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**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
OCTOBER 18, 2017 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

1. Roll Call: Bert ____, Kappeler ____, Ormsby ____, Peters ____, Rafferty ____, Stoltenberg ____, Wennlund ____
2. Approval of minutes of the meeting of September 20, 2017.
3. Review of Commission procedures.

Rezoning

4. Case 17-084; 3013 Field Sike Drive, R-1 Single-family Residence District and A-2 Rural Residence District to A-2 Rural Residence District, submitted by Tammy D. Lewis.
5. Case 17-085; 3013 Field Sike Drive, R-1 Single-family Residence District and A-2 Rural Residence District to R-3 Single-family and Two-family Residence District, submitted by Tammy D. Lewis.

Final Plat/Site Development Plan

6. Case 17-078; Tunberg's Third Addition (replat), submitted by Veritas Development, LC. (Deferred from meeting of September 20, 2017)
7. Case 17-079; Proposed Lot 1, Tunberg's Third Addition, submitted by Russell Construction/Mark Snyder. (Deferred from meeting of September 20, 2017)

Final Plat

8. Case 17-088; Tim Grothus First Addition (replat), submitted by Tim Grothus.

Site Development Plan

9. Case 17-077; 3470 Middle Road, submitted by Hy-Vee, Inc./Jeff Stein. (Deferred from meeting of September 20, 2017)
10. Case 17-080; Lot 4, Bettplex First Addition, submitted by Build to Suit, Inc./Kevin Koellner.
11. Case 17-089; 4784 Middle Road, submitted by McNamara Family Development.

Other

12. 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
SEPTEMBER 20, 2017
5:30 P.M.**

The Planning and Zoning Commission meeting of September 20, 2017 was called to order by Wennlund at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bert, Kappeler, *Ormsby, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: None

STAFF PRESENT: Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Marshal; Chris Curran, City Attorney

2. Approval of the minutes of the meeting of August 16, 2017.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of August 16, 2017 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Land Use Amendment/Rezoning

4. Case 17-082; 3610 Tanglewood Road, Office-transitional to Commercial, submitted by CWIowa, LLC.

5. Case 17-083; 3610 Tanglewood Road, R-4 Multi-family Residence District and A-2 Rural Residence District to C-1 Local Shopping District, submitted by CWIowa, LLC.

Beck reviewed the staff reports.

Bert stated that he would abstain from discussion and voting regarding Case 17-082 and Case 17-083.

Rafferty asked for clarification of the zoning classifications for the surrounding properties. Beck explained that the nearby properties are zoned I-1, PUD, and C-5, adding that Devils Glen Road provides a separation between commercial and residential uses along the corridor. He commented that the properties immediately adjacent to the property are zoned I-1 with an Office Research Campus land use designation. Beck added that the properties on the east side of Devils Glen Road on the south side of Tanglefoot Lane are zoned C-2. He indicated that the properties on the south side of Tanglewood Road are zoned C-5.

Rafferty commented that the proposed zoning classification of C-1 is more intense than C-5 which is directly across the street. Beck explained that the new zoning ordinance eliminates the C-5 district and incorporates the permitted uses in the current C-5 district into the C-1 district. He added that the current ordinance would allow a restaurant in a C-5 district with a special use permit and that a restaurant is allowed in a C-1 district now. Rafferty stated that a restaurant would only be allowed if it is scaled and buffered appropriately. Beck commented that those types of issues would be addressed at the site development plan level.

Rafferty stated that there is currently residential construction going on across the street. Beck stated that there is multi-family housing being built on the south side of Tanglewood Road. He explained that the residential development was grandfathered in because a site development plan was approved for the site several years ago for a similar use. Rafferty stated that if the rezoning request is approved, there will be a C-1 use in the middle of less intense uses.

On motion by Stoltenberg, seconded by Kappeler, that the land use amendment for 3610 Tanglewood Road, Office/transitional to Commercial, be approved subject to staff recommendations.

Rafferty stated that he believes that allowing the rezoning to C-1 would change the character of the neighborhood, adding that any use allowed in that district could locate there at some point in the future. He stated that the proposed use is too intense for a neighborhood with residential and park uses nearby. He commented that he does not want to replicate the hodgepodge of commercial zoning districts in the downtown for this area. Rafferty stated that even the current zoning ordinance would have required buffering between the proposed commercial use and the residential use across the street.

Kappeler stated that in her opinion the proposed C-1 district provides a good transition between the I-1 to the north and the multi-family to the south. Rafferty stated that an office use would be a better transition, adding that even though the property across Devils Glen Road is a PUD, the underlying use is actually multi-family housing. He commented that even though the properties surrounding the lot are zoned industrial, the buildings are set back a great distance from the street and the uses are of a low intensity.

Rafferty stated that a request for a commercial rezoning had been turned down approximately 10-15 years ago. Kappeler asked for clarification of the closest property

zoned C-1. Beck explained that the properties on the south side of Tanglefoot Lane are zoned C-2.

Connors explained that the C-4 and C-5 districts are no longer included in the new zoning ordinance. He stated that the uses allowed in the C-4 district are now included in the C-3 district with the uses allowed in the C-5 district being moved to C-1. He added that the multi-family use at 3635 Tanglewood Road will be zoned C-1 when the new zoning ordinance is adopted which will occur after two more readings of the ordinance.

Wennlund asked if the site would still be subject to buffering requirements at the site development plan stage. Beck confirmed this, adding that the new ordinance does not allow for a reduction in required buffer yard depth through the inclusion of a 6-foot high fence.

ROLL CALL ON MOTION

AYE: Kappeler, Ormsby, Peters, Stoltenberg, Wennlund
NAY: Rafferty
ABSTAIN: Bert

Motion carried.

On motion by Kappeler, seconded by Stoltenberg, that the rezoning for 3610 Tanglewood Road, R-4 and A-2 to C-1, be approved subject to staff recommendations.

Wennlund commented that while the proposed rezoning may create somewhat of a spot zone, the Commission would still have the opportunity to review the site development plan. He indicated that he does not believe that the proposed use is inconsistent with the developments on the east side of Devils Glen Road.

Rafferty reiterated that the proposed restaurant/bar use is too intense to be located across the street from residential. He commented that he does not believe that the use can be appropriately buffered, adding that signage and noise could pose problems in the future.

Wennlund commented that the use could change on the adjacent properties that are zoned I-1 in the future as well.

ROLL CALL ON MOTION

AYE: Kappeler, Ormsby, Peters, Stoltenberg, Wennlund
NAY: Rafferty
ABSTAIN: Bert

Motion carried.

Final Plat/Site Development Plan

6. Case 17-070; Interstate 74 Technology Park Sixth Addition (replat), submitted by Tanglefoot Investors, LLC.
7. Case 17-071; Lot 4, Interstate 74 Technology Park Fifth Addition (proposed Lot 2, Interstate 74 Technology Park Sixth Addition), submitted by 40th Avenue Investors, LLC.

Beck reviewed the staff reports.

Kappeler asked for clarification of the reason the storm and sanitary sewers will be privately owned and maintained. Beck stated that while the improvements will be built to city standards, the developer agreed to take on the responsibility for their maintenance. Fries explained that because of the flatness of the site initially there were some issues with coverage for the sewer pipe that have since been resolved. He indicated that because the minimum slope could not be met, the city requires that the developer use ductile iron. He reiterated that the developer has agreed to take responsibility for ownership and maintenance of the sewer system on the site.

Wennlund asked if there would be dock doors serving the buildings. Beck stated that he believes that the overhead doors indicated on the elevation are for vehicles to enter and not to be used as dock doors. He indicated that the buildings will be used for contractor condos.

Bryce Johnson, J+M Civil Design, explained that the rendering of the buildings has been updated to show that there will be no overhead doors in the buildings proposed for the first stage of the project. She indicated that the applicant plans to construct two buildings during the first phase on the southern portion of the lot, adding that in the future if utility coverage issues can be resolved he will construct additional buildings which will have truck docks.

On motion by Peters, seconded by Stoltenberg, that the final plat of Interstate 74 Technology Park Sixth Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Peters, seconded by Kappeler, that the site development plan for Lot 4, Interstate 74 Technology Park Fifth Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat/Site Development Plan

8. Case 17-078; Tunberg's Third Addition (replat), submitted by Veritas Development, LC.
9. Case 17-079; Proposed Lot 1, Tunberg's Third Addition, submitted by Russell Construction/Mark Snyder.

Beck reviewed the staff reports.

Kappeler asked if the proposed building includes a drive-up window on the west side. Mark Snyder, representing the applicant, confirmed this. He explained that the one-way drive-up lane begins at approximately the north elevation of the building. Kappeler asked if the drive-up traffic would be from north to south. Snyder confirmed this. Wennlund asked how many vehicles could be queued before encroaching into the thoroughfare area. Snyder stated that currently there is stacking space for 3 cars alongside the building, adding that there could be as many as 5 if the user's kitchen area is located on the south side of the building.

Bert asked if there would be a clear delineation between the vet clinic and the one-way and if the chain across the ColoHub entrance would be removed to enable access. Snyder stated that the chain is being removed, adding that the city requires access from Devils Glen Road and Middle Road for fire truck and emergency vehicle access. He indicated that a separation has not been discussed but that the developer would be open to it. Kappeler commented that she feels that a strong separation between the parking area and driveway is necessary. She stated that there does not appear to be room to add any landscaping.

Wennlund asked if the queuing area for the proposed restaurant would interfere with the vehicles waiting in line at Whitey's. He commented that during the busiest times for Whitey's the cars are stacked out to the entrance to Arby's. He expressed concern that the two queues would conflict with one another. Snyder stated that the stacking space could be changed so that it has a 90 degree turn and runs parallel to the building similar to that at Arby's. He indicated that this type of reconfiguration would keep the Whitey's exit more clear.

Wennlund asked if there are any existing or proposed cross access easements for the adjacent properties. Snyder confirmed that the cross easement document was recorded in 1998.

Bert asked if a motorist entering from Devils Glen Road would have to circle the building on the south to reach the drive-up window. Snyder confirmed this. Bert commented that it is likely that many people would simply cut through the veterinary clinic parking lot to reach the drive-up. Snyder explained that the address would be placed on the signage directing customers to enter from Middle Road, adding that there is no way to prevent

people from entering from Devils Glen Road and using the adjacent property. He indicated that the intent is for the majority of customers to enter from Middle Road much like motorists visiting Whitey's do.

Peters asked how large the building would be. Snyder stated that it would be 14,250 square feet in size.

Stoltenberg asked if consideration had been given to placing the drive-up window on the other end of the building. Snyder stated that the possibility had been considered but that a future tenant has already requested the east end cap in order to prevent late afternoon sun from glaring in the windows.

Peters commented that it appears as though there is a grease trap on the east end of the building. Snyder confirmed this, adding that the owner has a letter of intent from a developer interested in locating a Granite City style restaurant in the space.

Kappeler asked if there would be outdoor seating at the proposed restaurant. Snyder stated that there is no indication so far that there would be outdoor seating, adding that there may be an enclosed 3-season room used for seating.

Kappeler asked for clarification of the location of the purification pond. Beck demonstrated that it would be located on the east side of the building. Kappeler asked how the pond would work. Fries stated that while there is not much detail on the plan other than the location, he believes that the developer will install a bio-retention swale that will consist of 30 inches of rock and some perforated pipe. He asked if the roof drains would tie into the pond. Snyder confirmed this. Kappeler asked if the purpose of the pond is to slow down the flow rate of the water from the roof. Snyder explained that it is meant to clean the water. Connors added that this is a part of the city's new storm water ordinance.

Wennlund asked if only the water from the roof would be cleaned or if water would also flow from the parking lot. Snyder explained that as the asphalt slopes in that direction part of that water would enter the pond but that its primary function is to clean the water from the roof. Kappeler asked for clarification as to whether part of the pond will take the parking lot water or the pond will take part of the parking lot water. Snyder stated that part of the parking lot water would go into the bioswale.

Wennlund asked if the ColoHub building would become a non-conforming use because much of the existing parking would be eliminated as a result of the construction of the new building. Connors stated that this would not be the case, adding that the developer had originally intended to construct two buildings on the site. He indicated that since there will be only one building on the lot, there are 12 extra parking spaces. Wennlund stated that his concern is not for the parking provided for the new building, but for the elimination of most of the parking spaces for the ColoHub building. Connors stated that the parking spaces that will remain on the west side of the building are more than adequate for their use. Snyder added that there are cross parking easements in force for the entire development.

Rafferty questioned whether there would be enough parking available for all of the businesses on the site. He expressed concern about what might happen if a business other than ColoHub uses that building. Connors stated that he has been very closely involved with ColoHub, adding that the owner has made a significant investment in the building and that is little chance that he would sell the building and turn it into retail space.

Bert expressed concern about the density of the project given that two restaurants are proposed. Kappeler commented that the area is already being used as a cut through.

Kappeler asked where each tenant's signage would be located, adding that there would not be much visibility for the proposed building. Snyder explained that there are monument signs on both Devils Glen Road and Middle Road that are controlled by the owner of Lot 3. He indicated that no improvements have been made to the current signage but that the developer intends to do so. Kappeler asked if the new signage is included in the site development plan review. Connors stated that a discussion was held with the developer who will be required to use the existing shopping center signs at Middle Road and Devils Glen Road. Snyder explained that the existing signs would be removed and replaced with new multi-tenant monument signs and sized according to city code requirements.

Kappeler asked for clarification of the lighting plan once the parking lot demolition occurs. Snyder explained that parking lot lights would be added to the landscaping strip in the center of the parking area.

Wennlund asked if the site would be fenced during construction. Snyder explained that the area immediately around the proposed building would be fenced and that there would be staging areas to the east.

Wennlund asked if the temporary construction entrance and concrete washout would be open to the traffic on the site during the construction period. Snyder commented that it might make more sense to move the construction entrance and washout to the south and for construction traffic to use Devils Glen Road. He explained that the purpose of the dedicated entrance and washout is to make sure that there is no mud or debris on truck tires as they enter onto municipal streets. Snyder stated that the proposed construction duration is from December to June.

Snyder commented that there would be 7 tenants in an approximately 14,000 square foot building which equates to a 7.3 per 1,000 square feet parking ratio which is code-compliant. He indicated that it is possible that there may be fewer than 7 tenants.

Bert stated that even if customers use the preferred entrance to the site from Middle Road, there are times when Whitey's is so busy that there are vehicles parked behind the store waiting for their ice cream to be delivered to them. He asked if there have been any discussions with regard to how this potential traffic flow problem may be addressed. Bert expressed concern about the possibility that pedestrians may have to interact with

vehicular traffic given the configuration of the new development. Snyder explained that the distance from the island to the Whitey's patio is over 35 feet, adding that a typical 2-way drive lane is only 24 feet wide. He commented that he does not believe that the developer should have to solve a problem that occurs on another property owner's lot. Snyder stated that Whitey's customers would be allowed to park in the spaces created by the construction of the new building while they are waiting for their ice cream. He commented that if the restaurant on the west end of the new building uses a 90 degree configuration for stacking that could be created with a bumpout or island to keep the stacking away from the diagonal property line.

Wennlund asked if the tenant on the west end of the building has been identified and if there are any estimates as to proposed volume of traffic or hours of operation. Snyder stated that the tenant has not been identified.

Rafferty expressed concern about the safety of motorists entering the site from Middle Road who may not realize that vehicles are exiting the new parking area. He asked if the developer has considered moving the center parking lot island to the east and eliminating some parking spaces. He commented that moving the island further from the travel portion of the access driveway would increase the distance from Whitey's as well. Snyder stated that he would be in favor of that solution especially since 12 more spaces are provided than are required.

Peters asked if the building could be shifted to the east. Snyder explained that at one time the developer had considered siting the building so it faced Devils Glen Road. He indicated that the utilities that will be extended to the project are in the easement originating from Devils Glen Road. He stated that because of the cost of extending utilities the extra distance required if the building was to be located on the east side of the lot, it had been determined not to be feasible. Snyder stated that eliminating spaces from the center parking area should reduce the possibility of cross traffic between businesses.

Ormsby commented that it seems as though the safest way to access the site would be to use Devils Glen Road as the main entrance.

A brief discussion was held regarding whether there are enough concerns with the project that the case should be deferred.

Teri Sandeman, 2775 Devils Glen Road, explained that to enter her business motorists enter from Devils Glen Road and then turn into her property. She indicated that there is also a frontage road that runs along the west side of her lot and the Whitey's lot. She stated that Whitey's customers cut through her property as well. Sandeman stated that there are parking spaces in front of her husband's clinic and that puppies, children, and elderly and disabled people use the lot which can be very busy. She indicates that she and her husband have tried to reconfigure their parking spaces to encourage drivers to use the access easement but have been largely unsuccessful. Sandeman stated that she is not allowed to cut off access to the frontage road because it is an easement. She indicated that

Whitey's is so busy sometimes that their customers use the vet clinic parking, adding that she receives no benefit from it.

Sandeman stated that the new building is proposed to be located 20 feet from the greenspace located near her lot line and which is used to walk animals. She commented that she believes that there is not enough space between the proposed drive-up lane and the greenspace. She indicated that visitors to the new building who use Devils Glen Road to enter will likely not travel around the building on the south and around but will rather use her lot for access because it is easier. Sandeman stated that she would prefer that the access to her lot from the Devils Glen Road side be closed. Sandeman stated that she believes that the proposed building is too large for the space and that it is likely that customers will use her parking lot because the spaces are closer. She stated that the building does not fit the aesthetics of the area and will be too close to the ColoHub building. She commented that she believes that the proposed construction will increase traffic congestion in the area. She suggested that the building could be moved further east.

Wennlund asked if there is an existing access easement and agreement from the vet clinic property to Whitey's or if people just use it. Sandeman stated that people just use it. Wennlund asked if the property could be cut off to prevent people from using it to access Whitey's. Sandeman expressed concern about the disruptions caused by construction, what she perceives as an infringement on her property, and a possible reduction in property values.

Wennlund asked for clarification of the size of the proposed lot. Beck stated that it is approximately 70,000 square feet.

Scott Sandeman, 2775 Devils Glen Road, indicated that he believes that a fence on his property line would directly impact Whitey's in a negative manner. He indicated that the Whitey's drive-up lane is very close to his property.

Larry Burkholder, 3410 Halcyon Drive, stated that he believes that the building is too large, does not have good traffic flow, and that not enough parking is provided. He questioned how large the delivery trucks visiting the site would be.

Chris Townsend, engineer representing the applicant, stated that he had staked out the building and parking to ensure that semi-truck drivers would have complete access throughout the site.

Rafferty suggested that the case be deferred until some of the concerns that have been expressed are addressed. Wennlund concurred.

Sandeman stated that she had only received a 24 hour notice of the public hearing. Wennlund asked when notifications were made. Fuhrman stated that the notice was mailed on the Friday before the meeting. Wennlund commented that oftentimes meetings between the neighbors and developers have resulted in an improved plan.

Wennlund asked if a deferral would be acceptable. Snyder confirmed this, adding that it makes sense to reconfigure the plan.

On motion by Rafferty, seconded by Kappeler, that the final plat of Tunberg's Third Addition be deferred to the next regularly scheduled meeting.

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Kappeler, that the site development plan for proposed Lot 1, Tunberg's Third Addition be deferred to the next regularly scheduled meeting.

ALL AYES

Motion carried.

Site Development Plan

10. Case 17-063; 3665 Devils Glen Road, submitted by Kevin Koellner.

Beck reviewed the staff report.

On motion by Kappeler, seconded by Stoltenberg, that the site development plan for 3665 Devils Glen Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

11. Case 17-077; 3470 Middle Road, submitted by Hy-Vee, Inc./Jeff Stein.

Beck reviewed the staff report.

Bert stated that he would abstain from discussion and voting regarding Case 17-077.

Rafferty asked if the paving would be expanded such that it would be closer to the sidewalks. Beck stated that the pavement configuration would be similar to what currently exists.

Rafferty asked if there would be a drive-up window. Connors confirmed this. Rafferty commented that it appears as though the propane station and ice machine are located in

the direct path of the drive-up and questioned whether those customers would block the driving lane.

Rafferty stated that there are double-sided pump stations indicated on the site plan and questioned how many are at the gas station across the street. He commented that it is already difficult to navigate the Devils Glen Road exit/entrance and parking area directly adjacent to the shops in the strip mall.

Wennlund commented that oftentimes he has to drive several aisles back in order to get in the queue to exit onto Devils Glen Road. He stated that the proposed convenience store and gas pumps will not improve the traffic flow on the site.

Ormsby commented that there is a Starbuck's located inside the Hy-Vee store and asked if the proposed coffee shop would also be a Starbuck's.

Kappeler commented that one advantage to the design is the length of the queue available for the drive-up window. She indicated that those vehicles waiting in the queue would not be in the flow of traffic. Ormsby stated that those cars would still be adding to the movement at the corner.

Stoltenberg asked if any consideration had been given to closing the center access point on Middle Road which would force the traffic to the entrance by Bettendorf Office Products. He questioned whether Hy-Vee would still be allowed to set up the garden center on the parking lot in the spring. Connors stated that the garden center will no longer operate at this store. He explained that a gas station was a part of the original site plan for the new store, adding that the original location was slightly to the north. He added that a special use permit was granted to allow the gas pumps on the site. He indicated that the site plan is compliant with regard to required parking.

Rafferty asked if any kind of traffic study information is available as to proposed volume versus existing and the impact on the Devils Glen Road and Middle Road intersection. He suggested that some professionals should study the proposed plan and give their input with regard to traffic patterns and counts. Connors explained that a traffic study was commissioned at the time of the consideration of the original site plan for the new grocery store. He added that Devils Glen Road was widened and a dual right-left turn lane was installed as a result of that study. He indicated that since the original design of the site included both a gas station and the existing Governor's restaurant, he had been determined that the proposed use would be appropriate. Connors stated that the restaurant will no longer be located on the property. Rafferty stated that he does not believe that the gas station indicated on the original site plan was as large as the proposed one or is unsure as to whether a convenience store was to be included. Kappeler added that a coffee shop was not a part of the original project. Rafferty commented that now that the Commission has the benefit of practical knowledge of how the traffic flows on the site, they may not have approved a site plan that included a gas station when it was originally submitted. He indicated that there is not necessarily space for the required traffic patterns

that will result from the proposed convenience store and gas pumps just because Governor's is being demolished.

Kappeler asked if any consideration has been given to making the entrance from Middle Road a right-in/right-out only. Connors stated that he has had discussions with the Public Works Director regarding possible solutions to improve that area. He explained that when Middle Road was resurfaced last year, a turn lane was installed at AAA Court but that there was not much that could be accomplished at the entrance to the Hy-Vee development.

Rafferty reiterated that he would like an expert to review the internal traffic flow for the proposed development. Kappeler commented that recent and proposed developments at this intersection will only add more traffic volume and possibly exacerbate problems at an already difficult intersection. She added that her main problem is with the access from Middle Road, not Devils Glen Road.

Kappeler asked if the existing bus transfer station on the site would be relocated. Connors stated that he has had discussions with the property owner regarding that bus stop.

Stoltenberg commented that the appropriate time to close the Middle Road access would be as a part of this project if the decision is made to do so. He stated that if the traffic could be moved further west on Middle Road toward Bettendorf Office Products, it would alleviate a lot of the congestion problems at that location. Wennlund commented that if that entrance were closed, the additional traffic would be forced nearer the pinch point behind the strip mall on the site which would cause further congestion. Stoltenberg stated that with some slight changes to the configuration of the lots, he believes the problem could be solved. Connors stated that there would likely be some legal issues involved with the city's forcing the closing an existing entrance.

Kacie Bonjour, Hy-Vee Real Estate Director, stated that because Hy-Vee has a license agreement with Starbuck's, the proposed coffee drive-through would require their approval before a different franchise could be added to the convenience store. She indicated that the propane exchange area and ice chest could be moved so as not to interfere with drive-through traffic. Bonjour explained that typically new stores have 4 sets of stacked pumps and that if single pumps are installed there usually are 6 of them.

Bonjour explained that currently Hy-Vee customers use the Shell station across Devils Glen Road to redeem their fuel saver rewards. She indicated that having a gas station on site should help alleviate some of the traffic problems. She indicated that many of the customers will be coming from the grocery store parking lot.

Janene Murphy, 3892 Deertrail Road, stated that she just found out about the proposed gas station and that she is devastated. She indicated that there are already two gas stations at that intersection and she does not need or want a third. She stated that in her opinion it will be ugly. Murphy stated that she is very upset that Governor's is closing as it is the only real restaurant in the area. She stated that she does not understand why the owner would invest so much money in the façade of the restaurant and signage and

decide 16 months later to move. Wennlund commented that he believes that the restaurant will be relocated in Bettendorf. Murphy stated that she wants to be able to walk to it.

*At this time, Ormsby left.

Burkholder reiterated Murphy's opposition to another gas station being located at that intersection. He stated that it is likely that a new Hy-Vee gas station will force other smaller stations out of business. He indicated that like the Clark station downtown, those stations will sit empty for a decade and will become a blight on the community. He suggested widening the driveway behind the strip mall to improve traffic flow or expanding Governor's instead of building a gas station. Burkholder stated that the city should adopt an ordinance restricting like numbers of businesses in a specified area. Wennlund explained that capitalism and free trade principles would preclude the city from doing so.

Bonjour stated that the convenience store building shown is larger than has been built in the past because they plan to include meals to go options for people who just want to pick up a few things. She indicated that many of those customers would not need to visit the grocery store. She stated that a high traffic intersection is good for this type of business.

Max Kramer, co-owner of Ann's Hallmark in the strip mall, explained that he and his wife formerly owned a store in the Duck Creek Plaza development and have experienced firsthand the difficulties caused by a traffic pattern that is unworkable. He stated that he would be opposed to any reduction in available parking for his business caused by the proposed coffee shop. He indicated that he has not necessarily had any problems with lack of parking related to Governor's because his store is oftentimes closed during their busiest hours. Kramer expressed concern about the height of the proposed building and its proximity to his business. He indicated that there does not appear to be any space to install landscaping to buffer the building.

Rafferty asked how large the proposed building is in relation to Governor's. Wennlund stated that the convenience store would be 5600 square feet and that Governor's is approximately 3000 square feet. Kappeler commented that in addition to the building there would be pump awnings.

Rafferty suggested deferring the request until more information regarding the traffic patterns is available. Connors commented that city staff is not qualified to do a traffic study such as has been suggested. Rafferty stated that Hy-Vee should be able to provide data with regard to traffic volume, hours during which most of it would be generated, from where it would be generated, and how the internal traffic patterns would work.

Wennlund asked if the store would be open 24 hours per day. Bonjour confirmed this.

Jeff Stein, engineer representing the applicant, explained that the trips generated by Governor's will be removed from the volume of traffic visiting the site. He indicated that it is possible that there could be a net reduction in trips because trips to C-stores are typically generated by traffic already on the streets. He indicated that many of the C-store trips are generated by customers already on the site visiting other businesses in the area. He stated that a restaurant is more likely to generate new trips because it is more of a destination.

Rafferty stated that one of his greatest concerns is the safety of motorists and pedestrians inside the site. He indicated that from experience he believes that the project will generate additional traffic inside the site. He questioned how that additional traffic will impact the safety of the site. He indicated that if no one can provide the information that would reassure him of the safety of the development, he would be unable to support the request as it appears to be too dense.

Wennlund commented that while he would agree that a C-store would not generate unique trips, the exception to that may be if a Starbuck's is included. Kappeler stated that customers of a restaurant are typically there for a much longer period of time than those who are visiting a convenience store. She commented that the turnover will much higher if a C-store is located there as opposed to a restaurant.

Wennlund concurred with Rafferty regarding the need for data related to the average daily traffic count and from where it originated. He stated that many of the inherent problems in the development cannot be solved by a reconfigured site plan because they occur at other locations on the overall site.

Stein stated that the proposed site plan increases the stacking space at the Devils Glen Road exit as compared to the current movement. He explained that traffic studies are generally meant to be global, adding that he does not know how to provide the information requested about internal traffic movements around the islands.

Peters commented that the current parking lot configuration is cumbersome, adding that she believes that the proposed parking lot spaces are more streamlined. She indicated that she is not opposed to the proposed plan.

Burkholder suggested reconfiguring the exit to include dedicated left and right turn lanes. Wennlund concurred, adding that if feasible the entrance could be shifted approximately 10 feet to the south to incorporate an extra lane so that there would be a striped exit lane, a right-turn lane, and a left-turn lane. Stein stated that there should be no reason why that extra lane could not be added.

Kappeler suggested implementing a similar configuration at the Middle Road exit to possibly discourage motorists from turning left.

On motion by Rafferty, seconded by Stoltenberg, that the site development plan for 3470 Middle Road be deferred to the next regularly scheduled meeting.

Kappeler commented that if the applicant prefers, the Commission could vote on the request. She explained that if the Commission makes a negative recommendation, a supermajority of City Council members would then be required to override their decision and approve the request. Stein requested that the case be deferred so that they have an opportunity to revise the site plan.

ROLL CALL ON MOTION

AYE: Kappeler, Peters, Rafferty, Stoltenberg, Wennlund
NAY: Rafferty
ABSTAIN: Bert

Motion carried.

12. Case 17-081; 3235 Ridge Pointe, submitted by Atomic Coffee Bar/Peter Schillaci.

Beck reviewed the staff report.

Peters stated that she would abstain from discussion and voting regarding Case 17-081.

Kappeler commented that the aerial photo shows vehicles parked on the street. Connors stated that while street parking is currently allowed, there have been problems caused by customers and employees of the dental office parking on the street. He indicated that he has had discussions with the police chief with regard to possibly allowing parking only on one side of the street.

