

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 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
AUGUST 19, 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 July 15, 2020.
3. Review of Commission procedures.

Rezoning/Final Plat

4. Case 20-045; Property generally located southwest of the terminus of Lakeside Drive, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Windmill Development, LLC.
5. Case 20-047; The Woodlands 4th Addition, submitted by Windmill Development, LLC.

Replat/Site Development Plan

6. Case 20-046; Tanglefoot Crossing, submitted by Dan Dolan Homes.
7. Case 20-050; 3601, 3655, 3707, 3867, and 3875 Tanglefoot Lane, submitted by Dan Dolan Homes.

Site Development Plan

8. Case 20-042; 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc.
(Withdrawn)

Other

9. Commission Update.

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**MINUTES
PLANNING AND ZONING COMMISSION
JULY 15, 2020
5:30 P.M.**

The Planning and Zoning Commission meeting of July 15, 2020 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: Adam, Kappeler, Ormsby, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Gannaway

STAFF PRESENT: Greg Beck, City Planner; Mark Hunt, Community Development Director; Brent Morlok, City Engineer; Jeff Reiter, Economic Development Director; Chris Curran, City Attorney; Troy Said, Assistant Fire Chief

2. Approval of the minutes of the meeting of June 17, 2020.

On motion by Adam, seconded by Stoltenberg, that the minutes of the meeting of June 17, 2020 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Final Plat

4. Case 20-041; Forest Grove Crossing Fourth Addition, submitted by Youssi Investments of Iowa, LLC.

Beck reviewed the staff report. Hunt reiterated that the fire access road must be installed. Morlok added that the fire lane must be in place prior to beginning of construction. He explained that the fire lane is outside the boundaries of the proposed subdivision so that it

won't interfere with construction. He indicated that construction is moving so quickly that fire lanes were not able to be built in the previous subdivisions. He commented that only minor grading to facilitate construction of the fire lane will be allowed prior to its being finished. Wennlund commented that he had visited the site and had noted that there were no fire lanes even though they had been a condition of approval of the previous subdivisions in the development. Morlok stated that the proposed locations of the fire lanes that had been required were inside the boundaries of the next adjacent subdivision and consequently were never built. He added that temporarily no parking is allowed on Cash's Path and Grove Crossing to the north to help with fire access. He stated that once the fire lane is completed, the parking restriction will be removed.

Rafferty asked who is responsible for the maintenance of the outlot adjacent to Forest Grove Drive. Morlok explained that it would be the responsibility of a homeowner's association. Rafferty asked if it would be landscaped, adding that several outlots in the city have become unsightly. He asked if there is any mechanism the city can use to ensure that the outlot is properly maintained. Morlok explained that a management plan is required as a part of the subdivision ordinance and that it would be up to the city to enforce it. Wennlund commented that it appears to be a detention basin rather than a retention basin. Morlok confirmed this. Rafferty added that a dry basin would be able to be mowed.

Ormsby asked for clarification of the standards required by the management plan. Morlok stated that if the basin has standard turf grass it must be mowed. He added that the city prefers that the bottom of the basin not be mowed as it can encourage native plants that serve the purpose of increasing water quality. He reiterated that a maintenance plan must be submitted by the developer and that required maintenance must be performed. Morlok added that they are working with a consultant to develop some design standards for the bottom of detention basins. Rafferty commented that he would like an assurance that the basin is maintained properly as it is at the entrance to the city.

Kappeler asked if the fire lane will extend past the boundaries of the proposed subdivision as is shown on the drawing. Morlok stated that it would have to because it will provide a second fire access for the multi-family housing on the north side of the development. He indicated that there is currently only one access for the entire development and that the fire lane will be a secondary access point to the north from Forest Grove Drive. Kappeler asked if additional language should be added to a motion regarding the final plat. Morlok explained that because staff issues the permits for construction it should not be necessary. He added that no grading permit will be issued until such time as the fire lane is finished.

Wennlund asked if the location of the proposed fire lane is the area of the next phase of the development. Morlok confirmed this. Wennlund asked if it would make sense to install a permanent road now rather than a temporary fire lane. Morlok explained that the proposed fire lane matches up with the future centerline of the proposed street in the next phase. He added

that if the construction is done properly, the developer will be able to reuse the subbase material and pour concrete on top of it. Wennlund commented that it seems as though installing a temporary fire lane would incur unnecessary extra expense for the developer. Morlok concurred, adding that in his opinion it would have made more sense to include that portion of the development.

On motion by Rafferty, seconded by Ormsby, that the final plat of Forest Grove Crossing Fourth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

5. Case 20-042; 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Deferred to meeting of August 19, 2020)

Other

6. Commission Update.

Morlok stated that the following case was approved by City Council subsequent to the last meeting:

7171 Valley Drive, site development plan

He added that the public hearing for the rezoning in the 5800 block of Middle Road will be held July 21. He indicated that the site development plan for the Ewing development will not be presented to City Council until such time as the required traffic agreement is complete.

Wennlund welcomed Mark Hunt, the new Community Development Director.

There being no further business, the meeting adjourned at approximately 5:15 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

August 19, 2020

Staff Report

Case No. 20-045 (Rezoning) and Case 20-047 (Final Plat)

Subdivision Name: The Woodlands 4th Addition

Location: Southwest of the terminus of Lakeside Drive

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

Proposed Zoning District Classification: R-2, Single-Family Residence District

Current Land Use Designation: Urban Light Intensity

Applicant: Windmill Development, LLC

Background Information and Facts

Windmill Development, LLC has submitted a rezoning request for property to be platted as The Woodlands 4th Addition (see Aerial Photo - Attachment A). The Commission will consider the rezoning request from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District and the final plat concurrently (see Land Use Map - Attachment B). The proposed final plat will not be considered by the City Council until the final reading of the ordinance rezoning the property takes place. The preliminary plat of the area proposed to be platted has been approved (see Preliminary Plat - Attachment C). The Woodlands 4th Addition is a 32-lot subdivision with two outlots for drainage and storm water detention (see Final Plat - Attachment D).

Land Use

The area is intended for single-family dwellings and has a land use designation of Urban Light Intensity which permits the R-2 Single-family Residence District.

Utilities

Utilities are available along Middle Road and from The Woodlands 1st Addition. Water service and electrical will originate along Middle Road for the single-family residential area. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection from The Woodlands 1st Addition. Sanitary and storm sewer are near the boundary area between the 3rd Addition and proposed 4th Addition and spread out along Lakeside Drive east and west to serve the proposed subdivisions.

Access

Lakeside Drive originates from Middle Road and will serve as a connection to the future development of three subdivisions. Stone Bridge Lane will connect to Lakeside Drive

and act to complete a connection south through a portion of The Woodlands 4th Addition to The Woodlands 1st Addition. Woodland Court will connect to Woodland Drive from the south.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer prior to issuance of any building permits. Storm water detention must be provided for all development within the proposed subdivisions. Regional basins in the subdivisions act to retain storm water in these proposed subdivisions.

Recommended Action

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

1. Approval of the rezoning request and the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. A plat note regarding outlot care and responsibility must be placed on the plat.
3. Label the type of pin in the northwest corner of Lot 13.
4. Final plat approval will be concurrent with third and final reading of the rezoning ordinance.

