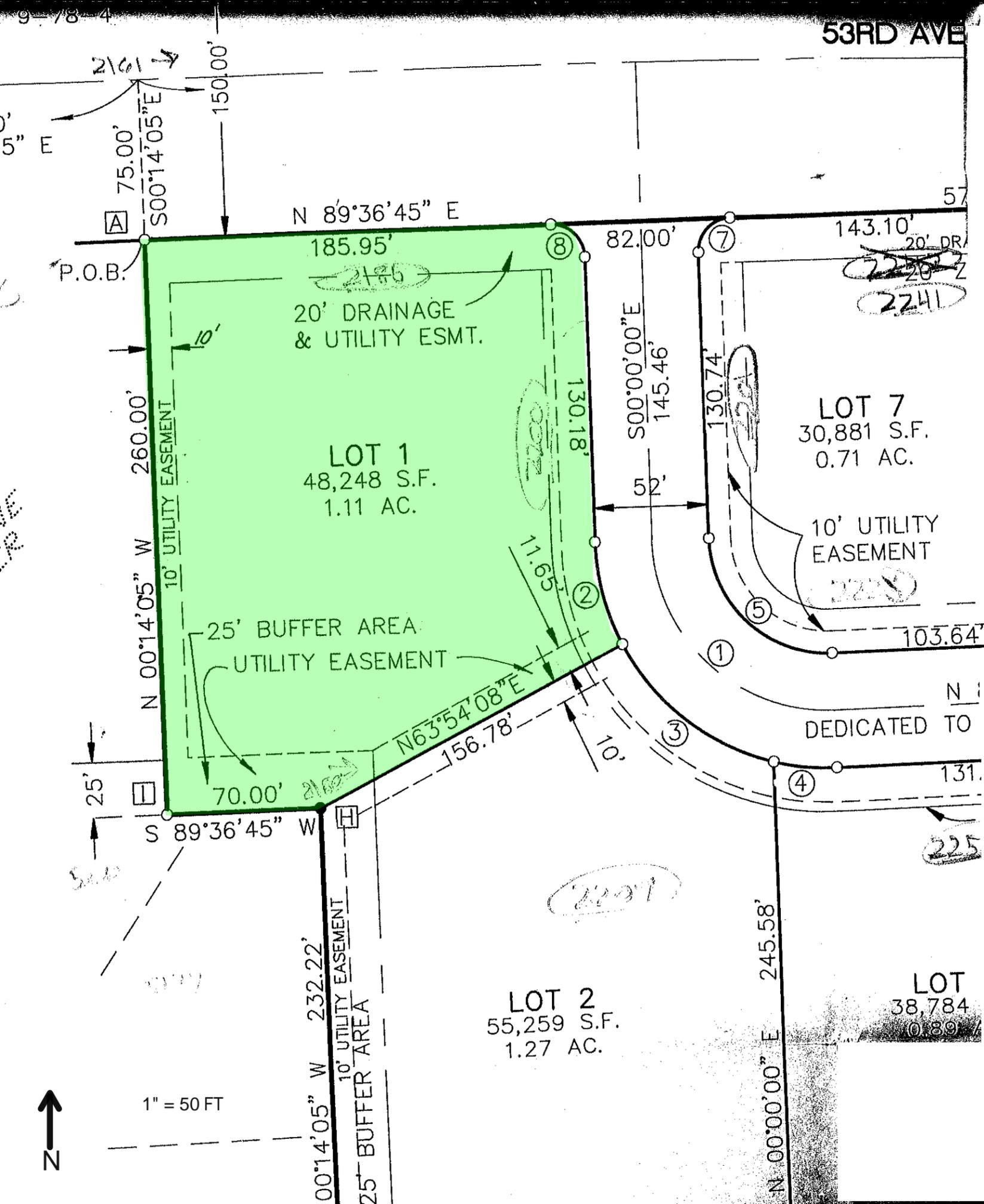
ATTACHMENT B

53RD AV
ENTRY

FALCON DRIVE

VIEW OF SITE LOOKING WEST





- 1) ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 2) PROPERTY CORNERS SET IN ACCORDANCE WITH CHAPTER 409 STATE CODE OF IOWA.
- 3) LEGEND OF PROPERTY CORNERS:
 - EXISTING IRON PIN
 - #5 REBAR WITH CAP, SET
- 4) BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRICAL CABLES, PAD MOUNTED TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. TO INDIVIDUAL STRUCTURES, AND STREET LIGHTING.
- 5) ZONING SETBACK LINES ARE 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 GOVERN.
- 6) THE DEVELOPER SHALL CONSTRUCT A BERM AND LANDSCAPE THE 25 FOOT BUFFER EASEMENT. THE OWNERS OF LOTS 1, 2, 3, 4 AND 5 AND THEIR SUCCESSORS SHALL MAINTAIN THE BUFFER.
- 7) SIDEWALKS TO BE CONSTRUCTED ON 53RD AVENUE, 18TH STREET AND FALCON AVENUE.
- 8) THERE SHALL BE NO MORE THAN ONE ACCESS POINT ONTO 18TH STREET FOR LOT 5.
- 9) THE DRIVEWAY TO 53RD AVENUE FOR LOT 6 SHALL BE CENTERED ON THE EAST LOT LINE.
- 10) THERE SHALL BE NO ACCESS TO LOT 1 AND 7 FROM 53RD AVENUE.
- 11) STORMWATER DETENTION SHALL BE PROVIDED ON EACH INDIVIDUAL LOT AS REQUIRED BY THE STORMWATER DETENTION ORDINANCE.
- 12) IF STRUCTURES ARE BUILT ON THE LOT LINE, A TEN (10) FOOT BUILDING MAINTENANCE EASEMENT SHALL BE CONSIDERED GRANTED ALONG THE LOT LINE ADJACENT TO THE BUILDING. THIS SHALL APPLY TO ANY BUILDING SO LOCATED ON LOT 1 OF HUNTER MEADOWS COMMERCIAL PARK 1ST ADDITION ADJACENT TO LOT 6.