Kappeler commented that based on her experience with the Atomic Coffee shop on Brady Street, she does not believe that there is sufficient stacking space to address the demand given the proximity to two high schools. She commented that the anticipated demand and the seeming lack of adequate queuing area could potentially cause problems if motorists are allowed to park on the street. Chris Slavens, 3265 Ridge Pointe, stated that there is now parking allowed on only one side of the street.

She asked if there is a walk-up window or if there would only be drive-up customers. Michael Johnson, representing the applicant, explained that on the south side of the building there is an ADA-compliant sidewalk leading to a walk-up window.

Kappeler asked if there would be outdoor seating on the west side. Johnson confirmed this.

Bert asked if there are only going to be the 6 parking spots indicated on the site plan. He questioned whether the number of spaces provided is adequate given that there is a walk-up window and that employee parking must be included.

Peter Schillaci, the applicant, explained that the parking spaces are to be for staff parking only. He stated that by having no customer parking, he hopes to discourage people from parking and using the walk-up window. He indicated that the close proximity of the local high schools to the proposed location was taken into consideration when choosing the proposed site. He stated that customers who are using the nearby bike path may use the walk-up window and outdoor seating.

Bert asked if the parking spaces would be posted to indicate that they are for employees only. Schillaci confirmed this. Bert asked for confirmation that there would be no customer parking. Schillaci explained that there would be no reason for customers to park and use the walk-up window.

Kappeler asked how the applicant plans to prevent customers from stacking into the street as they do at the Brady Street location if there are only 5 stacking spaces for each window. She reiterated that she does not believe that the stacking space provided is adequate. Schillaci stated that the stacking problems occurred at a time when there was only one Atomic Coffee location, adding that Brady Street has since been marked with 'No stopping No standing' signs with the stacking occurring in the parking lot. Schillaci indicated that since the addition of another store that problem has been lessened, adding that less than 300 cars visit the site on an average day. He stated that usually there are 3-4 cars stacked at any given time. He explained that while that number may increase during peak times, the proposed configuration is optimal for this type of use.

Kappeler expressed concern about the proximity of the coffee shop to Belmont Road and its possible negative impact on other businesses in the area.

Schillaci stated that he worked very closely with Connors to design the layout of the site, adding that he feels that the length of the lot is ideal for this type of business and allows for double windows and maximum stacking space.

Wennlund questioned whether it would be feasible to move the northern access slightly to the east so that the resultant longer bend in the driveway could accommodate one additional car. Schillaci stated that he believes that the driveway could be moved to the east to possibly create some additional stacking space.

Wennlund asked if the site would be code-compliant even though no parking spaces are provided. Connors explained that when a business has no indoor service area no parking is required to be provided.

Bert expressed concern that customers may park on the street and use the walk-up window if the business is very busy and they perceive that the queuing line is too long. Schillaci commented that at the Brady Street location they technically serve only oversized

vehicles at the walk-up window because customers in the queue perceive that those walk-up customers are cutting in line. He indicated that at times those customers have been turned away and encouraged to wait in the drive-up queue. Schillaci stated oftentimes ambulances, fire trucks, and delivery vehicles which can't fit under the awning park in the lot and walk up to the window.

Gloria Mesick, 3210 Belmont Place, expressed concern about the traffic that will be generated by the coffee bar in the morning. She indicated that when she leaves in the morning, she is unable to turn right onto Belmont Road because of the large volume of traffic going to the high school. She questioned whether the proposed structure would fit aesthetically into the neighborhood.

Wennlund asked if the proposed use is permitted in the zoning district. Connors confirmed this. Wennlund asked if a special use permit would be required for the drive-up window. Connors explained that the City Council held the public hearing and first reading of the ordinance adopting the new zoning ordinance. He indicated that in the new ordinance, the requirement for a special use permit for drive-up windows was eliminated and that review would become a part of the site development plan process. Connors stated that in discussions with Curran, they determined that because adoption of the new ordinance is inevitable it seemed counterproductive to require the applicant to apply for a special use permit.

Mesick asked if there would be a fence or additional landscaping buffer. Kappeler commented that the landscape plan shows that quite a few trees have been added.

Slavens explained that the location of her day care center was chosen specifically because of the low volume of traffic, adding that it accommodates approximately 150 children and 75-100 families. She indicated that typically the busiest times for a coffee bar are also the most busy for her business. She stated that if there is overflow parking on Ridge Pointe, it could negatively affect her clients. Slavens stated that she does anticipate any issues during the day, but indicated that during pick-up in the evening there may also be a problem.

Wennlund asked what the proposed hours of operation for the coffee shop would be. Schillaci stated that the Brady Street location is open from 5 am to 9 pm on weekdays and from 6 am to 8 pm on weekends.

Sam Slavens, 3265 Ridge Pointe, expressed concern that any stacking on Ridge Pointe would prevent their clients from entering their lot. He indicated that if the stacking issue could be resolved, he would not necessarily be opposed to the request.

Mike Doyle, 3205 Ridge Pointe, stated that his dental office was designed to have a residential look. He indicated that his wife also practices from this location and that the busy times for his office are the same as would be for the proposed coffee shop in the morning. Doyle stated that given the volume of traffic in the afternoons when school is dismissed, he does not believe that it would be possible to turn right onto Ridge Pointe

from Belmont Road. He stated that an article in the April 4 Quad-City Times described the safety issues at the Brady Street location when cars would stack out onto the highway. He stated that he expects that vehicles will be stacked out onto Belmont Road. Doyle stated that this would be inconvenient for his patients.

Connors asked if the cars that are typically parked along Belmont Road belong to his patients. Doyle stated that those cars belong to the patients of Dr. Richards who also practices from his building. He added that there is no parking allowed on one side of the street now.

Stoltenberg expressed concern about the volume of traffic that already exists and the addition of high school students visiting the coffee shop to that volume. He indicated that he is not supportive of adding more traffic to an already congested area.

On motion by Rafferty, seconded by Bert, that the site development plan for 3235 Ridge Pointe be recommended for approval subject to staff recommendations.

Kappeler commented that perhaps signage could be added to prohibit blocking of the intersection would be helpful. Connors stated that typically signage is added in reaction to a problem that occurs.

Bert stated that the owner has a right to locate his business in the proposed location given that it is a permitted use in that district and meets the city's criteria for approval. He added that if the coffee bar had been first to locate in the area, the discussion would be regarding whether a day care should be allowed to locate there because of the similarity in the nature of busy times for the businesses. Bert indicated that he believes that it would be appropriate to recommend approval of the request. He stated that the customers of the coffee bar, day care center, and dental office must be responsible citizens when driving their cars by obeying traffic laws and watching for pedestrians.

Stoltenberg reiterated that even though the proposed site plan meets the city's requirements, he cannot recommend approval given the safety concerns that were expressed. He suggested that perhaps a better location for the business would be along Belmont Road between Devils Glen Road and Middle Road.

Rafferty stated that he does not believe that the stacking space provided is sufficient based on his experience with other coffee shops.

ROLL CALL ON MOTION

AYE:	Bert
NAY:	Kappeler, Peters, Rafferty, Stoltenberg, Wennlund
ABSTAIN:	Peters

Motion failed.

Other

13. Commission Update.

Connors stated that the City Council followed the recommendation of the Commission regarding the cases from the August meeting.

There being no further business, the meeting adjourned at approximately 8:15 p.m.

These minutes approved _____

Gregory W. Beck
Community Development Director



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-084

Subdivision Name: Lewis First Addition - Rezoning

Applicant: Tammy D. Lewis

Current Zoning Classification: R-1, Single-Family Residence District and A-2, Rural Residence District

Proposed Zoning Classification: A-2, Rural Residence District

Current Land Use Designation: Traditional Residential

Background Information and Facts

Tammy D. Lewis has submitted the rezoning of Lewis First Addition located southwest of the intersection of Field Sike Drive and Marynoel Avenue (see Aerial Photo, Attachment A). The existing house has been split off on a 49,000 plus square foot lot and retains the rest of what was Creek View Second Addition (see Replat, Attachments B). The zoning plat shows the breakdown of the two rezoning proposals (see Rezoning Plat, Attachment C).

Land Use

The land use designation is Traditional Residential. The site is zoned R-1, Single-family Residence District and A-2, Rural Residence District. Single-family housing is permitted in both districts. The petitioner would like to keep the A-2, Rural Residence District designation for the residence to retain the right to use the septic system.

Utilities

Utilities already extend to the site. Water connections come from Field Sike Drive, and sanitary sewer is located near Crow Creek. The owner will have the responsibility to make utility connections as required by the County Board of Health.

Thoroughfare Plan/Pedestrian Access

Access to the parcel is from Field Sike Drive which joins Devils Glen Road. Barcelona Drive also connects to Field Sike Drive, which permits access to 53rd Avenue. A recreational trail easement will parallel Crow Creek.

Storm Water Detention

The storm water from this location is governed by a City policy contingent on future lot development and impervious surface. The City Engineer will make any determinations necessary for the conveyance of storm water to collection sites.

Staff Recommendation

Staff recommends that the petitioner's request for the rezoning be approved subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. Further subdivision of lots will require a preliminary plat submittal and final plat submittal for City Council consideration.
3. All fill permits and permission of necessary governing bodies is required before any building permits may be issued for this subdivision.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-085

Subdivision Name: Lewis First Addition - Rezoning

Applicant: Tammy D. Lewis

Current Zoning Classification: R-1, Single-family Residence District and A-2, Rural Residence District

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

Current Land Use Designation: Traditional Residential

Background Information and Facts

Tammy D. Lewis has submitted the rezoning of Lewis First Addition located southwest of the intersection of Field Sike Drive and Marynoel Avenue (see Aerial Photo, Attachment A). The existing house has been split off on a 49,000 plus square foot lot and retains the rest of what was Creek View Second Addition (see Replat, Attachments B). The zoning plat shows the breakdown of the two rezoning proposals (see Rezoning Plat, Attachment C).

Land Use

The land use designation is Traditional Residential. The site is zoned R-1, Single-family Residence District and A-2, Rural Residence District. Single-family housing is permitted in both districts. The petitioner wants the R-3, Single- and Two-family Residence District designation for the larger portion of the site to be developed as two-family housing.

Utilities

Utilities already extend to the site. Water connections come from Field Sike Drive, and sanitary sewer is located near Crow Creek. The developer will have the responsibility to make utility connections.

Thoroughfare Plan/Pedestrian Access

Access to the parcel is from Field Sike Drive which joins Devils Glen Road. Barcelona Drive also connects to Field Sike Drive, which permits access to 53rd Avenue. A recreational trail easement will parallel Crow Creek.

Storm Water Detention

The storm water from this location is governed by a City policy contingent on future lot development and impervious surface. The City Engineer will make any determinations necessary for the conveyance of storm water to collection sites.

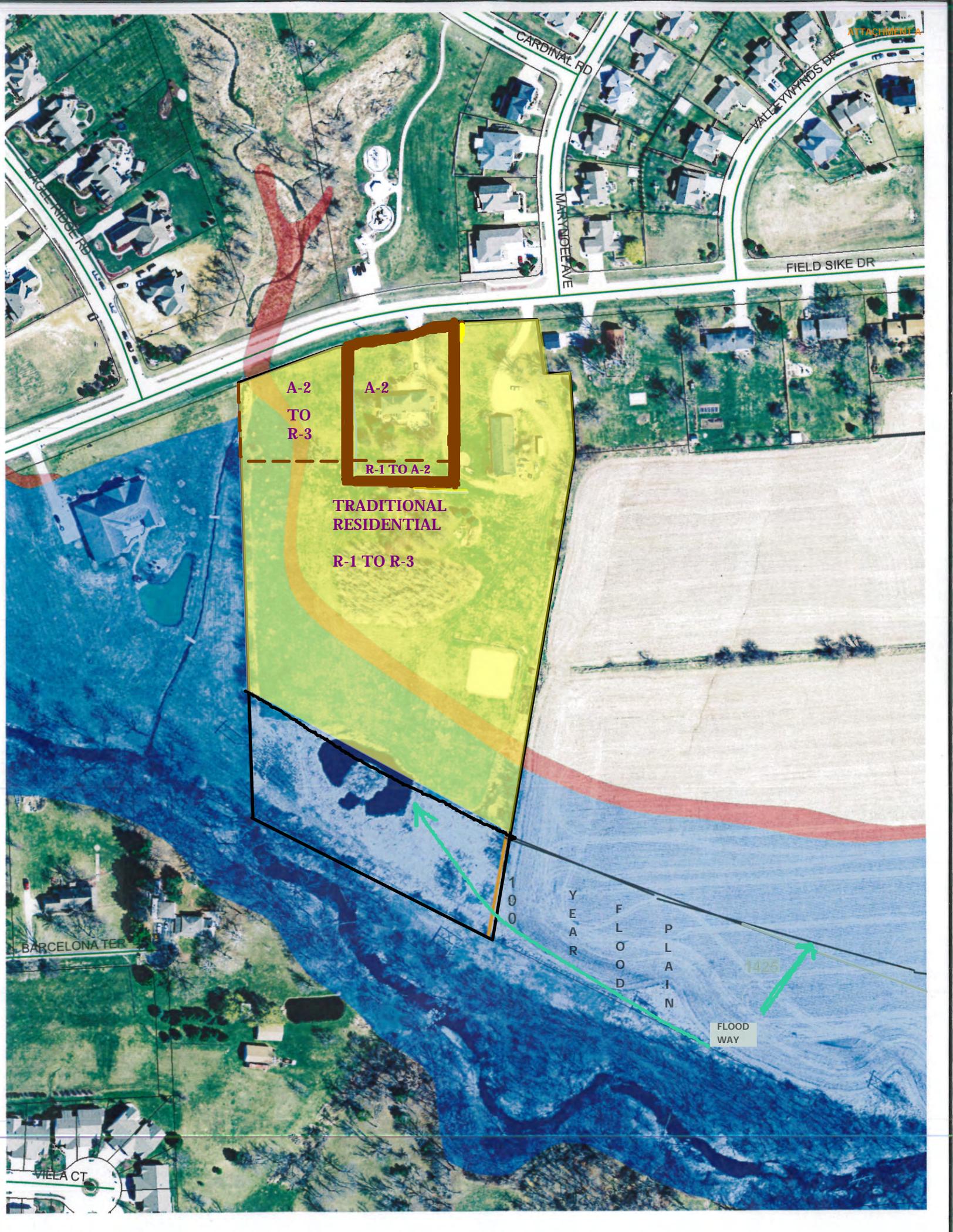
Staff Recommendation

Staff recommends that the petitioner's request for approval of the rezoning be approved subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. Further subdivision of lots will require a preliminary plat submittal and final plat submittal for City Council consideration.
3. All fill permits and permission of necessary governing bodies is required before any building permits may be issued for this subdivision.

Respectfully submitted,

Greg Beck
City Planner



CARDINAL RD

VALLEY WINDS DR

FIELD SIKE DR

MARYGROVE AVE

RIIDGE RIDGE RD

BARCELONA TER

VILLA CT

A-2
TO
R-3

A-2

R-1 TO A-2

TRADITIONAL
RESIDENTIAL

R-1 TO R-3

100

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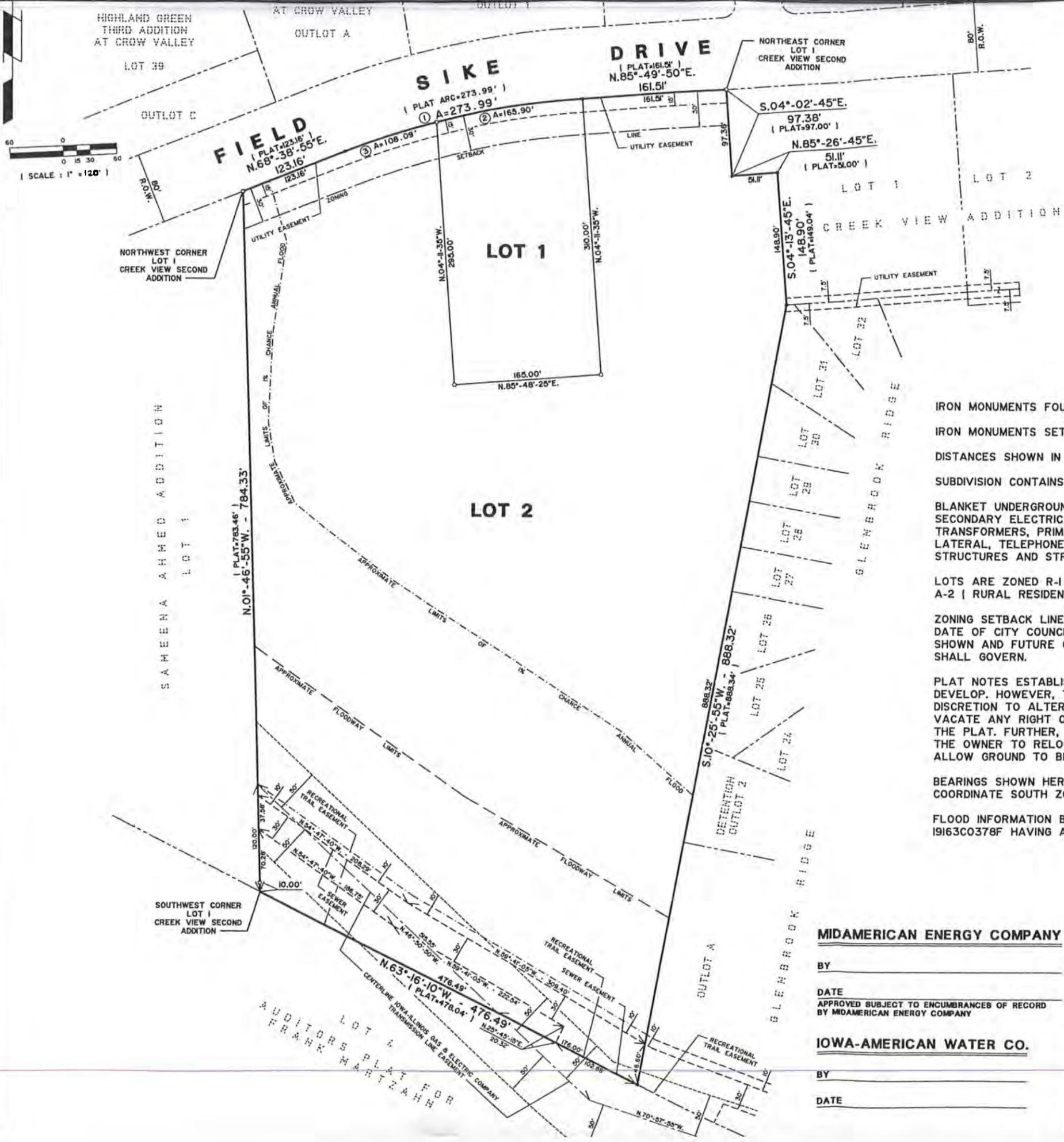
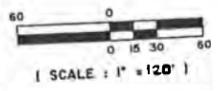
1425

FLOOD
WAY

LEWIS FIRST ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF LOT 1
CREEK VIEW SECOND ADDITION

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	914.93'	17°-09'-30"	273.99'	272.97'	N.77°-13'-40"E.	138.03'
2	914.93'	10°-23'-25"	165.90'	165.68'	N.80°-36'-40"E.	83.18'
3	914.93'	06°-46'-05"	108.09'	108.02'	N.72°-01'-55"E.	54.11'



GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN).
 IRON MONUMENTS SET SHOWN THUS (5/8"φ x 30" IRON PIN).
 DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 SUBDIVISION CONTAINS 12.00 ACRES, MORE OR LESS.
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
 LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT), AND ZONED A-2 (RURAL RESIDENCE DISTRICT).
 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.
 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 EASEMENT 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.
 BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).
 FLOOD INFORMATION BASED ON FLOOD INSURANCE RATE MAP NUMBER 19163C0378F HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2011.

OWNER

MARK D. LEWIS
3013 FIELD SIKE DRIVE
BETTENDORF, IOWA 52722

DEVELOPER

WINDMILLER DESIGN & DEVELOPMENT
P.O. BOX 809
BETTENDORF, IOWA 52722

LOT AREAS

NO.	SQUARE FEET	NO.	ACRES
1	50,325	1	1.16
2	472,100	2	10.84

I hereby certify that this land 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 Land Surveyor under the laws of the State of Iowa.
 Signature: _____
 David L. Meyer, P.E. & L.S., License Number 7222
 Date: _____
 My license renewal date is December 31, 2018
THIS SHEET ONLY
 Pages or sheets covered by this seal: _____



MIDAMERICAN ENERGY COMPANY CENTURYLINK MEDIACOM

BY _____ BY _____ BY _____

DATE _____ DATE _____ DATE _____
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD
 BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO. CITY OF BETTENDORF, IOWA PLAN & ZONE COMMISSION

BY _____ BY _____ BY _____

DATE _____ ATTEST _____ DATE _____
 DATE _____

PREPARED BY

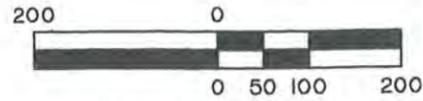
VERBEKE - MEYER
CONSULTING ENGINEERS
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 13

AUDITORS PLAT FOR
FRANK MARTZAHN

REZONING PLAT
LOTS 1 AND 2
LEWIS FIRST ADDITION
BETTENDORF, IOWA

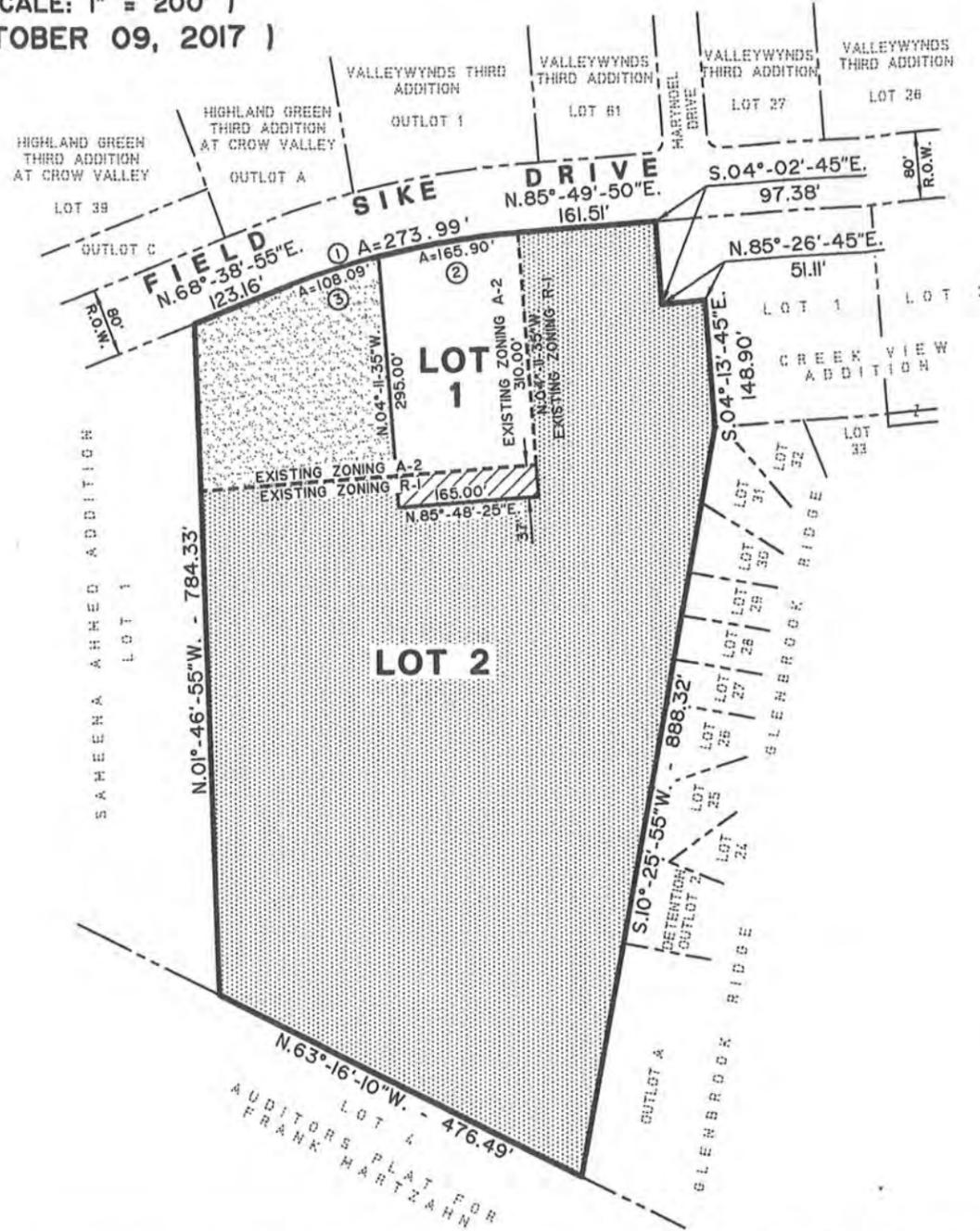
OCT 11 2017

OWNER
MARK D. LEWIS
 3013 FIELD SIKE DRIVE
 BETTENDORF, IOWA 52722



(SCALE: 1" = 200')
 (OCTOBER 09, 2017)

BEARINGS BASED ON THE IOWA STATE PLANE
 COORDINATE SOUTH ZONE, NAD 83 (2011)
 EPOCH 2010.00



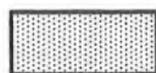
CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	914.93'	17°-09'-30"	273.99'	272.97'	N.77°-13'-40"E.	138.03'
2	914.93'	10°-23'-25"	165.90'	165.68'	N.80°-36'-40"E.	83.18'
3	914.93'	06°-46'-05"	108.09'	108.02'	N.72°-01'-55"E.	54.11'



EXISTING ZONING R-1 (SINGLE-FAMILY RESIDENCE DISTRICT)
 PROPOSED ZONING A-2 (RURAL RESIDENCE DISTRICT) 0.14 ACRES,+



EXISTING ZONING A-2 (RURAL RESIDENCE DISTRICT)
 PROPOSED ZONING R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) 1.19 ACRES,+



EXISTING ZONING R-1 (SINGLE-FAMILY RESIDENCE DISTRICT)
 PROPOSED ZONING R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) 9.65 ACRES,+

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
 4111 EAST 60th STREET
 DAVENPORT, IOWA 52807
 PHONE NUMBER: (563) 359 - 1348

VMCE 17228-REZONING



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-078

Project: Tunberg's Third Addition – Replat

Applicant: Veritas Development, LLC

Current Land Use Designation: Commercial

Background Information and Facts

At the Planning and Zoning Commission meeting on September 20, the final plat of Tunberg's Third Addition was deferred. The plat has since been corrected to reflect needed revisions. Veritas Development, LLC has submitted the final plat of Tunberg's Third Addition (replat of Lot 3, Tunberg's Second Addition) (see Aerial Photo, Site Photo, and Plats - Attachments A, B, C, and D). The applicant would like to build a multi-tenant retail structure on a portion of the parking area in front of the ColoHub building at 2701 Devils Glen Road (see Demolition Plan, Site Development Plan, Closeup Plan - Attachments E, F, and G). The building has been moved further east, the water purification pond has been moved to the northwest part of the site, and the drive-up was moved away from the west boundary. The landscape plan shows existing and proposed trees, all meeting the standards of the Landscape Ordinance (see Landscape Plan, Attachment H). The building units will be single-story and similar in appearance to what is nearby (see Building Representations, Attachment I). Negotiating the site by use of vehicles has been improved by the new building design (see Vehicular Patterns, Attachments J and K).

Land Use

The land use designation for the site is Commercial, and the property is zoned C-3, General Business District. The commercial uses proposed for retail and services are permitted uses in the C-3, General Business District.

Utilities

Utilities are available along Devils Glen Road and Middle Road connecting to the site. Water and storm sewer will come from Devils Glen Road. Sanitary sewer will be extended to Middle Road through Lot 2, Tunberg's Second Addition. Electrical power is currently located along Devils Glen Road. It is the developer's responsibility to provide all utility connections to the site. An easement for storm water conveyance to Lot 2 to the south has been added to the final plat.

Thoroughfare Plan/Access

Access to the site is through two paved easements - one from Middle Road and one from Devils Glen Road. A recreational trail is located along Middle Road and Devils Glen Road.

Storm Water Detention

Storm water detention is not required because the area was preexisting prior to the storm water ordinance implementation. A purification pond requiring storm water to be filtered before being released is required for the site and has been relocated to the northwest corner of the site.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the final plat. Staff would add the following conditions to any approval of the final plat:

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



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-079

Project: Lot 1, Tunberg's Third Addition – Site Development Plan

Applicant: Veritas Development, LLC

Current Land Use Designation: Commercial

Background Information and Facts

At the Planning and Zoning Commission meeting on September 20, the site development plan for Lot 1 of Tunberg's Third Addition was deferred. The site plan has since been corrected to reflect needed revisions. Veritas Development, LLC has resubmitted the final plat of Tunberg's Third Addition (replat of Lot 3, Tunberg's Second Addition) (see Aerial Photo, Site Photo, and Plats - Attachments A, B, C, and D). The applicant would like to build a multi-tenant retail structure on a portion of the parking area in front of the ColoHub building at 2701 Devils Glen Road (see Demolition Plan, Site Development Plan, Closeup Plan - Attachments E, F, and G). The building has been moved further east, the water purification pond has been moved to the northwest part of the site, and the drive-up was moved away from the west boundary. The landscape plan shows existing and proposed trees, all meeting the standards of the Landscape Ordinance (see Landscape Plan, Attachment H). The building units will be single-story and similar in appearance to what is nearby (see Building Representations, Attachment I). Negotiating the site by use of vehicles has been improved by the new building design (see Vehicular Patterns, Attachments J and K).