Respectfully submitted,

Greg Beck
City Planner

Zoning: FR-3

53RD AVE

ATTACHMENT A

Land Use:
High Density Residential
Zoning:

R-5

ONTARIO DR

C-1

R-5

C-2

R-2

LAKE SIDE DR

5310041

HIDDEN LAKE CT

R-5

COLLAGE LN

WOODLAND CT

WOODLAND DR

MURFIELD DR

ISLEWORTH AVE

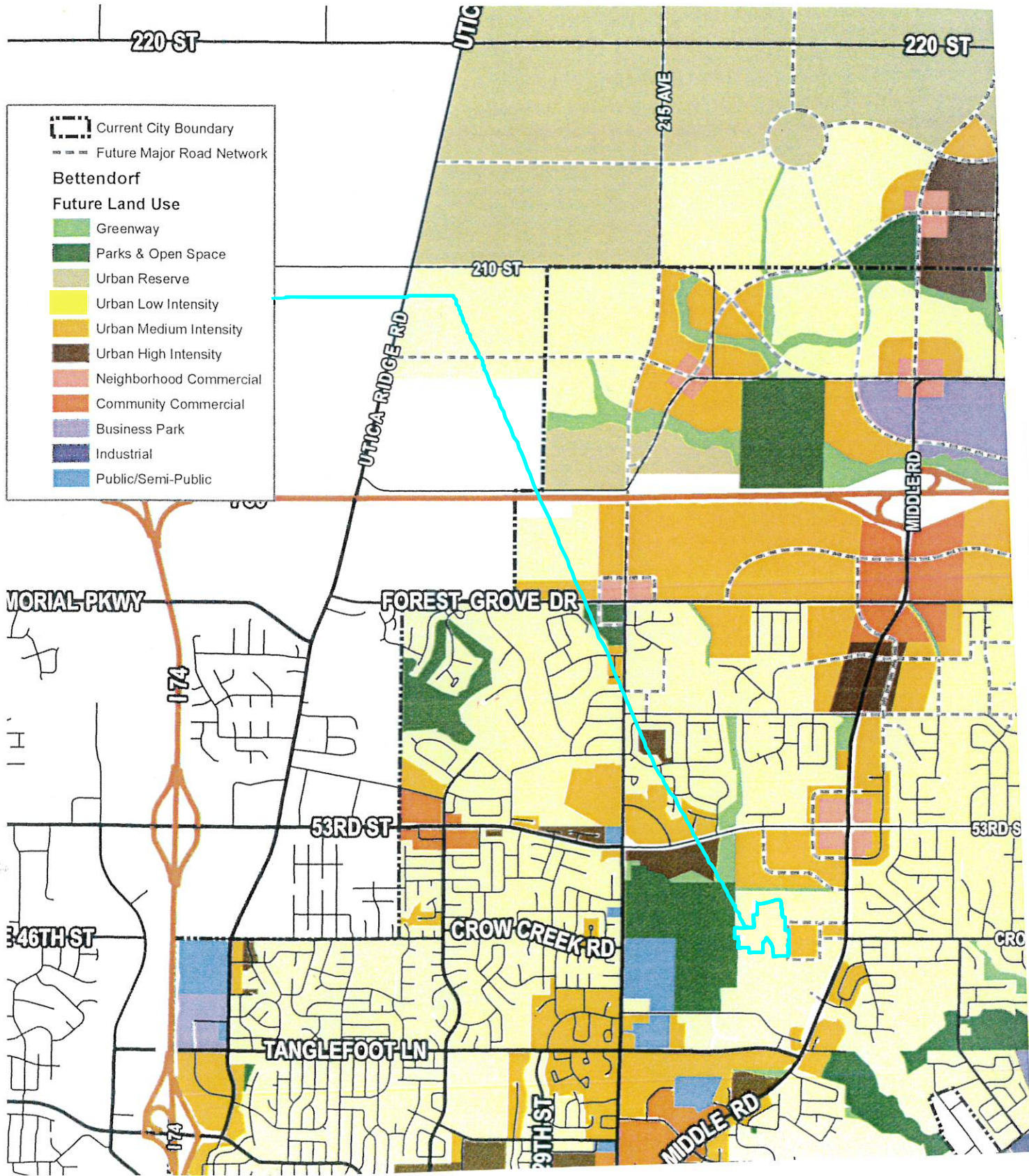
GRONK CREEK PARK BIKE PATH

MIDDLE ROAD BIKE PATH

FIGURE 1.4 - FUTURE LAND USE MAP



ACTION 4: Use the future land use map to guide all land use decisions, including Table 1.1 on page 29 for land use category descriptions.



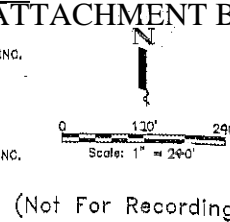
THE WOODLANDS, VILLAGE OF THE WOODLANDS, AND SHOPS OF THE WOODLANDS SUBDIVISIONS

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

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



(Not For Recording)

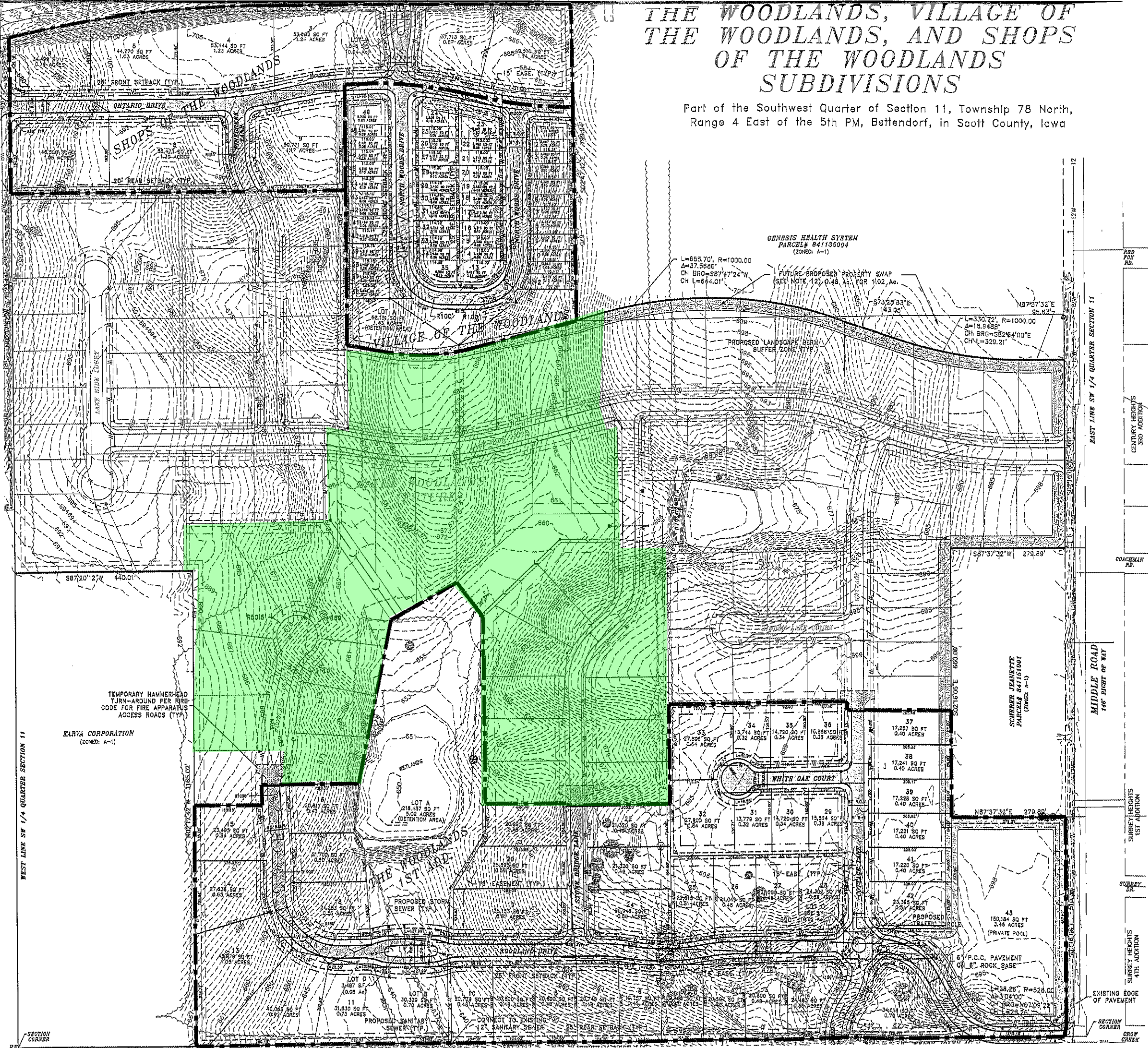
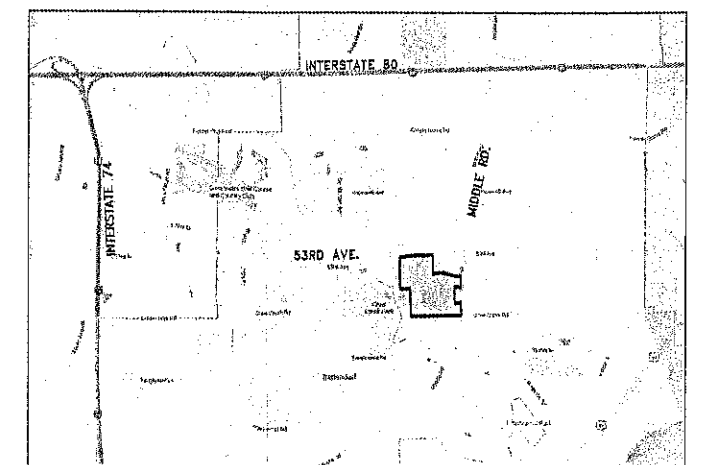
LEGEND