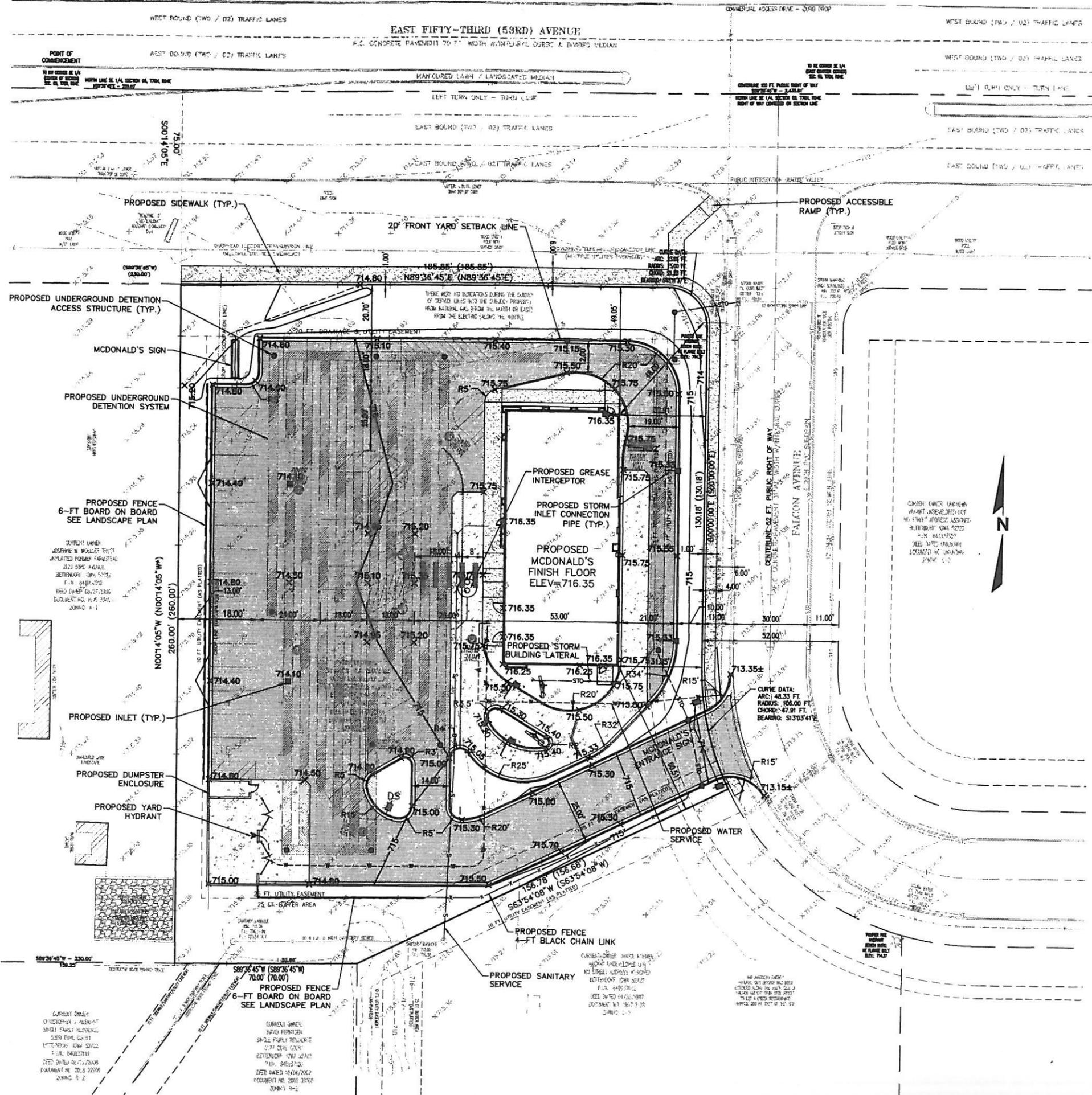
HUNTER MEADOWS COMMERCIAL PARK SECOND ADDITION

IOWA-AMERICAN WATER CO.

BY: J. B. [Signature]
 DATE: 5-24-93

COX CABLE TELEVISION CO.

BY: [Signature]
 DATE: 5-24-93

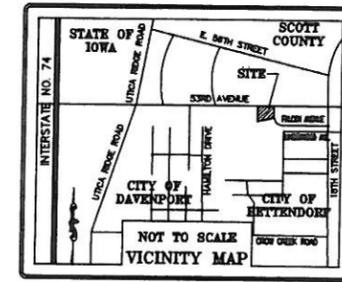


GENERAL NOTES

1. McDONALD'S ROAD SIGNS AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. LOT LIGHT BASES, CONDUIT AND WIRING PROVIDED BY GENERAL CONTRACTOR. POLES AND LIGHTING FIXTURES FURNISHED BY McDONALD'S, INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. CONTRACTOR SHALL COORDINATE THE PROTECTION OR REMOVAL OF EXISTING LANDSCAPING WITH THE OWNER.
12. TRAFFIC CONTROL SHALL BE USED WHEN NECESSARY BY THE CONTRACTOR AND SUBCONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORTATION STANDARDS.
13. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
14. PLAT NOTES 1-7, 10-11 FROM HUNTER MEADOWS COMMERCIAL PARK SECOND ADDITION APPLY TO THIS LOT.