Land Use

The land use designation for the site is Commercial, and the property is zoned C-3, General Business District. The commercial uses proposed for retail and services are permitted uses in the C-3, General Business District.

Utilities

Utilities are available along Devils Glen Road and Middle Road connecting to the site. Water and storm sewer will come from Devils Glen Road. Sanitary sewer will be extended to Middle Road through Lot 2, Tunberg's Second Addition. Electrical power is currently located along Devils Glen Road. It is the developer's responsibility to provide all utility

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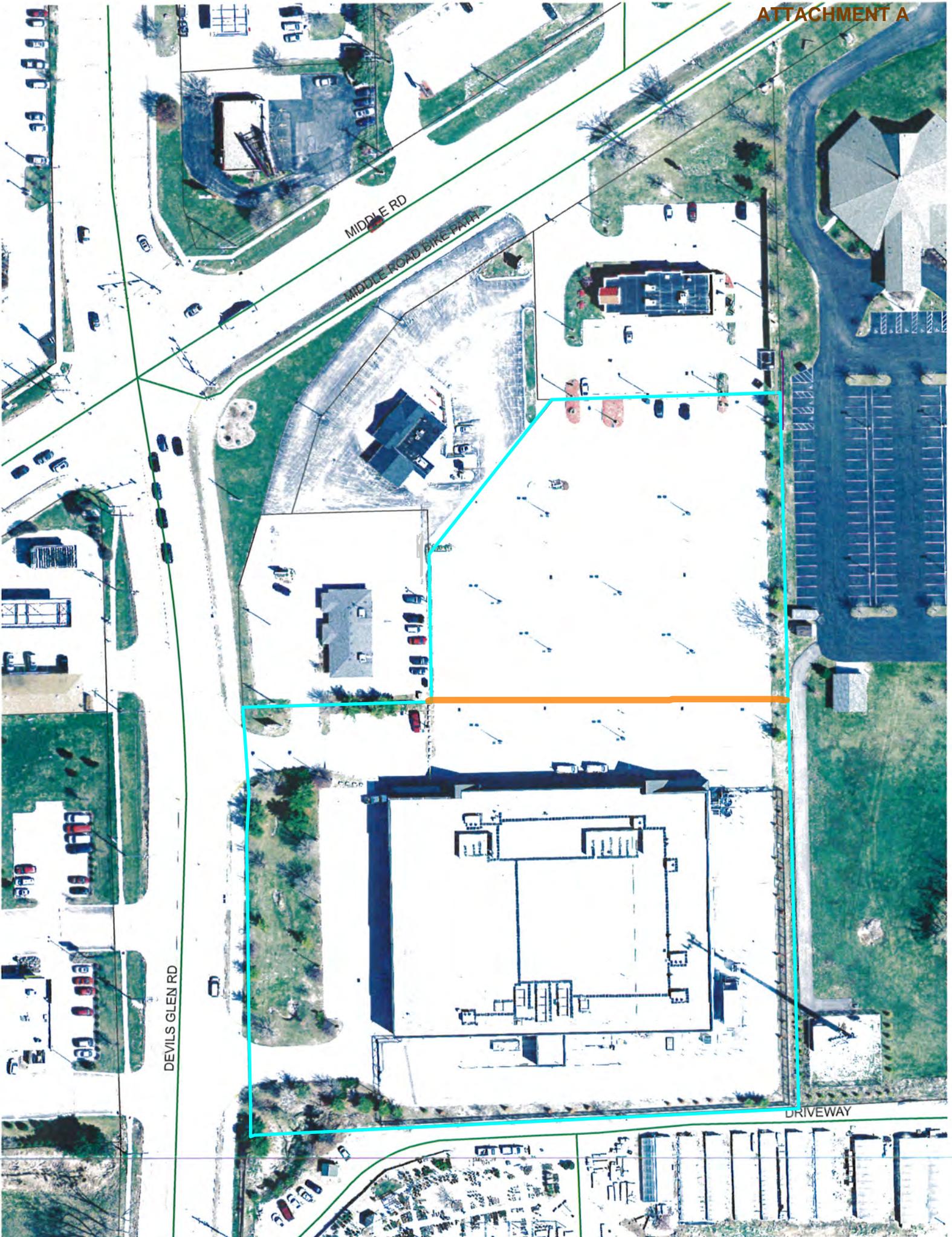
Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the site development plan. Staff would add the following conditions to any approval of the site development plan:

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

Respectfully submitted,

Greg Beck
City Planner



MIDDLE RD

MIDDLE ROAD BIKE PATH

DEVILS GLEN RD

DRIVEWAY

VIEW FROM SOUTHWEST CORNER OF COLOHUB



VIEW LOOKING SOUTH AT THE EXISTING COLOHUB



VIEW FROM SOUTHEAST CORNER

I HEREBY CERTIFY THAT THIS LAND 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
 NAME: **MYRON K. SCHEIBE**
 DATE: _____ LICENSE NO. **8807**
 LICENSE RENEWAL DATE: **12-31-99**
 PAGES OR SHEETS COVERED BY THIS CERTIFICATION: _____

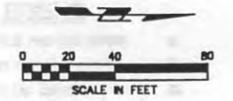
LEGEND

- FOUND IRON MONUMENT AS SHOWN ●
- SET IRON ROD W/ CAP #8807 ○
- SECTION CORNER - FND OUT "X" △
- SET CONC. MONUMENT ▲ (PER CITY OF BETT. CODE)
- (D) AND (M) DEEDED AND MEASURED
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- EASEMENT - - - - -

**FINAL PLAT OF
 TUNBERG'S 2ND ADDITION
 BETTENDORF, IOWA**
 BEING A REPLAT OF TUNBERG'S 1ST ADDITION
 AND BEING A PART OF THE NE 1/4 SECTION 22-78-4E
 OF THE 5TH P.M. IN THE CITY OF BETTENDORF, 800TH CO, IOWA

UTILITY NOTE:

THE LOCATIONS OF UTILITY MARKS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MARKS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING.



NOTES:

1. ACCESS TO DEVIL'S GLEN ROAD TO BE ONLY AT LOCATIONS SHOWN.
2. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV SERVICE TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
3. EXISTING SIDEWALKS ALONG MIDDLE ROAD AND DEVIL'S GLEN TO BE MAINTAINED.
4. CROSS ACCESS EASEMENTS ARE GRANTED FOR COMMON AREAS AND DRIVES ONTO MIDDLE ROAD AND DEVIL'S GLEN ROAD AS WELL AS CROSS-PARKING WITHIN TUNBERG'S 2ND ADDITION.

SUBDIVIDER:

FIRST MUSCATINE PROPERTIES, INC., AN IOWA CORPORATION
 P.O. BOX 3700
 ROCK ISLAND, ILLINOIS 61201
 (309) 786-8497

OWNERS:

FIRST MUSCATINE PROPERTIES, INC., AN IOWA CORPORATION
 P.O. BOX 3700
 ROCK ISLAND, ILLINOIS 61201
 (309) 786-8497

J & J REAL ESTATE, AN ILLINOIS LIMITED PARTNERSHIP
 2525 41ST STREET
 MOLINE, ILLINOIS 61265
 (309) 762-2175

NORMA C. TUNBERG TRUST AND ROBERT A. TUNBERG, TRUST A
 2525 41ST STREET
 MOLINE, ILLINOIS 61265
 (309) 762-2175

PREPARED BY:



IOWA-AMERICAN WATER CO.

BY: _____
 DATE: _____

MID-AMERICAN ENERGY CO.

BY: _____
 DATE: _____
 APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY MID-AMERICAN ENERGY

TCL CABLE

BY: _____
 DATE: _____

U.S. WEST COMMUNICATIONS

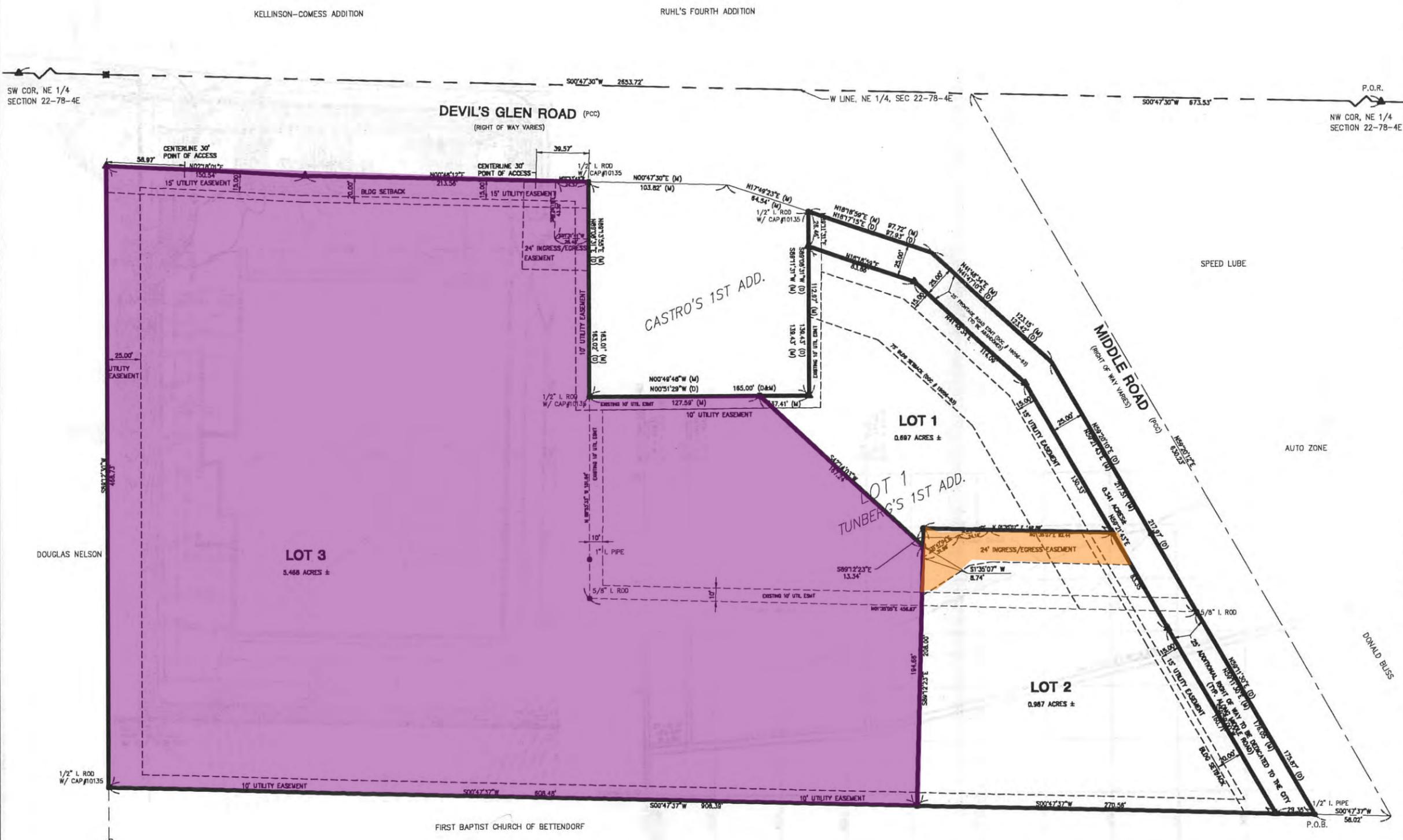
BY: _____
 DATE: _____

CITY OF BETTENDORF, IOWA

BY: _____
 ATTEST: _____
 DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
 DATE: _____



I:\PROJECTS\397254-0\wp\VP-8201\DWG | Scale = 1:1 | Date: 04/22/1998 | Time: 06:56 |

TUNBERG'S THIRD ADDITION

BEING A REPLAT OF LOT 3 OF TUNBERG'S 2ND ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY IOWA.

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:

MIDAMERICAN ENERGY APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C. DATE:

PLAT INFORMATION

- Owner:**
Geneseo Communications Inc.
P.O. Box 330
Geneseo, Illinois 61254
- Engineer:**
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:**
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:**
Jen Belby
4600 E. 53rd Street
Davenport, Iowa
(563) 459-4652

NOTES:

BEARINGS ARE BASED ON STATE PLANE COORDINATES, 1981 IOWA SOUTH 1402.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE SUBJECT PROPERTY IS ZONED C2.; IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" (AREA NOT PRONE TO FLOODING, AS SHOWN ON FEMA FIRM #19163C0386G, DATED JUNE 9, 2015.

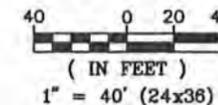
PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF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

ALL EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED WITH TUNBERG'S SECOND ADDITION SHALL APPLY TO TUNBERG'S THIRD ADDITION.

CROSS EASEMENTS ARE GRANTED FOR LOTS IN TUNBERG'S SECOND ADDITION AND THIRD ADDITION TO SHARE COMMON AREA AND DRIVES FOR ACCESS ONTO MIDDLE ROAD AND DEVILS GLEN ROAD, FOR PARKING, INTERNAL ACCESS AND INTERNAL TRAFFIC CIRCULATION IN AND BETWEEN THE SUBDIVISIONS.

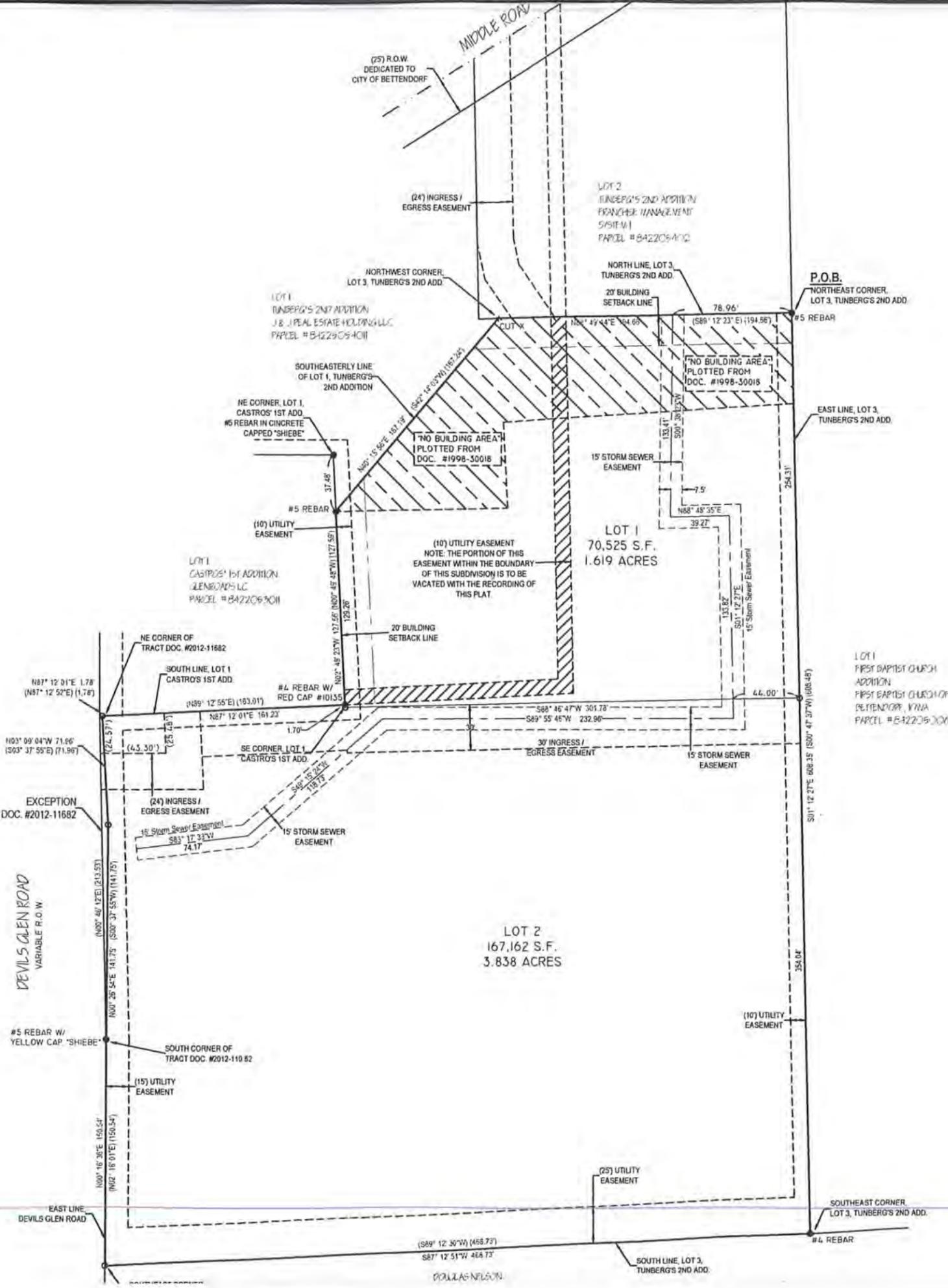


GRAPHIC SCALE



LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND AS NOTED = ●
- MONUMENTS SET = ○
- #5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = ————
- ROAD CENTER LINE = ————
- EASEMENT LINE = - - - - -
- SETBACK LINE = - - - - -
- SECTION LINE = - - - - -



LICENSED LAND SURVEYOR

MICHAEL D. RICHMOND

Iowa License Number: 20503

I hereby certify that this land surveying document was prepared by the individual surveyor named herein or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

MICHAEL D. RICHMOND Date: _____

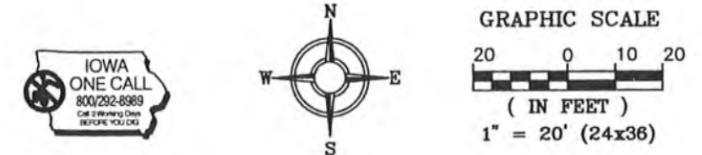
Iowa License Number: 20503

My license renewal date is December 31, 2017.

Russell Construction Company

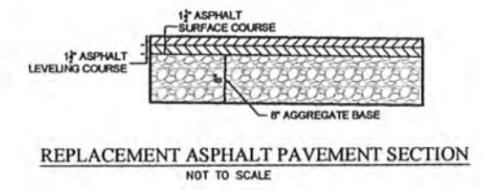
Commercial Building

3520 Middle Road
Bettendorf, Iowa 52722

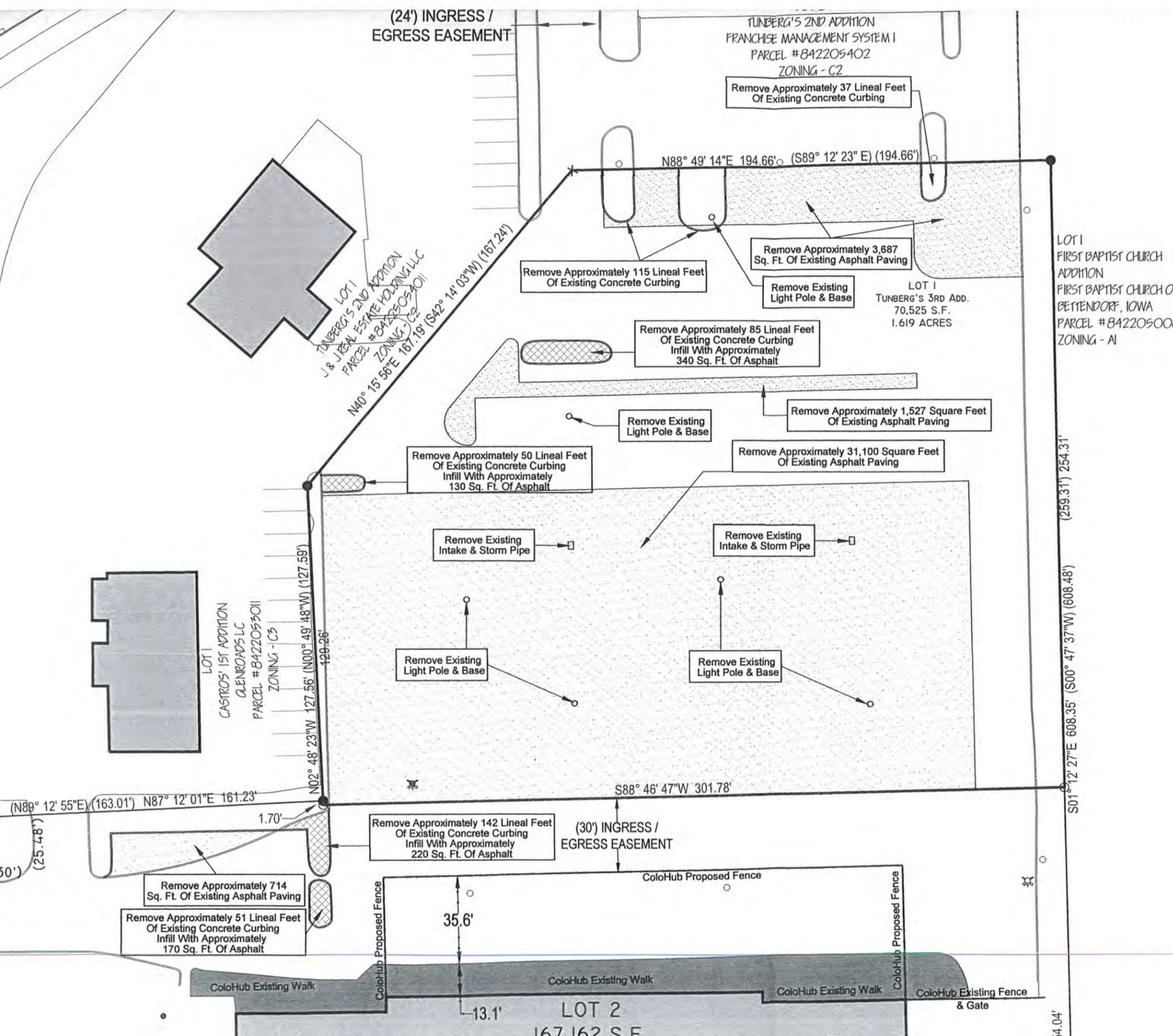


GENERAL NOTES

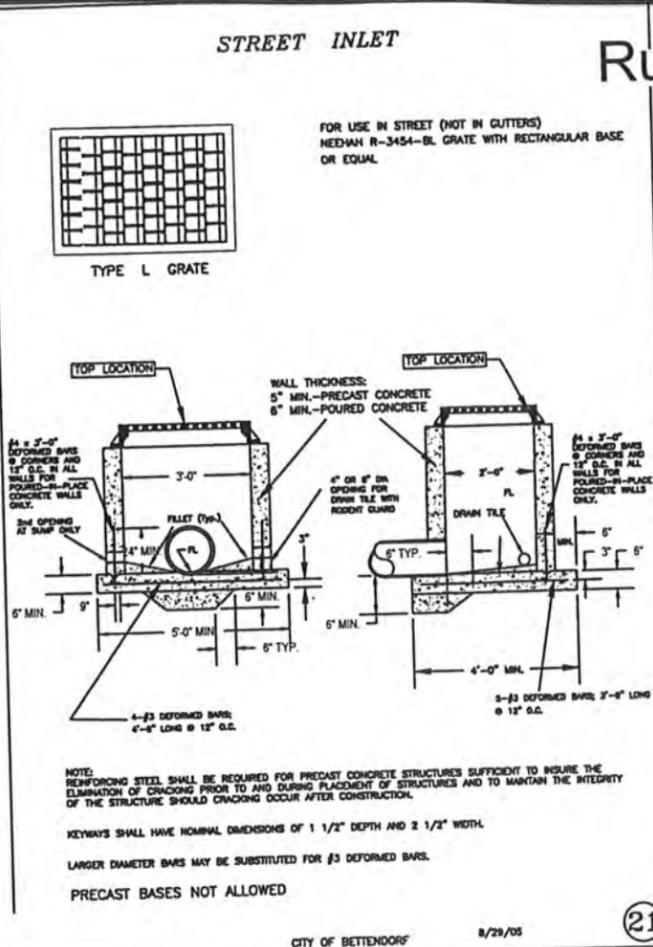
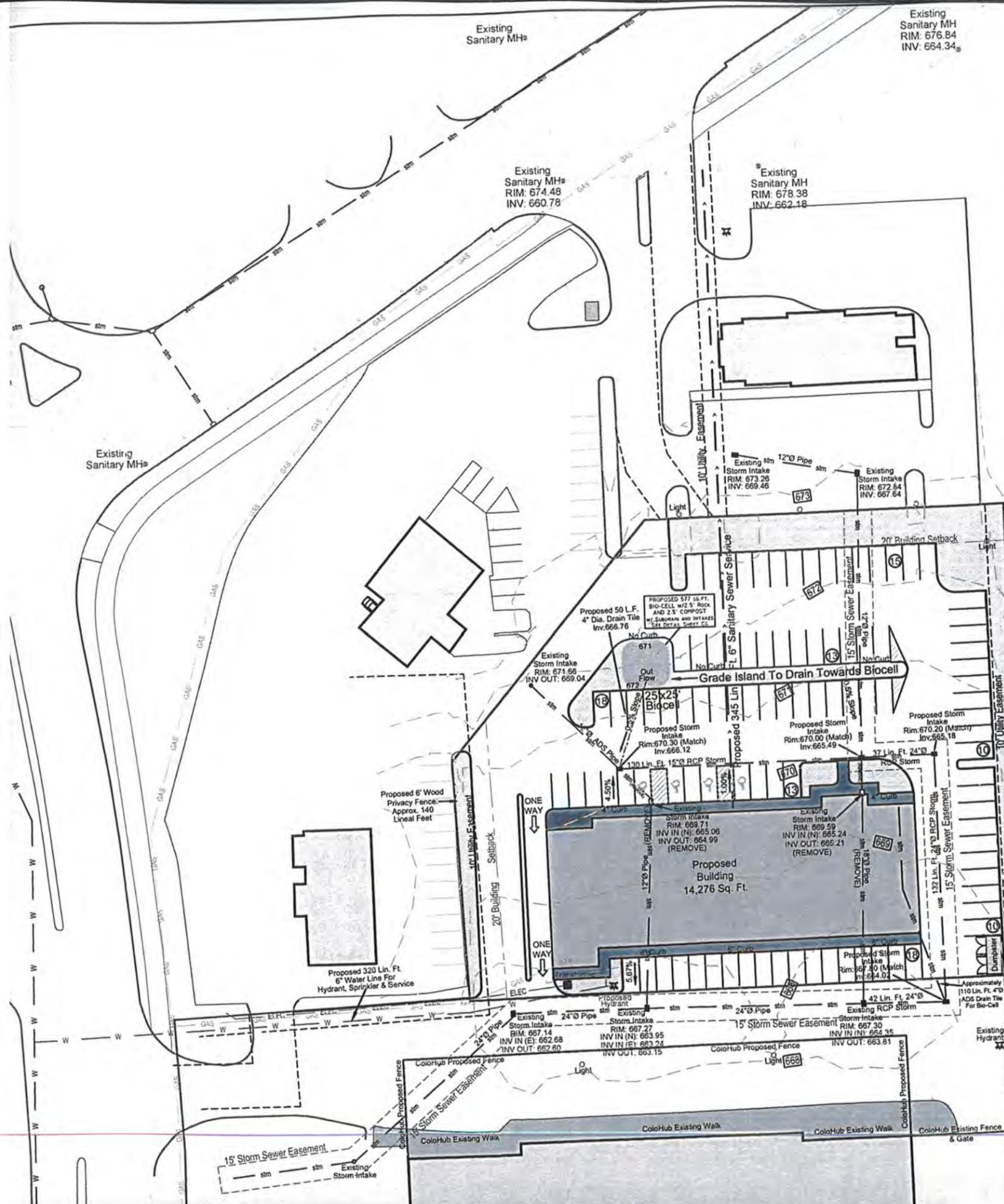
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



SEP 12 2017

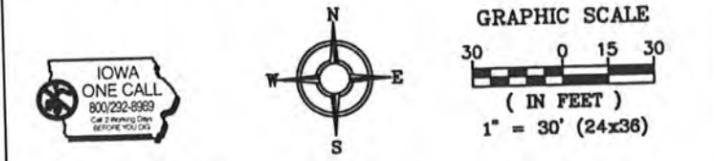


LEGEND:			
---	EASEMENT	⊗	EXISTING GAS VALVE
---	SETBACK LINE	○	EXISTING WATER VALVE
---	CENTERLINE	○	EXISTING UTILITY POLE
---	PROPERTY BOUNDARY	☆	EXISTING LIGHT POLE
---	EXISTING FENCE	⊗	EXISTING TREE
---	EXISTING SANITARY	⊗	EXISTING BUSH
---	PROPOSED SANITARY	⊗	EXISTING MANHOLE
---	EXISTING STORM SEWER	⊗	EXISTING FIRE HYDRANT
---	PROPOSED STORM SEWER	⊗	FOUND PROPERTY PIN
---	EXISTING WATER	⊗	EXISTING CONTOUR LINE
---	PROPOSED WATER	⊗	PROPOSED CONTOUR LINE
---	EXISTING GAS LINE	⊗	SPOT ELEVATION TOP OF CURB
---		⊗	SPOT ELEVATION PL. @ OUTTER
		⊗	SPOT ELEVATION SIDEWALK
		⊗	FINISHED FLOOR ELEVATION



Russell Construction Company

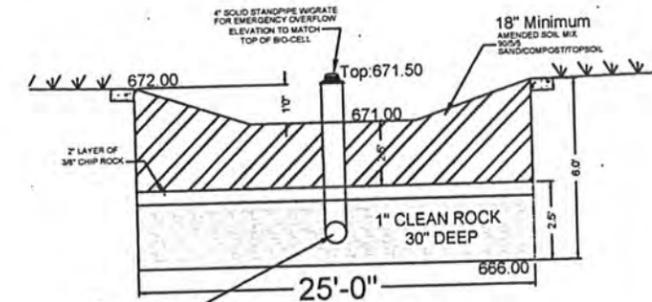
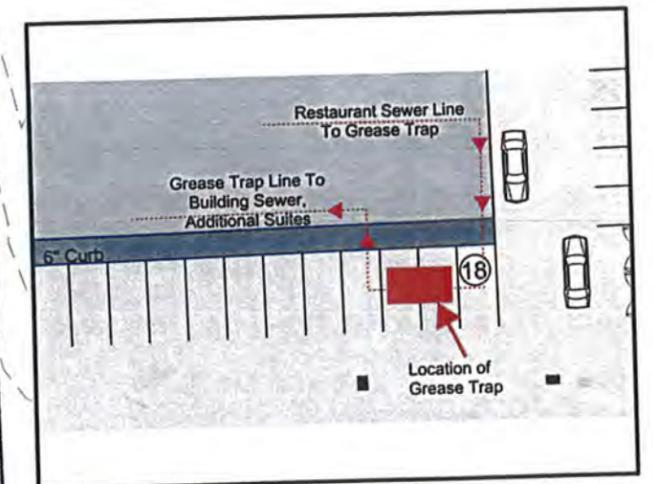
Commercial Building
3520 Middle Road
Bettendorf, Iowa 52722



GENERAL NOTES

- 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.