- o FOUND CAPPED IRON ROD
- SET CAPPED IRON ROD
- BOUNDARY LINE
- DEED OR PLATTED
- MEASURED
- BUILDING SETBACK LINE (VARIES)
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING LOT LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER

LEGAL DESCRIPTION OF PROPERTY BOUNDARY:
Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa
Commencing at the Southwest corner of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, thence, along the South line of said Southwest Quarter, South 87 degrees 20 minutes 12 seconds West, to the Westerly Right of Way of Middle Road, a distance of 54.83 feet, to the point of beginning; thence, continuing on said South line, South 87 degrees 20 minutes 12 seconds West, a distance of 2522.30 feet; thence, on a line parallel with and 440.00 east of the West line of said Southwest Quarter, North 02 degrees 17 minutes 42 seconds West, a distance of 165.02 feet; thence, South 87 degrees 20 minutes 12 seconds West, to the West line of said Southwest Quarter, a distance of 440.00 feet; thence, along said west line North 02 degrees 17 minutes 42 seconds West, to an arc and the Southern Right of Way line of 53rd Avenue, a distance of 1323.44 feet; thence, along said arc concave southeasterly, a distance of 687.17 feet, said arc having a radius of 2877.76 feet and a delta angle of 13 degrees 17 minutes 00 seconds, said arc having a chord bearing of North 80 degrees 31 minutes 18 seconds East and a chord of 985.58 feet; thence, continuing along said Southern Right of Way, North 87 degrees 11 minutes 59 seconds East, a distance of 730.44 feet; thence, South 02 degrees 47 minutes 42 seconds East, a distance of 799.84 feet; thence, North 87 degrees 11 minutes 59 seconds East, to the Westerly Right of Way of Middle Road, a distance of 1199.80 feet; thence, along said Westerly Right of Way line, South 02 degrees 18 minutes 00 seconds East, a distance of 573.34 feet; thence, South 87 degrees 37 minutes 32 seconds West, a distance of 279.89 feet; thence, South 02 degrees 18 minutes 00 seconds East, a distance of 600.00 feet; thence, North 87 degrees 37 minutes 32 seconds West, to said Westerly Right of Way line a distance of 279.89 feet; thence, along said Westerly Right of Way line, South 02 degrees 18 minutes 00 seconds East, to an arc, a distance of 610.73 feet; thence, continuing along said Right of Way and along said arc concave westerly, a distance of 28.26 feet, to the point of beginning, said arc having a radius of 528.00 feet and a delta angle of 3 degrees 04 minutes 00 seconds, said arc having a chord bearing of South 07 degrees 09 minutes 22 seconds West and a chord of 28.26 feet, containing 114.89 acres more or less.
For the purposes of this description the South line of the Southwest Quarter of Section 11, has a bearing of South 87 degrees 20 minutes 12 seconds West.

NOTES:

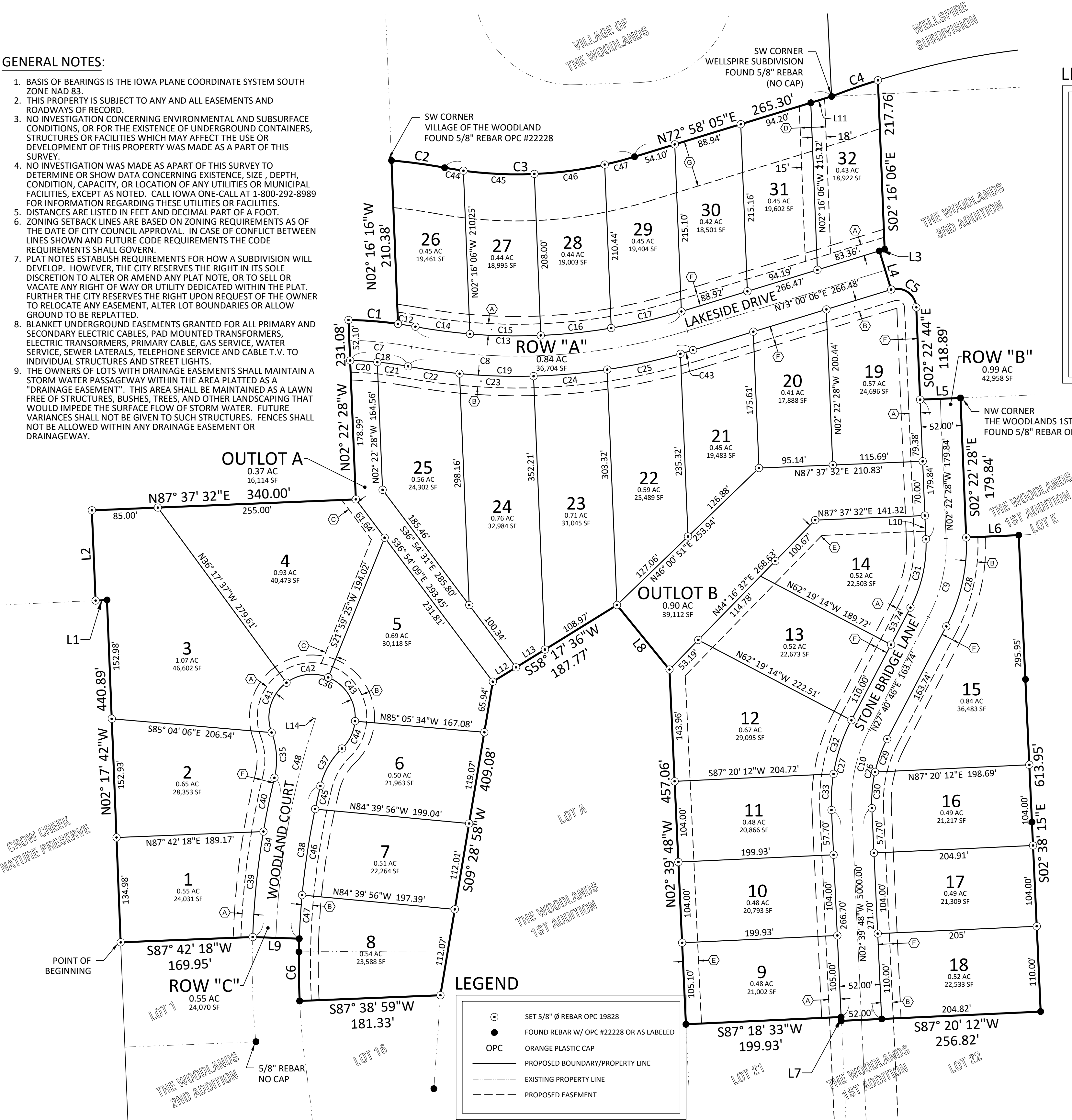
1. LOTS A, B, C, D, AND E OF THE WOODLANDS SUBDIVISION AND LOT A OF THE VILLAGE OF THE WOODLANDS SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER MAIN EASEMENTS.
2. LOT F OF THE WOODLANDS SUBDIVISION WILL BE ACCESS FOR PARCEL TO SOUTH.
3. STORM & SANITARY SEWERS SHALL BE OWNED AND MAINTAINED BY THE CITY OF BETTENDORF, WATER MAINS, HYDRANTS AND OTHER FIXTURES SHALL BE OWNED AND MAINTAINED BY IOWA AMERICAN WATER COMPANY.
4. ALL LOTS ADJACENT TO 53RD AVENUE OR MIDDLE ROAD WILL NOT HAVE STREET ACCESS TO EITHER STREET.
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTS, INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
6. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
7. ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
8. THIS PLATTED AREA SHALL DRAIN INTO THE REGIONAL STORMWATER DETENTION PONDS LOCATED NORTH OF WOODLAND DR. AND SOUTH OF LAKESIDE DR. (THE WOODLANDS SUBDIVISION LOT A (5.02AC.) AND LOT C(2.08AC.)). REGIONAL DRY DETENTION IS ALSO PROVIDED FOR THE SHOPS AND VILLAGE OF THE WOODLANDS BY LOT A OF THE VILLAGE OF THE WOODLANDS, LOTS 4, 5, 6, & 7 OF THE SHOPS OF THE WOODLANDS WILL NEED TO INSTALL DETENTION PONDS AS THEY DEVELOP.
9. LOTS A, B, C, D, AND E OF WOODLANDS SUBDIVISION AND LOT A OF VILLAGE OF THE WOODLANDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE BLANKET WATER, SANITARY, STORM & UTILITY EASEMENTS.
11. LOTS A, B, AND C OF THE WOODLANDS SUBDIVISION MAY NOT OUTLET STORM WATER UNTIL THE DETENTION AND STORM WATER DISPERSION DESIGNS ARE APPROVED BY THE CITY ENGINEER.
12. LOTS 2 & 3 OF SHOPS OF THE WOODLANDS SUBDIVISION MAY ONLY ACCESS ONTO ONTARIO DRIVE. NO ACCESS IS ALLOWED TO EITHER 53RD AVENUE OR NORTH WOODS DRIVE.
13. A PROPOSED PROPERTY SWAP IS PLANNED TO OCCUR BETWEEN GENESIS HEALTH SYSTEM PARCEL 841135004 AND LAND NORTH OF LOTS 139-143 IN THE FUTURE.
14. LAND TO BE NEGOTIATED FOR FUTURE RIGHT-OF-WAY.
15. LANDSCAPE BERM PROVIDED FOR BUFFER ZONE AS SHOWN ON THIS PLAN.