LEGEND

PROPOSED	EXISTING	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
(Symbol)	(Symbol)	SECTION OR 1/4 SECTION CORNER AS DESCRIBED
(Symbol)	(Symbol)	1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
(Symbol)	(Symbol)	1" DIA. IRON PIPE 18" LONG-SET (UNLESS OTHERWISE NOTED)
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	SOIL BORING/MONITORING WELL
(Symbol)	(Symbol)	FLAGPOLE
(Symbol)	(Symbol)	MAILBOX
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	BILLBOARD
(Symbol)	(Symbol)	CONTROL BOX
(Symbol)	(Symbol)	TRAFFIC SIGNAL
(Symbol)	(Symbol)	RAILROAD CROSSING SIGNAL
(Symbol)	(Symbol)	CABLE PEDESTAL
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	GUY WIRE
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	SPOT YARD/PEDESTAL LIGHT
(Symbol)	(Symbol)	HANDICAPPED PARKING
(Symbol)	(Symbol)	ELECTRIC MANHOLE
(Symbol)	(Symbol)	ELECTRIC PEDESTAL
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	TELEPHONE MANHOLE
(Symbol)	(Symbol)	TELEPHONE PEDESTAL
(Symbol)	(Symbol)	MARKED FIBER OPTIC
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	GAS WARNING SIGN
(Symbol)	(Symbol)	STORM MANHOLE
(Symbol)	(Symbol)	ROOFING
(Symbol)	(Symbol)	SQUARE INLET
(Symbol)	(Symbol)	STORM SEWER END SECTION
(Symbol)	(Symbol)	SANITARY MANHOLE
(Symbol)	(Symbol)	SANITARY CLEANOUT OR SEPTIC VENT
(Symbol)	(Symbol)	SANITARY INTERCEPTOR MANHOLE
(Symbol)	(Symbol)	MISCELLANEOUS MANHOLE
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	HYDRANT
(Symbol)	(Symbol)	WATER SERVICE CURB STOP
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	WELL
(Symbol)	(Symbol)	WATER SURFACE
(Symbol)	(Symbol)	WETLANDS FLAG
(Symbol)	(Symbol)	MARSH
(Symbol)	(Symbol)	CONIFEROUS TREE
(Symbol)	(Symbol)	DECIDUOUS TREE
(Symbol)	(Symbol)	SHRUB
(Symbol)	(Symbol)	FIRE DEPARTMENT CONNECTION (FDC)
(Symbol)	(Symbol)	HYDRANT ASSEMBLY
(Symbol)	(Symbol)	EDGE OF TREES
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	DRAINAGE SWALE
(Symbol)	(Symbol)	WETLAND
(Symbol)	(Symbol)	PRIMARY ENVIRONMENTAL CORRIDOR
(Symbol)	(Symbol)	RIGHT-OF-WAY
(Symbol)	(Symbol)	EASEMENT
(Symbol)	(Symbol)	CHAIN LINK FENCE
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	STORM SEWER
(Symbol)	(Symbol)	WATERMAIN
(Symbol)	(Symbol)	MARKED GAS MAIN
(Symbol)	(Symbol)	MARKED ELECTRIC
(Symbol)	(Symbol)	OVERHEAD WIRES
(Symbol)	(Symbol)	BUREAU ELEC. SERV.
(Symbol)	(Symbol)	MARKED TELEPHONE
(Symbol)	(Symbol)	MARKED CABLE TV LINE
(Symbol)	(Symbol)	MARKED FIBER OPTIC
(Symbol)	(Symbol)	CONTOUR ELEVATION
(Symbol)	(Symbol)	SPOT ELEVATION
(Symbol)	(Symbol)	TOP OF CURB SPOT ELEVATION
(Symbol)	(Symbol)	PROPOSED ASPHALT PAVEMENT
(Symbol)	(Symbol)	PROPOSED CONCRETE PAVEMENT
(Symbol)	(Symbol)	PROPOSED CONCRETE SIDEWALK
(Symbol)	(Symbol)	PROPOSED CURB & GUTTER
(Symbol)	(Symbol)	PROPOSED UNDERGROUND DETENTION PIPE (42" DIA. CMP)



DEVELOPER:

McDONALD'S CORPORATION
 CONTACT: MIKE MEAD
 1650 W. 82ND ST. #900
 BLOOMINGTON, MN 55431-9888
 PH: 414/324-1462
 FAX: 414/964-5111

ENGINEER/LANDSCAPE ARCH:

R.A. SMITH NATIONAL
 CONTACT: RYAN LANCOUR, P.E.
 16745 W. BLUEMOUND ROAD, SUITE 200
 BROOKFIELD, WI 53005-5938
 PH: 262/781-1000
 FAX: 262/781-8466

ARCHITECT:

REPRIS DESIGN, INC.
 CONTACT: JAMES HERGET, AIA
 12400 PORTLAND AVENUE SOUTH, SUITE 100
 BURNSVILLE, MN 55337
 PH: 952/562-3721
 FAX: 952/252-4043

BUILDING INFORMATION:

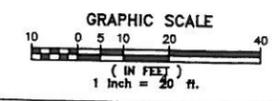
BUILDING SQUARE FOOTAGE: 4,330 S.F.
 BUILDING USE GROUP: A2
 BUILDING CONSTRUCTION TYPE: VB
 FIRE PROTECTION: AUTO SPRINKLER SYSTEM
 STANDPIPE LOCATION: TBD

PARKING INFORMATION:

REQUIRED PARKING: 37 SPACES TOTAL
 PROVIDED PARKING: 44 SPACES TOTAL
 ACCESSIBLE SPACES: 2 PROVIDED

SITE INFORMATION:

C-2 ZONING, COMMERCIAL SHOPPING DISTRICT
 MUNICIPAL SEWER AND WATER SERVICE



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

CALL BEFORE YOU DIG!
 TOWNSHIP OF... 888 888 8888

R.A. Smith National
 Beyond Surveying

McDONALD'S USA, LLC.
 BETTENDORF, IOWA

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 R.A. Smith Natl
 DATE: 04-11-20
 SCALE: 1" = 20'
 JOB NO. 3100190
 PROJECT MANAGER
 RYAN J. LANCOUR
 DESIGNED BY: AJS
 CHECKED BY: RJL
 SHEET NUM
 1-6

53RD AV.

SIDEWALK (TYP.)

20' FRONT YARD SETBACK LINE

THERE WERE NO INDICATIONS DURING THE SURVEY OF SERVICE LINES INTO THE SUBJECT PROPERTY FROM NATURAL GAS (FROM THE NORTH OR EAST), FROM THE ELECTRIC (ALONG THE NORTH),

CURVE DATA:
ARC: 23.66 FT.
RADIUS: 15.00 FT.
CHORD: 21.28 FT.
BEARING: S45°11'37"E

PROPOSED GREASE INTERCEPTOR

PROPOSED STORM INLET CONNECTION PIPE (TYP.)