All sanitary sewer, storm sewer, water service and paving shall be completed in conformance with the current standards and specifications of the City of Bettendorf, Iowa



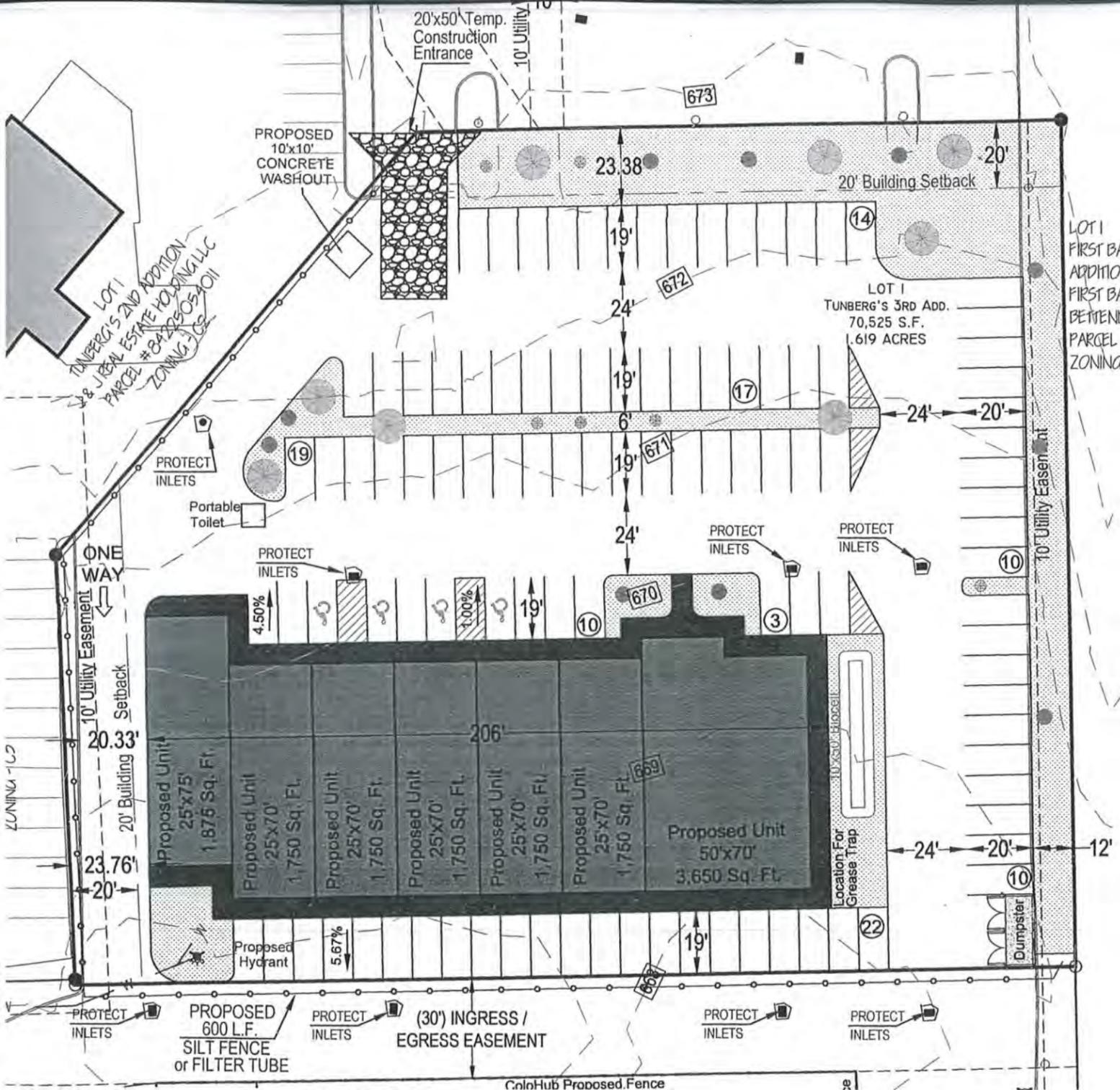
UTILITY CONTACTS

MidAmerican Energy-Gas 2811 5th Avenue Rock Island, IL 61201 (309) 793-3707	Iowa American Water Company 5201 Grand Avenue Davenport, IA 52807 (563) 468-9222
--	---

MediaCom-Cable
3900 26th Avenue
Moline, IL 61265
(309) 743-4750

LEGEND:

--- EASEMENT	⊗ EXISTING GAS VALVE	--- EXISTING CONTOUR LINE
--- SETBACK LINE	⊗ EXISTING WATER VALVE	--- PROPOSED CONTOUR LINE
--- CENTERLINE	⊗ EXISTING UTILITY POLE	⊙ SPOT ELEVATION TOP OF CURB
--- PROPERTY BOUNDARY	⊗ EXISTING LIGHT POLE	⊙ SPOT ELEVATION FL @ GUTTER
--- EXISTING FENCE	⊗ EXISTING TREE	⊙ SPOT ELEVATION SIDEWALK
--- EXISTING SANITARY	⊗ EXISTING BUSH	⊙ FRESHED FLOOR ELEVATION
--- PROPOSED SANITARY	⊗ EXISTING MANHOLE	
--- EXISTING STORM SEWER	⊗ EXISTING FIRE HYDRANT	
--- PROPOSED STORM SEWER	⊗ FOUND PROPERTY PIN	
--- EXISTING WATER	⊗ CONTROL POINT	
--- PROPOSED WATER		
--- EXISTING GAS LINE		
--- EXISTING ELECTRIC		

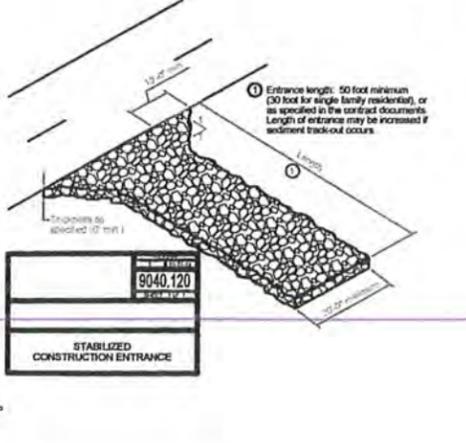
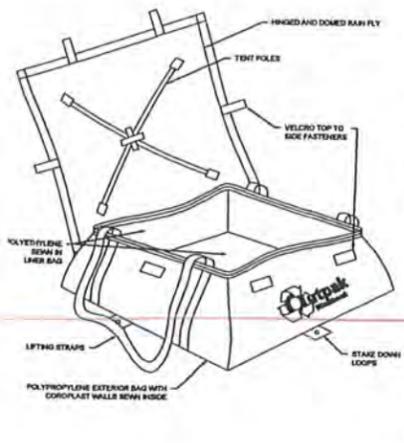


CONCRETE WASHOUT NOTES:

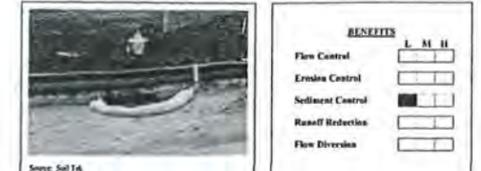
1. THE CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREAMS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

ADDITIONAL CONCRETE WASHOUT NOTES:

1. WORK SHALL CONSIST OF FURNISHING AND INSTALLING AN OUTPAK ALL-WEATHER WASHOUT IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMITY WITH THE PLANS.
2. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, WASHOUT SETUP AND REMOVAL AND DISPOSAL OF WASHOUT.
3. CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO START OF WORK, THAT THE WASHOUT MEETS THE REQUIREMENTS OF THIS SPECIFICATION.
4. THE WASHOUT LOCATION IS AS SHOWN ON THE PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DRAWINGS OR EROSION & SEDIMENT CONTROL PLAN DRAWING.
5. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE SIZE, TYPE, AND QUANTITIES HAVE BEEN RECEIVED.
6. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE REINCORPORATED INTO THE WORK.
7. THE WASHOUT SHALL BE LOCATED AWAY FROM STORM DRAINS, DITCHES, OR OTHER STORMWATER CONVEYANCES AS MUCH AS PRACTICAL. DEPLOYMENT AREA SHOULD BE CLEAR OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT AS MUCH AS PRACTICAL. DEPLOYMENT AREA SHOULD BE CLEAR OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT AS MUCH AS PRACTICAL.
8. STAKE DOWN WASHOUT AS NECESSARY. CHECK WASHOUT UNIT FOR LEAKS ENSURING WASH WATER IS NOT LEAKING OUT OF UNIT. DO NOT MOVE THE WASHOUT WHEN MET. IF THE WASHOUT IS MOVED, NOTE THE NEW LOCATION IN THE SWPPP DOCUMENTS AND NOTIFY THE ENGINEER OF RECORD.
9. THE WASHOUT MAY BE USED FOR MILL TON WASHOUT PURPOSES AND COMPATIBLE IN ACCORDANCE WITH THE SWPPP DOCUMENTS AND NOTIFY THE ENGINEER OF RECORD.



Inlet Protection



Description: Inlet protection devices consist of a variety of manufactured sediment barriers and products, which are used to filter runoff before it enters the storm sewer system.

Typical Uses: Inlet protection is considered the last line of protection against releasing sediment into the stormwater system or a water body. Inlet protection should be considered around all stormwater inlets and culverts that accept runoff from disturbed areas.

Advantages:

- Provide one last opportunity to remove suspended particles from stormwater runoff.
- Areas requiring protection are easy to identify during both planning and construction.

Limitations:

- Available practices are not effective at removing fine particles.
- May be used improperly as the sole method of erosion and sediment control.
- Require high level of maintenance.
- Limited to treating runoff from areas of 1 acre or less.

Longevity: Varies by product; until sediment accumulates and clean out is required.

SUDAS Specifications: Refer to Section 9040, 2.18 and 3.24

Filter Socks



Description: A filter sock is a tubular mesh sock filled with a specified "filter material" that normally is a blend of composted materials or similar organic products, used to slow flow velocity, capture and degrade chemical pollutants, and trap sediment. They are most effective when designed to provide comprehensive water and sediment control throughout a construction site and if used in conjunction with other erosion control practices.

Typical Uses: Perimeter control, inlet protection, slope length reduction, flow diversion for small drainage areas, environmentally sensitive areas such as wetlands and waterways, at the edge of gravel parking lots, and general areas under construction.

Advantages:

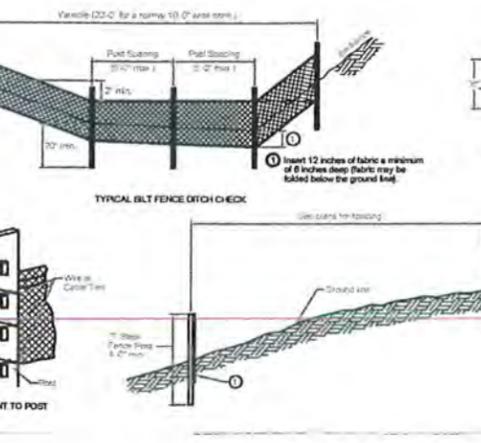
- Less likely to obstruct wildlife movements and migration than other practices.
- Does not always need to be removed, thereby eliminating removal and disposal costs.
- Can be installed year-round in difficult soil conditions such as frozen or wet ground, on hard compacted soils, near pavements, and in wooded areas, as long as stakes can be driven.
- Relatively low cost.

Limitations:

- Not suitable for areas of concentrated water flow, low points of concentrated runoff or below culvert outlet aprons.
- Availability of suitable sock filtering materials and equipment may be limited.
- Equipment operators may drive over socks, damaging the product.
- Often used improperly as the sole method of sediment control.
- Uneven ground may cause leakage under socks.

Longevity: Until sediment accumulates to one-half the height of the sock.

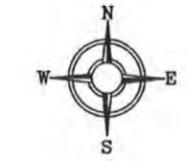
SUDAS Specifications: Refer to Section 9040, 2.04 and 3.07



Russell Construction Compa

Commercial Building

3520 Middle Road
Bettendorf, Iowa 52722

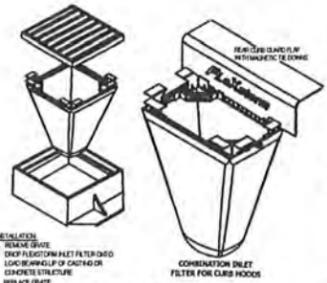


EROSION CONTROL NOTES:

1. THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF BETTENDORF AND THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITIONS.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
3. THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
4. PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
5. ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
7. STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWER OR WATERWAYS. STOCK PILES SHALL BE PROTECTED WITH TEMPORARY SEEDING WITHIN 14 DAYS IF NOT SCHEDULED TO BE USED WITHIN 21 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCK PILED.
8. TOTAL AREA DISTURBED DURING GRADING OPERATIONS OF PHASE 1 = ±1.82 ACRES. AN NPDES PERMIT No. 2 WILL BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
9. TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITHIN 7 DAYS AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING WITHIN 14 DAYS. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

TABLE "A" - TEMPORARY SEEDING SPECIES, RATES AND DATES

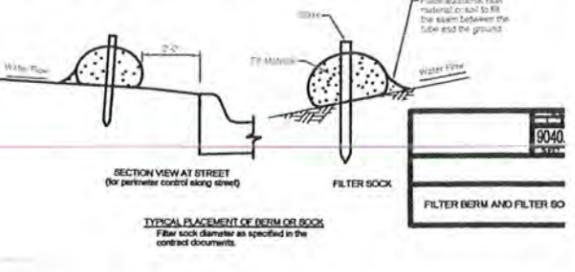
SPECIES	POUNDS PER ACRE	POUNDS PER 1000 S.F.	SEEDING DATES
OATS	90	90	EARLY SPRING - JULY 1
CEREAL RYE	90	90	EARLY SPRING - SEPT. 30
WHEAT	90	90	EARLY SPRING - SEPT. 30
PERENNIAL RYE GRASS	25	25	EARLY SPRING - SEPT. 30
10. PERMANENT SEEDING MIXTURE:			
ALTA FESCUE	50 LBS/ACRE		
PERENNIAL RYE GRASS	30 LBS/ACRE		
CREeping RED FESCUE	20 LBS/ACRE		
OATS, SPRING	48 LBS/ACRE		



OPTIONAL INLET PROTECTION NOT TO SCALE

ADDITIONAL EROSION CONTROL NOTES:

- ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CI PRIOR TO ANY SITE WORK.
- SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MOWED AND SOODED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.
- REFER TO THE SWPPP PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.



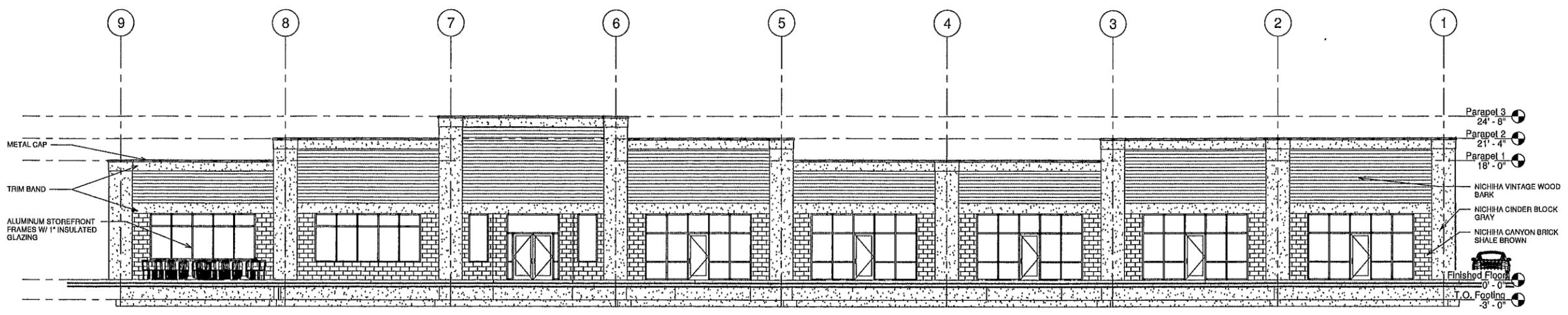
4510 42nd Avenue
 Rock Island, IL 61201
 Phone: 309-785-9824
 Fax: 309-785-9824
 jsg-architects.com

JOSEPH ARCHITECTURAL GROUP, P.C.

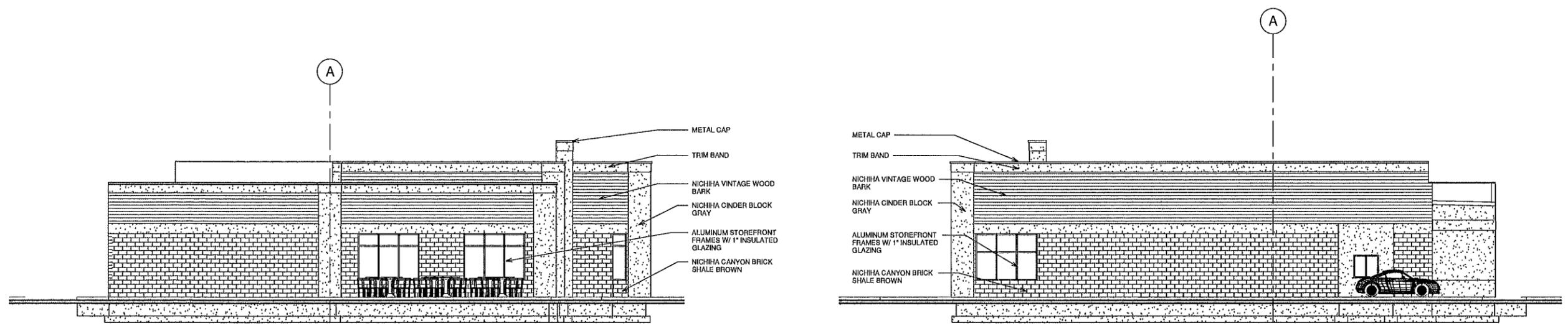
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 USED IN ANY MANNER WITHOUT THE
 WRITTEN CONSENT.

REVISIONS

1	
2	
3	
4	

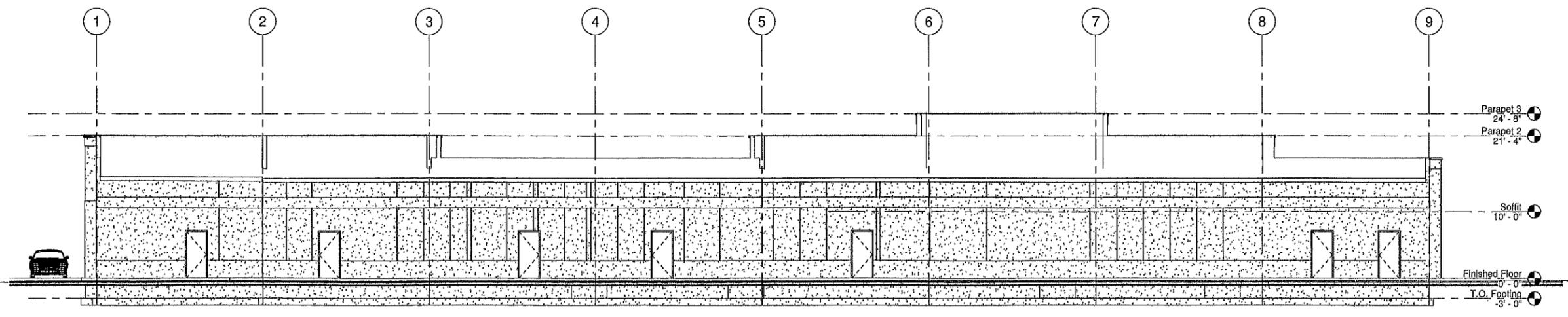


4 North Elevation
 1/8" = 1'-0"



3 East Elevation
 1/8" = 1'-0"

2 West Elevation
 1/8" = 1'-0"



1 South Elevation
 1/8" = 1'-0"

Preliminary Drawings for:
Spartan Square
 Bettendorf, Iowa

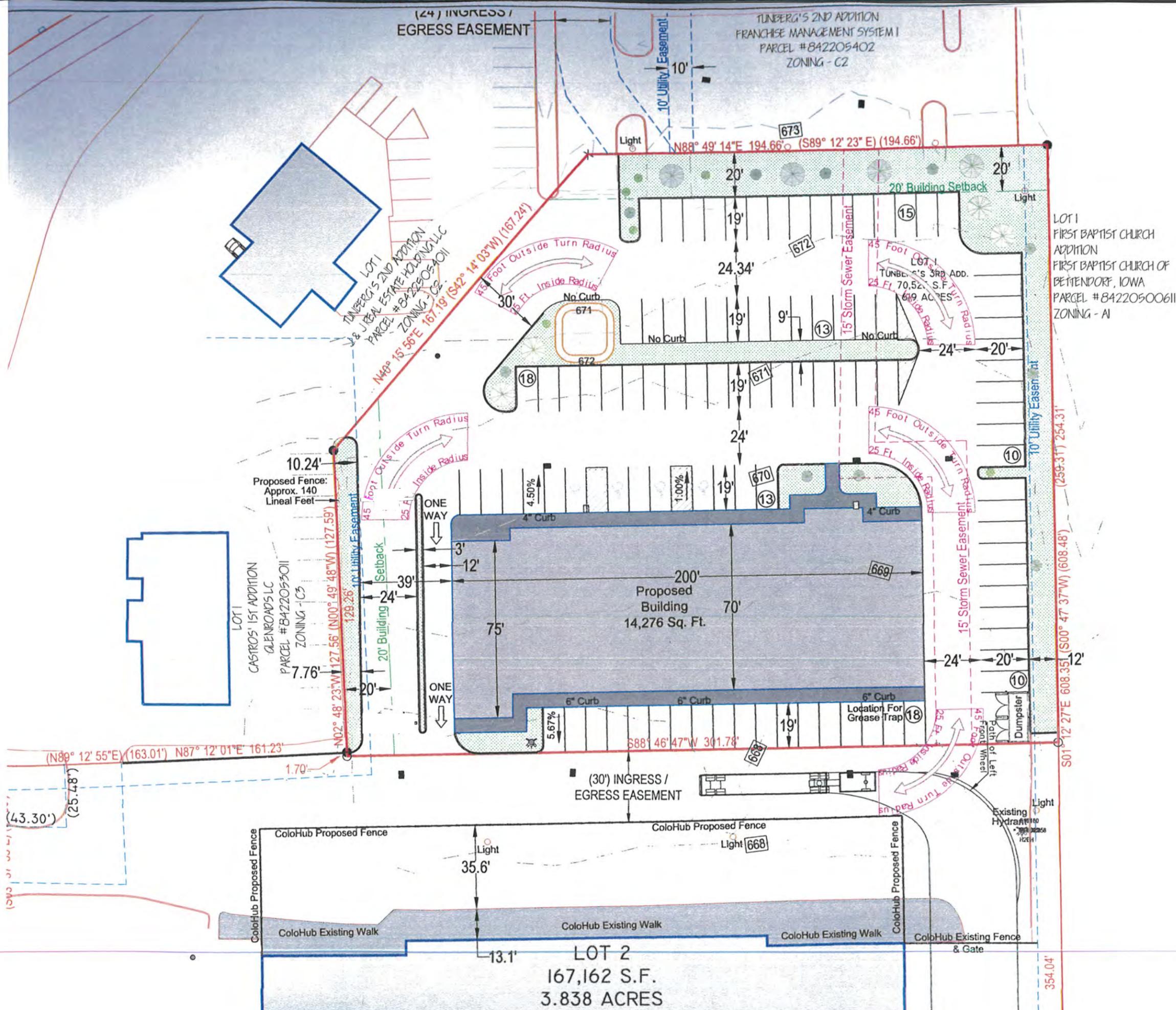
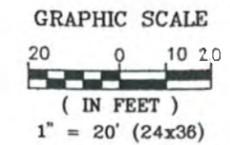
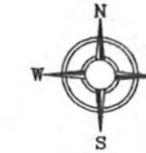
RUSSELL
ARCHITECTS

Elevations

DATE
 13 Sept 2017

A4
 PROJECT NO.
#05417

Russell Construction Company Commercial Building 3520 Middle Road Bettendorf, Iowa 52722



LOT 1
FIRST BAPTIST CHURCH
ADDITION
FIRST BAPTIST CHURCH OF
BETTENDORF, IOWA
PARCEL # 84220500611
ZONING - A1

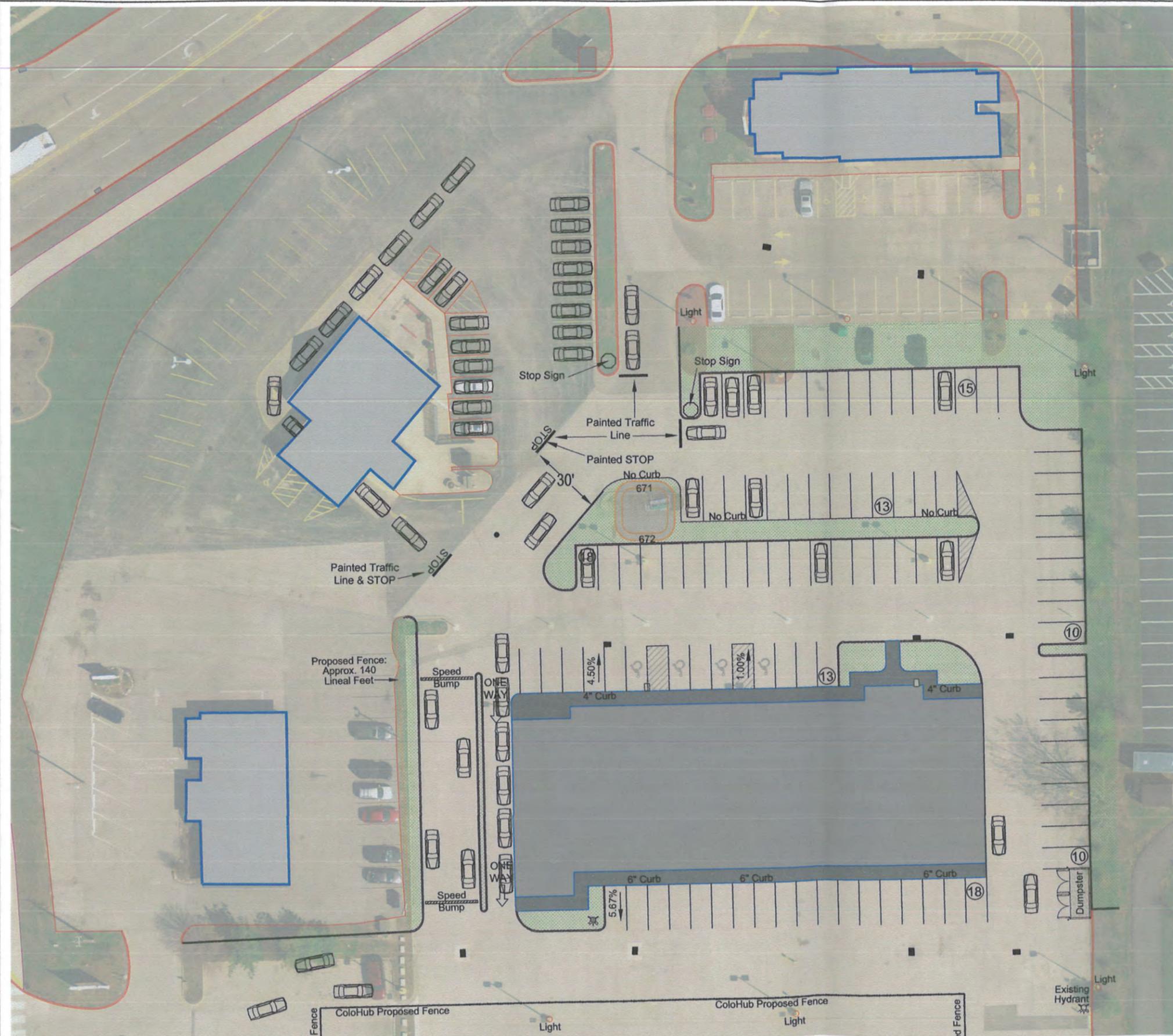
LOT 1
TUNBERG'S 2ND ADDITION
J & J REAL ESTATE HOLDING, LLC
PARCEL # 8422050054011
ZONING - C2

LOT 1
CASTROS' 1ST ADDITION
GLENROAD'S LC
PARCEL # 842205005011
ZONING - C3

LOT 2
167,162 S.F.
3.838 ACRES

TRAFFIC EXHIBIT

Russell Construction Company
Commercial Building
3520 Middle Road
Bettendorf, Iowa 52722



Approximately 14,300 Square Feet
 Of Existing Hard Surface To Be Curbed
 And Treated By The Proposed No. 13

Approximately 14,270 Square Feet
 Of Proposed Road To Be Curbed
 And Treated By A Proposed No. 13



DATE: 8/21/2017
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: CT
 CHECKED BY: CT
 DRAWING LOCATION
 S:\Russell\Spartan Square\Spartan Square Site Plan 2017

REVISIONS:		
NO.	DESCRIPTION	DATE
1.		