FINAL PLAT
THE WOODLANDS 4TH ADDITION
BETTENDORF, IOWA

GENERAL NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. 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.
4. 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.
5. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
6. 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.
7. 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.
8. 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.
9. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER 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 STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS;

BEGINNING AT THE NORTHWEST CORNER OF THE WOODLANDS SECOND ADDITION, AS RECORDED IN BOOK 2018, PAGE 20462 OF THE SCOTT COUNTY RECORDS, THENCE N02°17'42"W, 440.89 FEET; THENCE S87°20'12"W, 14.61 FEET; THENCE N02°22'28"W, 116.20 FEET; THENCE N87°37'32"E, 340.00 FEET; THENCE N02°22'28"W, 231.11 FEET; THENCE 93.97 FEET ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD S85°32'36"E, 63.93 FEET); THENCE N02°16'16"W, 210.38 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11178 OF THE SCOTT COUNTY RECORDS; THENCE 68.98 FEET ALONG THE SOUTH LINE OF SAID VILLAGE OF THE WOODLANDS ON A 734.00 FOOT CURVE CONCAVE SOUTHERLY (CHORD S82°16'47"E, 68.95 FEET); THENCE 247.16 FEET ALONG SAID SOUTH LINE ON A 516.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD N86°41'25"E, 244.80 FEET); THENCE ALONG SAID SOUTH LINE N72°58'05"E, 265.30 FEET TO THE SOUTHWEST CORNER OF WELLSPIRE SUBDIVISION, AS RECORDED IN BOOK 2019, PAGE 32017 OF THE SCOTT COUNTY RECORDS; THENCE 63.08 FEET ALONG THE SOUTH LINE OF SAID WELLSPIRE ON A 1000.00 FOOT CURVE CONCAVE SOUTHERLY (CHORD N70°46'28"E, 63.07 FEET) TO THE NORTHWEST CORNER OF THE WOODLAND 3RD ADDITION, AS RECORDED IN BOOK 2018, PAGE 51472 OF THE SCOTT COUNTY RECORDS; THENCE S02°16'06"E, 217.76 FEET; THENCE S73°00'06"W, 7.07 FEET; THENCE S16°58'49"E, 52.01 FEET; THENCE 45.63 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (S54°40'30"E, 39.55 FEET); THENCE S02°22'44"E, 118.89 FEET; THENCE N87°37'32"E, 52.00 FEET TO THE NORTHWEST CORNER OF THE WOODLANDS 1ST ADDITION AS RECORDED IN BOOK 2017, PAGE 21 OF THE SCOTT COUNTY RECORDERS OFFICE; THENCE S02°22'28"E, 179.84 FEET; THENCE N87°20'12"E, 67.58 FEET TO THE NORTHWEST CORNER OF LOT 41 OF SAID WOODLANDS 1ST ADDITION; THENCE S02°38'15"E, 613.95 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID WOODLANDS 1ST ADDITION; THENCE S87°20'12"W, 256.82 FEET; THENCE N02°39'48"W, 5.00 FEET; THENCE 87°18'33"W, 199.93 FEET TO THE NORTHWEST CORNER OF LOT 21 OF SAID WOODLANDS 1ST ADDITION; THENCE N02°39'48"W, 457.06 FEET; THENCE N39°06'57"W, 107.03 FEET; THENCE S58°17'36"W, 187.77 FEET; THENCE S09°28'52"W, 409.80 FEET TO THE NORTHEAST CORNER OF LOT 16 OF SAID WOODLANDS 1ST ADDITION; THENCE S87°38'59"W, 181.33 FEET; THENCE 80.26 FEET ALONG A 970.00 FOOT CURVE CONCAVE EASTERLY (N00°21'22"E, 80.24 FEET); THENCE N87°59'08"W, 60.00 FEET; THENCE S87°42'18"W, 169.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 21.68 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

| CURVE TABLE | | | | |
|-------------|--------|---------|------------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIR. |
| C1 | 63.97 | 526.00 | 6°58'06" | S85°32'36"E |
| C2 | 68.98 | 734.00 | 5°23'03" | S82°16'47"E |
| C3 | 247.16 | 516.00 | 27°26'39" | N86°41'25"E |
| C4 | 63.08 | 1000.00 | 3°36'51" | N70°46'28"E |
| C5 | 45.63 | 25.00 | 104°34'14" | S54°40'30"E |
| C6 | 80.26 | 970.00 | 4°44'27" | N00°21'22"W |
| C7 | 79.17 | 500.00 | 9°04'19" | S84°07'25"E |
| C8 | 358.51 | 750.00 | 27°23'18" | N86°43'08"E |
| C9 | 104.91 | 200.00 | 30°03'15" | N12°39'09"E |
| C10 | 105.92 | 200.00 | 30°20'35" | N12°30'29"E |
| C11 | 22.69 | 526.21 | 2°28'14" | N80°49'24"W |
| C12 | 346.09 | 724.05 | 27°23'11" | N86°43'08"E |
| C13 | 70.82 | 724.05 | 5°36'15" | N82°23'23"W |
| C14 | 91.23 | 724.05 | 7°13'08" | N88°48'05"W |
| C15 | 91.26 | 724.05 | 7°13'17" | S83°58'43"W |
| C16 | 92.78 | 724.05 | 7°20'32" | S76°41'49"W |
| C17 | 75.05 | 474.00 | 9°04'19" | S84°07'25"E |
| C18 | 370.94 | 776.00 | 27°23'18" | N86°43'08"E |
| C19 | 35.08 | 474.00 | 4°14'26" | S86°32'22"E |
| C20 | 39.97 | 474.00 | 4°49'53" | S82°00'12"E |
| C21 | 66.93 | 776.00 | 4°56'31" | S82°03'28"E |
| C22 | 95.33 | 776.00 | 7°02'20" | S88°02'54"E |
| C23 | 95.17 | 776.00 | 7°01'36" | N84°55'09"E |
| C24 | 96.46 | 776.00 | 7°07'20" | N77°50'41"E |
| C25 | 92.15 | 174.00 | 30°20'35" | N12°30'29"E |
| C26 | 119.69 | 226.00 | 30°20'35" | N12°30'29"E |
| C27 | 118.55 | 226.00 | 30°03'15" | N12°39'09"E |