PROPOSED MCDONALD'S FINISH FLOOR ELEV=716.35

PROPOSED STORM BUILDING LATERAL

MCDONALD'S ENTRANCE SIGN

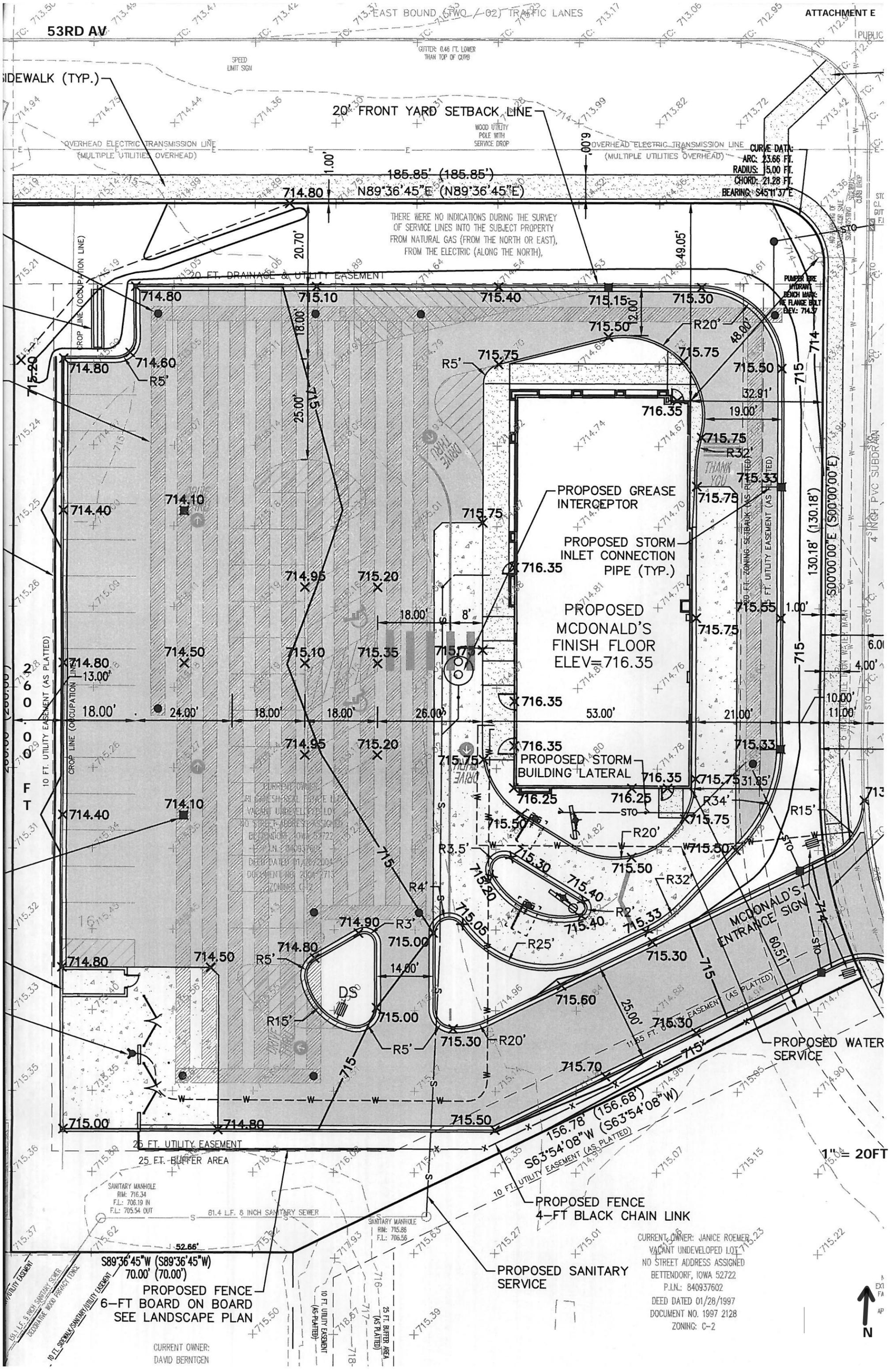
PROPOSED WATER SERVICE

PROPOSED FENCE 4-FT BLACK CHAIN LINK

PROPOSED SANITARY SERVICE

PROPOSED FENCE 6-FT BOARD ON BOARD SEE LANDSCAPE PLAN

CURRENT OWNER: JANICE ROEMER
VACANT UNDEVELOPED LOT
NO STREET ADDRESS ASSIGNED
BETTENDORF, IOWA 52722
P.I.N.: 840937602
DEED DATED 01/28/1997
DOCUMENT NO. 1997 2128
ZONING: C-2





VIEW LOOKING FROM THE NORTHWEST



EAST 53rd AVENUE

EAST BOUND (TWO / 02) TRAFFIC LANES

SPEED
LIMIT SIGN

WOOD UTILITY
POLE WITH
SERVICE DROP

OVERHEAD ELECTRIC TRANSMISSION LINE
(MULTIPLE UTILITIES OVERHEAD)

OVERHEAD ELECTRIC TRANSMISSION LINE
(MULTIPLE UTILITIES OVERHEAD)

NOTE: THERE WERE NO WEIR MARKS DURING THE SURVEY
OF SERVICE LINES INTO THE SUBJECT PROPERTY
FROM NATURAL GAS (FROM THE STREET OR EAST)
