

NOTICE TO THE AUDIENCE: Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4071.

The Planning and Zoning Commission meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who wish to be heard may attend the meeting in person or may call (563) 344-4071 for specific questions or alternative participation. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf will broadcast this meeting online at <http://www.bettendorf.org/live-meeting>.

Constituents who do not have a matter to address with the Planning and Zoning Commission in person are strongly encouraged to stay at home and view the meeting online.

**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
JUNE 17, 2020 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

1. Roll Call: Adam ____, Gannaway ____, Kappeler ____, Ormsby ____, Rafferty ____, Stoltenberg ____, Wennlund ____
2. Approval of minutes of the meeting of May 20, 2020.
3. Review of Commission procedures.

Rezoning

4. Case 20-033; West side of the 5800 block of Middle Road, A-1 Agricultural/Urban Reserve District to R-5 High-Density Multi-Family Residence District, submitted by BESW.

Site Development Plan

5. Case 20-034; 2564 Middle Road, submitted by Russell Ewing Bett, LLC.
6. Case 20-035; 7171 Valley Drive, submitted by Oak Grove Storage.

Other

7. Commission Update.

NOTICE TO THE AUDIENCE: Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4071.

**MINUTES
PLANNING AND ZONING COMMISSION
MAY 20, 2020
5:30 P.M.**

The Planning and Zoning Commission meeting of May 20, 2020 was called to order by Stoltenberg at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Adam, Gannaway, Kappeler, Ormsby, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: None

STAFF PRESENT: Greg Beck, City Planner; Brent Morlok, City Engineer; Troy Said, Assistant Fire Chief (video); Jeff Reiter, Economic Development Director

2. Approval of the minutes of the meeting of April 15, 2020.

On motion by Adam, seconded by Rafferty, that the minutes of the meeting of April 15, 2020 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Stoltenberg announced that Reiter had informed him that if anyone has any issues with the Zoom video conferencing application, the meeting is also available for viewing on YouTube. Stoltenberg asked what the procedure would be for a viewer to comment on a case. Reiter explained that anyone using Zoom can take part in the conversation.

Preliminary Plat

4. Case 20-025; Fields Edge Addition, submitted by Edgebrooke Homes, LLC.

Beck reviewed the staff report.

Wennlund asked if Lot 8 is buildable given the large required setbacks, swale, and topography. Morlok stated that there are grading challenges on Lots 6-8 and drainage running through those lots. He indicated that the topography lines show existing contours and that grading will be required to allow those lots to be built upon. Wennlund asked if a pipe would be required under 185th Street between Lots 1 and 8 or if the proposed grading will make that unnecessary. Ryan Dolan, the applicant, explained that storm sewer will run under 185th Street, that substantial grading will take place to allow construction on the lots, and that there will be a large retention area on Outlot A so that water can be released at an appropriate rate. Wennlund asked how the water will be conveyed to Outlot A. Dolan explained that it would be conveyed via the storm sewer which will be angled from northwest to southeast to Outlot A. He added that the retention area on Outlot A will occupy approximately 2/3 of the lot.

Kappeler asked if the existing buildings shown on Lot 3 will remain or be demolished. Dolan stated that they will be removed.

Kappeler asked if Outlot A is intended to accommodate water from properties north of any future extension of 185th Street. Dolan confirmed this, adding that it would not only retain water from the subdivision but would accommodate the water from the property to the north and also from a culvert that runs under Criswell Street just north of his property.

Dolan stated that at the Scott County Planning and Zoning meeting the question was raised as to whether the city would require sidewalks along 185th Street even though it is a private street. Morlok commented that because the proposed subdivision is not located within the city limits, that decision would be the County's. He suggested that sidewalks be installed if the developer plans to build the streets to city standards with regard to width, thickness, and paving materials. He reiterated that the because the subdivision is outside city limits and the city has no means to sewer the property right now, the decision is ultimately at the discretion of Scott County.

Rafferty asked if there would be a high wall at the south end of the detention area given the significant slope on Outlot A. Morlok confirmed this, adding that north side will be cut into to flatten the slope and to gain some volume and that a berm will be rebuilt on the south side. He added that the given the size of the subdivision, the volume of water will not be very large. Morlok explained that because it is not hard-surfaced, the off-site water is not intended to be detained but merely to pass through the system. He indicated that staff has no concerns about the basin acting as a small dam. Rafferty commented that that had been his concern.

On motion by Rafferty, seconded by Ormsby, that the preliminary plat of Fields Edge Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

5. Case 20-026; Wilderness Pointe First Addition, submitted by Jared Kerkhoff Homes.

Beck reviewed the staff report.

Kappeler asked for clarification of Condition 3 in the staff report regarding the required 30-foot buffer and the drainageway. Morlok explained that as a part of the storm water ordinance changes a few years ago, a requirement for a 30-foot buffer from top of slope in both directions was instituted. He added that the buffer cannot be disturbed. He stated that the outlots are sized accordingly to accommodate the required buffer.

Wennlund commented that the plat notes indicate that the owner of Lot 18 is the owner of Outlot C and is therefore responsible for its maintenance. He stated that he believes that the homeowner's association should be responsible for ownership and maintenance as is indicated for the other outlots. Beck indicated that he had been under the impression that the HOA would control and be responsible for Outlot C given that it is to be used for a drainage area. Morlok explained that ownership is likely tied to Lot 18 because of its adjacency. He suggested that perhaps a separate agreement could be entered into assigning the responsibility for maintenance to the HOA. Jared Kerkhoff, the applicant, explained that in the past the outlots were under the ownership of individual owners because they were located in the flood plain. He indicated that he would be willing to meet with staff to clarify the responsibilities for the detention basin on Outlot C.

Rafferty asked why the outlots adjacent to individual lots are necessary. Morlok explained that Outlots D-K are in the designated flood plain and are separate from the individual lots so that the homeowners are not required to pay flood insurance. He stated that each owner is responsible for the maintenance of those adjacent outlots.

Gannaway asked why sanitary sewer is required for this subdivision but not for Fields Edge Addition which is across the street. Morlok explained that sanitary sewer is available to serve properties on the west side of Criswell Street, but because of the topography it is not possible on the east side. Wennlund commented that Fields Edge Addition is not located within the city limits but is only being reviewed because its proximity. Morlok added that the city had discussed annexation with the applicant but had decided against it because sewer cannot be extended.

On motion by Wennlund, seconded by Gannaway, that the final plat of Wilderness Pointe First Addition be recommended for approval subject to staff recommendations and the clarification of the rights and responsibilities of the owner of Outlot C relative to access and maintenance.

ALL AYES

Motion carried.

Replat

6. Case 20-024; Gipple's 1st Addition, submitted by Todd Gipple.

Beck reviewed the staff report.

Stoltenberg asked if the developer is proposing the same lot configuration as the lots to the south. Beck confirmed this.

On motion by Ormsby, seconded by Rafferty, that the final plat of Gipple’s 1st Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Other

12. Commission Update.

Morlok stated that the following cases were approved by City Council subsequent to the last meeting:

- Glenbrook Ridge Third Addition, final plat
- Old Hunters Woods Seventh Addition, final plat
- Pleasant Harbor 2nd Addition, final plat
- Creek Ridge Estates 3rd Addition, final plat
- Spencer Hollow 4th Addition, final plat
- Spencer Hollow 5th Addition, final plat
- Lots 13-18, Forest Grove Crossing Third Addition, site development plan
- 4465 - 53rd Avenue, site development plan
- Lot 3, Glenbrook Ridge Third Addition, site development plan

Morlok announced that Mark Hunt has accepted the city’s offer to become the new Community Development Director and will start on June 22.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

These minutes approved

Gregory W. Beck
City Planner



COMMUNITY DEVELOPMENT

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

June 17, 2020

Staff Report

Case No. 20-033

Location: West side of the 5800 block of Middle Road – Rezoning

Applicant: BESW

Current Zoning Classification: A-1, Agricultural/Urban Reserve District

Proposed Zoning Classification: R-5, High-Density Multi-family Residence District

Current Land Use Designation: Urban Medium Intensity

Background Information and Facts

BESW has submitted an application for rezoning of property located along the west side of Middle Road between 53rd Avenue and Hopewell Avenue (see Aerial Photo, Attachment A). The petitioner would like to change the zoning from A-1, Agricultural/Urban Reserve District to R-5, High-Density Multi-family Residence District. The future land use designation for this site is Urban Medium Intensity (UMI) (see Future Land Use Map and R-5 Zoning - Attachments B and C). The site is anticipated to have two entries from Middle Road (see Site Concept - Attachment D). The proposed building for the site will be a 3-story, 72-unit multi-family structure. Given the property's location being adjacent to an arterial, the recently-approved revisions to the R-5 Zoning Ordinance, including an increased front yard setback, do apply.

Land Use

The land use designation for the site is Urban Medium Intensity. Surrounding land use designations are Urban Low Intensity, Urban Reserve, and Urban Medium Intensity. The UMI land use facilitates a rezoning to R-5, High-Density Multi-family Residence District.

Utilities

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

Thoroughfare Plan/Access

Two driveways to the site will originate from Middle Road. All drive areas shall be privately-owned and maintained.

Storm Water Detention

Storm water detention is required, and the design shall be approved by the City Engineer at the time a site development plan is submitted.

Recommended Action

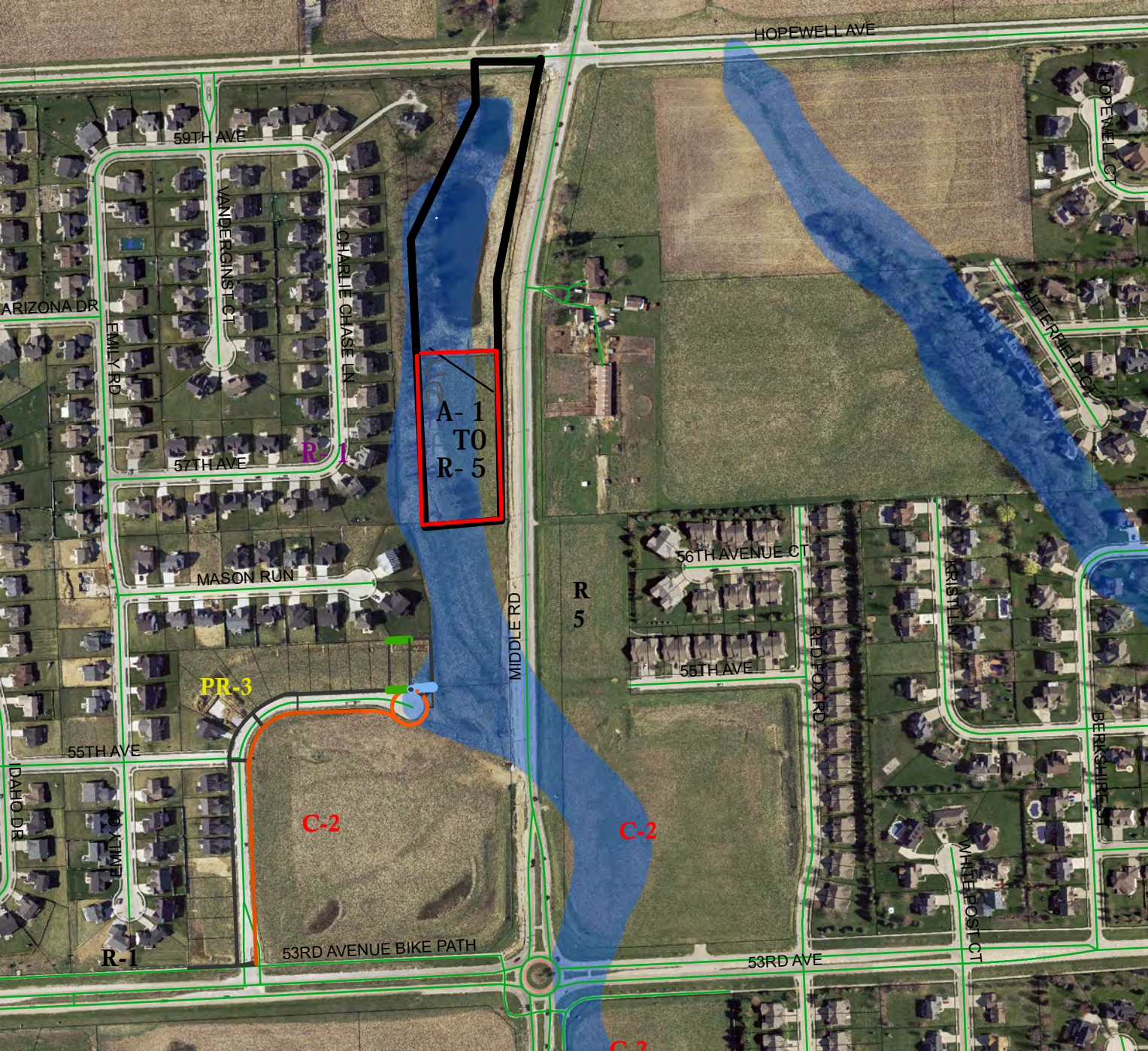
Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional rezonings in recommending approval of the rezoning.

Staff would add the following conditions to approval of the rezoning:

1. Approval of the rezoning does not waive any applicable city, state, or federal provisions as required by law.
2. A site development plan must be submitted for the development.
3. The developer shall be governed by a Conditional Zoning Agreement as will any of the subsequent owners of the parcel.