| CURVE TABLE | | | | |
|-------------|--------|---------|------------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIR. |
| C29 | 45.29 | 174.00 | 14°54'45" | N20°13'25"E |
| C30 | 46.86 | 174.00 | 15°25'51" | N05°03'07"E |
| C31 | 91.27 | 174.00 | 30°03'15" | N12°39'09"E |
| C32 | 73.06 | 226.00 | 18°31'20" | S18°25'07"W |
| C33 | 46.63 | 226.00 | 11°49'15" | S03°14'49"W |
| C34 | 207.18 | 1030.00 | 11°31'29" | S07°46'37"W |
| C35 | 59.16 | 99.50 | 34°04'07" | S03°29'42"E |
| C36 | 238.92 | 55.50 | 246°38'54" | N77°12'19"W |
| C37 | 56.19 | 99.50 | 32°21'30" | N29°56'24"E |
| C38 | 198.86 | 970.00 | 11°44'47" | N07°53'15"E |
| C39 | 136.44 | 1030.00 | 7°35'22" | S05°48'33"W |
| C40 | 70.74 | 1030.00 | 3°56'07" | S11°34'18"W |
| C41 | 71.91 | 55.50 | 74°14'09" | S16°35'19"W |
| C42 | 56.46 | 55.50 | 58°17'02" | S82°50'54"W |
| C43 | 17.05 | 776.00 | 1°15'32" | N73°39'15"E |
| C44 | 70.63 | 55.50 | 72°55'01" | N31°33'04"W |
| C45 | 39.92 | 55.50 | 41°12'43" | N25°30'47"E |
| C46 | 24.56 | 516.00 | 2°43'38" | S80°57'05"E |
| C47 | 30.69 | 970.00 | 1°48'46" | N12°51'16"E |
| C48 | 91.45 | 516.00 | 10°09'16" | S87°23'32"E |
| C49 | 111.96 | 970.00 | 6°36'48" | N08°38'28"E |
| C50 | 91.51 | 516.00 | 10°09'39" | N82°27'01"E |
| C51 | 56.21 | 970.00 | 3°19'12" | N03°40'28"E |
| C52 | 39.64 | 516.00 | 4°24'06" | N75°10'08"E |
| C53 | 287.69 | 1000.00 | 16°29'00" | S10°15'29"W |

| LINE TABLE | | | LINE TABLE | | |
|------------|--------|-------------|------------|--------|-------------|
| LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING |
| L1 | 14.61 | S87°20'12"W | L8 | 107.03 | N39°06'57"W |
| L2 | 116.20 | N02°22'28"W | L9 | 60.00 | N87°59'08"W |
| L3 | 7.07 | S73°00'06"W | L10 | 30.46 | N02°22'28"W |
| L4 | 52.01 | S16°58'49"E | L11 | 28.06 | N72°58'05"E |
| L5 | 52.00 | N87°37'32"E | L12 | 35.08 | S58°17'36"W |
| L6 | 67.58 | N87°20'12"E | L13 | 43.72 | S58°17'36"W |
| L7 | 5.00 | N02°39'48"W | L14 | 4.78 | S71°30'01"E |

CITY OF BETTENDORF

BY _____ DATE _____

ATTEST _____ DATE _____

UTILITY APPROVALS

CENTURYLINK _____ DATE _____

CITY OF BETTENDORF _____ DATE _____

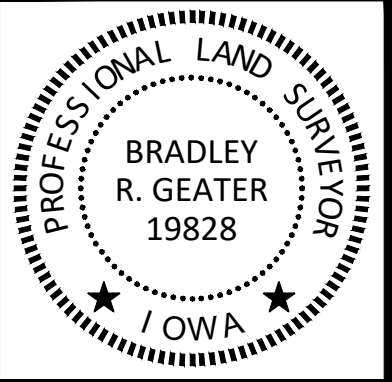
MIDAMERICAN ENERGY _____ DATE _____

MEDIACOM _____ DATE _____

TOWA AMERICAN WATER COMPANY _____ DATE _____

OWNER / APPLICANT:
WINDMILLER DEVELOPMENT, LLC
P.O. BOX 809
BETTENDORF, IA 52722

PREPARED BY:
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240



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.

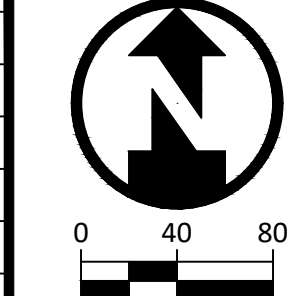
BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

KEY NOTES:

- (A) 15' WATER MAIN & PUBLIC UTILITY EASEMENT
- (B) 15' SANITARY SEWER & PUBLIC UTILITY EASEMENT
- (C) 15' WATER MAIN EASEMENT
- (D) SANITARY SEWER, STORM SEWER & DRAINAGE EASEMENT
- (E) 20' SANITARY SEWER EASEMENT
- (F) 25' FRONT YARD BUILDING SETBACK
- (G) 60' GRADING EASEMENT FOR PRESERVATION OF BERM



| DRAWING LOG | | REVISIONS | |
|-------------|------|------------------------|----|
| REV | DATE | DESCRIPTION OF CHANGES | BY |
| | | | |
| | | | |
| | | | |

RESPOND TO COMMENTS

ISSUED FOR: _____

CURRENT REV: A

DATE ISSUED: AUGUST 11, 2020

THE WOODLANDS 4TH ADDITION
BETTENDORF, IOWA

WINDMILLER DEVELOPMENT

FINAL PLAT

PROJECT NO.: 18-0125

1 OF 1

PROJECT MANAGER: BOELK



COMMUNITY DEVELOPMENT

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

August 19, 2020

Staff Report

Case 20-046 (Replat) and Case 20-050 (Site Development Plan)

Location: 3601, 3655, 3707, 3867, and 3875 Tanglefoot Lane - Site Development Plan

Subdivision Name: Tanglefoot Crossing - Replat

Applicant: Kevin Dolan

Current Zoning Designation: C-2, Community Commercial District

Background Information and Facts

Kevin Dolan has submitted the final plat of Tanglefoot Crossing and a site development plan for 3601, 3655, 3707, 3867, and 3875 Tanglefoot Lane (see Aerial Photo - Attachment A). The proposed subdivision is a replat of Lots 5-9, Genventures Devils Glen Medical Park Addition (see Former Plat and Proposed Plat - Attachments B and C). The applicant intends to build 52 townhouse units on Lots 6-9 of the former plat (see Site Development Plan - Attachment D). The landscape feature that is prominent on this site will be the 35-foot front buffer yard along Tanglefoot Lane (see Landscape Plan - Attachment E). The 6 proposed townhouse buildings will contain a total of 52 total with 3,053 square feet land density per unit (maximum density is one unit per 3,000 square feet of land space). The buildings will be two stories in height (see Photos of Existing Project - Attachment F). The Board of Adjustment granted a variance to reduce the required rear buffer yard on the south from 30 feet to 15 feet on July 9 (Case 20-040).

Land Use

The future land use designation for the site is Urban Medium Intensity, and the zoning district classification is C-2, Community Commercial District. The site was previously anticipated for development as commercial retail. The revised zoning ordinance adopted in 2017 permits townhouses in this zoning district classification.

Utilities

Utility connections will come primarily from the existing connections along Devils Glen Road and from established development to the south. Part of the submittal requires connection to sanitary sewer, storm sewer, and potable water through the western portion of the plat in a new design. A sanitary sewer and storm sewer network serving the region will be redesigned and evaluated by the City Engineer. Potable water will originate along Tanglefoot Lane. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

Access to the site is anticipated from two entries off of Tanglefoot Lane.

Storm Water Detention

Storm water detention will be required for the site and is proposed as underground detention before ultimately flowing to a regional retention area to the southeast.