FROM THE ELECTRIC (ALONG THE NORTH).

TURF

20 FT. DRAINAGE & UTILITY EASEMENT

(1) P13
(8) D5Y

(3) ABM
(9) F29

(4) KS
(13) G1

PERKIN
HYDRANT
ELEV. 714.17

TURF

DRIVE
THRU

C-2

FENCE 6' HT.

PROPOSED
MCDONALD'S
FINISH FLOOR
ELEV=716.35

(1) HB
(3) CBB
(3) G4

(1) KSV
(5) AUS

SEASONAL
COLOR

(9) P10
(7) G2
(4) RGB

2 1/2' HT.
BERM

(18) P10
(7) G20
(3) HES

(10) TA

2 1/2' HT.
BERM

13

(38) P10
(4) RGB
(40) G4

(5) HES
(3) ABM

(7) PKC
(3) TA

FENCE 6' HT.

SANITARY MANHOLE
ELEV. 716.34
FL. 708.19 RL
C.S. 708.34 BWT

81.8' LT. 8 INCH SANITARY SEWER

SANITARY MANHOLE
ELEV. 715.88
FL. 708.34 BWT

NO PARKING OF
VEHICLES FOR SALE
SUBBANK
SURT POSTING
CAND DRIP

STERIA
CL. CUR
GUTTER
FL.

4 INCH PVC SUBDRAIN

6 INCH DUCTILE IRON WATER MAIN

20 FT. ZONING SETBACK (AS PLATTED)

15 FT. UTILITY EASEMENT (AS PLATTED)

(6) PJC

(3) G2

(3) AUS

(12) G5

(3) 6L

(3) BJ

25.00'

11.55'

UTILITY EASEMENT (AS PLATTED)