Respectfully submitted,

Greg Beck
City Planner



HOPEWELL AVE

59TH AVE

VANDERKING ST CT

CHARLIE CHASE LN

ARIZONA DR

EMILY RD

57TH AVE

PR-3

A-1
TO
R-5

MASON RUN

R-5

56TH AVENUE CT

55TH AVE

RED FOX RD

KRISTINA

55TH AVE

PR-3

C-2

C-2

DAHO DR

BOXTIME

R-1

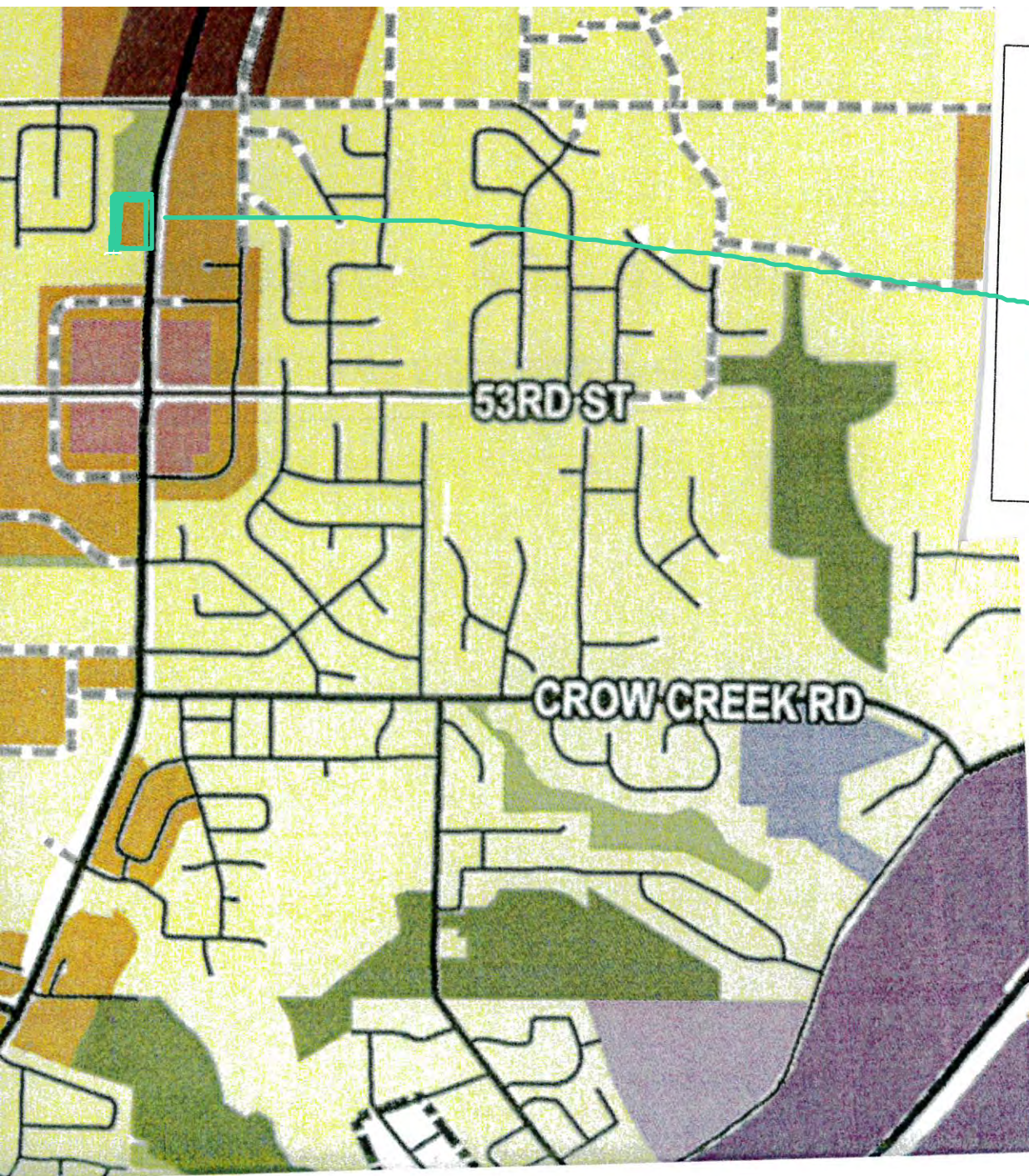
53RD AVENUE BIKE PATH


53RD AVE


WHITE POST CT

BERKSHIRE CT

C-2














 Current City Boundary

 Future Major Road Network

Bettendorf

Future Land Use

-  Greenway
-  Parks & Open Space
-  Urban Reserve
-  Urban Low Intensity
-  Urban Medium Intensity
-  Urban High Intensity
-  Neighborhood Commercial
-  Community Commercial
-  Business Park
-  Industrial
-  Public/Semi-Public

11-5-8. R-5 High Density Multi-Family Residential District:

A. Purpose: This district provides for certain high-density residential areas within the community. It is the intent of this district to create a predominantly residential environment of all types of residential structures, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents of the district. General commercial or industrial uses, except certain enumerated uses, are prohibited. This district normally abuts major thoroughfares and expressways that provide direct access to the site.

B. Site Development Regulators:

Table 11-5-8B

Regulator	1-Family Detached	1-Family Attached (Note 1)	Duplex (Two Family)	Town-house (Note 1)	Multi-Family	Other Non-Residential Permitted Use
Site Area per Housing Unit (square feet)				3,000	1,500	
Minimum Lot Area (square feet)	7,000	3,500	7,000	2,000	10,000	10,000
Minimum Lot Width (feet)	60	35	70	24	70	75
Minimum Yards (feet)						
Front Yard (Note 7)	25	25	25	25	25	25
Side Yard (Note 2)	5 ft min; Total = 10ft	5 ft min; Total = 10 ft	5 ft min; Total = 10 ft	5 ft min; One side = 10; Total = min 15	5 ft min; One side = 10; Total = min 15	5 ft min; One Side = 10; Total = min 15
Street Side Yard, Corner Lot	25	25	25	25	25	25
Rear Yard (Note 4)	25	25	25	25	25	25
Maximum Height (feet) (Note 3,5)	10 stories or 150 ft.	10 stories or 150 ft.	10 stories or 150 ft.	10 stories or 150 ft.	10 stories or 150 ft.	10 stories or 150 ft.
Minimum Open Space (Note 6)	N/A	N/A	N/A	35%	35%	N/A
Maximum F.A.R.	2.5	2.5	2.5	2.5	2.5	2.5

Note 1: Density regulators are shown on a per unit basis.

Note 2 - Separation of Townhouse Buildings: There shall be a minimum of 15 feet separation between adjacent townhouse row dwellings.

Note 3: Height limit in table for one- or two-story structures; the combined side yard requirement shall be increased by five feet for each additional story over two and shall be distributed equally among the two side yards.

Note 4: Twenty five feet rear yard setback for one- or two-story structures; the required rear yard shall be increased by five feet for each additional story over two.

Note 5: Churches, schools, and hospitals are permitted a maximum height of 60 feet for the main structure and 75 feet for towers or steeples.

Note 6: Open space does not include driveways, parking areas, or structures. (2008 Code)

Note 7: Where lots are not subject to established front yard setback requirements, lots in the Downtown Master Plan area may reduce the front yard setback to 5 feet.

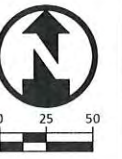
Note 8: The required front yard or rear yard setback adjacent to any collector, minor arterial, or principal arterial street as defined in the Bettendorf Transportation Plan (April 11, 2013) shall be fifty (50) feet OR thirty-five (35) feet when a berm, acceptable to the Planning and Zoning Commission and City Council, is provided adjacent to the involved roadway.

Note 9: The maximum height allowed for any portion of any townhouse or multi-family residential structure within fifty (50) feet of any lesser-zoned district shall be less than or equal to the maximum height allowed in the lesser-zoned district.

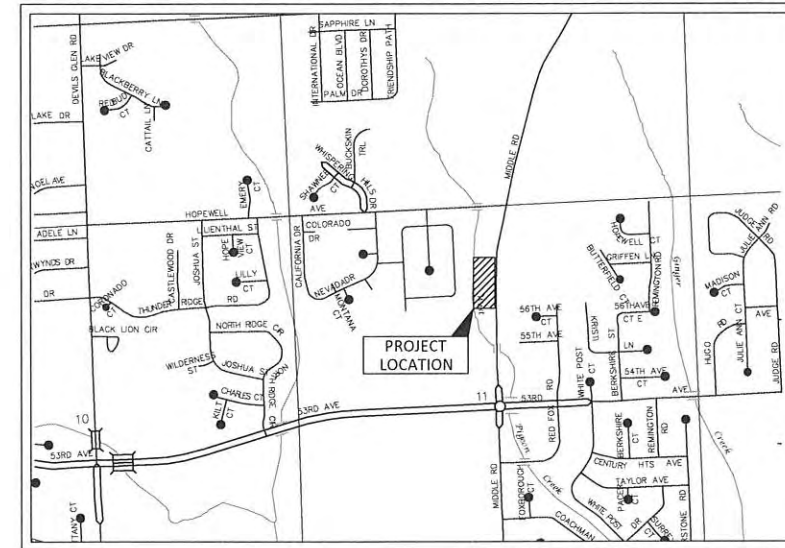
CONCEPT EXHIBIT

THE LOFTS AT STRADA MEZZO

BETTENDORF, SCOTT COUNTY, IOWA



PROJECT VICINITY MAP-CITY OF BETTENDORF



APPLICANT INFORMATION:

OWNER/APPLICANT: BESW 1805 STATE STREET #103 BETTENDORF, IOWA 52722 563-265-0839 BEN@CTCREEK.COM	PREPARED BY: AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM
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LEGAL DESCRIPTION - URBAN-MEDIUM INTENSITY (UMI)/R-5:

THAT PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. (AKA TRACT "D" IN DEED #1786-87) IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS:

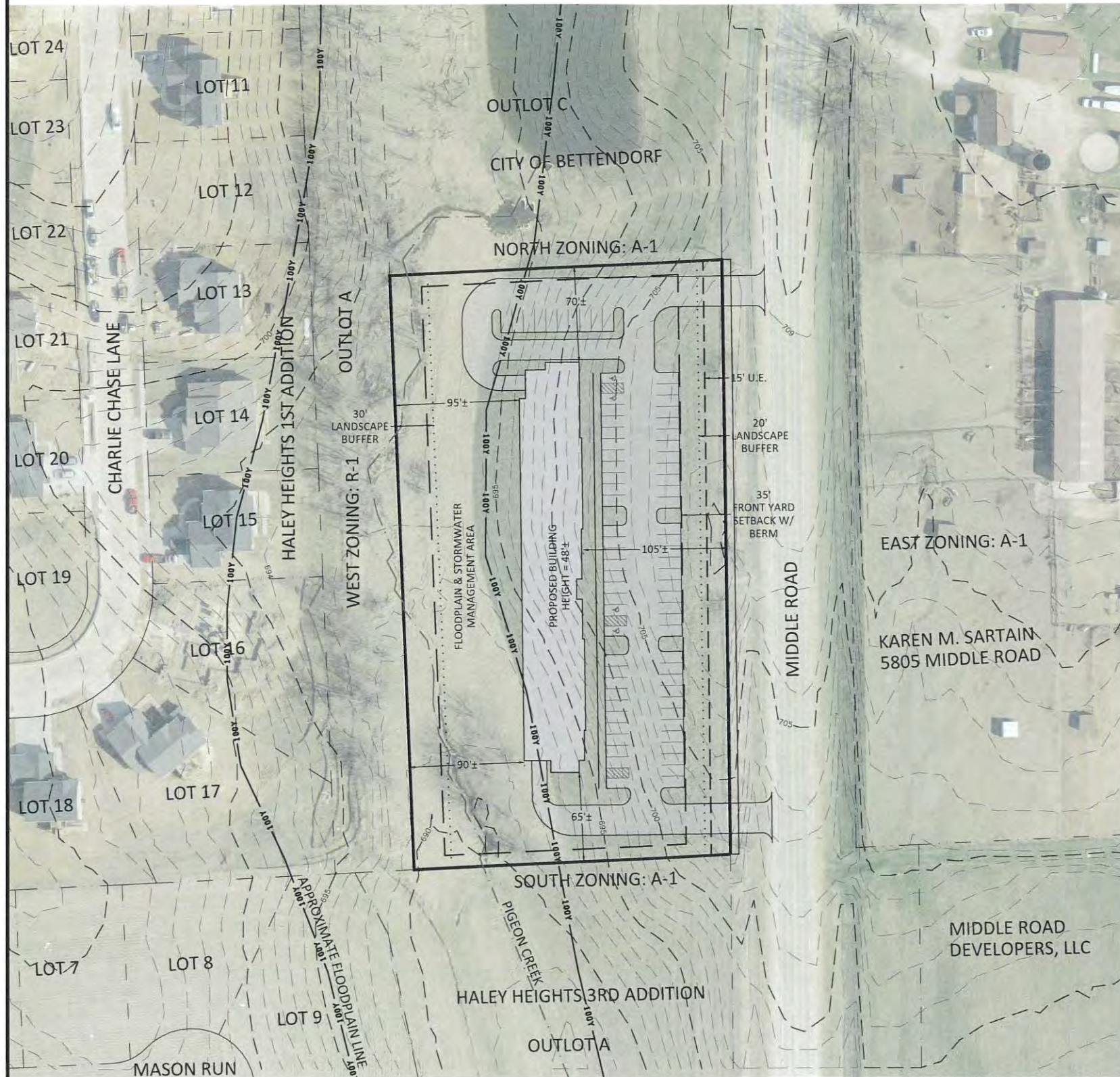
BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT A OF HALEY HEIGHTS 1ST ADDITION, AS RECORDED IN BOOK 2012, PAGE 28676 OF THE SCOTT COUNTY RECORDER'S OFFICE, THENCE ALONG THE EAST LINE OF SAID OUTLOT A N00°06'35"W, 472.54 FEET TO THE SOUTHWEST CORNER OF OUTLOT C OF SAID HALEY HEIGHTS 1ST ADDITION, THENCE ALONG THE SOUTH LINE OF SAID OUTLOT C N89°26'20"E, 264.98 FEET TO THE WEST RIGHT OF WAY LINE OF MIDDLE ROAD; THENCE ALONG SAID WEST LINE S00°06'35"E, 474.76 FEET TO THE NORTHEAST CORNER OF OUTLOT A OF HALEY HEIGHTS 3RD ADDITION, AS RECORDED IN BOOK 2014, PAGE 15641 OF THE SCOTT COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTH LINE OF SAID OUTLOT A S89°25'20"W, 274.76 TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 2.80 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