Recommended Action

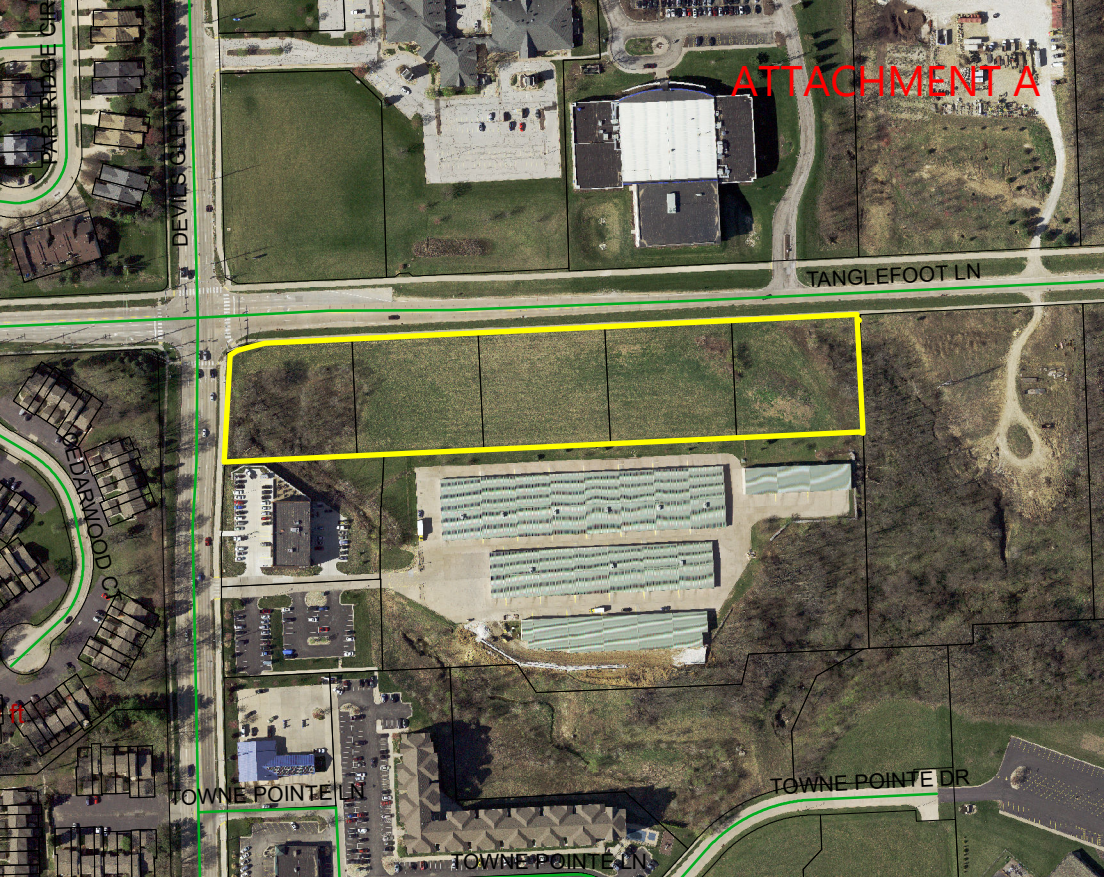
Staff recommends the Planning and Zoning Commission support approval of the final plat and site development plan subject to the following conditions:

1. Approval of the final plat and site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. The developer will be responsible for arranging and rerouting all utility connections to and gaining approval for designs from the City's Engineering Division.
3. The City Engineer will verify that all utilities being rerouted through the former Lot 5, Genventures Devils Glen Medical Park Addition meet City standards.
4. Sewer easement for use of areas south of proposed subdivision to be recorded prior to City Council consideration of the final plat or site development plan.
5. The allowable number of units for the multi-family housing structure proposed to be located within the western portion of the subdivision will be based on the square footage indicated on a future site development plan for that purpose.
6. Tree count for streetscape requires 40 trees; only 23.5 tree credits are shown.
7. All Fire Department requirements for internal turning radii and drive widths shall be met prior to City Council consideration of this site development plan.

Respectfully submitted,

Greg Beck
City Planner

ATTACHMENT A



FOUND CUT "X"
N.W. COR., N.E. 1/4,
SEC. 15, T.78N.,
R.4E., 5TH P.M.

CURVE DATA
R=15.00'
Δ=88°48'55"
L=23.25'
Chd=20.99'
N45°35'17"E

FOUND CUT "X"
N.W. COR., N.E. 1/4 SEC. 15,
T.78N., R.4E., 5TH P.M.

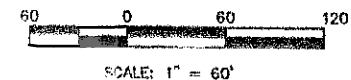
CURVE DATA
R=2341.83'
Δ=4°34'36"
L=187.07'

FOUND CUT "X"
N.W. COR., N.E. 1/4 SEC. 15,
T.78N., R.4E., 5TH P.M.

FINAL PLAT OF GENVENTURES DEVILS GLEN MEDICAL PARK ADDITION

BEING A REPLAT OF LOT 1 OF BETTENDORF MEDICAL CENTER FIRST ADDITION
AND LOT 1 OF BETTENDORF MEDICAL CENTER SECOND ADDITION AND PART OF
THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST
OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

NORTH



LEGEND

- BOUNDARY OF SUBDIVISION
- EXISTING LOT LINE
- MEASURED DISTANCE
- PLATTED/DEEDED DISTANCE
- SET 5/8" IRON ROD W/ RED CAP #8655
- FOUND 1/2" IRON ROD W/ METAL CAP #13581
- FOUND 5/8" IRON ROD W/ YELLOW CAP #
- X CUT IN CONCRETE
- UTILITY EASEMENT

OWNER / DEVELOPER:

DAVEMED, INC.
Contact: Ron Reinders
1227 East Rushmore Street
Bettendorf, Iowa 52803
Ph (563) 421-2791
Fax (563) 421-2795

NOTES

- TOTAL AREA OF ADDITION = 27.169 ACRES ±.
- TRACT IS CURRENTLY ZONED C-2 + C-5.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.

MD AMERICAN ENERGY CO.

BY: *M. Hall*
DATE: 10/03/03

OWENT COMMUNICATIONS

BY: *Theresa C. Lippich*
DATE: 10/03/03

IOWA-AMERICAN WATER CO.

BY: *Kevin J. Dabbs*
DATE: 10/03/03

MEDACOM

BY: *Chuck R. Heston*
DATE: 10/03/03

PLANNING AND ZONING

BY: _____
DATE: _____

CITY OF BETTENDORF

BY: _____
DATE: _____

FOUND CONCRETE MONUMENT
N.E. 1/4 SEC. 15,
T.78N., R.4E., 5TH P.M.

NOTE: ALL STORM WATER DETENTION DESIGNS MUST
BE SUBMITTED AND APPROVED BY THE CITY ENGINEER
PRIOR TO THE CITY COUNCIL CONSIDERATION OF ANY
SITE DEVELOPMENT PLAN WITHIN THE BOUNDARIES OF
THIS PROJECT PLAT.

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.

GREGORY J. CHLEBICKI
LICENSE NO. 8655
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003.
SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE: 10/01/03



Genventures Devils Glen Medical Park Addition
Bettendorf, Iowa

FINAL PLAT

Missman Project No:
C03S005

File Name:
FINAL PLAT

Scale: 1" = 60'

Drawn By: BDO

Checked By: GJC

Date: 8/19/03

1

| REVISIONS | | DATE |
|-----------|-------------------------------------|----------|
| No. | DESCRIPTION | |
| 1 | CITY OF BETTENDORF REVIEW COMMENTS | 8/25/03 |
| 2 | CITY OF BETTENDORF REVIEW COMMENTS | 8/27/03 |
| 3 | UTILITY COMPANIES REVIEW COMMENTS & | 10/01/03 |
| | DEVIL'S GLEN ROAD R.O.W. DEDICATION | |

Missman
STANLEY & ASSOCIATES, P.C.
Civil Engineering • Environmental Services • GIS • Landscape Architecture • Surveying
2415 18th Street, Suite 203
Bettendorf, Iowa 52722
Phone (563) 344-0260 Fax (563) 344-0263

R4E

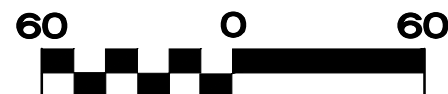
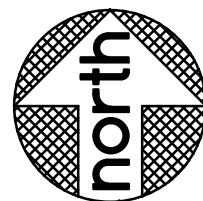
LEGEND

- SET 1/2" X 36" REBAR W/ORANGE CAP #15481
● FOUND 3/8" REBAR
○ FOUND 3/8" REBAR W/CAP #15444
● FOUND REBAR W/CAP
● FOUND CUT "X" IN CONCRETE
- - - - - PROPOSED EASEMENTS, AS NOTED
- - - - - BUILDING SETBACK LINE
(R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