Traffic Exhibit
 Commercial Building
 3520 Middle Road
 Bettendorf, Iowa 52722

Russell Construction Company
 4600 E 53rd Street
 Davenport, Iowa
 (563) 459-4600

SHEET NO.
 1 of 1



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-088

Location: Tim Grothus First Addition – Replat

Applicant: Tim Grothus

Current Zoning Classification: C-3, General Business District

Current Land Use Designation: Traditional Residential

Background Information and Facts

Tim Grothus has submitted the final plat of Tim Grothus First Addition (property located at 17th Street south of Grant Street (see Aerial Photo, Attachment A,). The proposed plat splits Lots 5 and 6, Block 11, Bettendorf Improvement Company into two lots (see and Sewer Map, Final Plat and Site Photo, Attachments B, C, and D).

Land Use

The land use designation is Commercial, and the zoning classification is C-3, General Business District. At some point the petitioner may want to rezone the parcel to a different commercial zoning classification to match the surrounding zoning.

Utilities

Connections to the city’s sanitary sewer and storm system are present. Water is available from Grant Street. Multiple utilities are available to the site. Utility connections to the lots being replatted are the responsibility of the developer.

Thoroughfare Plan/Pedestrian Access

The access to Lot 1 is from Grant Street and 17th Street, and Lot 2 is from 17th Street and the alley south.

Storm Water Detention

Storm water detention is grandfathered for both sites.

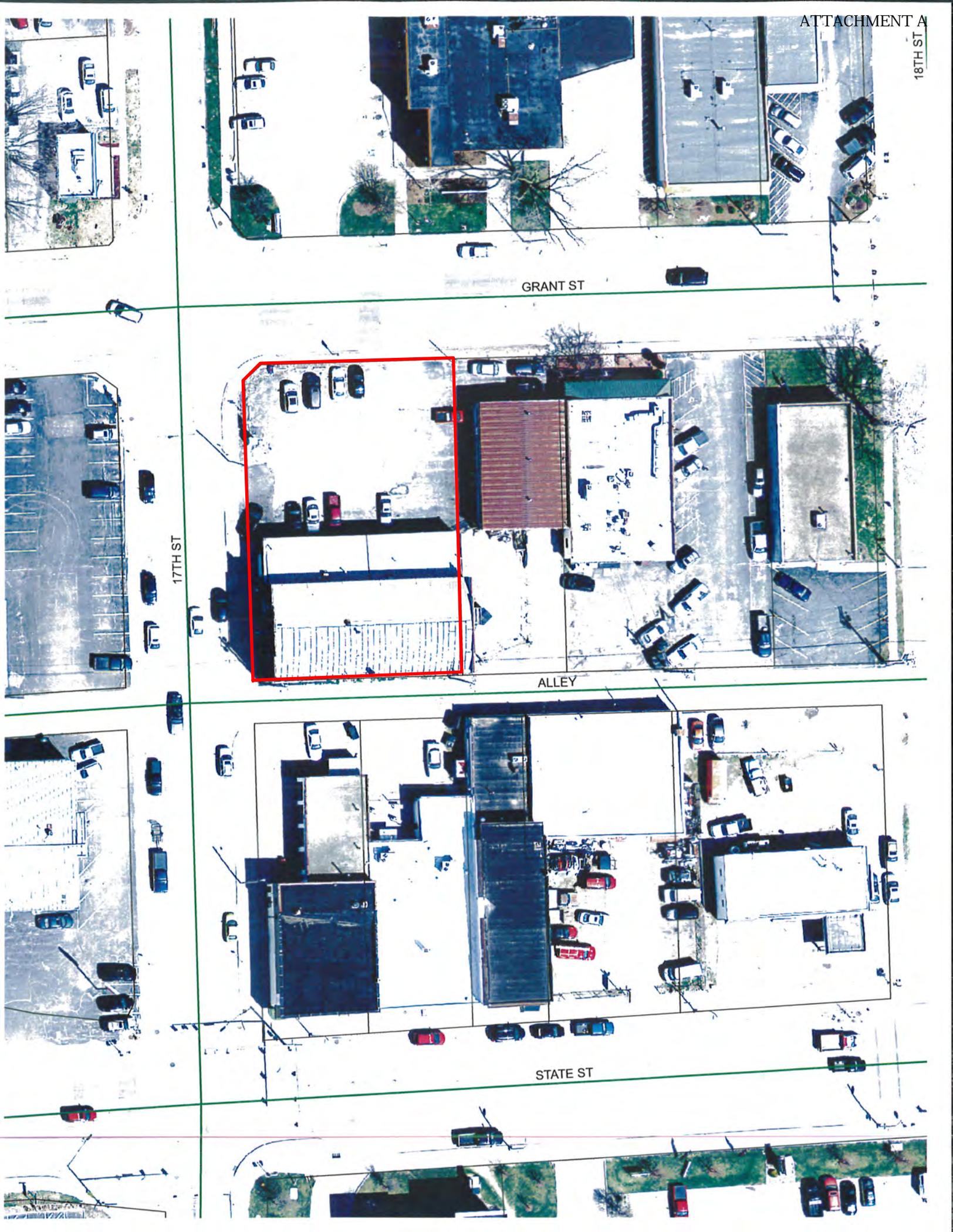
Staff Recommendation

Staff recommends approval of the final plat with the following conditions:

1. This approval does not waive any other State, Federal, or Local government provisions as required by law.

Respectfully submitted,

Greg Beck
City Planner

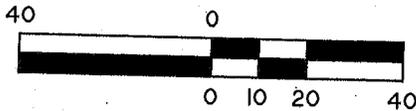


GRANT ST

17TH ST

ALLEY

STATE ST

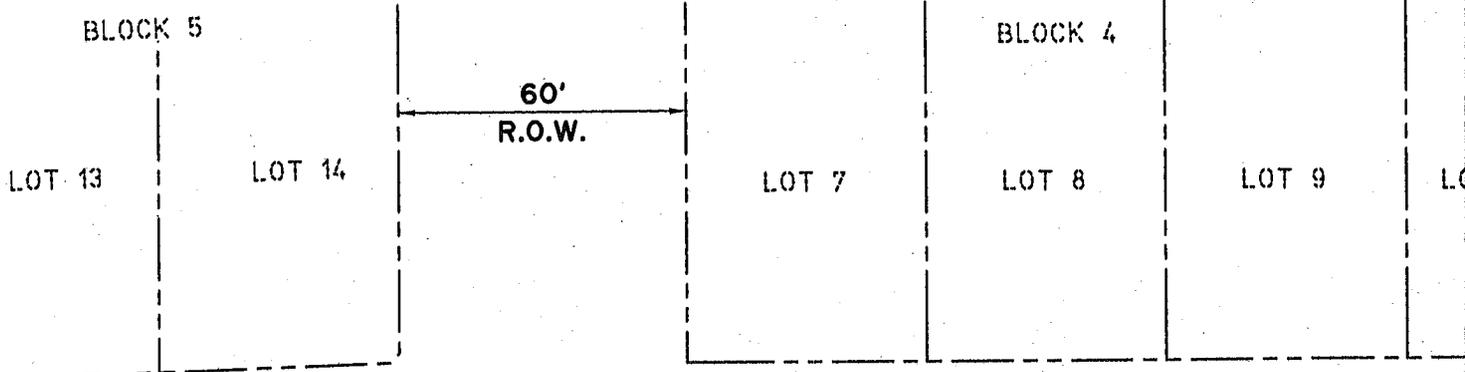


(SCALE: 1" = 40')

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	7,840	1	0.18
2	6,900	2	0.16

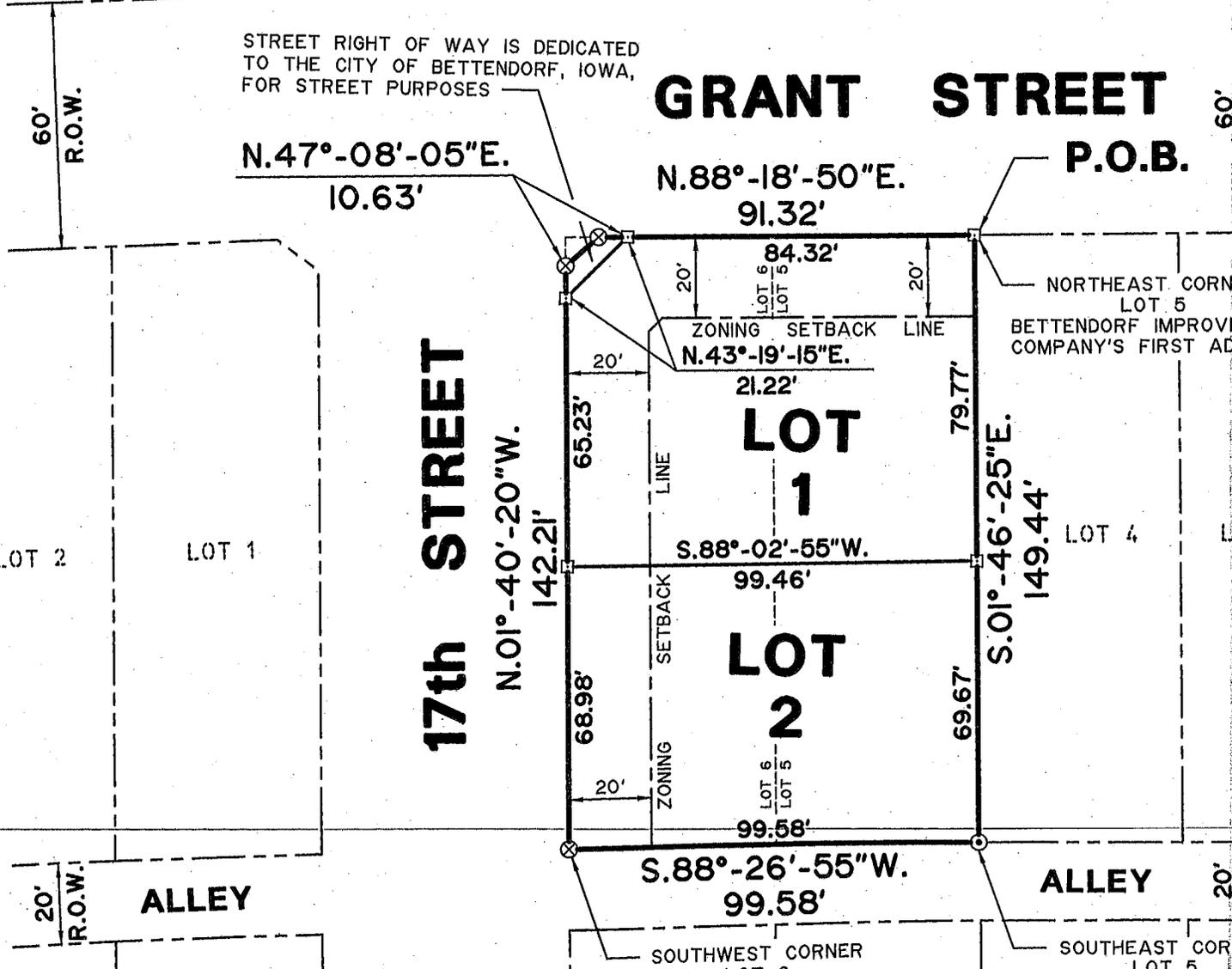
BETTENDORF IMPROVEMENT COMPANY'S FIRST ADDITION

BETTENDORF IMPROVEMENT COMPANY'S FIRST ADDITION



STREET RIGHT OF WAY IS DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES

GRANT STREET
P.O.B.



BETTENDORF IMPROVEMENT COMPANY'S FIRST ADDITION

BLOCK 6

20' R.O.W.

ALLEY

ALLEY

SOUTHWEST CORNER

SOUTHEAST CORNER LOT 5



17TH
ST

GRANT STREET

VIEW LOOKING SOUTHEAST AT THE TWO LOTS



17TH ST

VIEW LOOKING NORTHEAST



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-077

Project: 3470 Middle Road – Site Development Plan

Applicant: Hy-Vee, Inc./Jeff Stein

Current Land Use Designation: Commercial

Background Information and Facts

This site development plan was originally brought to the Planning and Zoning Commission on September 20. The item was deferred so the developer could make modifications to the site plan to address the concerns of the Commission members (see Aerial Photo, Site Photo, and Plats - Attachments A, B, and C). The applicant previously proposed this design for the Hy-Vee gas structure with retail space (see Site Development Plan- Attachment D) The revised plan shows removal of the coffee shop, drive-up lane, and widening of the Devils Glen Road entry/exit to accommodate more traffic flow (see Updated Site Plan, Attachment E). The demolition plan shows the removal of Governor's restaurant, some of the paving, and infrastructure (see Demolition Plan, Attachment F). The building will have the appearance of a smaller version of the Hy-Vee grocery store (see Building Representations, Attachment G). The landscape plan shows existing and proposed trees, all meeting the standards of the Landscape Ordinance (see Landscape Plan, Attachment H). Parking meets City requirements.

Land Use

The land use designation for the site is Commercial, and the property is zoned C-2, Community Shopping District. The commercial uses proposed for retail and gas pumps are permitted uses in the C-2, Community Shopping District.

Utilities

Utilities are available along Devils Glen Road and Middle Road connecting to the site. Water and electrical will come from Middle Road. Sanitary sewer will be extended from Middle Road. Storm sewer will drain toward Middle Road. It is the developer's responsibility to provide all utility connections to the site.

Thoroughfare Plan/Access

Access to the site is from Middle Road (south) and Devils Glen Road (east). Pedestrian access is along both Middle Road and Devils Glen Road.

Storm Water Detention

Storm water detention is not required because the development of area was prior to the storm water ordinance implementation. A water quality component to filter rain water from the site is required before the water passes into the City's storm sewer.

Recommended Action

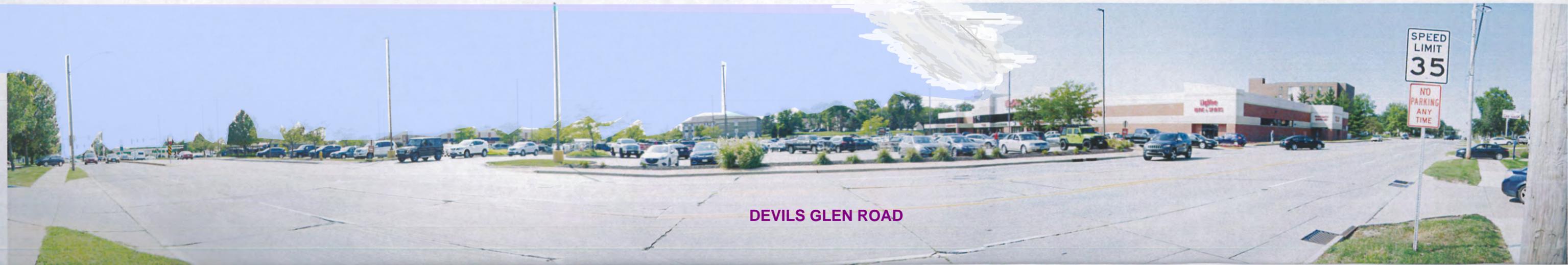
Staff recommends the Planning and Zoning Commission recommend approval of the site development plan. Staff would add the following conditions to any approval of the site development plan:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. City Engineer must approve water quality design prior to City Council approval of the site development plan.

Respectfully submitted,

Greg Beck
City Planner

VIEW LOOKING WEST



DEVILS GLEN ROAD



SITE

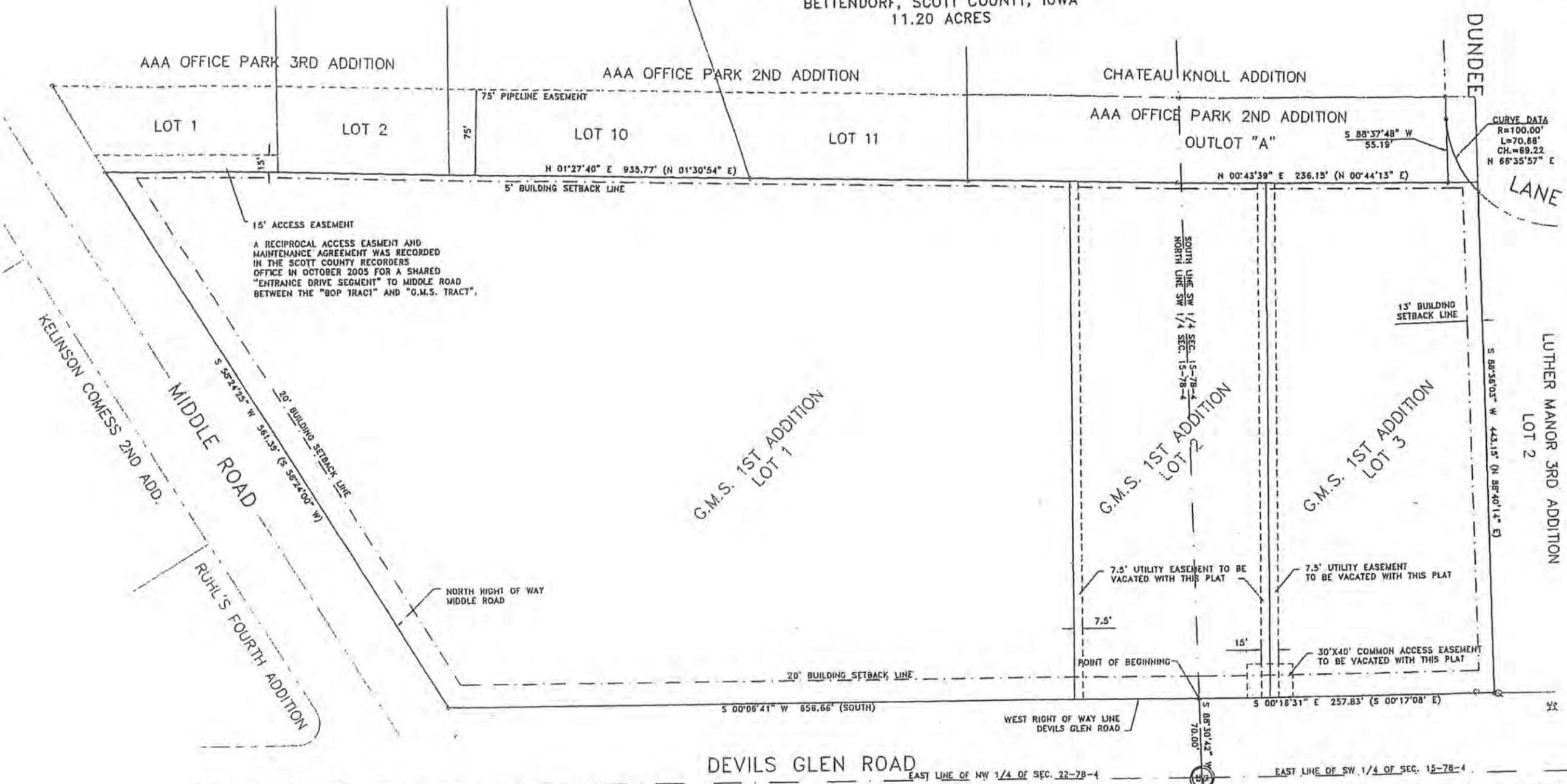
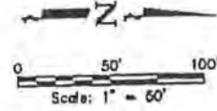
INTERIOR VIEW LOOKING EAST



Middle Road

VIEW LOOKING EAST

GEIFMAN'S FOURTH ADDITION
 REPLAT OF LOTS 1, 2, & 3 OF G.M.S. 1ST ADDITION,
 IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE
 NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP
 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.,
 BETTENDORF, SCOTT COUNTY, IOWA
 11.20 ACRES



- NOTES:
1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 2. FOUND 5/8" IRON PIN=0
 3. SET 5/8" IRON PIN W/ CAP #13974=*
 4. *BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES, GAS MAINS, AND GAS SERVICES.
 5. BEARINGS AND DISTANCES SHOWN WITHIN PARENTHESES ARE AS RECORDED.

DEVILS GLEN ACRES											
LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12

By: David H. Hulse, Mayor, and Debra P. Beach, City Clerk
 City of Bettendorf, Iowa, do hereby certify that the following was
 by the City Council of the City of Bettendorf, Iowa, at a
 meeting held on December 29, 2005.

I, by the City Council of Bettendorf, Iowa, that the final plat of
 's Fourth Addition, an addition to the City of Bettendorf, Iowa,
 with the City Clerk by First Equity, is hereby approved and
 d; and the granting of easements as shown on said plat are
 d and confirmed and the Mayor and City Clerk of said City be
 y hereby are authorized and directed to certify the adoption of
 t as required by law.
 At Bettendorf, Iowa, this 30th day of DECEMBER, 2005.
David H. Hulse
 Mayor of the City of Bettendorf, Iowa

THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND
 FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: Michelle Kalbert DATE: 12-20-05
 MID-AMERICAN ENERGY COMPANY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: B. Ser DATE: 12-20-05
 QWEST

BY: John D. Smith DATE: 12-20-05
 IOWA-AMERICAN WATER COMPANY

BY: James J. Dubois DATE: 12-20-05
 IOWA-AMERICAN WATER COMPANY

I hereby certify that this land 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 Land Surveyor under the laws of the
 State of Iowa.

Signature: Rolland L. Chesling
 Rolland L. Chesling

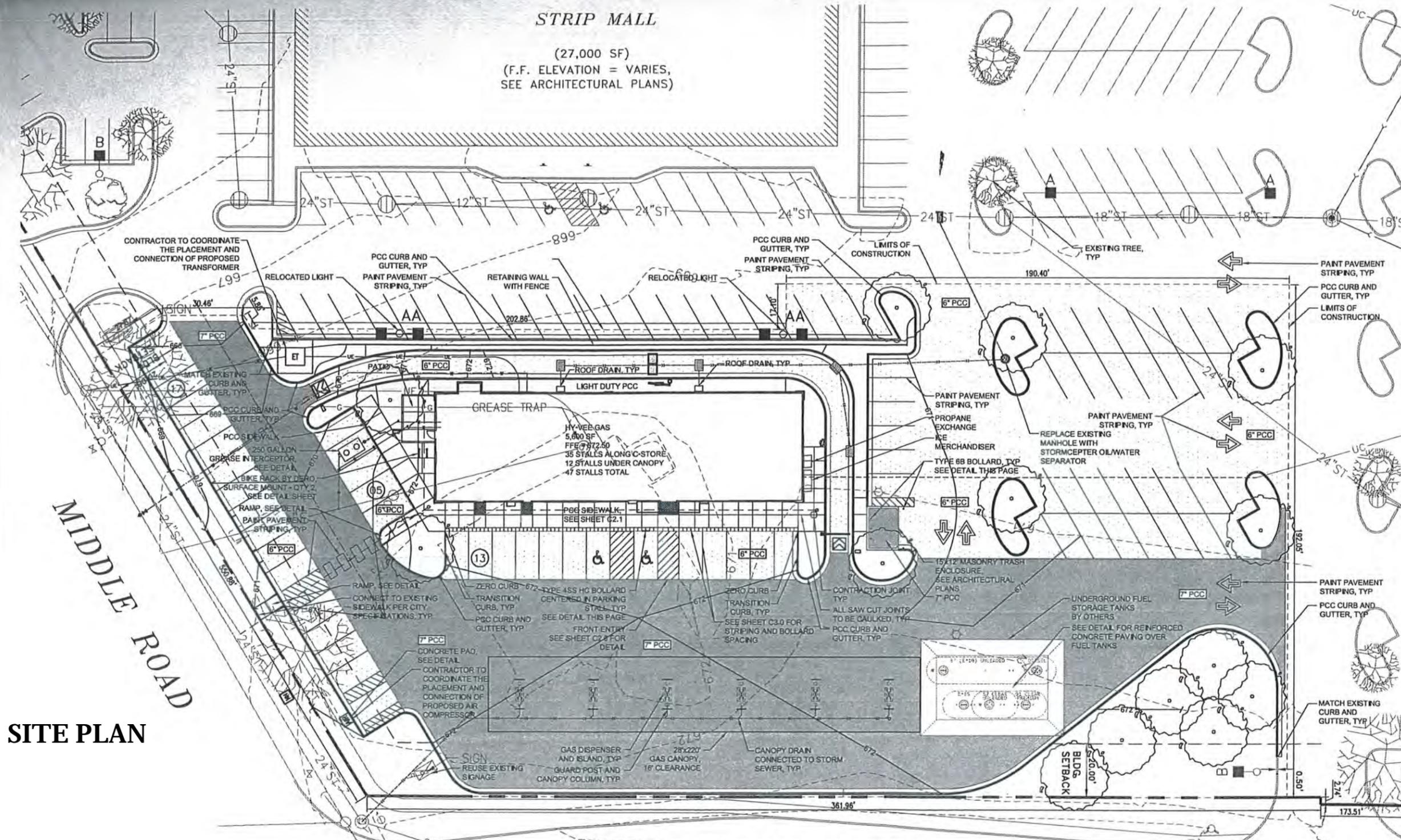
Date: 12-21-05 Reg. No. 13974
 My license renewal date is December 31, 2006.

Pages or sheets covered by this sheet:
THIS SHEET ONLY

By: Debra P. Beach
 City Clerk

By: David H. Hulse 12-29-05
 Mayor and Zoning Commission

AND L. CHESLING, McClure Engineering Assoc., 4700 Kennedy Dr., E. Moline, IL 61902



SITE PLAN

STRIP MALL

(27,000 SF)
(F.F. ELEVATION = VARIES,
SEE ARCHITECTURAL PLANS)

GENERAL NOTES

1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
3. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
4. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
5. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
6. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. UNLESS DETAILED OR NOTED OTHERWISE, PROVIDE 1" PRE-MOLDED EXPANSION JOINT MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST EXISTING CONCRETE. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR CONCRETE TO ELIMINATE VOIDS.
8. FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE.
9. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.

SITE PLAN NOTES

1. SIDEWALKS: INSTALL WHERE INDICATED ON PLANS. ALL NEW SIDEWALK SLABS SHALL BE SUDAS C4WR15 AND A MINIMUM OF 4 INCHES THICK. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4" MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 6'-0" O/C MAXIMUM UNLESS OTHERWISE NOTED.
2. ROADS, PARKING SURFACES, AND CURBS: INSTALL WHERE INDICATED ON PLANS. CONCRETE SHALL BE SUDAS C4WR15 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE 1-1/2" INCH MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS OTHERWISE NOTED.
3. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI 305 DURING HOT WEATHER AND ACI 306.1 DURING COLD WEATHER.
4. CONCRETE FINISH: MEDIUM BROOM
5. BACKER ROD: DO NOT USE BRASS ROD
6. CHEM-CRETE PAVK CCC1000: VERIFY ALL CONCRETE SURFACES ARE CLEAN AND SOUND PRIOR TO APPLICATION OF THIS PRODUCT. APPLY AT AN AVERAGE RATE OF 150 TO 200 FT/GAL (3.7 TO 4.9 ML/T) IN ONE COAT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INTERNATIONAL CHEM-CRETE INC., 800 SECURITY ROW, RICHARDSON, TX 75081, WWW.CHEM-CRETE.COM, (972) 238-0307.
7. CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1
8. SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT. COLOR: GRAY.
9. ROADS, PARKING, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL.
10. CONCRETE TESTING: CORE COMPRESSIVE AND DEPTH TESTING AT 10 RANDOM LOCATIONS CHOSEN BY OWNER REPRESENTATIVE AT COMPLETION OF EXTERIOR CONCRETE WORK. TESTING SHALL BE DONE FOR COMPLIANCE WITH ACI 318 AND IN ACCORDANCE WITH ASTM C24/C42M.
11. SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS. BOLLARD LOCATIONS MUST BE COORDINATED WITH AND APPROVED BY THE HY-VEE SITE WORK REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. SEE STRUCTURAL PLANS AND SOILS REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS.
13. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO FORMING PAVEMENTS.
14. PROVIDE DESIGN-BUILD (PLANS AND SPECIFICATIONS) FOR UNDERGROUND STORAGE TANKS, DISPENSERS, DISTRIBUTION LINES FROM TANKS TO DISPENSERS AND CANOPY (BY OTHERS). TANKS, DISPENSERS AND CANOPY ON THESE PLANS ARE SHOWN FOR INFORMATION ONLY. OBTAIN NECESSARY PERMITS FOR RELATED ITEMS AND WILL PROVIDE INSTALLATION FOR THE SAME (BY OTHERS).