ZONING INFORMATION:

CURRENT ZONING: A-1
PROPOSED ZONING: R-5

CURRENT LAND USE: URBAN-MEDIUM INTENSITY (UMI)



ENGINEER:

DRAWING LOG

DESCRIPTION OF CHANGES

REV

DATE

REZONING

NOT FOR CONSTRUCTION

DATE ISSUED:

JUNE 9, 2020

CURRENT REV:

A

PROJECT NAME: THE LOFTS AT STRADA MEZZO

CLIENT NAME: BESW

PROJECT MANAGER: BOELK

PROJECT NO.: 20-0015

SHEET NUMBER: RE2.0

CONCEPT SITE PLAN



COMMUNITY DEVELOPMENT

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

June 17, 2020

Staff Report

Case No. 20-034

Location: 2564 Middle Road - Site Development Plan (Lot 2, Ewing Bettendorf First Addition)

Applicant: Russell Ewing Bett, LLC

Current Zoning Classification: C-2, Community Commercial District

Current Land Use Designation: Community Commercial

Background Information and Facts

Russell Ewing Bett, LLC has submitted a site development plan for 2564 Middle Road (see Aerial Photo and Final Plat - Attachments A and B). The City previously approved a site development plan for Lot 1 consisting of a single senior living facility and parking (see Prior Site Plan - Attachment C). The current site development plan proposes an additional senior living facility and parking which will be built on Lot 2 (see Site Development Plan - Attachment D). Access will be the same as approved for Lot 1, with two access points being through the Northwest Bank property and via Happy Joe Drive. The landscape plan meets the tree count requirements of the Landscape Ordinance (see Landscape Plan - Attachment E.) Elevations show the 3-story structure which will have 102 units (see Elevations - Attachment F).

Land Use

The Community Commercial land use designation permits C-2, Community Commercial District zoning which would allow the proposed senior living facility.

Utilities

Utilities are available along Middle Road and from Happy Joe Drive. It is the responsibility of the property owner to connect to all utilities. Water, sanitary sewer, gas and electric will be available from within the site itself as provided for Lot 1.

Thoroughfare Plan/Access

The site is required to have two entry points for emergency services: one from Happy Joe Drive and from Middle Road through an easement on the Northwest Bank property. A traffic impact study was prepared by an independent third party engineering consultant prior to the

approval for the first building, and the results confirm that no additional traffic control devices will be required for either the first phase of the project or the anticipated full buildout. The study analyzed the intersections of Spruce Hills Drive and Middle Road, Middle Road and Happy Joe Drive, and the Northwest Bank Tower entrance off Middle Road. All three are anticipated to function at acceptable levels of service at full build out. The report did suggest that an updated analysis be performed in the future to evaluate actual traffic patterns. Given that Lot 2 is developing sooner than expected and knowing that Lot 3 is also attracting potential developers, staff is recommending that a traffic agreement between the owners of Lots 1, 2, and 3 and the City addressing any future traffic control devices be approved prior to Council approval of the plan.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer at the time a site development plan is considered by City Council. Storm water detention will be accommodated for the entire subdivision in Outlot X.

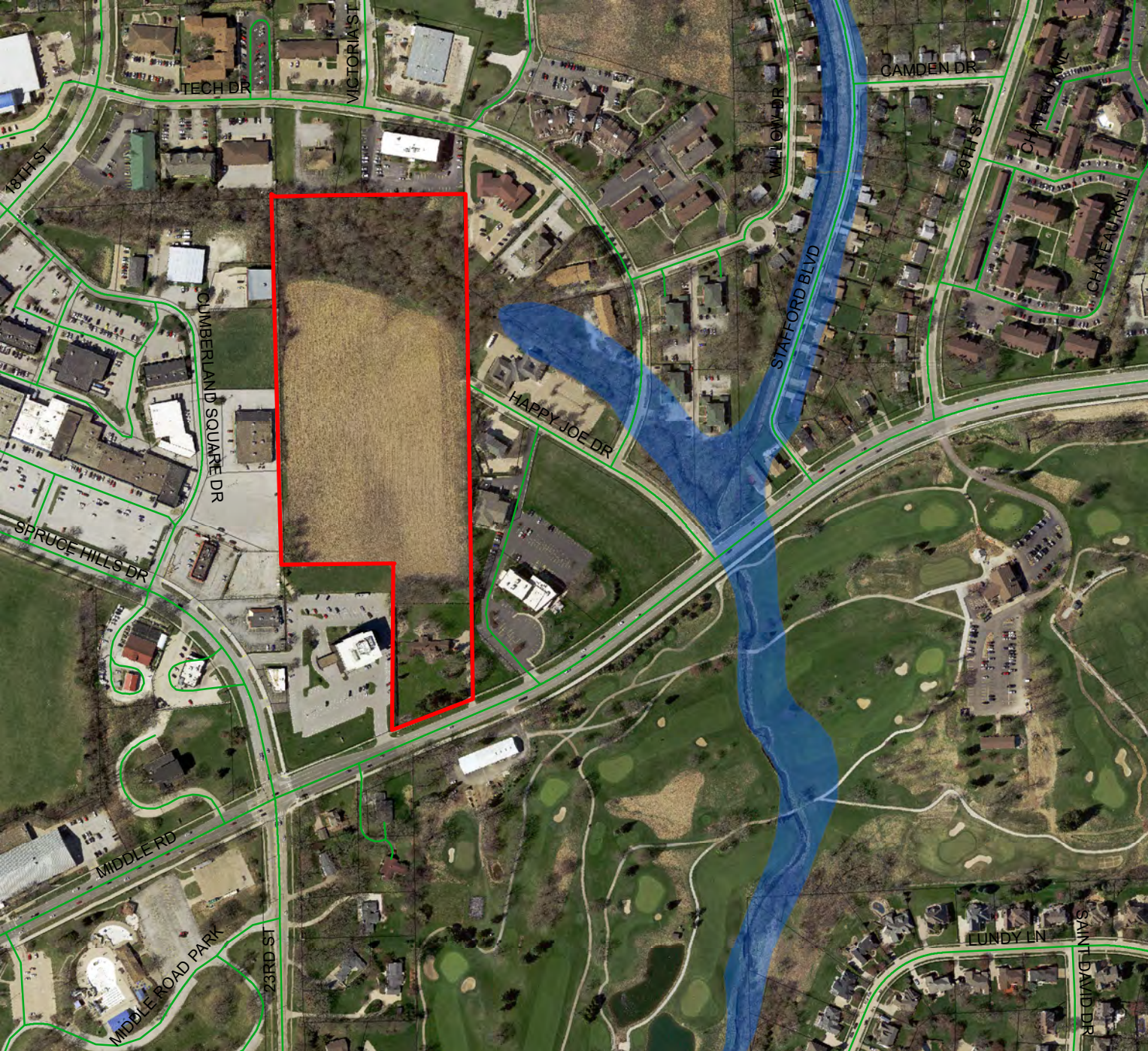
Recommended Action

Staff recommends approval of the site development plan subject to the conditions listed below:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All fire hydrant placement and turning radii must be approved by the Fire Department prior to City Council consideration of the site development plan.
3. A traffic agreement between the owners of Lots 1, 2, and 3 and the City addressing any future traffic control devices be approved prior to Council approval of the plan

Respectfully submitted,

Greg Beck
City Planner



TECH DR

VICTORIA ST

CAMDEN DR

18TH ST

CUMBERLAND SQUARE DR

HAPPY JOE DR

STAFFORD BLVD

28TH ST

CHATEAU BLVD

CHATEAU BLVD

SPRUCE HILLS DR

MIDDLE RD

MIDDLE ROAD PARK

23RD ST

LUNDY LN

SAIN T DAVID DR

EWING BETTENDORF FIRST ADDITION FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND
 SURVEYOR'S NAME:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-984-2020
 EGRI@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 SECTION 21-78-4
 E 1/2 NE 1/4
 REQUESTED BY:
 EWING DEVELOPMENT
 RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023

LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	○	○
ROW Marker	■	■
Control Point	●	●
Bench Mark	○	○
Platted Distance	—	—
Measured Bearing & Distances	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Minimum Protection Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
Easement Line	—	—

CENTURY LINK
 BY *[Signature]*
 DATE 4-30-2020

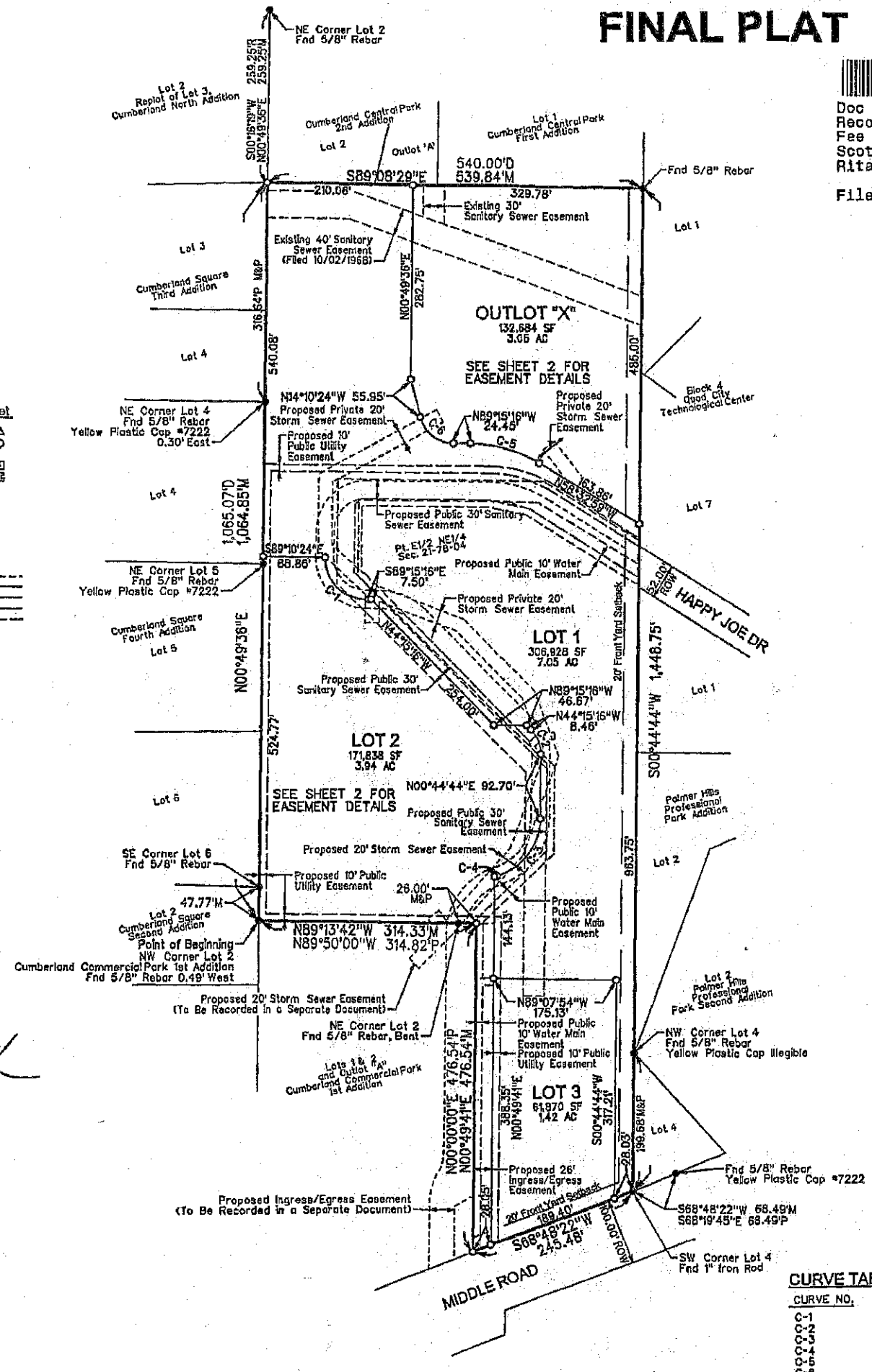
MID AMERICAN ENERGY COMPANY
 BY *[Signature]*
 DATE 4-30-2020