TANGLEFOOT CROSSING ADDITION

FINAL PLAT

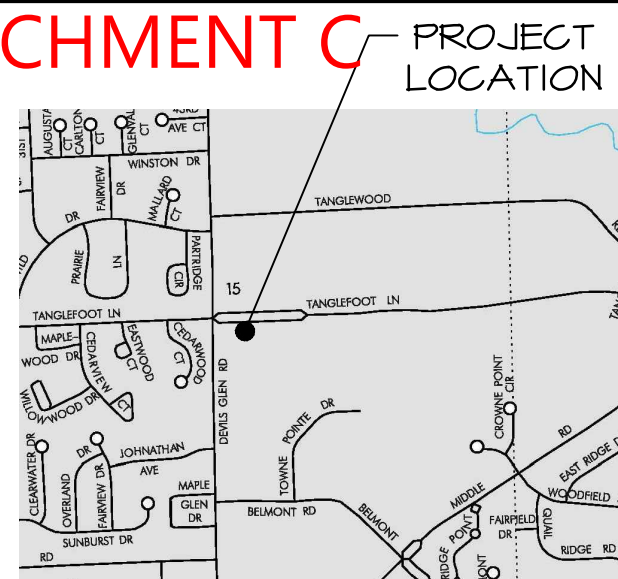
BEING A RE-PLAT OF LOTS 5 - 9 OF GENVENTURES DEVILS GLEN MEDICAL PARK ADDITION, DOCUMENT # 2003-51022, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 11

LAND DESCRIPTION -

LOTS 5, 6, 7, 8 AND 9 OF GENVENTURES DEVILS GLEN MEDICAL PARK ADDITION TO THE CITY OF BETTENDORF, IOWA.



VINICITY MAP
NOT TO SCALE

DEVELOPER

DAN DOLAN HOMES
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IA 52807

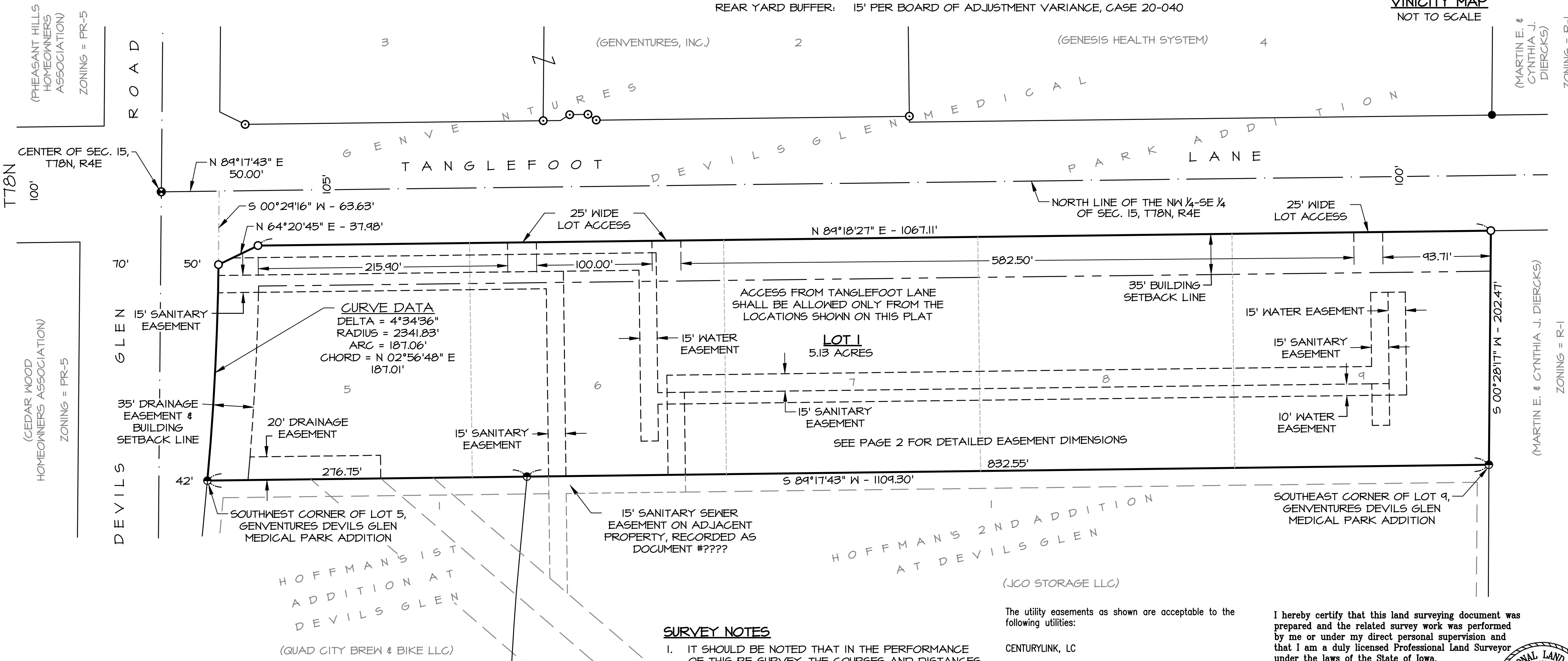
OWNER

GENVENTURES, INC.
1227 E. RUSHOLME STREET
DAVENPORT, IA 52803

ZONING & SETBACKS

C-2 COMMUNITY COMMERCIAL GENERAL DISTRICT

FRONT YARD: 50' OR 35' WHEN A BERM IS PROVIDED ADJACENT TO THE ROADWAY
SIDE YARD: NONE
REAR YARD BUFFER: 15' PER BOARD OF ADJUSTMENT VARIANCE, CASE 20-040



GENERAL NOTES

- ALL EXISTING UTILITY, SANITARY, DRAINAGE, AND ACCESS EASEMENTS TO BE VACATED WITH THIS PLAT.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER 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 STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A 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 AT 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.

SURVEY NOTES

- IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSES AND DISTANCES OF THE RE-SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE RE-SURVEY OF THIS PROPERTY.
- NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
- NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 811 OR 1-800-242-8489 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
- ALL MONUMENTS SHOWN HAVE BEEN FOUND OR WILL BE SET BY ????????

The utility easements as shown are acceptable to the following utilities:

| | | |
|-----------------------------|-------|------|
| CENTURYLINK, LC | Title | Date |
| MEDIACOM | Title | Date |
| IOWA-AMERICAN WATER COMPANY | Title | Date |
| MID-AMERICAN ENERGY CO. | Title | Date |
| CITY OF BETTENDORF, IOWA | Title | Date |
| Attest: | Title | Date |
| PLANNING AND ZONING | Title | Date |

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 Professional Land Surveyor under the laws of the State of Iowa.

Matthew W. Krause
Date _____ Reg. No. 15981
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2



SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

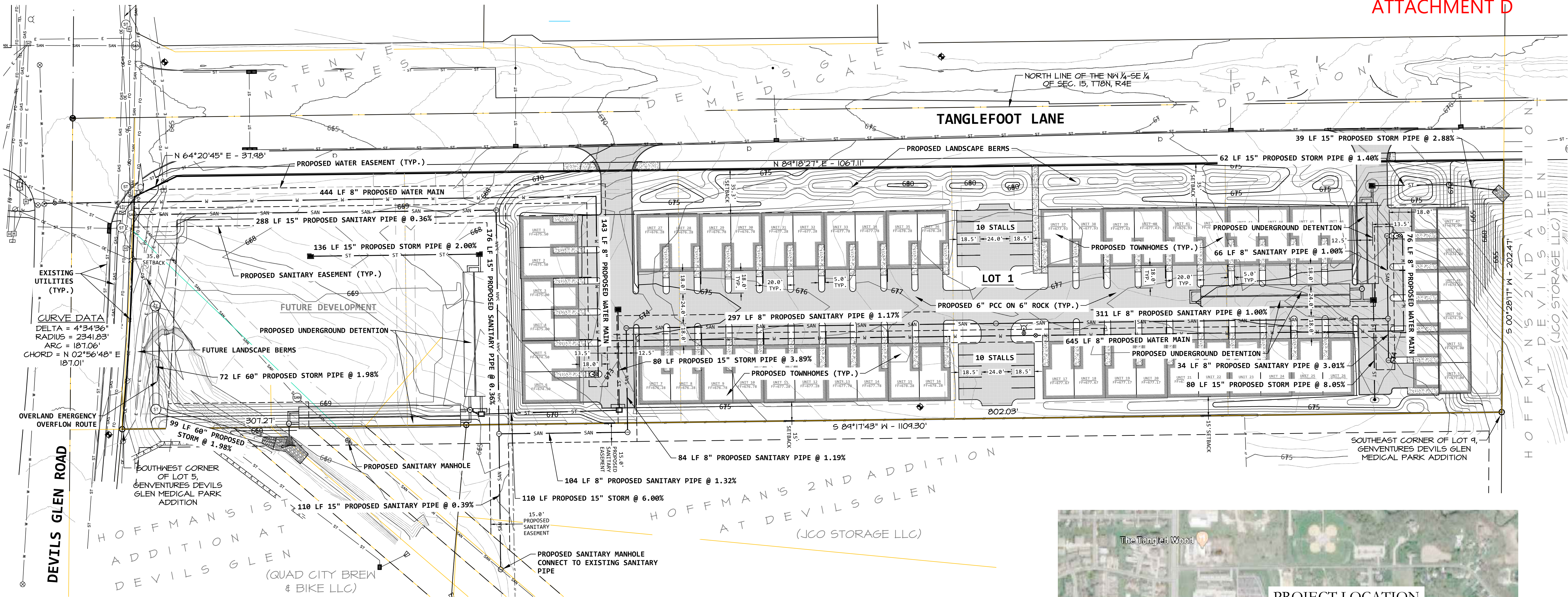
SURVEYOR: MATTHEW W. KRAUSE
PROPRIETOR(S): GENVENTURES, INC.