LEGEND	
•	PROPOSED BOLLARD
⊗	PROPOSED LIGHT FIXTURE AND BASE
⊕	PROPOSED SANITARY SEWER CLEANOUT
⊖	PROPOSED WATER VALVE
⊗	PROPOSED TRAFFIC SIGN
⊕	PROPOSED SPOT ELEVATION
TYP	TYPICAL
○	PROPOSED SHRUB
⊕	PROPOSED HEAVY DUTY PCC PAVING
⊖	PROPOSED LIGHT DUTY PCC PAVING
⊕	PROPOSED STORM/SANITARY SEWER CLEANOUT
⊖	PROPOSED STORM SEWER STRUCTURE
⊕	PROPOSED FLARED END SECTION
⊖	PROPOSED STORM SEWER MANHOLE
⊕	PROPOSED SANITARY SEWER MANHOLE
⊗	PROPOSED EROSION CONTROL FENCE
⊕	PROPOSED STORM SEWER
⊖	PROPOSED SANITARY SEWER
⊕	PROPOSED UNDERGROUND ELECTRIC
⊖	PROPOSED WATER MARK
⊕	PROPERTY LINE
⊖	LIMITS OF DISTURBANCE
⊕	EASEMENT LINE
⊖	PROPOSED CONTOUR LINE
⊕	PROPOSED SIDEWALK
⊖	CRITICAL UTILITY CROSSING

TREE COUNT

2 EXISTING TO REMAIN
14 PROPOSED

ZONING AND LAND USE

EXISTING USE: RESTAURANT C-2
PROPOSED USE: CONVENIENCE STORE

BUILDING SETBACKS

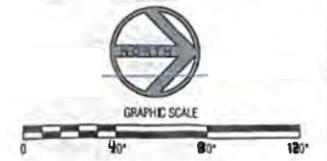
FRONT YARD: 20'-0"

LEGAL DESCRIPTION

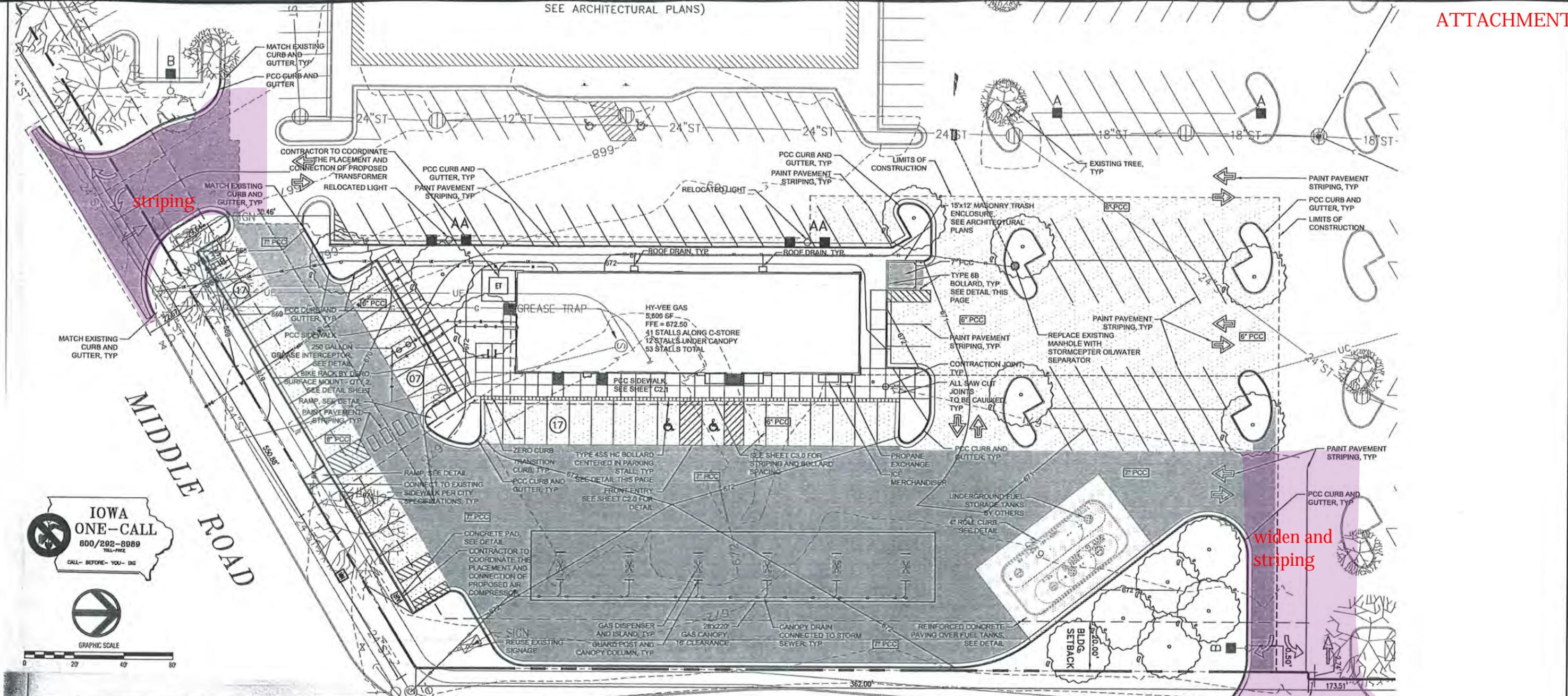
GEFFMAN'S FOURTH ADDITION, NW 1/4 OF SECTION 22, ALL IN TWP 78N, RANGE 4 EAST OF THE 5th P.M., BETTENDORF, SCOTT COUNTY, IOWA

BUILDING CODE INFORMATION

TYPE OF CONSTRUCTION: TYPE VB (2009 IBC)
BUILDING AREA: 5,600 SF
OCCUPANCY: (M) MERCANTILE (2009 IBC)
FIRE SPRINKLER SYSTEM: NO



SEE ARCHITECTURAL PLANS)



IOWA ONE-CALL
 800/202-8089
 TOLL-FREE
 CALL - BEFORE - YOU - DIG



LEGEND

PROPOSED BOLLARD	PROPOSED EROSION CONTROL FENCE
PROPOSED LIGHT FIXTURE AND BASE	PROPOSED STORM SEWER
PROPOSED SANITARY SEWER CLEANOUT	PROPOSED SANITARY SEWER
PROPOSED WATER VALVE	PROPOSED UNDERGROUND ELECTRIC
PROPOSED TRAFFIC SIGN	PROPOSED WATER MAIN
PROPOSED SPOT ELEVATION	LIMITS OF DISTURBANCE
TYPICAL	EASEMENT LINE
PROPOSED SHRUB	PROPOSED CONTOUR LINE
PROPOSED HEAVY DUTY PCC PAVING	PROPOSED SIDEWALK
PROPOSED LIGHT DUTY PCC PAVING	CRITICAL UTILITY CROSSING
PROPOSED STORM/SANITARY SEWER CLEANOUT	
PROPOSED STORM SEWER STRUCTURE	
PROPOSED FIRED END SECTION	
PROPOSED STORM SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	

GENERAL NOTES

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- CONCRETE FINISH: MEDIUM BROOM
- BACKER ROD: DO NOT USE BACKER ROD
- CHEM-CRETE PAVIX CCC1000: VERIFY ALL CONCRETE SURFACES ARE CLEAN AND SOUND PRIOR TO APPLICATION OF THIS PRODUCT. APPLY AT AN AVERAGE RATE OF 150 TO 200 FT/GAL (3.7 TO 4.9 ML/LIT) IN ONE COAT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INTERNATIONAL CHEM-CRETE INC., 800 SECURITY ROW, RICHARDSON, TX 75081. WWW.CHEM-CRETE.COM, (972) 238-0307.

PAINTING SPECIFICATIONS

- PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW".
- PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT.
- PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136.
- BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR.
- APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.
- MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED.
- APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
- PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

REQUIRED SHOP DRAWINGS

- AMENDED SOILS MIX
- CURB AND GUTTER MIX DESIGN
- FENCES AND GATES
- GREASE INTERCEPTOR
- HEAVY DUTY MIX DESIGN
- IRRIGATION CONTROLS
- IRRIGATION LAYOUT
- JOINTING LAYOUT
- LIGHT DUTY MIX DESIGN
- PAVEMENT MARKINGS
- PAVING PHASING PLAN
- PLANT SCHEDULE
- RETAINING WALL
- SANITARY SEWER AND MANHOLES
- SEED
- SIDEWALK MIX DESIGN
- SOD
- STORM SEWER AND MANHOLES
- WATER MAIN AND APPURTENANCES

LOCATION
BETTENDORF C-STORE

REVISIONS

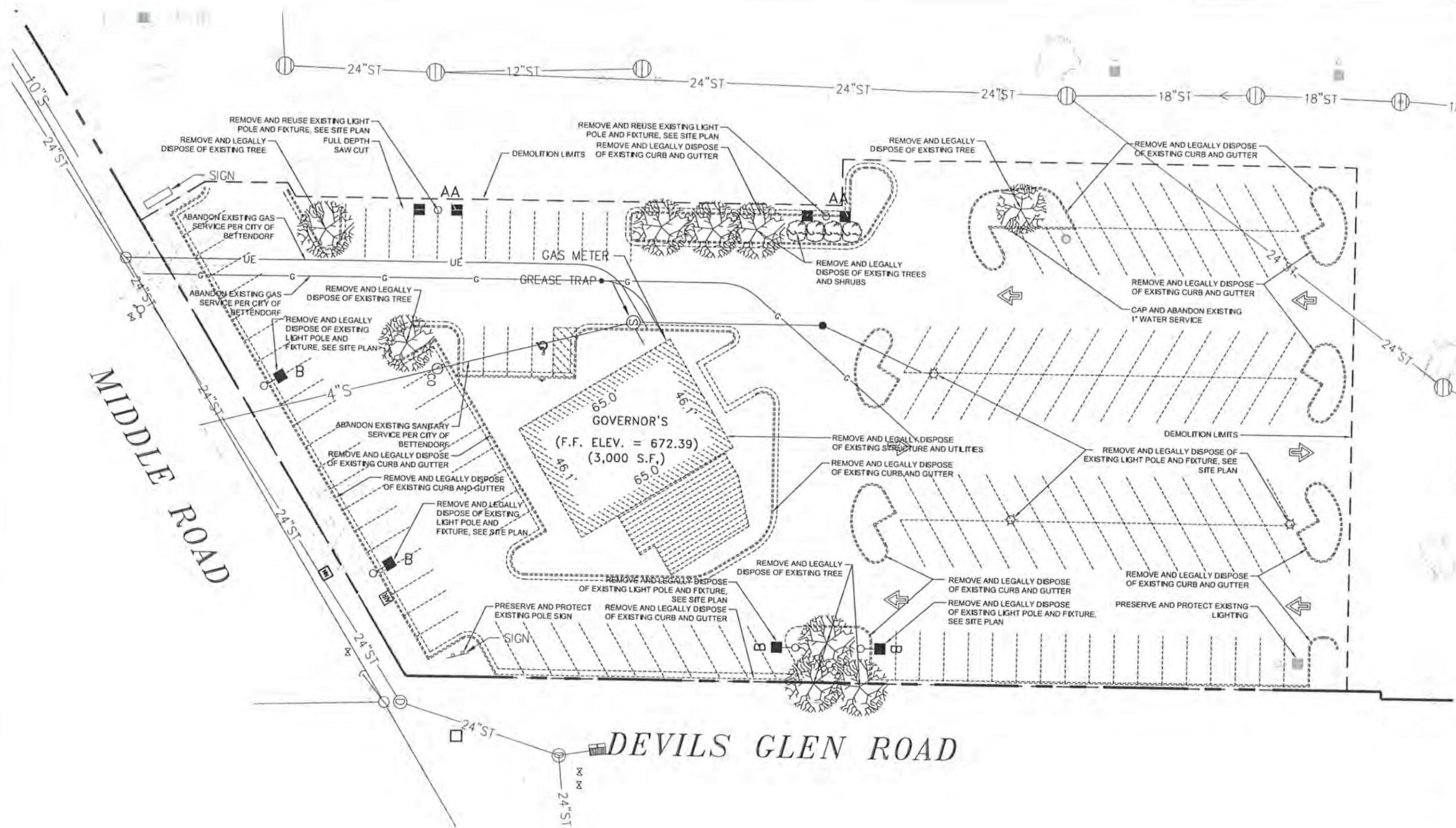
SITE F

DRAWN BY
JMD
SCALE
1"=20'
SHEET

C2

DEMOLITION NOTES

1. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
2. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
3. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
4. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
5. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
6. ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.



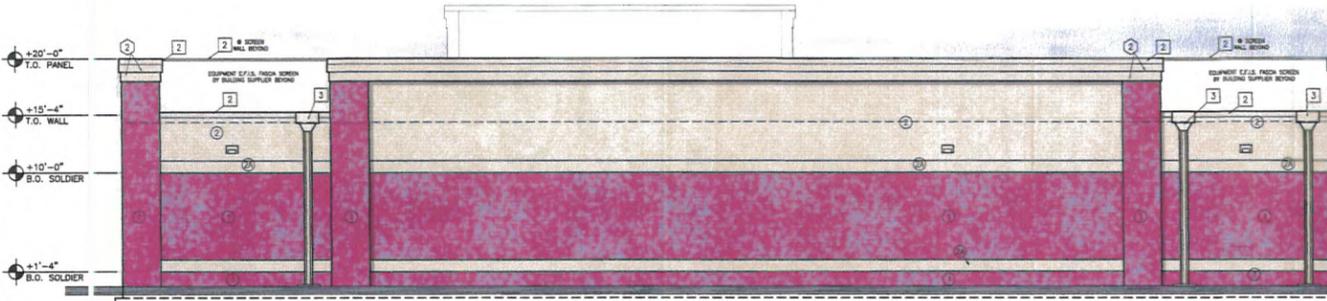
IOWA ONE-CALL
 800/292-8888
 TOLL-FREE
 CALL - BEFORE - YOU - DIG

NORTH

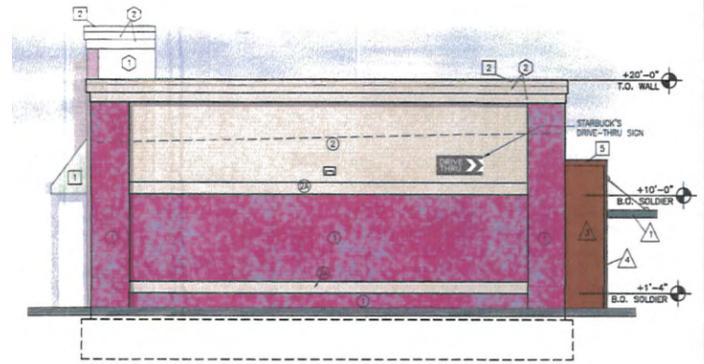
GRAPHIC SCALE
 0 40' 80' 120'



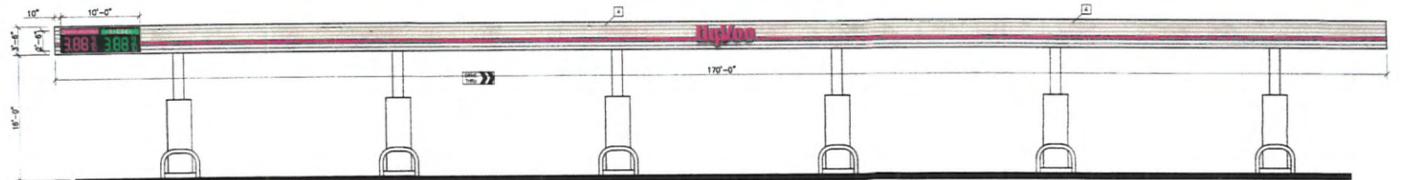
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



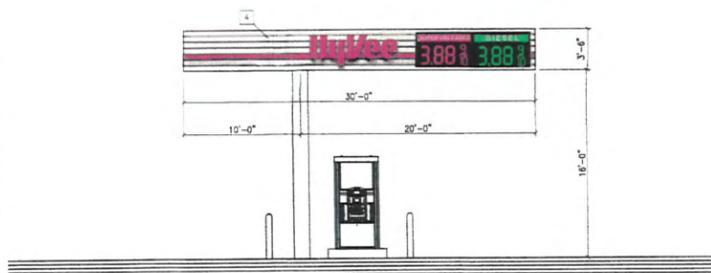
2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



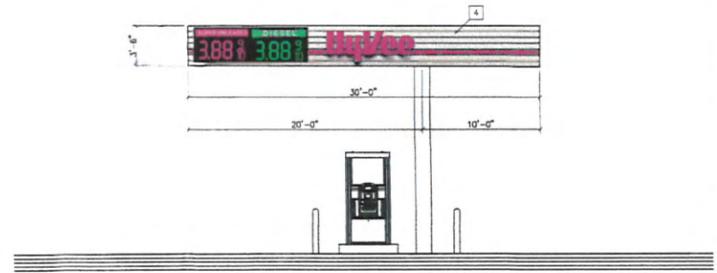
4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT CANOPY ELEVATION (REAR SIMILAR)
SCALE: 1/8" = 1'-0"

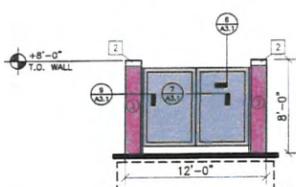


2 LEFT CANOPY ELEVATION
SCALE: 3/16" = 1'-0"

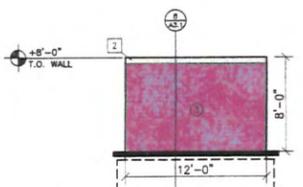


3 RIGHT CANOPY ELEVATION
SCALE: 3/16" = 1'-0"

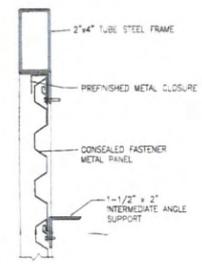
- MASONRY UNITS:**
- 1 KANSAS BRICK & TILE: UTILITY SIZE #530 FLASH FACE SET THIN BRICK COURSING: 1/3 RUNNING BOND
 - 2 CLOUD CERAMICS: UTILITY SIZE LIGHT IVORY THIN BRICK COURSING: 1/3 RUNNING BOND
 - 3A CLOUD CERAMICS: UTILITY SIZE LIGHT IVORY THIN BRICK COURSING: SOLDIER
 - 3B KANSAS BRICK & TILE: 4"x4"x12" UTILITY SIZE #530 FLASH FACE SET COURSING: 1/3 RUNNING BOND
 - 4 CLOUD CERAMICS: 4"x4"x12" UTILITY SIZE LIGHT IVORY COURSING: SOLDIER
 - 5 ENDICOTT: 4"x2-2/3"x8" MODULAR SIZE 'MANGANESE IRONSPOT VELOUR' COURSING: 1/2 RUNNING BOND GROUT: SANDED 'WEB GRAY' EPOXY
- E.I.F.S. COLORS:**
- 1 COLOR #1 LIGHT COLOR - SENERGY T-01-0806-421-1 PAREX USA = 55169
 - 2 COLOR #2 DARK COLOR - SENERGY T-01-0709-421-2 PAREX USA = 55170
 - 3 COLOR #3 GRAY - MATCH FIRESTONE 'UNACLAD' CHARCOAL COLOR (SUBMIT SAMPLE TO ARCHITECT TO VERIFY COLOR)
- E.I.F.S. EXPANSION JOINTS: SAME LOCATION AS MASONRY JOINT OR AS NOTED ON DRAWINGS
- GLASS & GLAZING:**
- 1 VISION GLASS: 1" CLEAR ANNEALED INSULATED GLASS, LOW-E #2 SURFACE
 - 2 VISION GLASS: 1" CLEAR TEMPERED INSULATED GLASS, LOW-E #2 SURFACE
 - 3 SPANDREL GLASS: 1" ANNEALED INSULATED GLASS, SPANDREL PAINT #4 SURFACE - VERIFY COLOR W/ ARCHITECT
 - 4 SPANDREL GLASS: 1" TEMPERED INSULATED GLASS, SPANDREL PAINT #4 SURFACE - VERIFY COLOR W/ ARCHITECT
 - 5 VISION GLASS: 5/8" CLEAR TEMPERED INSULATED GLASS, LOW-E #2 SURFACE
- METAL PANELS AND TRIM:**
- 1 STANDING SEAM METAL ROOF WITH 5-51 'BAR STYLE' SNOW GUARDS COLOR: FIRESTONE 'UNACLAD' SHERWOOD GREEN SR
 - 2 PREFINISHED METAL CAP TO MATCH DARK EPS COLOR: FIRESTONE 'UNACLAD' SIERRA TAN SR
 - 3 OPEN FACED DOWNSPOUTS TO BE PREFINISHED METAL TO MATCH DARK EPS COLOR: FIRESTONE 'UNACLAD' SIERRA TAN SR. PROVIDE 6" x 2" OPENING IN FACE OF COLLECTOR HEAD WITH PRE-FINISHED HEMMED EDGES.
 - 4 (6) 040 ALUMINUM 'FIRESTONE' ALMOND PANELS & (1) 040 ALUMINUM 'WISCO' RED PANEL
 - 5 PREFINISHED METAL CAP COLOR: FIRESTONE 'UNACLAD' CHARCOAL GRAY
- CANOPY/ENTRY:**
- 1 ALUMINUM: CANOPY STRUCTURE BY 'DIVISION B' MATCH FIRESTONE 'UNACLAD' CHARCOAL GRAY
 - 2 ALUMINUM: CANOPY STRUCTURAL COLUMN BY 'DIVISION B' MATCH FIRESTONE 'UNACLAD' CHARCOAL GRAY
 - 3 REYSITA - 'DP120812' HORIZONTAL CLADDING COLOR: 'SIAM'
 - 4 REYSITA - '3' CLADDING CORNER TRIM COLOR: 'SIAM'
- GENERAL NOTES:**
- ALL GLASS TO BE LOW E, CLEAR AS STATED
 - U-FACTOR = 0.29
 - SHGC = 0.36
 - SHADING COEFFICIENT = 0.42
 - VISIBLE LIGHT TRANSMITTANCE = 61%
 - VISIBLE LIGHT REFLECTANCE = 11%
 - TOTAL SOLAR TRANSMITTANCE 0.26
- ALUMINUM STOREFRONT SYSTEMS TO BE:
 • EPDC SERIES (ACUT) 2"x4" 1/2" THERMAL STOREFRONT W/ SERIES 8500 DOOR SYSTEM
 • HANDED OR VERTICAL EQUALIZERS PERMITTED
 • SYSTEM TO PROVIDE OVERALL SYSTEM U-FACTOR OF 0.36 AND DOOR ASSEMBLY U-FACTOR OF 0.77
 • FINISH: CLEAR ANODIZED ALUMINUM
- PRINT GAS PIPING TO MATCH ADJACENT BUILDING WALL COLORS



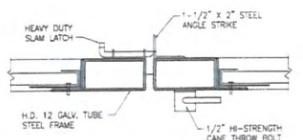
4 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/16" = 1'-0"



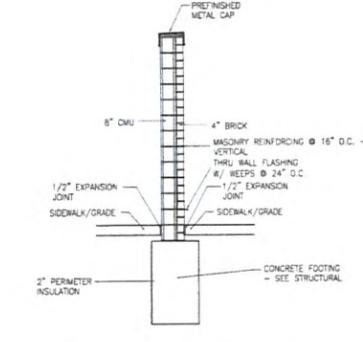
5 TRASH ENCLOSURE SIDE / REAR ELEVATION
SCALE: 3/16" = 1'-0"



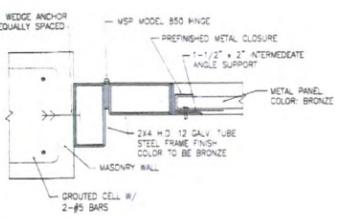
6 GATE PANEL DETAIL
SCALE: 3/8" = 1'-0"



7 GATE LATCH DETAIL
SCALE: 3/8" = 1'-0"



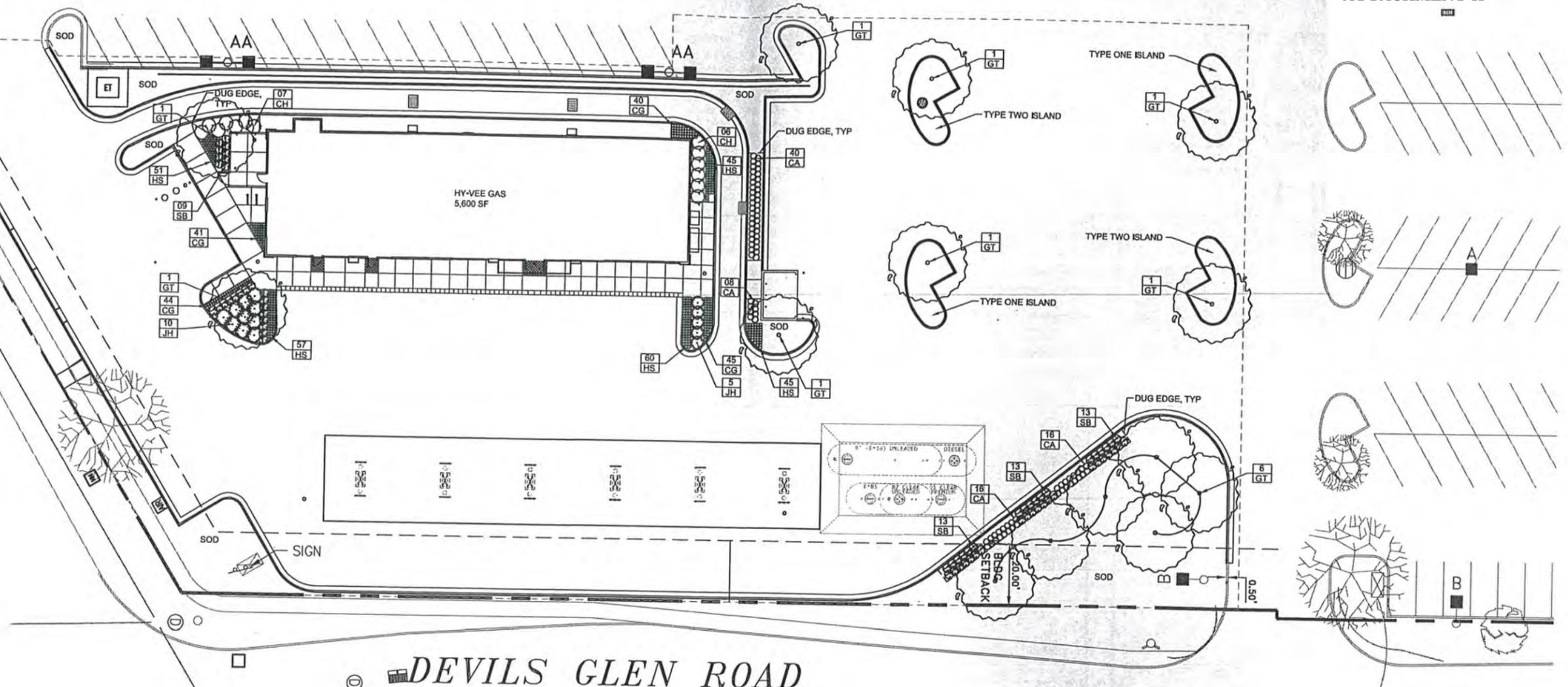
8 TRASH ENCLOSURE WALL SECTION
SCALE: 3/8" = 1'-0"



9 GATE HINGE DETAIL
SCALE: 3/8" = 1'-0"

REVISIONS
 LOCATION: BETTENDORF, IA CSTORE
 EX. ELEV.
 3/16" = 1'-0"
 A

MIDDLE ROAD



DEVILS GLEN ROAD

LANDSCAPE PLAN

PLANTING SCHEDULE						
	QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
TREES	14	GT	Gleditsia tricanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2-2 1/2 Cal	B&B
SHRUBS	13	CH	Cornus racemosa 'Hurzam'	HURON DOGWOOD	5 Gal	Cont.
	15	JH	Juniper horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 Gal	Cont.
	48	SB	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	5 Gal	Cont.
PERENNIALS & GRASSES	80	CA	Calamagrostis x acutifolia	FEATHER REED GRASS	3 Gal	Cont.
	213	HS	Hemerocallis 'Stella d'Oro'	STELLA D'ORO DAYLILY	3 Gal	Cont.
	170	CG	Carex glauca 'Blue Zinger'	BLUE SEDGE	3 Gal	Cont.



LOCATION
BETTENDORF C-STORE

REVISIONS

SEP

PLAI
PI

DRAWN BY
JMD
SCALE
1" = 20'
SHEET

CS



COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-080

Subdivision Name: Lot 4, Bettplex First Addition – Site Development Plan

Location: West of the intersection of Forest Grove Drive and Middle Road

Applicant: Build to Suit, Inc./Kevin Koellner

Current Zoning Classification: C-7, Public Gathering and Recreational Activity District

Land Use Designation: Commercial

Background Information and Facts

Build to Suit, Inc./Kevin Koellner has submitted an application for a site development plan for property located northwest of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo and Site Photos, Attachment A and B). The petitioner would like to construct buildings for commercial uses on Lot 4 of Bettplex First Addition southeast of the ongoing construction on Lot 1 (see Final Plat and Site Development Plan, Attachments C and D). The landscape plan meets the ordinance requirements (see Attachment E). The elevations show a multi-purpose recreational building with a restaurant (see Elevations, Attachment F).