IOWA-AMERICAN WATER CO.
 BY *[Signature]*
 DATE 4-30-2020

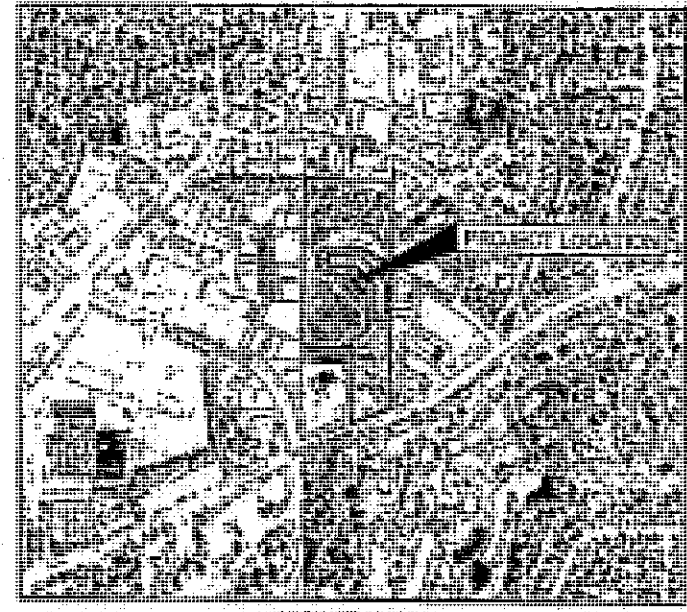
MEDIACOM
 BY *[Signature]*
 DATE 4-30-20

PLAN & ZONE COMMISSION
 BY *[Signature]*
 DATE 5-5-2020

CITY OF BETTENDORF, IOWA
 BY *[Signature]*
 ATTEST *[Signature]*
 DATE 5-5-20



Doc ID: 022361760012 Type: PLA
 Recorded: 05/29/2020 at 04:14:08 PM
 Fee Amt: \$62.00 Page 1 of 12
 Scott County Iowa
 Rita A. Vargas Recorder
 File 2020-00015150



PLAT DESCRIPTION
 A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, CUMBERLAND COMMERCIAL PARK 1ST ADDITION, AN OFFICIAL PLAT; THENCE NORTH 00°49'38" EAST ALONG THE EAST LINE OF CUMBERLAND SQUARE 2ND ADDITION AND CUMBERLAND SQUARE 4TH ADDITION, 1064.85 FEET TO THE SOUTHWEST CORNER OF LOT 2, CUMBERLAND CENTRAL PARK 2ND ADDITION, AN OFFICIAL PLAT; THENCE SOUTH 89°08'29" EAST ALONG THE SOUTH LINE OF SAID CUMBERLAND CENTRAL PARK 2ND ADDITION, 539.84 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CUMBERLAND CENTRAL PARK 2ND ADDITION; THENCE SOUTH 00°44'44" WEST ALONG THE WEST LINE OF QUAD CITY TECHNOLOGICAL CENTER AND PALMER HILLS PROFESSIONAL PARK, OFFICIAL PLATS, 1448.75 FEET TO THE NORTH RIGHT OF WAY LINE OF MIDDLE ROAD; THENCE SOUTH 68°48'22" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 245.48 FEET TO THE SOUTHEAST CORNER OF OUTLOT "A" OF SAID CUMBERLAND COMMERCIAL PARK 1ST ADDITION; THENCE NORTH 00°49'41" EAST ALONG THE EAST LINE OF SAID OUTLOT "A", 478.54 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89°13'42" WEST ALONG THE NORTH LINE OF SAID OUTLOT "A" AND LOT 2, A DISTANCE OF 314.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.46 ACRES (673,320 S.F.).

DATE OF SURVEY
 SEPTEMBER 4, 2019

ZONING
 C-2 COMMUNITY COMMERCIAL DISTRICT

OWNER/DEVELOPER
 EWING LAND DEVELOPMENT AND SERVICES LLC
 2521 WASHINGTON STREET
 PELLA, IOWA 50219
 CONTACT: HEATHER ROPP
 PHONE: 641-828-0073

BULK REGULATIONS
 MAXIMUM HEIGHT = 10 STORIES
 FLOOR AREA RATIO = 40%
 FRONT YARD SETBACK = 20 FEET
 REAR YARD SETBACK = NONE
 SIDE YARD SETBACK = NONE

ACRES
 15.46 ACRES

BASIS OF BEARING
 THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21 IS ASSUMED TO BEAR N00°49'38" EAST.

NOTES

- 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.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF THE CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- LOT 1 AND LOT 3 ACCESS SHALL ONLY BE THROUGH THE DRIVEWAY ON LOT 2 OR THE NORTHWEST BANK SITE (LOT 1, CUMBERLAND COMMERCIAL PARK FIRST ADDITION). NO ACCESS TO MIDDLE ROAD WILL BE ALLOWED.
- THE MAINTENANCE OF OUTLOT "X" AND DETENTION BASIN SHALL BE SHARED BETWEEN LOTS 1 AND 2.
- 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.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	90°00'41" RT	60.00'	94.26'	60.01'	N44°15'23"W 84.86'
C-2	45°00'00" RT	50.00'	39.27'	20.71'	S21°45'16"E 38.27'
C-3	71°22'48" RT	88.00'	109.63'	63.21'	S36°26'08"W 102.68'
C-4	02°33'03" RT	88.00'	3.92'	1.96'	N70°51'01"E 3.92'
C-5	30°42'17" RT	200.00'	107.18'	54.91'	S73°54'08"E 105.90'
C-6	75°04'52" RT	60.00'	65.52'	38.42'	N51°42'50"W 60.93'

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

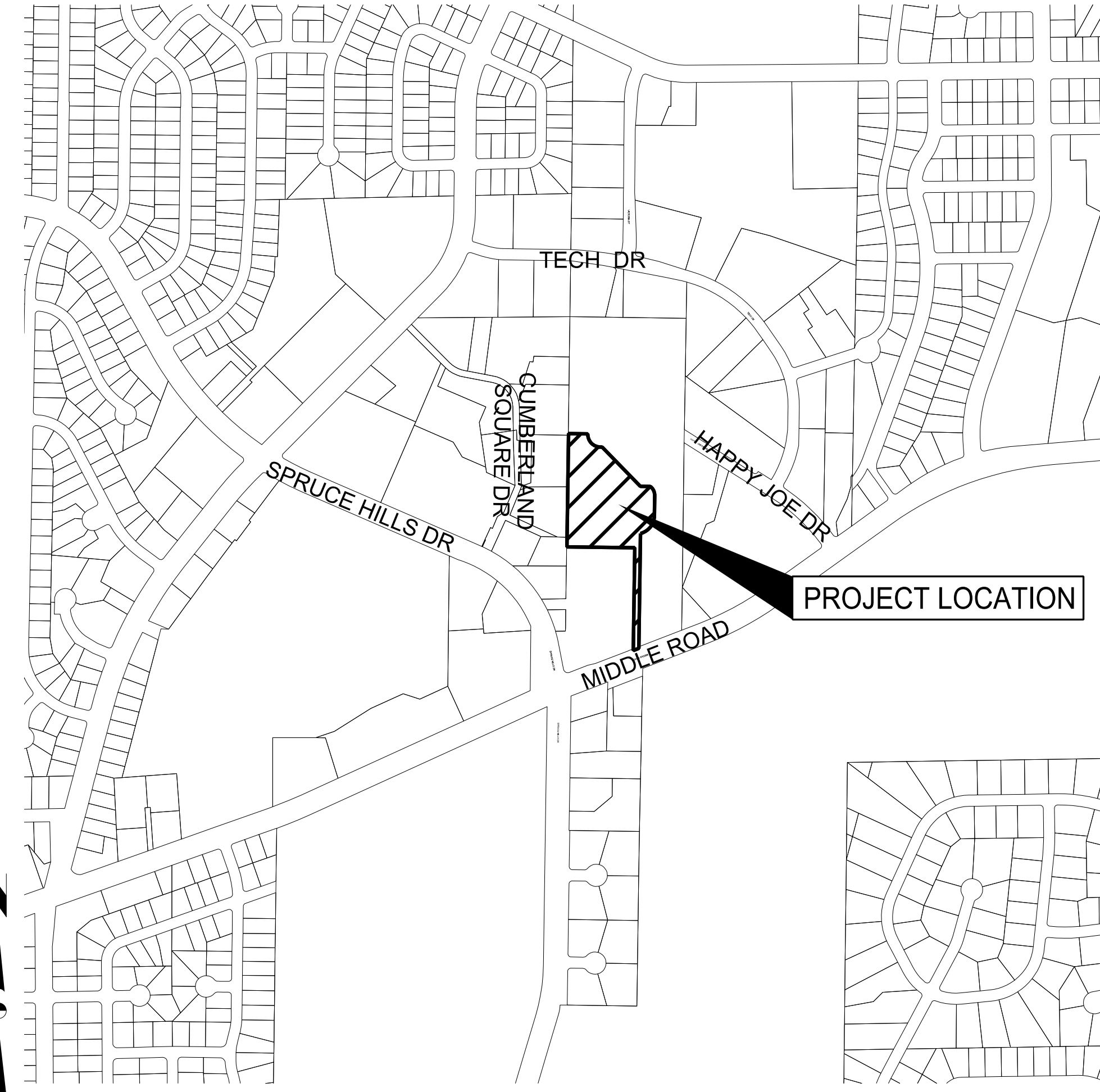
[Signature] 4/19/20
 Erin D. Griffin, P.L.S.
 License Number 19710
 My License Renewal Date is December 31, 2019
 Pages or sheets covered by this cert: Sheets 1 & 2 of 2

SITE PLAN FOR LOT 2, EWING BETTENDORF FIRST ADDITION

CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	x93.0
Contour Elevation	-93	-93
Fence (Barbed, Field, Hog)	-x-x-	-x-x-
Fence (Chain Link)	-x-x-	-x-x-
Fence (Wood)	-x-x-	-x-x-
Fence (Silt)	-x-x-	-x-x-
Tree Line	-x-x-	-x-x-
Tree Stump	-x-x-	-x-x-
Deciduous Tree \ Shrub	(Symbol)	(Symbol)
Coniferous Tree \ Shrub	(Symbol)	(Symbol)
Communication	-C(x)-	-C-
Overhead Communication	-OC(x)-	-OC-
Fiber Optic	-FO(x)-	-FO-
Underground Electric	-E(x)-	-E-
Overhead Electric	-OE(x)-	-OE-
Gas Main with Size	-4" G(x)-	-4" G-
High Pressure Gas Main with Size	-4" HPG(x)-	-4" HPG-
Water Main with Size	-8" W(x)-	-8" W-
Sanitary Sewer with Size	-8" S(x)-	-8" S-
Duct Bank	-DUCT(x)-	-DUCT-
Test Hole Location for SUE w/ID	(Symbol)	(Symbol)
(x) Denotes the survey quality service level for utilities		
Sanitary Manhole	12" ST	12" ST
Storm Sewer with Size	(Symbol)	(Symbol)
Storm Manhole	(Symbol)	(Symbol)
Single Storm Sewer Intake	(Symbol)	(Symbol)
Double Storm Sewer Intake	(Symbol)	(Symbol)
Fire Hydrant	(Symbol)	(Symbol)
Fire Hydrant on Building	(Symbol)	(Symbol)
Water Main Valve	(Symbol)	(Symbol)
Water Service Valve	(Symbol)	(Symbol)
Well	(Symbol)	(Symbol)
Utility Pole	(Symbol)	(Symbol)
Guy Anchor	(Symbol)	(Symbol)
Utility Pole with Light	(Symbol)	(Symbol)
Utility Pole with Transformer	(Symbol)	(Symbol)
Street Light	(Symbol)	(Symbol)
Yard Light	(Symbol)	(Symbol)
Electric Box	(Symbol)	(Symbol)
Electric Transformer	(Symbol)	(Symbol)
Traffic Sign	(Symbol)	(Symbol)
Communication Pedestal	(Symbol)	(Symbol)
Communication Manhole	(Symbol)	(Symbol)
Communication Handhole	(Symbol)	(Symbol)
Fiber Optic Manhole	(Symbol)	(Symbol)
Fiber Optic Handhole	(Symbol)	(Symbol)
Gas Valve	(Symbol)	(Symbol)
Gas Manhole	(Symbol)	(Symbol)
Gas Apparatus	(Symbol)	(Symbol)
Fence Post or Guard Post	(Symbol)	(Symbol)
Underground Storage Tank	(Symbol)	(Symbol)
Above Ground Storage Tank	(Symbol)	(Symbol)
Sign	(Symbol)	(Symbol)
Satellite Dish	(Symbol)	(Symbol)
Mailbox	(Symbol)	(Symbol)
Soil Boring	(Symbol)	(Symbol)



NOT TO SCALE

VICINITY MAP

OWNER/APPLICANT

RUSSELL EWING BETT LLC
4700 E 53RD STREET
DAVENPORT, IOWA 52807
CONTACT: HEATHER ROPP
PHONE: 641-628-0073

ENGINEER

SNYDER & ASSOCIATES
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
CONTACT: JASON LEDDEN
PHONE (515) 964-2020

ARCHITECT

INVISION ARCHITECTS
303 WATSON POWELL JUNIOR WAY, SUITE 200
DES MOINES, IOWA 50309
CONTACT: JUSTIN BAILEY
PHONE: (515) 657-4704

PROPERTY DESCRIPTION

LOT 2, EWING BETTENDORF FIRST ADDITION,
BEING AN OFFICIAL PLAT IN THE CITY OF
BETTENDORF, SCOTT COUNTY, IOWA.