Land Use

The current land use designation for the site is Commercial. The petitioner is governed by C-7, Public Gathering and Recreational District. Land uses surrounding the site are mainly Office/Research Campus (west and south), Commercial (east and south), and General Industrial (east).

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest of the site.

Thoroughfare Plan/Access

Access to the site will originate from Forest Grove Drive and Middle Road.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a site development plan is submitted. Storm water detention must be provided for all development within the overall parcel. A water quality feature to purify outflow of water to a detention basin offsite is required under the northwest most parking lot.

Recommended Action

Staff recommends the Planning and Zoning Commission approve the site development plan subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All water mains are to be 8-inch mains leading to each building.
3. Storm water infrastructure and engineering plans to be approved by the City Engineer prior to City Council consideration of this item. The water quality feature needs to be shown located under the northwest parking lot and designated in an outline on the site plan.
4. Show all fire hydrants on the site.
5. All easements to be called out by type.

Respectfully submitted,

Greg Beck
City Planner





VIEW LOOKING NORTHWEST FROM MIDDLE ROAD AND FOREST GROVE DRIVE



VIEW LOOKING WEST BETWEEN FOREST GROVE DRIVE AND INTERSTATE 80



150' 0 150' 300'

SCALE: 1" = 300'

LEGEND

- REBAR, FOUND
- ⊗ CHISELED "X" IN CONCRETE, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- ▲ REBAR WITH CAP # _____ FOUND
- △ 5/8" REBAR WITH CAP #13581 SET
- 1/2" SQ. PIN, FOUND
- ⊙ P.K. NAIL, FOUND
- ⊙ P.K. NAIL, SET
- PIPE, FOUND
- PIPE, SET
- ⊙ CONCRETE MONUMENT, FOUND
- ⊙ SECTION CORNER
- 100.00' (100.00') MEASURED DIMENSION
- RECORDED DIMENSION
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- SETBACK LINE

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build to Suit.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monuments, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is not subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0378F, 19163C0377F, 19163C0378F and 19163C0379F, all with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or will be set as shown on this plat by December 1st 2017.

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.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Lot 2 is dedicated as a storm water easement. A blanket easement is granted across Lot 1 to provide access to and from Lot 2.

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf.

Proposed Right of Way shown by this plat is hereby fully dedicated to the public as right of way.

Adjacent agricultural uses may be maintained without complaint from the applicant, developer or future owners within the Bettplex subdivision regarding odors, noise or any other externalities permitted under law as part of farm operations. No nuisance complaints or objections may be raised regarding permitted uses in the farming operations that are compliant with Federal, State, and City codes.

FINAL PLAT
OF
BETTPLEX FIRST ADDITION
PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
123.81 ACRES±

OWNER / SUBDIVIDER
BUILD TO SUIT
KEVIN KOELLNER
1805 STATE STREET, SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

ABBREVIATIONS

- AC ACRES
- CL CENTERLINE
- L LENGTH
- R RADIUS
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- PL PROPERTY LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT
- UE SAN & W UTILITY, SANITARY & WATER EASEMENT

SECTION CORNERS
IOWA STATE PLANE COORDINATES
NAD 83 (2011 ADJUSTMENT)

POINT #	NORTHING	EASTING	DESCRIPTION
718	596.511.9465	2,471.946.2190	FOUND PIN & CAP #8655
737	596.447.0086	2,470.818.7106	FOUND PIN & CAP #8655
748	593.792.3057	2,470.712.1310	FOUND BRASS MONUMENT
763	593.729.2775	2,469.388.9960	SET "X" IN CONCRETE
764	596.384.9420	2,469.293.3796	SET PIN & CAP #13581
1750	593.855.9132	2,472.037.3584	SET P.K. NAIL
1752	596.478.8430	2,471.262.7660	FOUND PIN & CAP #15944

MIDDLE ROAD CENTERLINE ALIGNMENT
IOWA STATE PLANE COORDINATES
NAD 83 (2011 ADJUSTMENT)

POINT #	NORTHING	EASTING	DESCRIPTION
201	594.948.6272	2,471.999.7557	PC: 213+41.52 (NOT SET)
202	595.260.2655	2,471.989.0315	PI: (NOT SET)
203	595.572.0258	2,471.995.2698	PT: 219+85.01 (NOT SET)
204	596.443.0424	2,472.012.6987	POT: 228+36.20 (NOT SET)

IOWA - AMERICAN WATER CO.

BY _____
DATE _____

CITY OF BETTENDORF

BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING

BY _____
DATE _____

MID AMERICAN ENERGY CO.

BY _____
DATE _____

MEDIACOM

BY _____
DATE _____

CENTURYLINK

BY _____
DATE _____

LINE TABLE

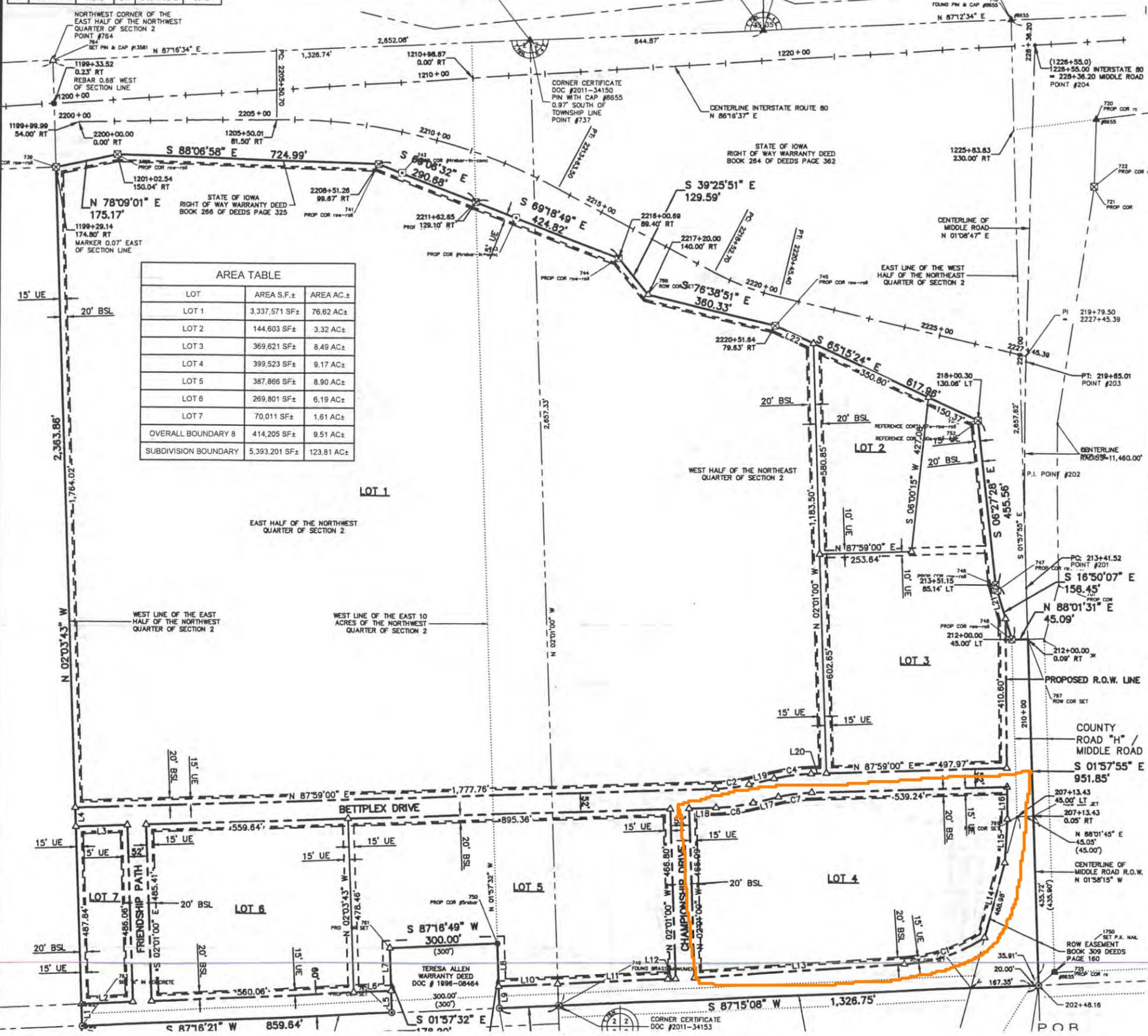
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 02°03'43" W	80.00'	L9	N 01°57'32" W	80.01'	L17	N 76°44'00" E	70.66'
L2	N 87°16'21" E	143.59'	L10	N 87°16'21" E	164.18'	L18	N 87°59'00" E	74.75'
L3	N 87°59'00" E	143.97'	L11	N 87°15'08" E	304.73'	L19	N 76°44'00" E	70.66'
L4	N 02°03'43" W	52.00'	L12	N 86°06'01" E	22.06'	L20	N 87°59'00" E	42.47'
L5	S 01°57'32" E	80.01'	L13	N 86°06'01" E	579.38'	L21	S 16°50'07" E	96.37'
L6	N 87°16'21" E	104.09'	L14	N 14°57'09" E	213.06'	L22	S 65°15'24" E	118.79'
L7	S 01°57'32" E	118.19'	L15	S 03°10'55" W	120.75'			
L8	N 01°57'32" W	118.15'	L16	S 00°41'52" E	88.46'			

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	236.96'	427.00'	N 71°26'34" E	233.84'
C2	93.07'	474.00'	N 82°21'30" E	92.92'
C4	103.28'	526.00'	N 82°21'30" E	103.11'
C6	103.28'	526.00'	N 82°21'30" E	103.11'
C7	93.07'	474.00'	N 82°21'30" E	92.92'

AREA TABLE

LOT	AREA S.F.±	AREA AC.±
LOT 1	3,337,571 SF±	76.62 AC±
LOT 2	144,603 SF±	3.32 AC±
LOT 3	369,621 SF±	8.49 AC±
LOT 4	399,523 SF±	9.17 AC±
LOT 5	387,866 SF±	8.90 AC±
LOT 6	269,801 SF±	6.19 AC±
LOT 7	70,011 SF±	1.61 AC±
OVERALL BOUNDARY 8	414,205 SF±	9.51 AC±
SUBDIVISION BOUNDARY	5,393,201 SF±	123.81 AC±



I hereby certify that this land 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 Land Surveyor under the laws of the State of Iowa.

DARYL A.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L10	N 84°52'00" W	59.94'	L17	N 78°44'00" E	70.66'
L11	N 82°14'00" E	104.16'	L18	N 87°59'00" E	74.75'
L12	N 80°15'00" E	104.79'	L19	N 87°44'00" E	73.20'
L13	N 86°06'01" E	579.36'	L20	N 82°29'00" E	72.32'
L14	N 14°57'00" E	213.02'	L21	S 44°56'00" E	66.87'
L15	S 03°10'55" W	120.75'	L22	S 02°14'00" E	146.70'
L16	S 00°41'32" E	85.46'			

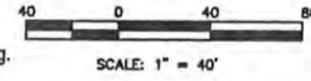
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	236.86'	427.00'	N 71°28'34" E	233.84'
C2	92.07'	474.50'	N 82°13'30" E	92.92'
C3	103.28'	526.00'	N 82°21'30" E	103.11'
C4	103.28'	526.00'	N 82°21'30" E	103.11'
C5	93.07'	474.00'	N 82°21'30" E	92.92'

- 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. 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 TRENCHING 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 "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
- SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
- THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

OWNER / SUBDIVIDER
THE BETTPLEX
 P.O. BOX 394
 BETTENDORF, IOWA 52722

DEVELOPER
BUILD TO SUIT
 1805 STATE STREET #101
 BETTENDORF, IOWA 52722

ARCHITECT
JOSEPH ARCHITECTURAL
 4430 11TH STREET
 ROCK ISLAND, IL 61201



SITE INFORMATION	
ZONING DISTRICT: C-7 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: MIDDLE ROAD & FOREST GROVE ROAD, BETTENDORF, IOWA	
TOTAL LOT 4 AREA	399,528 S.F. ±
	9.17 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	20'
REAR YARD REQUIRED	20'
TOTAL BUILDING AREA	(SEE BUILDING AREA TABLE)
REQUIRED PARKING = 136 SPACES	
PROVIDED = 229 (INCLUDING 9 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 113,514 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 3 proposed buildings, associated parking lots and utilities.	

BUILDING AREA TABLE	
(2) RETAIL BUILDINGS @ 8,640 SF EACH	
(1) RESTAURANT @ 4,000 SF	



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 _____ Date _____

Kristin E. Crawford
 License No. 19664
 My license renewal date is December 31, 2017
 Pages or sheets covered by this seal: _____

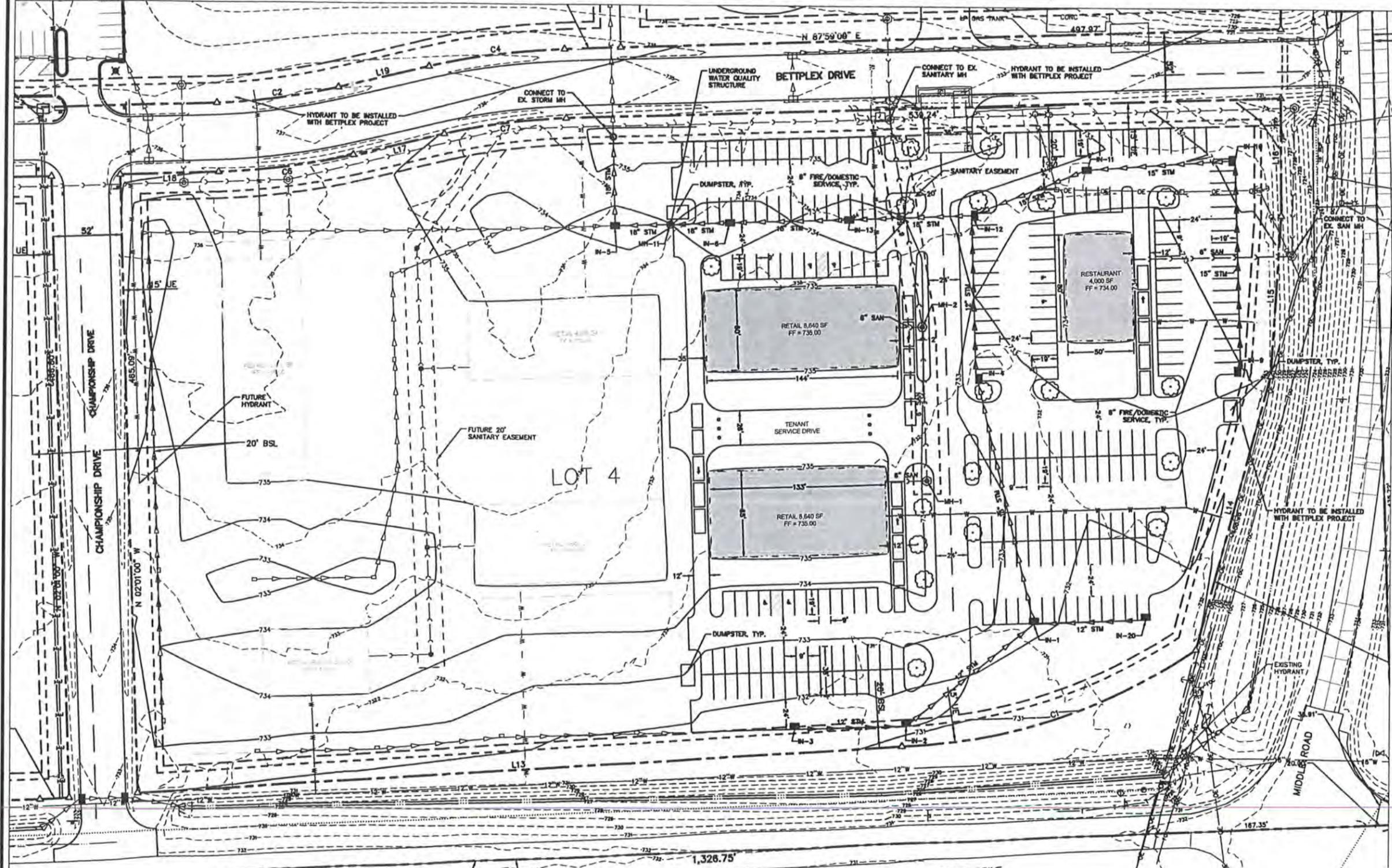


VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION
 LOT NUMBER 4 OF BETTPLEX FIRST ADDITION,
 IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LEGEND

- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- WATER VALVE
- HYDRANT
- WELL
- POWER POLE
- POWER POLE W/ LIGHT
- POWER POLE W/ METER
- GUY WIRE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- UTILITY MARKER
- HANDHOLE
- GAS VALVE
- GAS METER
- LIGHT POLE
- TRAFFIC SIGNAL CONTROLLER
- MAIL BOX
- SIGN
- POST/BOLLARD
- CONIFER TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- TREE STUMP
- CONTROL POINT
- BENCHMARK
- LINE CONTINUATION
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- 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
- FENCE
- CONTOUR
- TREE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED PAVEMENT
- PROPOSED TREE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE



LINE	BEARING	DISTANCE
L1	N 84°57'52" W	89.64'
L2	N 87°48'21" E	184.18'
L3	N 87°49'08" E	394.73'
L4	N 89°09'04" E	82.09'
L5	N 89°09'04" E	82.09'
L6	N 87°59'00" E	43.47'
L7	N 87°59'00" E	74.75'
L8	N 72°44'00" E	70.22'
L9	N 87°59'00" E	82.09'
L10	S 18°00'00" E	82.09'
L11	S 18°00'00" E	82.09'
L12	S 03°10'59" W	120.73'
L13	S 03°10'59" W	120.73'
L14	S 03°10'59" W	120.73'
L15	S 03°10'59" W	120.73'
L16	S 03°10'59" W	120.73'
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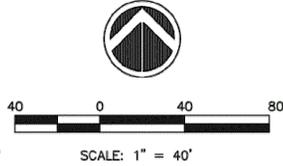
LINE	BEARING	DISTANCE
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CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	239.83'	427.00'	N 71°28'54" E	233.84'
C2	93.07'	474.00'	N 82°2'19" E	92.92'
C3	103.28'	528.00'	N 82°2'19" E	103.11'
C4	93.07'	474.00'	N 82°2'19" E	92.92'

- 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 SURVEY'S RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. 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 THERETO.
 - 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.
 - 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 "I-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
 - SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
 - THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

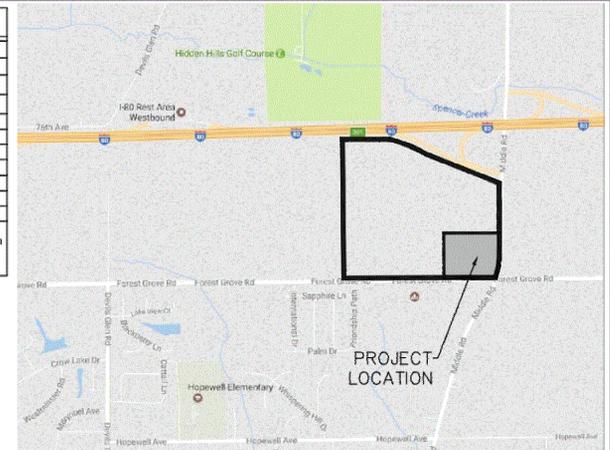
OWNER / SUBDIVIDER
THE BETTPLEX
 P.O. BOX 394
 BETTENDORF, IOWA 52722

DEVELOPER
BUILD TO SUIT
 1805 STATE STREET #101
 BETTENDORF, IOWA 52722



SITE INFORMATION	
ZONING DISTRICT: C-7 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: MIDDLE ROAD & FOREST GROVE ROAD, BETTENDORF, IOWA	
SITE AREA	3992.528 S.F. ±
FRONT YARD REQUIRED	5.17 ACRES ±
SIDE YARD REQUIRED	20'
REAR YARD REQUIRED	20'
TOTAL BUILDING AREA	(SEE BUILDING AREA TABLE)
REQUIRED PARKING = 528 SPACES	
PROVIDED = 502 (INCLUDING 14 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 854,891 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION:	
-The construction involves 4 proposed multi-use buildings, 1 maintenance garage, 2 concession stands, 4 surf-soccer fields, 2 surf-soccer/surfbank fields, 2 surf-soccer fields, utility services, 4 access drives, multi-use walking paths & a 1,610 parking stall parking lot.	

BUILDING AREA TABLE	
(4) RETAIL BUILDINGS @ 5,940 SF EACH	
(1) RETAIL BUILDING @ 10,200 SF	
(2) RESTAURANTS @ 4,200 SF EACH	



VICINITY MAP

LEGAL DESCRIPTION
 LOT NUMBER 4 OF BETTPLEX FIRST ADDITION,
 IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

Landscape Plan 10.10.17
Plant Schedule

Qty.	Size	Name	Symbol
10	2.5" cal.	Red Pointe Maple	(Symbol)
07	3.0" cal.	Sugar Maple	(Symbol)
04	6' Hgt.	Blackhills Spruce	(Symbol)
11	8-9' Hgt. MS	Japanese Tree Lilac	(Symbol)
22	2.0" cal.	Corelbust Crabapple	(Symbol)
10	2.0" cal.	Prairiefire Crabapple	(Symbol)
04	2.0" cal.	Tulip Tree	(Symbol)
18	3 gal.	Drift Rose	(Symbol)
03		Swamp White Oak	(Symbol)
18	5 gal.	Karl Forester Feather Reed Grass	(Symbol)
08	5 gal.	Dwarf Burning Bush	(Symbol)
09		Calgary Carpet Juniper	(Symbol)
04	5 gal.	Summerwine Ninebark	(Symbol)
	1 gal.	Perennial - Stella D'Oro Daylily	(Symbol)
	1 gal.	Dwarf Grasses	(Symbol)

REVISIONS	DESCRIPTION	DATE
No.		

MISSMAN, INC.
 Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • Davenport, IA
 (309) 788-7614 • (631) 344-0260 • (615) 965-6400 • (615) 798-5593
 www.missman.com

BETTPLEX COMMERCIAL DEVELOPMENT LOT 4
 BETTENDORF, IOWA

LANDSCAPE PLAN

Missman Project No:
 C17L026

File Name:
 C17L026-SITE PLAN-CITY.dwg

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Field Book No:

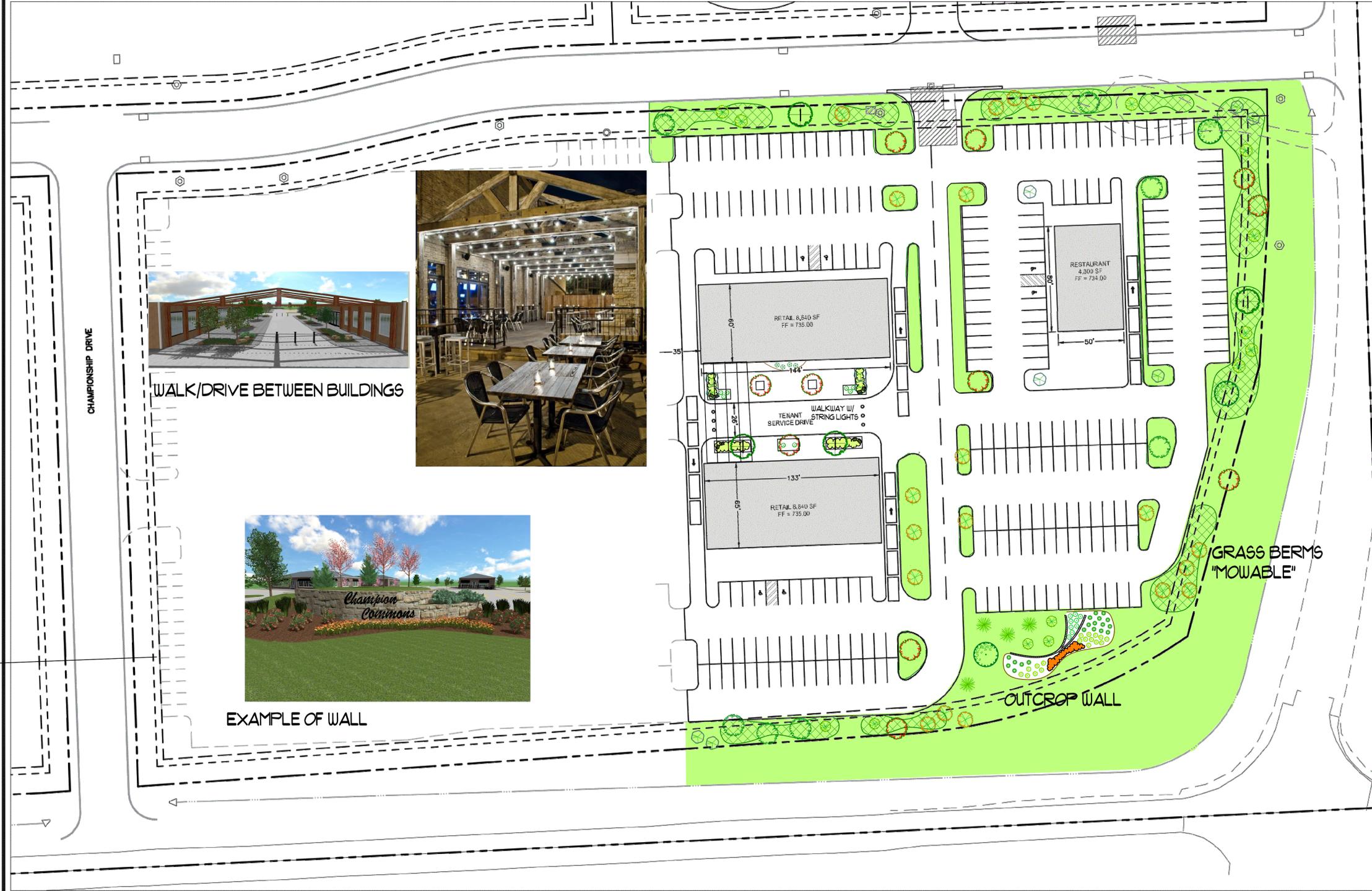
Drawn By:

Checked By:

Date: 09/29/17

SP-1

Sheet 1 of 1



TOM WILKERSON
 REGISTERED LANDSCAPE ARCHITECT
 IOWA #0682

GREENSPACE ASSOCIATES

6749 VALLEY DR. BETTENDORF, IOWA 52722
 563-355-8148 563-355-8115 fax
 info@greenspaceassociates.com

LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

USE OF THIS PLAN FOR BIDDING, PRICING, OR OTHER PURPOSES, WITHOUT THE WRITTEN CONSENT OF GREENSPACE ASSOCIATES, INC. IS PROHIBITED.



BETTPLEX RETAIL CENTER
BETTENDORF, IOWA





COMMUNITY DEVELOPMENT

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

October 18, 2017

Staff Report

Case No. 17-089

Location: 4784 Middle Road – Site Development Plan

Applicant: McNamara Family Development

Current Zoning Classification: R-5, Multi-family Residence District

Current Land Use Designation: High-density Residential

Background Information and Facts

McNamara Family Development has submitted an application for a site development plan for 4784 Middle Road. The petitioner would like to build townhomes on the site which is approximately 4.25 acres in size and which is zoned R-5, Multi-family Residence District. (see Aerial Photo and Site Photo, Attachments A and B). Recent platting of The Woodlands subdivision has made necessary storm and sanitary sewer connections available to the site (see Final Plat, Attachment C). The developer has reduced the number of units from 89 to 69 to meet setback standards under the Zoning Ordinance (see Site Development Plan, Attachment D). The townhouse structures vary from 4 to 6 units (see Examples, Attachment E). The landscape plan will be presented for approval to City Council with a total tree count of 67 tree factors (see Landscape Tree Count, Attachment F). Staff made the R-5 zoning conditional to limit the structures to 3 stories and implement a starting date for construction no longer than one year after the approval of the rezoning.

Land Use

The land use designation for the site is High-density Residential. Surrounding land use designations are Traditional Residential with Commercial and Office/Research Campus closer to 53rd Avenue and Middle Road and some Commercial at the Crow Creek Road and Middle Road intersection. The R-5 zoning permits the concept as shown with density, separation, and setback requirements being met.

Utilities

Utilities are available along Middle Road. Water and electrical service will originate along Middle Road. It is the responsibility of the property owner to connect to all utilities. Sanitary and storm sewer is available for connection from the adjoining property to the west.

Thoroughfare Plan/Access

The site is anticipated to have one entry and one exit to and from Middle Road. One entry on the north portion of the subdivision will accommodate entry to the site. An entry on the south side of the parcel will accommodate motorists exiting onto Middle Road. A 6-foot wide recreational trail will be required to be installed along Middle Road.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer at the time the site development plan is submitted to City Council. Storm water detention will be accommodated for all development by use of underground detention.