PROPERTY ADDRESS

2528 MIDDLE ROAD

GENERAL USE

ASSISTED LIVING AND MEMORY CARE FACILITY

ZONING

C-2: COMMUNITY COMMERCIAL DISTRICT

PARKING REQUIREMENTS:

TOTAL EMPLOYEES ON A MAX SHIFT = 20
TOTAL UNITS = 102
1 SPACE PER EMPLOYEE = 20 SPACES
0.5 SPACES PER UNIT = 51 SPACES
TOTAL SPACES REQUIRED = 71 SPACES
SPACES PROVIDED
44 UNDERGROUND SPACES PROVIDED
40 SURFACE SPACES PROVIDED
84 TOTAL SPACES PROVIDED

BULK REGULATIONS

MAXIMUM HEIGHT = +10 STORIES
FLOOR AREA RATIO = +400%
FRONT YARD SETBACK = 20 FEET
REAR YARD SETBACK = NONE
SIDE YARD SETBACK = NONE

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT = 32'-1"

FLOOR SQUARE FOOTAGE
GARAGE: 23,059 SF
1ST FLOOR: 47,075 SF
2ND FLOOR: 35,933 SF
3RD FLOOR: 36,862 SF

UNIT TYPE	# UNITS
STUDIO (MEMORY CARE)	20
STUDIO (ASSISTED LIVING)	10
1 BEDROOM (ASSISTED LIVING)	60
2 BEDROOM (ASSISTED LIVING)	12

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	06/09/20	LMM

Engineer: LBM Checked By: JAL Scale: 1"=500'
Technician: RMM Date: 09/27/19 Field Bk: Pg: 1 of 3
Project No: 120.0152

LOT 2, EWING BETTENDORF FIRST ADDITION

TITLE SHEET

BETTENDORF, IA

SNYDER & ASSOCIATES, INC.

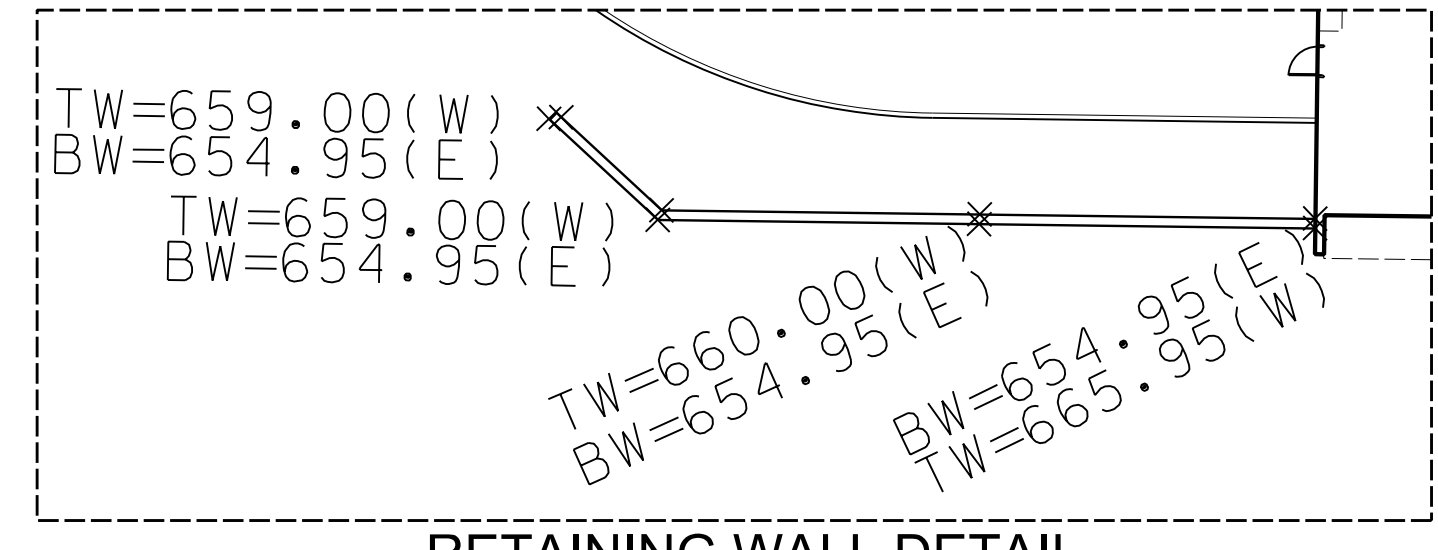
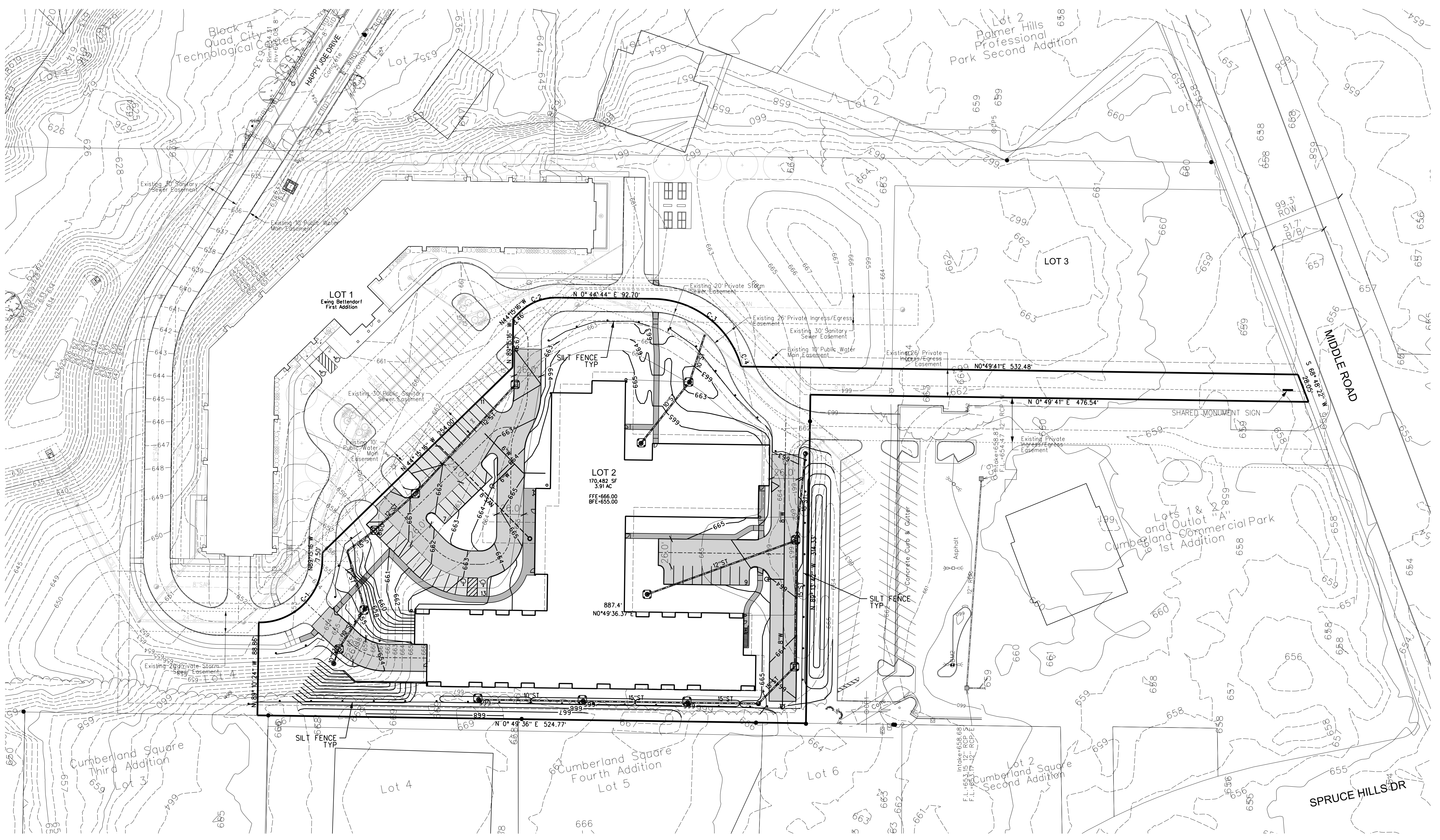
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 120.0152

Sheet 1 of 3

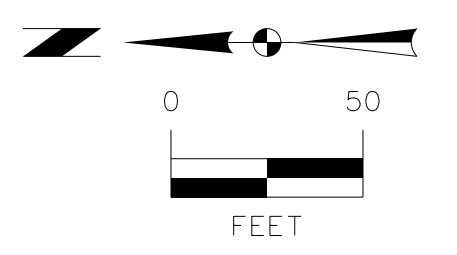
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RETAINING WALL DETAIL
1" = 20'

- LEGEND**
- 4" PCC SIDEWALK
 - 6" PCC PAVEMENT



1	REVISED PER CITY COMMENTS	06/09/20	LMM
MARK	REVISION	DATE	BY
Engineer: LBM	Checked By: JAL	Scale: 1"= 50'	
Technician: RMM	Date: 09/27/19	Field Bk:	
Project No:	120.0152		
			Sheet 2 of 3

LOT 2, EWING BETTENDORF FIRST ADDITION

SITE PLAN

BETTENDORF, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 120.0152
 Sheet 2 of 3





COMMUNITY DEVELOPMENT

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

June 17, 2020

Staff Report

Case No. 20-035

Location: 7171 Valley Drive (Lot 1, Great River Addition) – Site Development Plan

Applicant: Oak Grove Storage

Current Zoning Classification: I-2, General Industrial District

Current Land Use Designation: Industrial

Background Information and Facts

Oak Grove Storage has submitted an application for a site development plan for 7171 Valley Drive (see Aerial Photo - Attachment A). The final plat denotes the approximate 100 year floodplain limits and dedicated right-of-way for a future extension of Criswell Street and widening of Valley Drive (see Final Plat - Attachment B). The prior site plan shows a total of 8 structures to be used as storage units (See Site Development Plan - Attachment C). The current site plan adds two more storage buildings to the south end of the property (see Site Development Plan - Attachment D). The landscape plan meets the Landscape Ordinance requirements.

Land Use

The land use designation is Industrial. The site is zoned I-2, General Industrial District which permits storage facilities.

Utilities

Utilities already extend to the site, and the developer has the responsibility for connection. A future connection to sanitary sewer shall be required from the southwest for the commercial portion of the subdivision which will be addressed at such time as a site development plan is submitted.

Thoroughfare Plan/Pedestrian Access

Access to the site will be from Valley Drive. Future access to US 67 will be evaluated at the time the commercial area develops.

Storm Water Detention

Storm water detention will be provided at the southwest corner of the site. All detention calculations must be approved by the City Engineer.

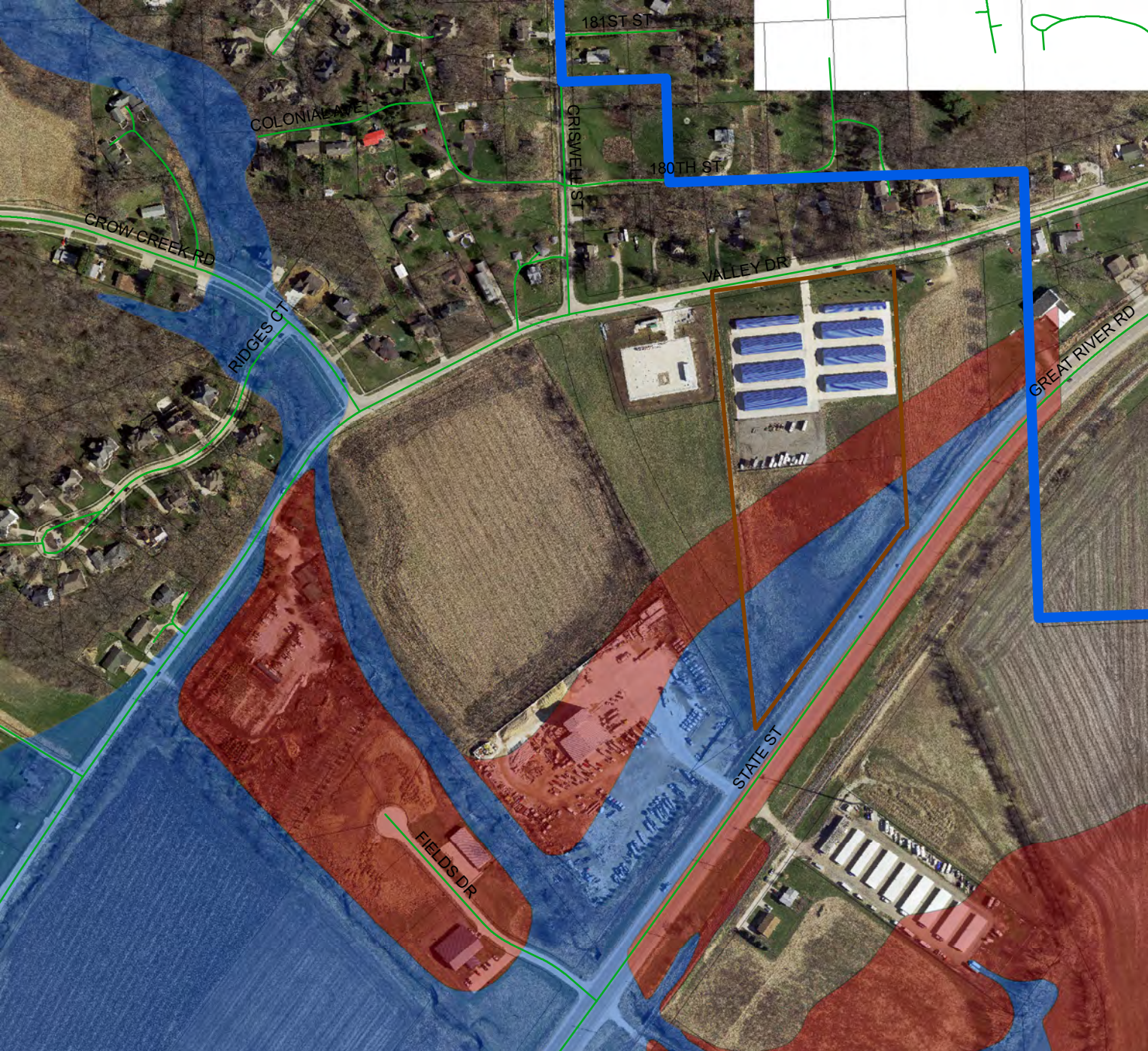
Staff Recommendation

Staff recommends that the petitioner's request for approval of the site development plan be granted 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. No building permits will be issued for structures shown in the 100 year flood zone until an approved Letter of Map Revision is received.
3. CLOMA-Fill will be required before grading associated with this project is allowed.
4. All storm water detention calculations must be approved by the City Engineer.

Respectfully submitted,

Greg Beck
City Planner



181ST ST

COLONIAL AVE

CROW-CREEK RD

RIDGES CT

CRISWELL ST

180TH ST

VALLEY DR

STATE ST

FIELDS DR

GREAT RIVER RD

**GREAT RIVER ADDITION
TO THE CITY OF BETTENDORF, IA
A RE-PLAT OF PART OF LOT 6 - E.A. BAUMBACH ESTATE**

SURVEYORS CERTIFICATE

I, LARRY L. LINDEMANN, AN IOWA PROFESSIONAL LAND SURVEYOR NO. 10897, DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND ACCORDING TO THE LAWS OF THE STATE OF IOWA AND THE CITY OF BETTENDORF SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN FROM QUIT CLAIM DEED - DOCUMENT #2014-13287, TO WIT:

PART OF THE WEST 1/4 OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF FRACTIONAL SECTION 18;
THENCE EAST ON THE SECTION LINE 397.35 FEET;

THENCE SOUTH 02 DEGREES 53 MINUTES EAST, 305 FEET TO THE CENTER OF THE DAVENPORT-LECLAIRE ROAD, WHICH POINT IS THE N.W. CORNER OF LOT 5 OF E.A. BAUMBACH ESTATE AND THE POINT OF BEGINNING;

THENCE NORTH 82 DEGREES 01 MINUTES EAST, 540.50 FEET ALONG THE CENTERLINE OF THE DAVENPORT-LECLAIRE ROAD AND ALSO THE NORTH LINE OF SAID LOT 5 TO THE N.E. CORNER OF SAID LOT 5;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5, 815.64 FEET (TO THE PRESENT NORTH-WESTERLY RIGHT-OF-WAY LINE OF A HIGHWAY);

THENCE SOUTH 38 DEGREES 33 MINUTES 43 SECONDS WEST (WHICH IS ALSO ALONG THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY) 750.19 FEET TO THE WEST LINE OF SAID LOT 5;

THENCE NORTH 02 DEGREES 55 MINUTES WEST, 1328.9 FEET TO THE PLACE OF BEGINNING. THE NORTH 33 FEET OF THE ABOVE DESCRIBED TRACT IS SUBJECT TO THE RIGHTS OF THE PUBLIC FOR ROAD PURPOSES.

EXCEPTING THEREFROM THAT PORTION OF THE REAL ESTATE WHICH WAS ACQUIRED BY THE STATE OF IOWA FOR ROADWAY PURPOSES.

SUBJECT ALSO TO AN EASEMENT IN FAVOR OF AT&T COMMUNICATIONS OF THE MIDWEST, INC. RECORDED AS DOCUMENT #00874-92 IN THE RECORDS OF THE SCOTT COUNTY RECORDING AND ALIENATION AND EASEMENT GRANTS IN FAVOR OF THE IOWA DEPARTMENT OF TRANSPORTATION ACTING FOR THE STATE OF IOWA RECORDED AS DOCUMENT # 10784-93 AND DOCUMENT #32458-93.

MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET OR WILL BE SET WITHIN 30 DAYS OF COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF BETTENDORF, AND SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND OCCUPY THE POSITIONS SHOWN THEREON.

IN WITNESS WHEREOF, I HERETO AFFIX MY HAND AND SEAL OF OFFICE ON THIS DAY OF SEPTEMBER, 2014 A.D.

LARRY L. LINDEMANN, IOWA LICENSE NO. 10897
MY LICENSE RENEWAL DATE IS DECEMBER 31 2015



NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING IF SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- ALL ROADWAYS AND UTILITIES LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCLUDING RIGHTS-OF-WAY DEDICATED TO THE CITY OF BETTENDORF.
- THERE SHALL BE NO ACCESS ALLOWED FROM THIS SUBDIVISION TO CRISWELL STREET.
- A 60 FEET LANDSCAPED BUFFER SHALL BE PLACED BETWEEN THE RESIDENTIAL ZONE AND THE I-2 ZONED PROPERTY FOR BOTH THE VALLEY DRIVE AND THE US 87 BOUNDARIES.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- STORM WATER DETENTION SHALL BE INSTALLED AND MAINTAINED ACCORDING TO APPLICABLE CITY OF BETTENDORF ORDINANCE.
- 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 AND ADJOINING PROPERTIES ARE ZONED I-2. GENERAL INDUSTRIAL 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.
- THE SOUTHERLY PORTION OF THE SITE IS LOCATED IN FEMA DESIGNATED FLOOD ZONE AE PER FLOOD INSURANCE RATE MAP 18183C038F, EFFECTIVE DATE FEBRUARY 18, 2011. THE FLOOD SOURCE IS THE EAST FORK OF PIGEON CREEK. THE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION IS 588. THE LOW OPENING ELEVATION FOR BUILDINGS SHALL BE AT LEAST 1.0 FOOT ABOVE THE 1% ANNUAL CHANCE ELEVATION.
- 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.

PLAT INFORMATION

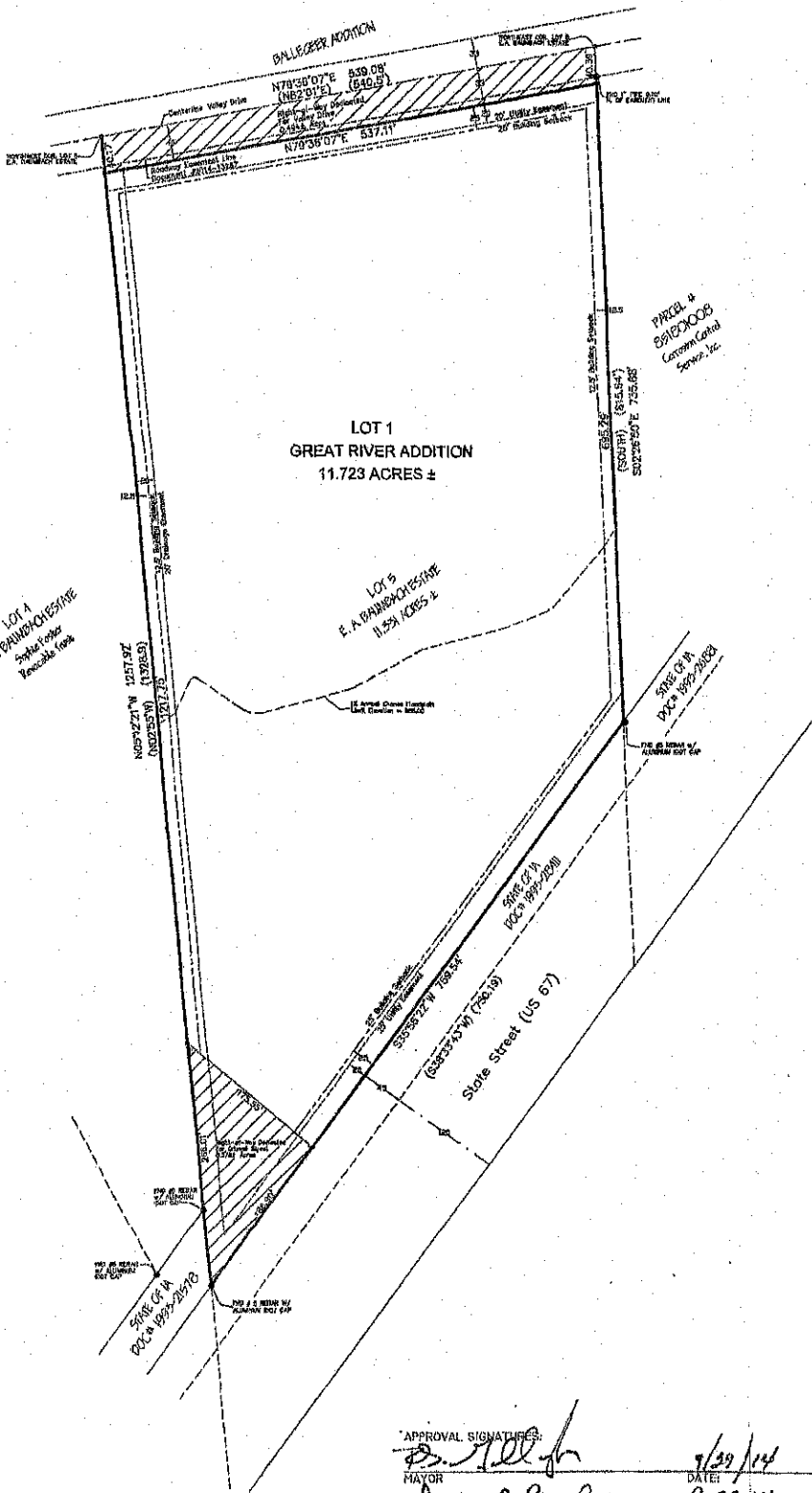
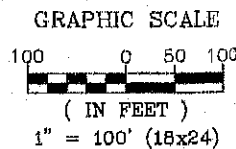
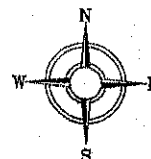
- Area of Subdivision:
Gross Area: 11.723 Acres +/-
R-0-W - Valley Dr.: 0.494 Acres +/-
R-0-W - Criswell Bl.: 0.378 Acres +/-
Net Area Lot 1: 10.855 Acres +/-

- Owner:
Great River Storage, LLC
1205 48th Avenue
Milan, IL 61266
Ph: (309) 604-8747

- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388-4230

- Surveyor:
Larry Lindemann
1011 South Elsie
Davenport, Iowa 52801
Ph: (563) 940-6880

- Attorney:
Frank Mitulsky
808 18th Street, Suite 800
Moline, IL 61285
Ph: (309) 764-8300



APPROVAL SIGNATURES:

<i>[Signature]</i> MAYOR	DATE: 9/29/14
<i>[Signature]</i> CITY CLERK	DATE: 9-29-14
<i>[Signature]</i> CHAIRMAN PLAN & ZONE	DATE: 9-30-14
<i>[Signature]</i> MEDIACOM	DATE: 9-29-2014
<i>[Signature]</i> BOUNDARY LINE	DATE: 9-29-2014
<i>[Signature]</i> IOWA - AMERICAN WATER COMPANY	DATE: 9-29-14
<i>[Signature]</i> MIDAMERICAN ENERGY	DATE: 9/29/14

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

LEGEND:
 DASHED DIMENSION = (0.00')
 SOLID DIMENSION = 0.00'
 MONUMENTS FOUND IS NOTED = ●
 MONUMENTS SET:
 4 REBAR W/ RED CAP #10897 = ○
 BOUNDARY LINE = _____
 LOAD CENTER LINE = _____
 EASEMENT LINE = _____
 3LDG SETBACK = _____



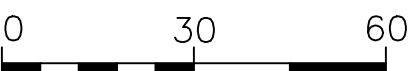
I hereby certify that this land surveying document was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.
 Larry Lindemann, P.L.S.
 Iowa License Number: 10897
 My license renewal date is December 31, 2015.
 Pages of sheets covered by this plat: 1