Recommended Action

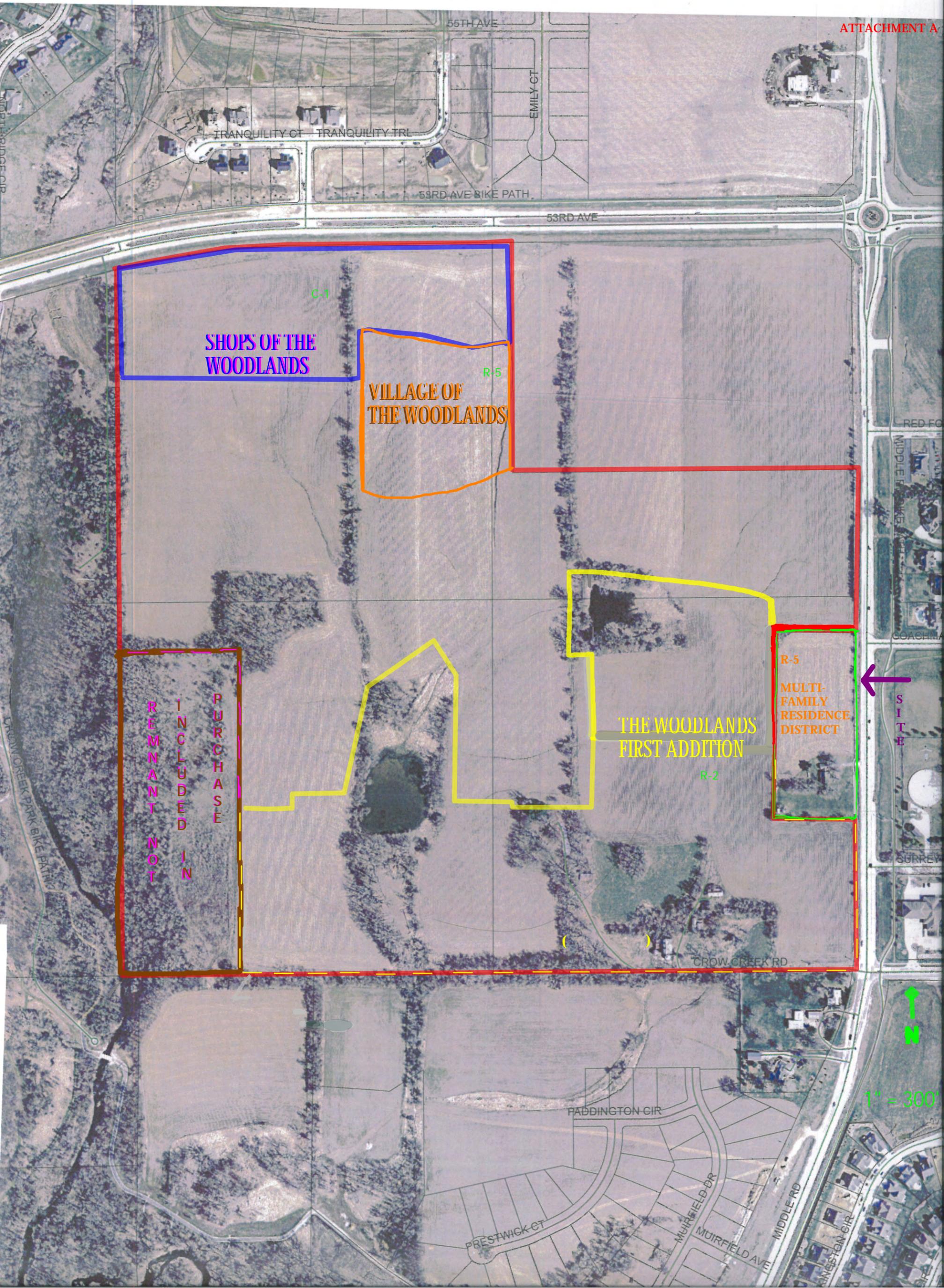
Staff recommends the Planning and Zoning Commission recommend approval of the site development plan.

Staff would add the following conditions to any approval of the site development plan:

1. Approval of the site development does not waive any applicable city, state, or federal provisions as required by law.
2. The City Engineer must approve the storm water calculations prior to the City Council consideration of the resolution to approve the site development plan.
3. Placement of the 6-foot wide sidewalk on the Middle Road right-of-way.
4. Approval of engineering plans for the sanitary and storm sewer systems.
5. The developer shall set aside monies enough to pay for one lane of Middle Road .

Respectfully submitted,

Greg Beck
City Planner



SHOPS OF THE WOODLANDS

C-1

VILLAGE OF THE WOODLANDS

R-5

THE WOODLANDS FIRST ADDITION

R-2

R-5
MULTI-FAMILY RESIDENCE DISTRICT

PURCHASE
IN
REMNANT

SITE



1" = 300'

55TH AVE

EMILY CT

TRANQUILITY CT TRANQUILITY TRL

53RD AVE BIKE PATH

53RD AVE

RED FO

MIDDLE F

COACHMA

SURREY

PADDINGTON CIR

MURFIELD BR

MURFIELD AVE

MIDDLE RD

KINGSTON CIR

CROW CREEK RD

PRESTWICK CT

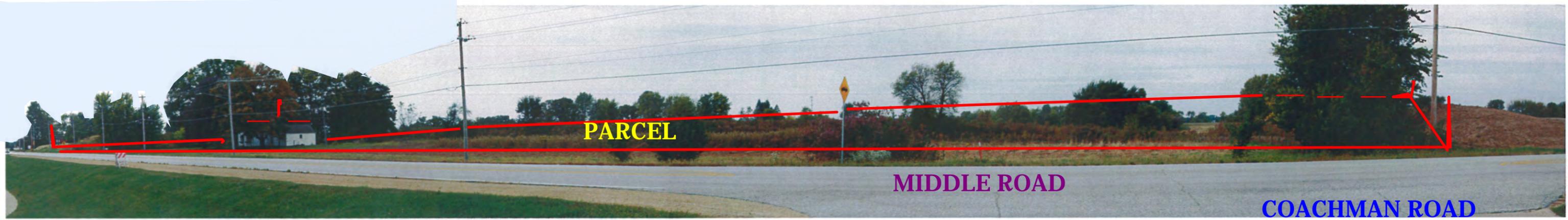
MURFIELD BR

MURFIELD AVE

MIDDLE RD

KINGSTON CIR

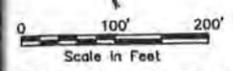
ATTACHMENT B



PLAT OF SUBDIVISION THE WOODLANDS 1ST ADDITION

CITY OF BETTENDORF, IOWA

Part of the Southwest Quarter of Section 11, Township 78 North,
Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa



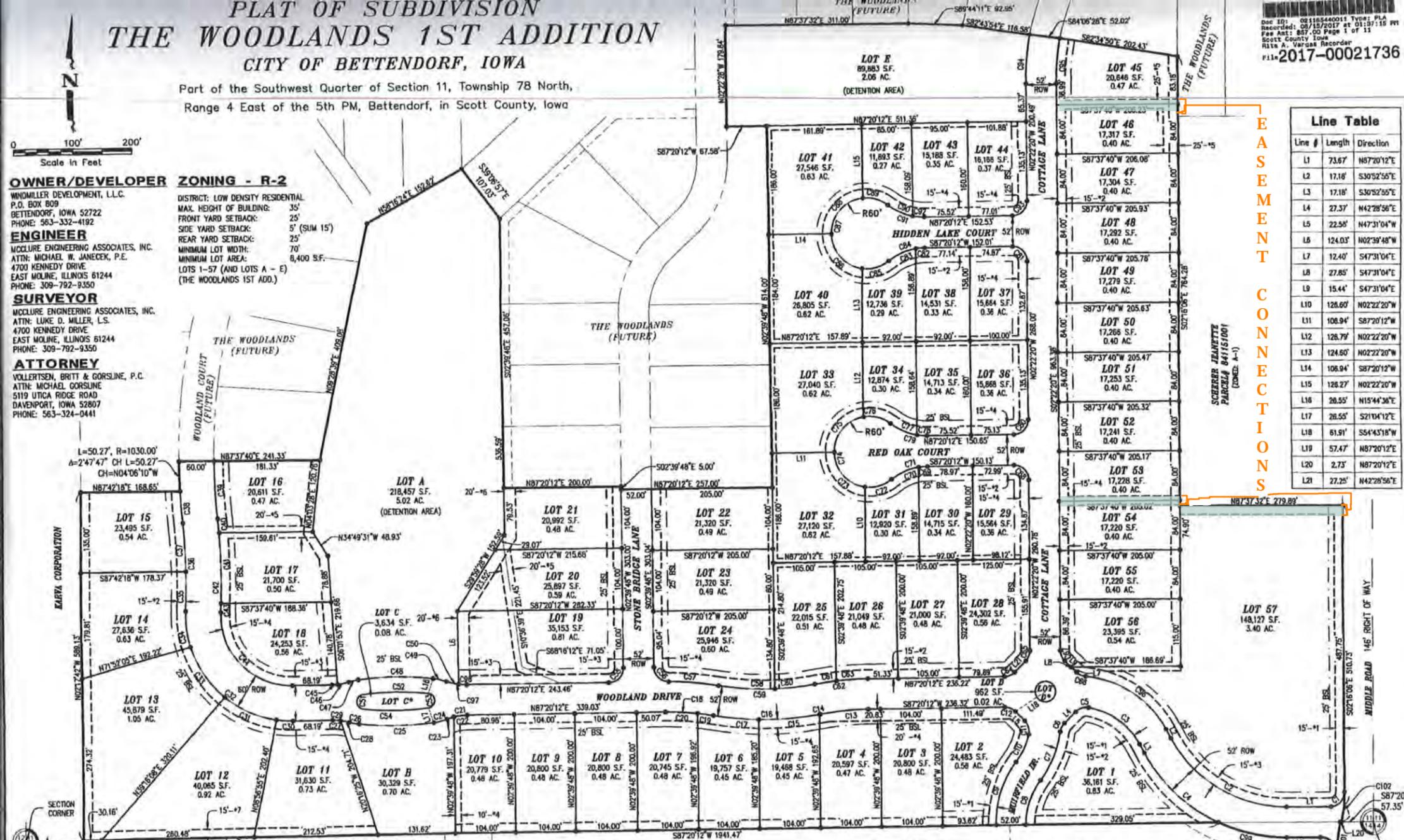
OWNER/DEVELOPER ZONING - R-2
 WINDMILLER DEVELOPMENT, L.L.C.
 P.O. BOX 809
 BETTENDORF, IOWA 52722
 PHONE: 563-332-4192

ENGINEER
 MCCLURE ENGINEERING ASSOCIATES, INC.
 ATTN: MICHAEL W. JANECEK, P.E.
 4700 KENNEDY DRIVE
 EAST MOLINE, ILLINOIS 61244
 PHONE: 309-792-9350

SURVEYOR
 MCCLURE ENGINEERING ASSOCIATES, INC.
 ATTN: LUKE D. MILLER, L.S.
 4700 KENNEDY DRIVE
 EAST MOLINE, ILLINOIS 61244
 PHONE: 309-792-9350

ATTORNEY
 VOLLERTSEN, BRITT & GORSJUNE, P.C.
 ATTN: MICHAEL GORSJUNE
 5119 UTICA RIDGE ROAD
 DAVENPORT, IOWA 52807
 PHONE: 563-324-0441

DISTRICT: LOW DENSITY RESIDENTIAL
 MAX. HEIGHT OF BUILDING: 35'
 FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 5' (SUM 15')
 REAR YARD SETBACK: 25'
 MINIMUM LOT WIDTH: 70'
 MINIMUM LOT AREA: 8,400 S.F.
 LOTS 1-57 (AND LOTS A - E)
 (THE WOODLANDS 1ST ADD.)



Line Table

Line #	Length	Direction
L1	73.67	N87°20'12"E
L2	17.16	S30°52'56"E
L3	17.16	S30°52'56"E
L4	27.37	N42°28'56"E
L5	22.58	N47°31'04"E
L6	124.03	N02°39'48"W
L7	12.40	S47°31'04"E
L8	27.85	S47°31'04"E
L9	15.44	S47°31'04"E
L10	126.60	N02°22'20"W
L11	106.94	S87°20'12"W
L12	126.79	N02°22'20"W
L13	124.60	N02°22'20"W
L14	106.94	S87°20'12"W
L15	126.27	N02°22'20"W
L16	28.55	N15°44'36"E
L17	26.55	S21°04'12"E
L18	61.91	S54°43'18"W
L19	57.47	N87°20'12"E
L20	2.73	N87°20'12"E
L21	27.25	N42°28'56"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.10	25.00	Δ 89°36'10"	N42°32'03"E	35.23
C2	241.54	224.00	Δ 81°46'53"	S61°46'53"E	230.00
C3	110.37	124.00	Δ 50°59'55"	S56°22'52"E	106.76
C4	176.85	276.00	Δ 36°42'44"	S49°14'17"E	173.84
C5	24.28	25.00	Δ 50°36'14"	N70°18'03"E	23.33
C6	16.19	25.00	Δ 37°06'54"	N23°55'29"E	15.91
C7	90.05	176.00	Δ 29°18'59"	N20°13'1"E	89.07
C8	80.86	124.00	Δ 37°21'47"	N16°00'06"E	78.44
C9	114.76	176.00	Δ 37°21'50"	N16°00'15"E	112.73
C10	51.71	124.00	Δ 23°53'35"	N22°44'13"E	51.34
C11	25.44	25.00	Δ 58°18'29"	N18°21'49"W	24.36
C12	19.70	25.00	Δ 45°06'44"	N70°52'26"W	19.19
C13	82.20	474.00	Δ 9°56'11"	S82°22'07"W	82.10
C14	1.40	526.00	Δ 0°08'10"	N77°28'36"E	1.40
C15	104.44	526.00	Δ 11°22'34"	S83°14'28"W	104.27
C16	182.44	526.00	Δ 19°52'21"	S87°20'12"W	181.53
C17	78.60	526.00	Δ 87°03'37"	N86°53'56"W	76.53
C18	82.20	474.00	Δ 9°56'11"	N87°41'43"W	82.10
C19	28.15	474.00	Δ 32°41'00"	N84°25'42"W	28.15
C20	54.05	474.00	Δ 6°32'01"	N89°23'48"W	54.02
C21	35.34	100.00	Δ 20°14'50"	S77°12'47"W	35.15
C22	23.25	100.00	Δ 13°19'16"	S80°40'34"W	23.20
C23	12.09	100.00	Δ 6°56'34"	S70°35'09"W	12.08
C24	23.17	100.00	Δ 13°16'35"	S73°43'39"W	23.12
C25	127.99	326.00	Δ 13°56'30"	S87°20'12"W	127.68
C26	16.85	100.00	Δ 9°38'08"	N80°51'59"W	16.83
C27	13.28	100.00	Δ 7°36'23"	N88°51'36"W	13.27
C28	15.74	100.00	Δ 6°50'58"	N80°32'56"W	15.72
C29	29.01	100.00	Δ 16°37'23"	N84°21'07"W	28.91
C30	28.55	180.00	Δ 9°56'18"	N88°07'10"W	28.52
C31	97.16	180.00	Δ 30°55'40"	N68°08'42"W	95.99
C32	292.26	180.00	Δ 83°01'51"	N46°08'53"W	281.20
C33	105.93	180.00	Δ 33°43'07"	N35°47'19"W	104.41
C34	60.62	180.00	Δ 19°17'48"	N09°16'51"W	60.34
C35	67.48	970.00	Δ 3°59'10"	N01°37'32"W	67.47
C36	148.56	970.00	Δ 8°50'02"	N04°02'58"W	148.41
C37	82.07	970.00	Δ 4°56'52"	N06°02'33"W	82.05
C38	53.31	1000.00	Δ 2°57'56"	N06°59'01"W	53.31
C39	97.20	970.00	Δ 5°44'30"	S05°35'45"E	97.16
C40	23.10	1030.00	Δ 11°07'05"	S07°49'27"E	23.10
C41	158.81	1630.00	Δ 8°50'02"	S04°02'56"E	158.65
C42	120.11	1030.00	Δ 6°40'52"	S03°50'28"E	120.04
C43	15.60	1030.00	Δ 0°52'06"	S00°03'59"E	15.60
C44	194.84	120.00	Δ 93°01'51"	S46°08'53"E	174.13
C45	29.01	100.00	Δ 16°37'23"	N79°01'31"E	28.91
C46	29.01	100.00	Δ 16°37'23"	N79°01'31"E	28.91
C47	16.85	100.00	Δ 9°38'08"	N75°32'23"E	16.83
C48	127.99	526.00	Δ 13°56'30"	N87°20'12"E	127.68
C49	23.17	100.00	Δ 13°16'35"	S79°03'15"E	23.12
C50	35.34	100.00	Δ 20°14'50"	S82°32'25"E	35.15
C51	36.49	12.50	Δ 16°71'54"	S92°39'48"E	24.85

EASEMENT CONNECTIONS

NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA. STORM SEWER AND SANITARY SEWER SHALL BE MAINTAINED BY THE CITY OF BETTENDORF. WATER MAIN SHALL BE MAINTAINED BY THE IOWA AMERICAN WATER COMPANY.
- STREET RADIUS AT ALL INTERSECTIONS SHALL BE 25'.
- 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.
- 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, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORMWATER. FUTURE VARIANCES SHALL NOT BE GIVEN FOR SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- NO LOW WATER ENTRY ELEVATIONS ARE REQUIRED FOR THIS SUBDIVISION.
- ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- LOT A, B, C, D & E SHALL HAVE A BLANKET STORM SEWER, SANITARY SEWER, UTILITY, DRAINAGE, AND INGRESS/EGRESS EASEMENT, AND SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAY OF THE WOODLANDS 1ST ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY WINDMILLER DEVELOPMENT, L.L.C., BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS 2nd DAY OF August, 2017.

[Signature]
 MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST:
[Signature]
 CITY CLERK

[Signature]
 PLANNING AND ZONING COMMISSION

MID AMERICAN ENERGY COMPANY
 BY: *[Signature]*
 DATE: 8/1/17

IOWA-AMERICAN WATER COMPANY
 BY: *[Signature]*
 DATE: 7-31-17

CENTURYLINK
 BY: *[Signature]*
 DATE: 7-31-17

MEDIACOM
 BY: *[Signature]*
 DATE: 7/31/17

LEGEND

- SET 5/8" IRON ROD & ORANGE PLASTIC CAP #22228
- X FOUND CHISELED "X"
- FOUND 5/8" IRON ROD
- ⊙ FOUND SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ROW LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE (BSL)
- SECTION LINE

EASEMENT LEGEND

- *1 = UTILITY EASEMENT
- *2 = WATER MAIN & UTILITY EASEMENT
- *3 = STORM SEWER, WATER MAIN & UTILITY EASEMENT
- *4 = SANITARY SEWER & UTILITY EASEMENT
- *5 = STORM SEWER & UTILITY EASEMENT
- *6 = STORM & SANITARY SEWER EASEMENT
- *7 = DRAINAGE & UTILITY EASEMENT

SURVEYOR NOTES

THIS PLAT WAS PREPARED AT THE REQUEST OF WINDMILLER DEVELOPMENT, L.L.C., P.O. BOX 809, BETTENDORF, IOWA 52722. CONTACT REED WINDMILLER.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE BEEN DISCOVERED DURING THE SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONECALL AT 1-800-292-8999 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

THIS SUBDIVISION IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA PER FIRM PANEL 19163C 0378W WITH THE EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH THE IOWA CODE.

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.



I hereby certify that this land 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 Land Surveyor under the laws of the State of Iowa.

Signature: *[Signature]*
 Luke D. Miller

Date: 7/31/17 Reg. No. 22228

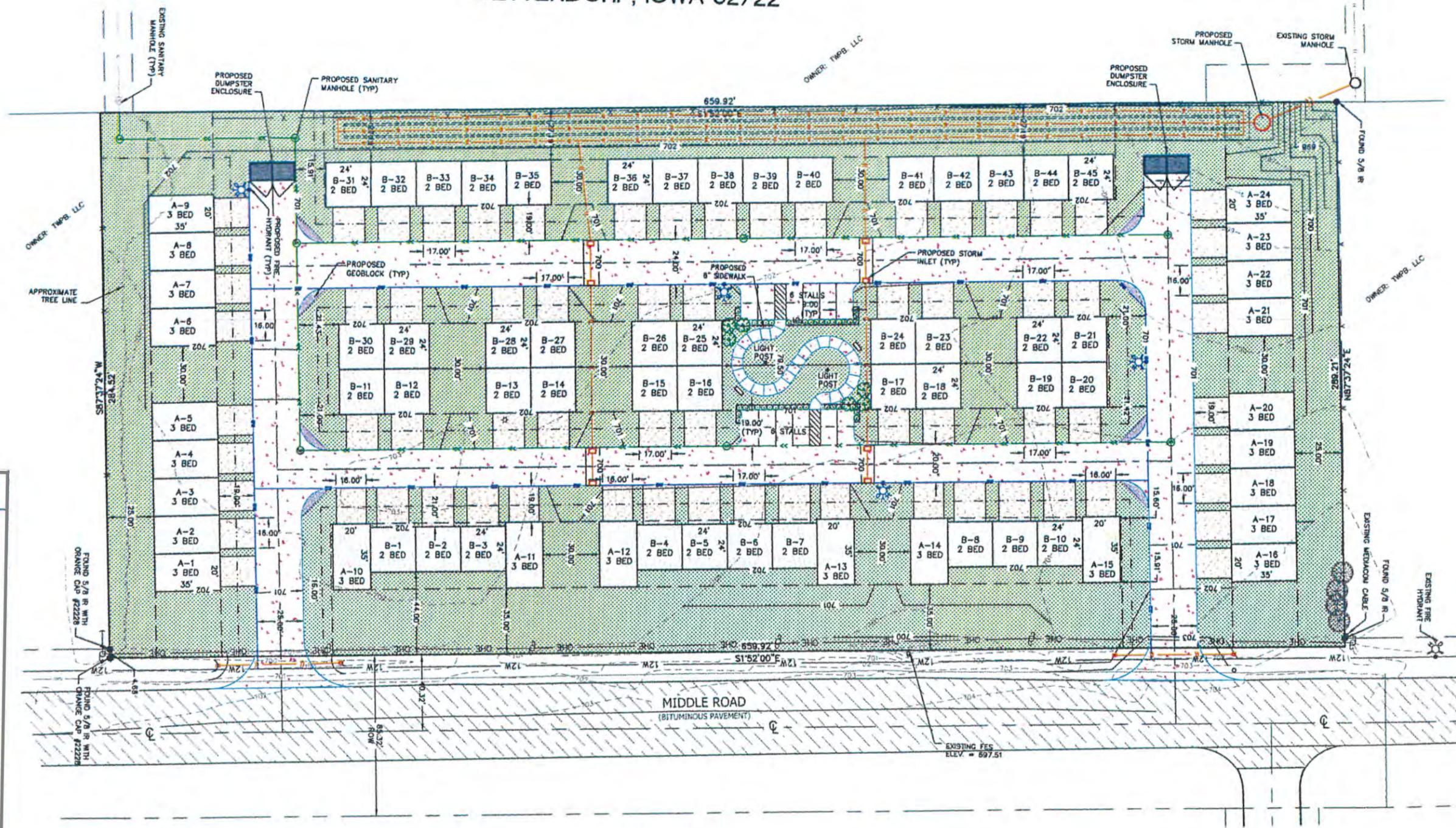
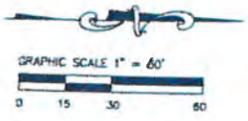
My license renewal date is December 31, 2018.

Pages or sheets covered by this seal: _____

THIS SHEET ONLY.

4784 MIDDLE ROAD

BETTENDORF, IOWA 52722



LEGEND

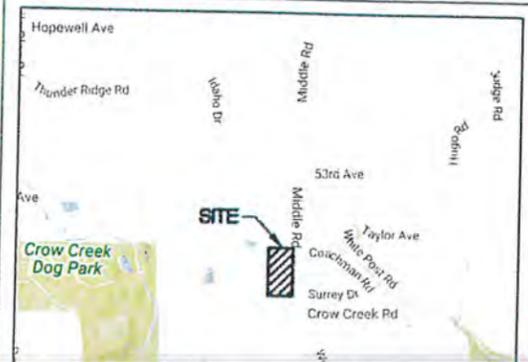
- PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB AND GUTTER
- EXISTING 12" WATERMAIN
- PROPOSED 2" WATERMAIN (DOMESTIC)
- PROPOSED 8" WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- EXISTING STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED STORM SEWER
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING STORM INLET
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION (FES)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY SEWER MAIN
- EXISTING TELEPHONE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIBER OPTIC BOX
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND MEDIA/FIBER OPTICS LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE

A 3 BED = 24 UNITS

B 2 BED = 45 UNITS

TOTAL UNITS = 69 UNITS

PROJECT LOCATION



PROJECT TEAM

CLIENT: McNAMARA FAMILY
4555 UTICA RIDGE ROAD
BETTENDORF, IA 52722

CONTACT: MR. DICK McNAMARA
PHONE: (563) 570-1826

ENGINEER: **Landmark**
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
EAST MOLINE, IL 61244

CONTACT: MR. MICHAEL SHAMBE, P.E.
PHONE: (309) 755-3400

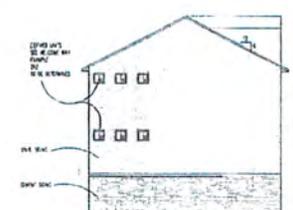
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.



FRONT ELEVATION
BUILDING TYPE AA



REAR ELEVATION
BUILDING TYPE AA



REVISION: BUILDING TYPE AA SEP 29 2017

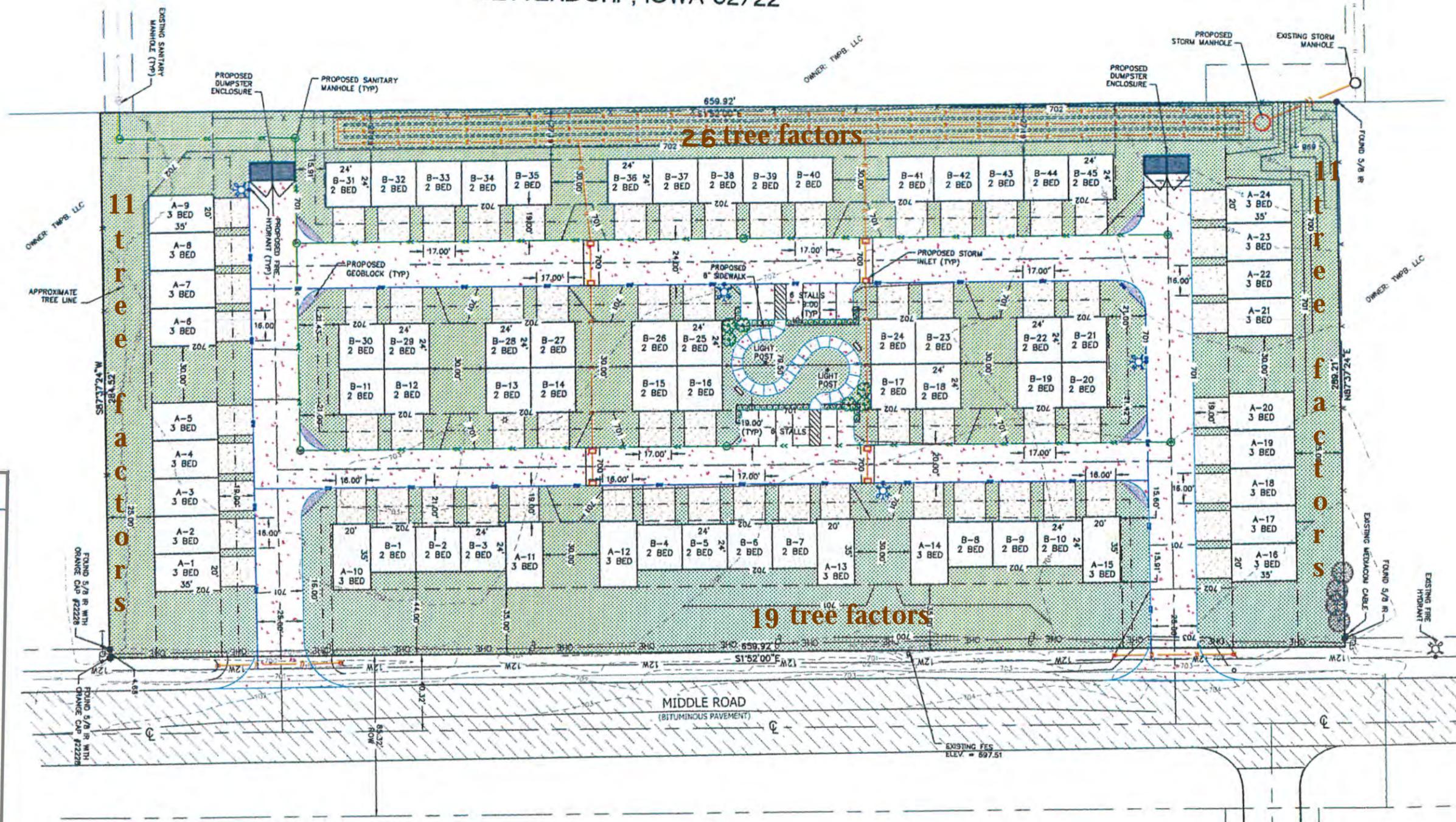
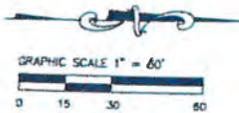
CHRIS MUMFORD MAGGIE'S HOMES	
DATE	SEP 29 2017
SCALE	
SHEET	A-2
OF SHEETS	2

BUILDING 7 AND BUILDING 1



4784 MIDDLE ROAD

BETTENDORF, IOWA 52722



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB AND GUTTER
- EXISTING 12" WATERMAIN
- PROPOSED 2" WATERMAIN (DOMESTIC)
- PROPOSED 8" WATERMAIN
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- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- EXISTING STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED STORM SEWER
- PROPOSED GAS LINE
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- PROPOSED FIRE HYDRANT ASSEMBLY
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- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY MANHOLE
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- EXISTING TELEPHONE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIBER OPTIC BOX
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
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