SITE DEVELOPMENT PLAN

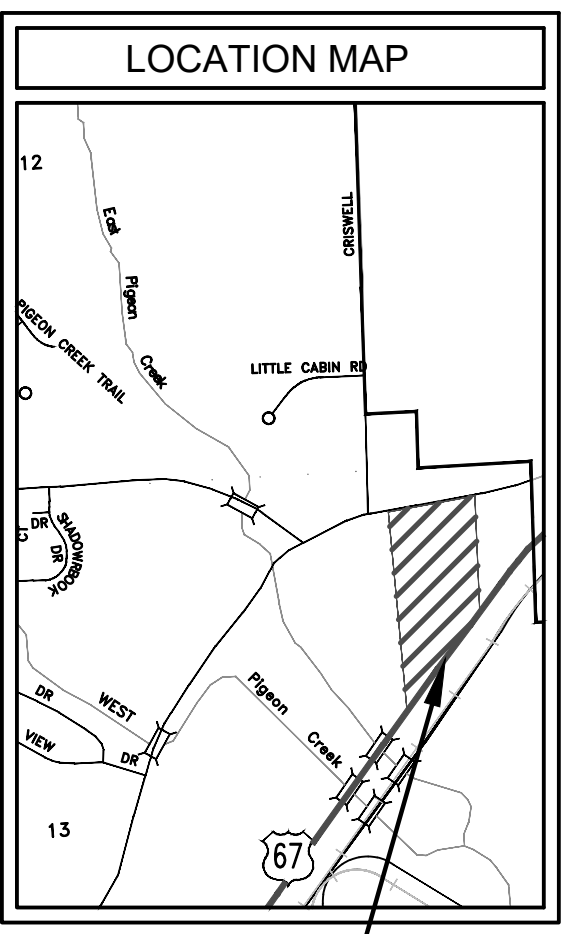
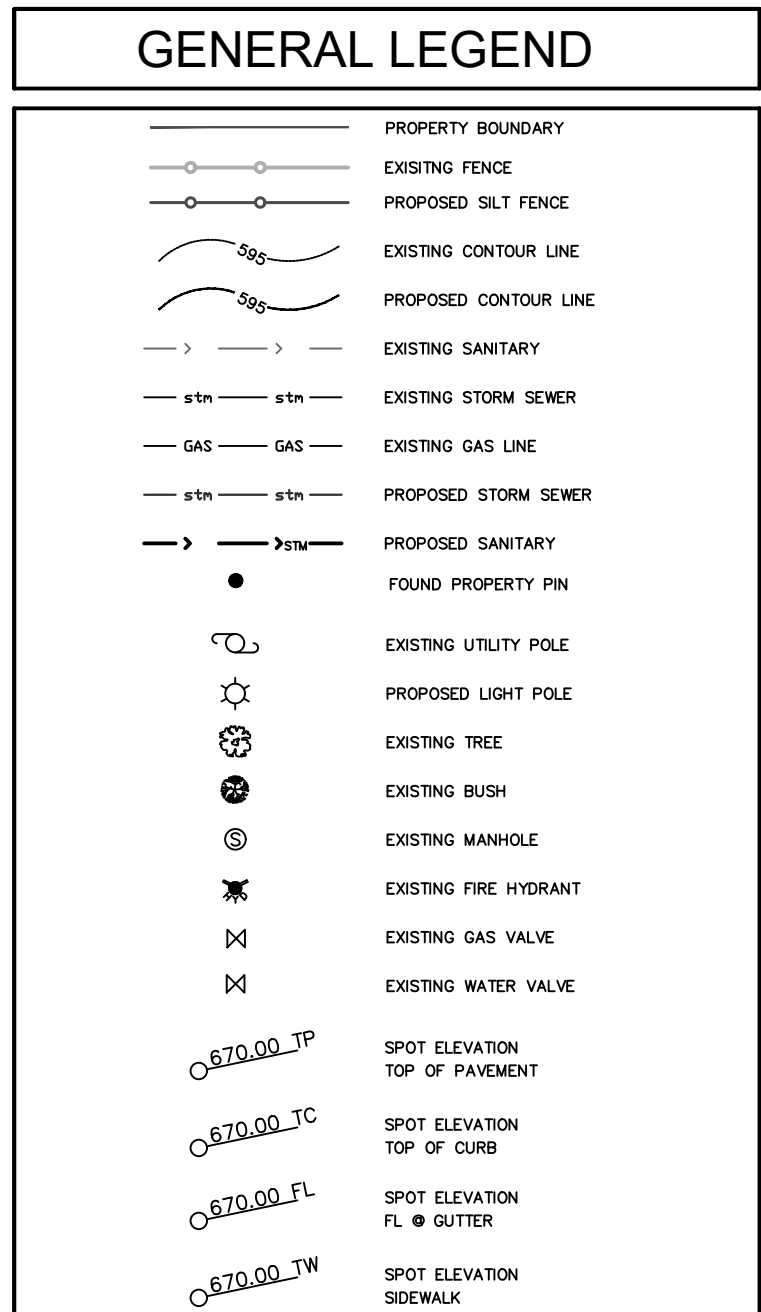
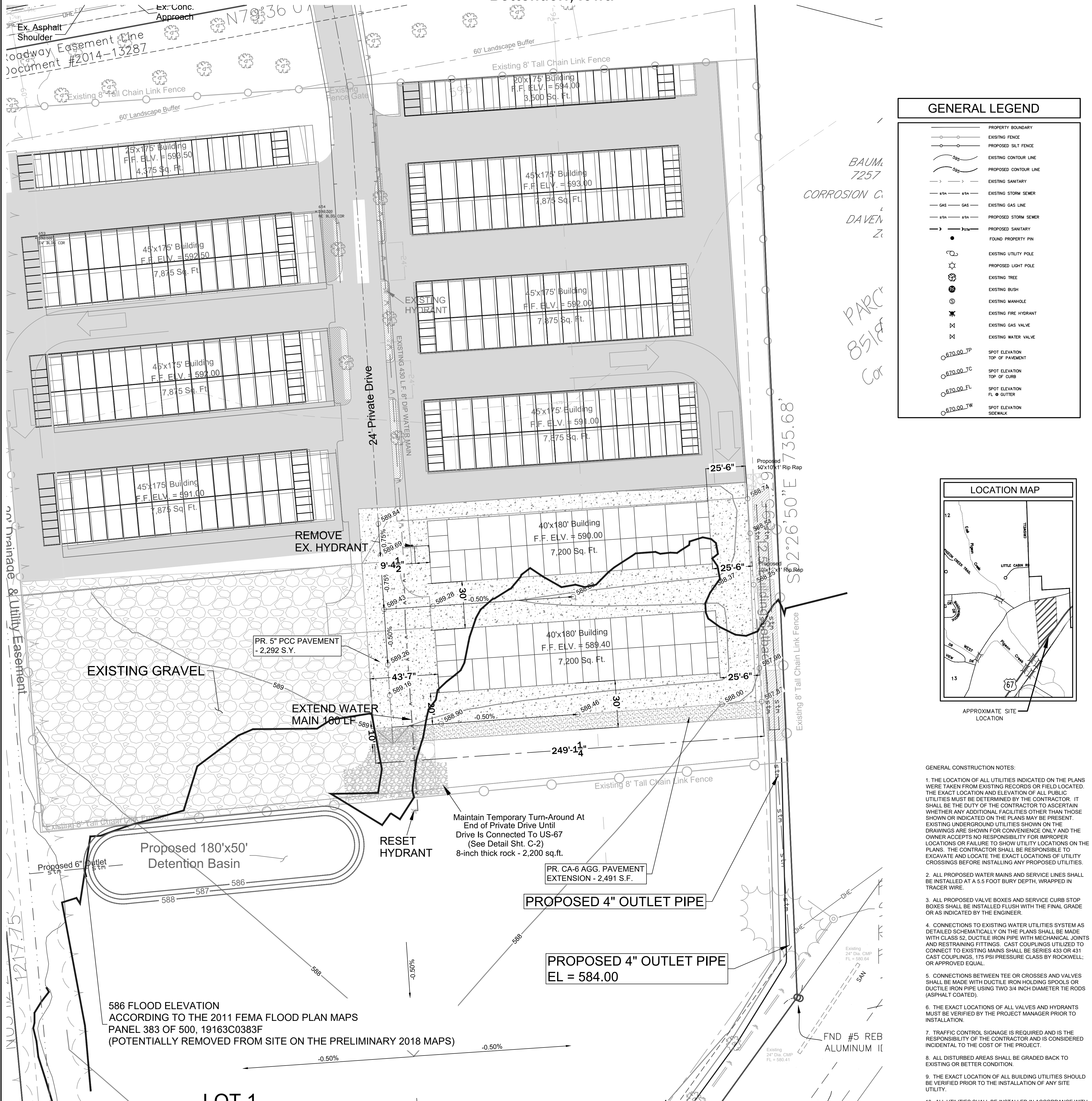
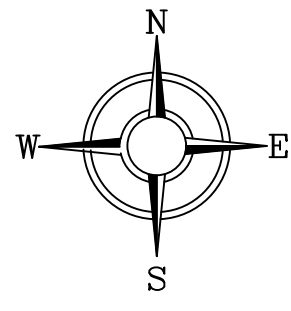
Great River STORAGE UNITS

Bettendorf, Iowa

GRAPHIC SCALE



(IN FEET)
1" = 30' (24X36)



- GENERAL CONSTRUCTION NOTES:**
1. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS WERE TAKEN FROM EXISTING RECORDS OR FIELD LOCATED. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC 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 OR INDICATED ON THE PLANS MAY BE PRESENT. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE SHOWN FOR CONVENIENCE ONLY AND THE OWNER ACCEPTS NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE AND LOCATE THE EXACT LOCATIONS OF UTILITY CROSSINGS BEFORE INSTALLING ANY PROPOSED UTILITIES.
 2. ALL PROPOSED WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A 5.5 FOOT BURY DEPTH, WRAPPED IN TRACER WIRE.
 3. ALL PROPOSED VALVE BOXES AND SERVICE CURB STOP BOXES SHALL BE INSTALLED FLUSH WITH THE FINAL GRADE OR AS INDICATED BY THE ENGINEER.
 4. CONNECTIONS TO EXISTING WATER UTILITIES SYSTEM AS DETAILED SCHEMATICALLY ON THE PLANS SHALL BE MADE WITH CLASS 52, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND RESTRAINING FITTINGS. CAST COUPLINGS UTILIZED TO CONNECT TO EXISTING MAINS SHALL BE SERIES 433 OR 431 CAST COUPLINGS, 175 PSI PRESSURE CLASS BY ROCKWELL, OR APPROVED EQUAL.
 5. CONNECTIONS BETWEEN TEE OR CROSSES AND VALVES SHALL BE MADE WITH DUCTILE IRON HOLDING SPOOLS OR DUCTILE IRON PIPE USING TWO 3/4 INCH DIAMETER TIE RODS (ASPHALT COATED).
 6. THE EXACT LOCATIONS OF ALL VALVES AND HYDRANTS MUST BE VERIFIED BY THE PROJECT MANAGER PRIOR TO INSTALLATION.
 7. TRAFFIC CONTROL SIGNAGE IS REQUIRED AND IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT.
 8. ALL DISTURBED AREAS SHALL BE GRADED BACK TO EXISTING OR BETTER CONDITION.
 9. THE EXACT LOCATION OF ALL BUILDING UTILITIES SHOULD BE VERIFIED PRIOR TO THE INSTALLATION OF ANY SITE UTILITY.
 10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
 11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE CITY PRIOR TO THE START OF CONSTRUCTION.
 12. ALL GAS AND ELECTRIC SERVICES SHALL BE COORDINATED WITH MID-AMERICAN ENERGY.
 13. ALL STORM SEWER PIPING SHALL BE BID AS EITHER REINFORCED CONCRETE PIPE OR ADS N-12 PIPE OR APPROVED EQUAL.
 14. THE SOUTHERLY PORTION OF THE SITE IS LOCATED IN FEMA DESIGNATED FLOOD ZONE AE PER FLOOD INSURANCE RATE MAP 19163C0383F, EFFECTIVE DATE FEBRUARY 18, 2011. THE FLOOD SOURCE IS THE EAST FORK OF PIGEON CREEK. THE 1% ANNUAL CHANCE FLOOD PLAN VARIES FROM ELEVATION 584 TO 588, SOUTH TO NORTH. LOW OPENING ELEVATION FOR BUILDINGS WITHIN THE FLOODPLAIN SHALL BE AT LEAST 1.0 FOOT ABOVE THE 1% ANNUAL CHANCE ELEVATION.

NOTES

ALL EASEMENTS SHOWN ON THIS PLAT ARE TO BE PRIVATELY OWNED AND MAINTAINED.

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

ALL ROADWAYS AND UTILITIES LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCLUDING RIGHTS-OF-WAY DEDICATED TO THE CITY OF BETTENDORF.

THERE SHALL BE NO ACCESS ALLOWED FROM THIS SUBDIVISION TO CRISWELL STREET.

A 60 FEET LANDSCAPED BUFFER SHALL BE PLACED BETWEEN THE RESIDENTIAL ZONE AND THE I-2 ZONED PROPERTY FOR BOTH THE VALLEY DRIVE AND THE US 67 BOUNDARIES.

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 AND ADJOINING PROPERTIES ARE ZONED I-2: GENERAL INDUSTRIAL 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.

EXISTING Landscaping Requirements Along Valley Drive
Zoning: I-2 With R-1 On North Side of Valley Drive
Required Street Yard Greenspace = 60' Min. Depth
Required Street Yard Greenspace Area = 32,280 Sq. Ft.
32,280 / 700 = 46.11 Tree Factors (46.5) Total

- 30 - Deciduous Overstory Trees @ 1 T.F. Each (30 Tree Factors)
2-inch Caliper & 22-inch Ball or Pot
- 33 - Evergreen Trees @ 0.5 T.F. Each (16.5 Tree Factors)
6 Foot Height & 16-inch Ball or Pot

EXISTING Landscaping Requirements Along State Street (U.S. 67)
Zoning: I-2
Required Street Yard Greenspace = 20' Min. Depth
Required Street Yard Greenspace Area = 15,200 Sq. Ft.
15,200 / 700 = 46.11 Tree Factors (46.5) Total

- 15 - Deciduous Overstory Trees @ 1 T.F. Each (15 Tree Factors)
2-inch Caliper & 22-inch Ball or Pot
- 14 - Evergreen Trees @ 0.5 T.F. Each (7 Tree Factors)
6 Foot Height & 16-inch Ball or Pot

Landscaping Requirements For Interior Drive Area
19 - Trees As Per The City Of Bettendorf Review Letter (July 3rd, 2014)

- PLAN INFORMATION**
1. OWNER: OAK GROVE STORAGE
CONTACT: BRIAN KARDELL
P.O. BOX 267, MILAN IL 61266
PH: (563) 594-5747
 2. APPLICANT: OAK GROVE STORAGE
CONTACT: BRIAN KARDELL
P.O. BOX 267, MILAN IL 61266
PH: (563) 594-5747
 3. SITE PLAN PREPARED BY: TOWNSEND ENGINEERING
2224 EAST 12TH STREET
DAVENPORT, IOWA 52803
PH: (563) 386-4236
 4. ZONING: EXISTING & PROP: I-2
MIN LOT AREA = 10,000 SQ FT
MIN LOT FRONTAGE = 75 FT
MIN LOT WIDTH = 75 FT
MIN LOT DEPTH = 100 FT
FLOOR AREA RATIO = 1.0
 5. PROPOSED SITE USE: STORAGE UNITS
 6. DEVELOPMENT SCHEDULE:
START DATE = JULY 2020
COMPLETE = JUNE 2021
 7. PARKING REQ.: N/A
 8. AVG. SETBACK OF BLDGS ON PRIVATE DRIVE = N/A
 9. TOTAL AREA OF DEVELOPMENT = 348,480 S.F., 8.0 ACRES.
 10. STORAGE BUILDINGS TO BE CONSTRUCTED IN PHASES. PHASE I WILL CONSIST OF NORTHERLY 6 BUILDINGS SOUTH OF VALLEY DRIVE. ADDITIONAL PHASES TO FOLLOW PENDING OCCUPANCY.

I hereby certify that this Engineering document 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.

5-29-20
Date

Christopher R. Townsend, P.E.
License number: 14864
My license renewal date is December 31, 2020
Pages or Sheets covered by this seal: C1 - C2

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 6/12/2020

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

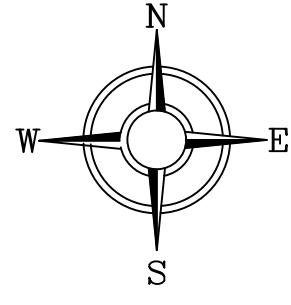
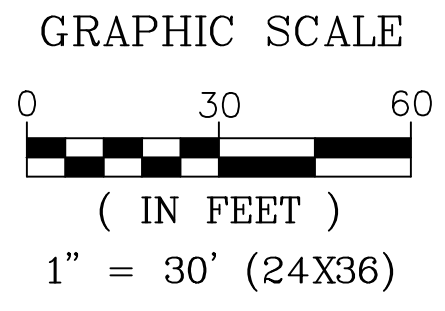
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CHECKED BY: CRT
DRAWING LOCATION: S:Kardell|Great River Buildings 2020

NO.	REVISIONS: DESCRIPTION	DATE
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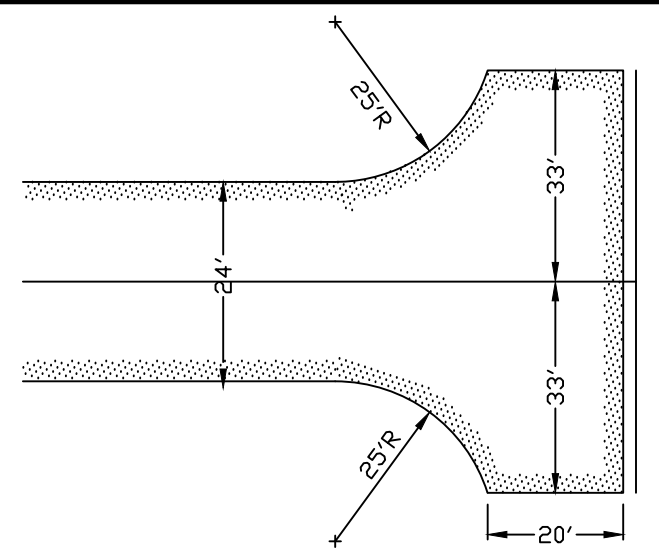
PROJECT
SITE PLAN
7171 VALLEY DRIVE
BETTENDORF, IOWA 52722

DEVELOPER
GREAT RIVER STORAGE
P.O. BOX 567
MILAN, IL 61266

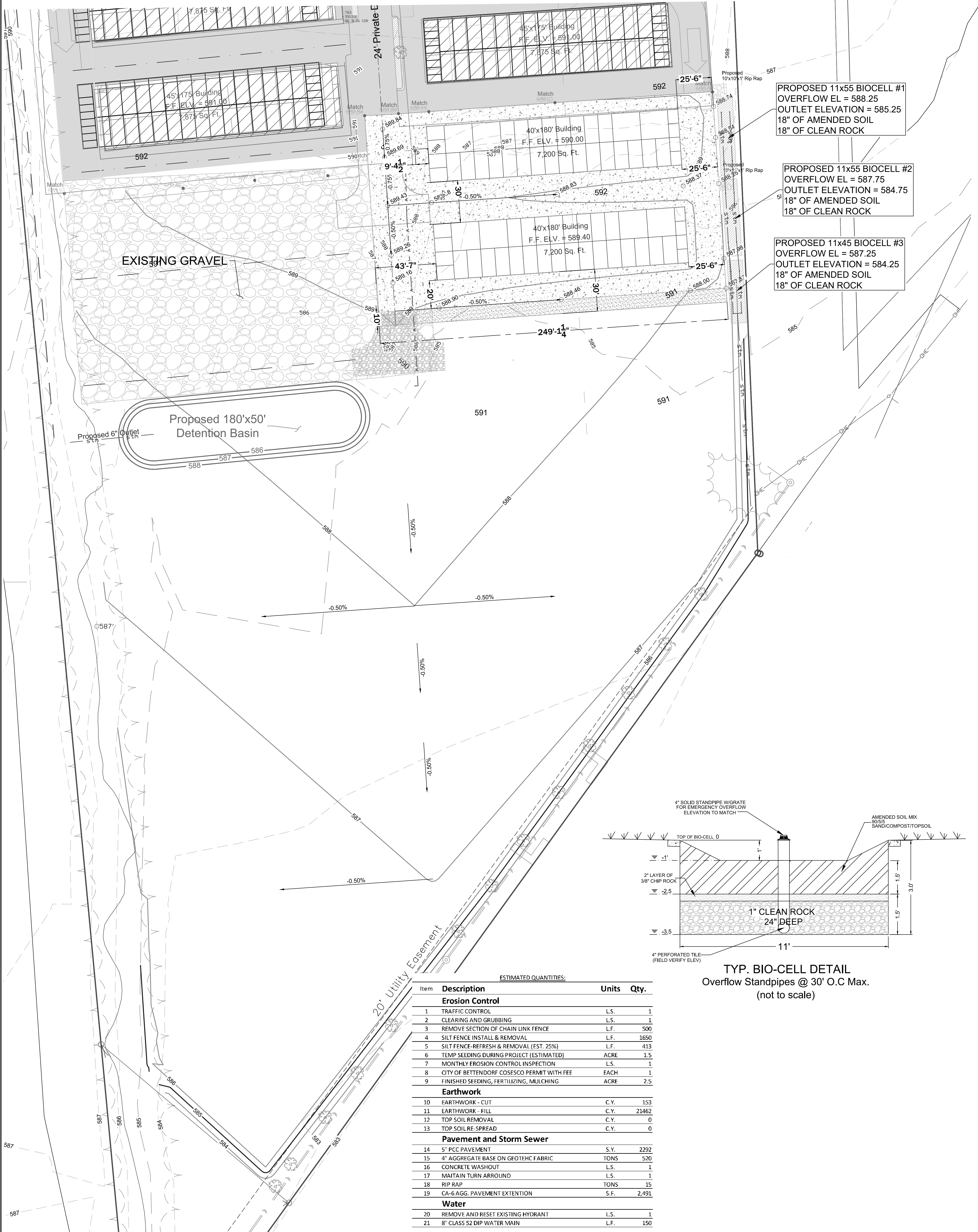
SHEET NO. C1



GRADING PLAN
**Great River
 STORAGE UNITS**
 Bettendorf, Iowa



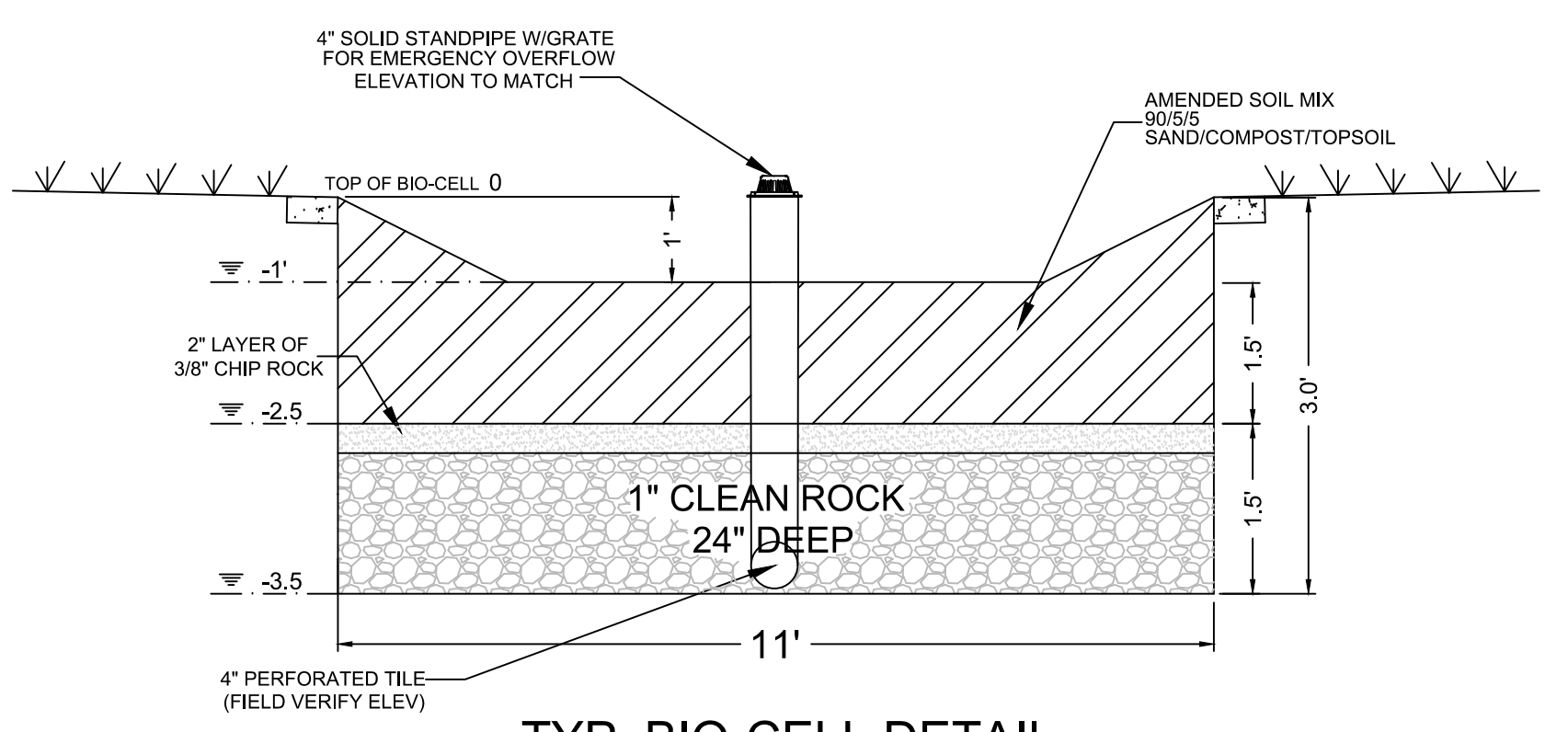
TEMPORARY TURN AROUND
 NOT TO SCALE



PROPOSED 11x55 BIOCELL #1
 OVERFLOW EL = 588.25
 OUTLET ELEVATION = 585.25
 18" OF AMENDED SOIL
 18" OF CLEAN ROCK

PROPOSED 11x55 BIOCELL #2
 OVERFLOW EL = 587.75
 OUTLET ELEVATION = 584.75
 18" OF AMENDED SOIL
 18" OF CLEAN ROCK

PROPOSED 11x45 BIOCELL #3
 OVERFLOW EL = 587.25
 OUTLET ELEVATION = 584.25
 18" OF AMENDED SOIL
 18" OF CLEAN ROCK



TYP. BIO-CELL DETAIL
 Overflow Standpipes @ 30' O.C. Max.
 (not to scale)

ESTIMATED QUANTITIES:

Item	Description	Units	Qty.
Erosion Control			
1	TRAFFIC CONTROL	L.S.	1
2	CLEARING AND GRUBBING	L.S.	1
3	REMOVE SECTION OF CHAIN LINK FENCE	L.F.	500
4	SILT FENCE INSTALL & REMOVAL	L.F.	1650
5	SILT FENCE-REFRESH & REMOVAL (EST. 25%)	L.F.	413
6	TEMP SEEDING DURING PROJECT (ESTIMATED)	ACRE	1.5
7	MONTHLY EROSION CONTROL INSPECTION	L.S.	1
8	CITY OF BETTENDORF COSESCO PERMIT WITH FEE	EACH	1
9	FINISHED SEEDING, FERTILIZING, MULCHING	ACRE	2.5
Earthwork			
10	EARTHWORK - CUT	C.Y.	153
11	EARTHWORK - FILL	C.Y.	21462
12	TOP SOIL REMOVAL	C.Y.	0
13	TOP SOIL RE-SPREAD	C.Y.	0
Pavement and Storm Sewer			
14	5" PCC PAVEMENT	S.Y.	2292
15	4" AGGREGATE BASE ON GEOTEXTILE FABRIC	TONS	520
16	CONCRETE WASHOUT	L.S.	1
17	MAINTAIN TURN AROUND	L.S.	1
18	RIP RAP	TONS	15
19	CA-6 AGG. PAVEMENT EXTENTION	S.F.	2,491
Water			
20	REMOVE AND RESET EXISTING HYDRANT	L.S.	1
21	8" CLASS 52 DIP WATER MAIN	L.F.	150



DATE:
6/12/2020

DRAWN BY:
KRZ/MDR

CHECKED BY:
CRT

DRAWING LOCATION:
S:\Kardell\Great River Buildings 2020

563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

NO.	REVISIONS: DESCRIPTION	DATE
1.		
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PROJECT
 PHASE 3 SITE PLAN
 7171 VALLEY DRIVE
 BETTENDORF, IOWA 52722

DEVELOPER
 GREAT RIVER STORAGE
 P.O. BOX 567
 MILAN, IL 61266

SHEET NO.
C2