REQUESTOR: **DAN DOLAN HOMES**

LOCATION: LOTS 5-9 OF GENVENTURES DEVILS GLEN MEDICAL PARK ADDITION IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SURVEY TYPE: PRELIMINARY / FINAL PLAT

| | | | | | | |
|-------|-------|-------------------|-----|-------|----------|---------|
| FILE | BOOK | SCALE | DRN | CHK'D | DATE | JOB NO. |
| SCOTT | DOLAN | 1"=60' | JRM | MWK | 08/11/20 | 8506.20 |
| REV. | 0 | 8506 BOUNDARY.DWG | | | SHEET | 1 OF 2 |



LEGEND

- PROPOSED 4" PCC SIDEWALK ON COMPACTED SUBGRADE
- PROPOSED 6" PCC ON 6" AGGREGATE BASE WITH 6" INTEGRAL CURB AND GUTTER WHERE SHOWN ON PLANS.
- PROPOSED WATER PIPE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM AREA INTAKE
- PROPOSED STORM OPEN THROAT INTAKE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY

PARKING PROVIDED

PROPOSED TOWNHOME GARAGES = 104 STALLS
PROPOSED TOWNHOME STALLS = 104 STALLS
TOTAL = 208 STALLS

REQUIRED TOWNHOME PARKING = 104 STALLS

NOTES:

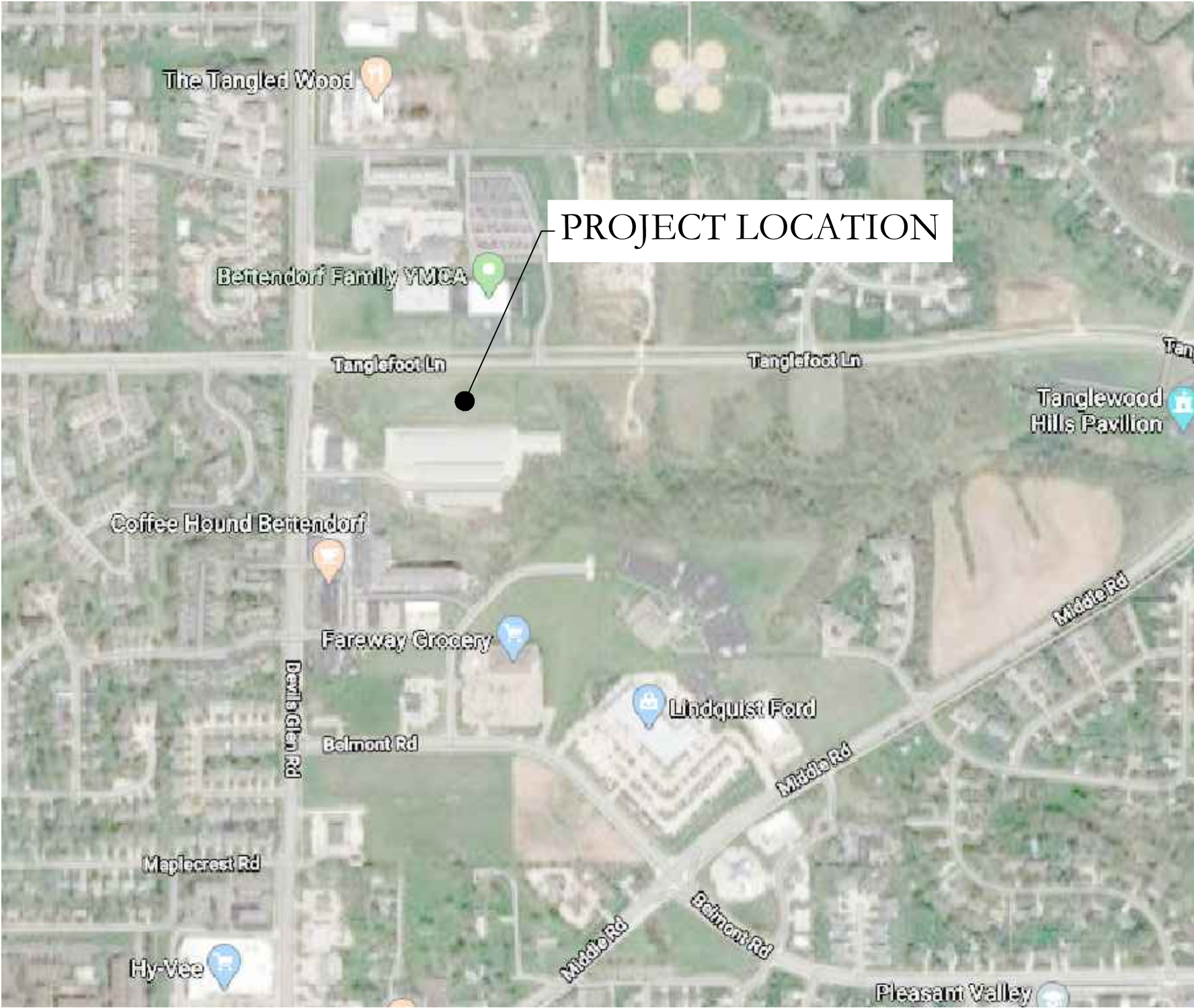
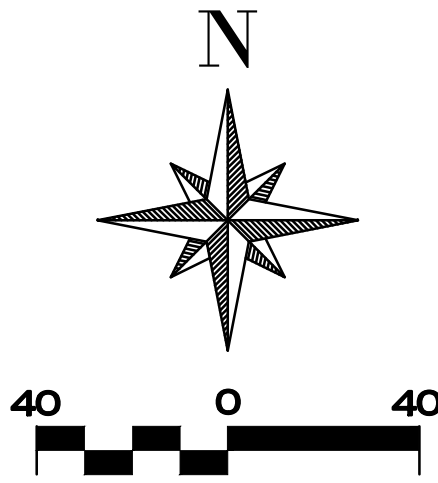
- SEE BUILDING PLANS FOR BUILDING DIMENSIONS AND ELEVATIONS.
- TOWNHOMES SHALL EACH BE 28 FEET TALL.

OWNER/DEVELOPER

DAN DOLAN
DAN DOLAN HOMES
2660 EAST 53RD STREET, #6
DAVENPORT, IOWA 52804
PHONE: (563) 381-4088

CIVIL ENGINEER

MICHAEL W. JANECEK, P.E.
MARTIN AND WHITACRE,
SURVEYORS & ENGINEERS, INC.
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
PHONE: (563) 263-7691



VICINITY MAP

NO SCALE

| # | DATE | DESCRIPTION | BY | DESIGNED BY: |
|---|------|-------------|----|---------------|
| | | | | MWJ |
| | | | | DRAWN BY: |
| | | | | RAM |
| | | | | PROJECT ENGR: |
| | | | | MWJ |



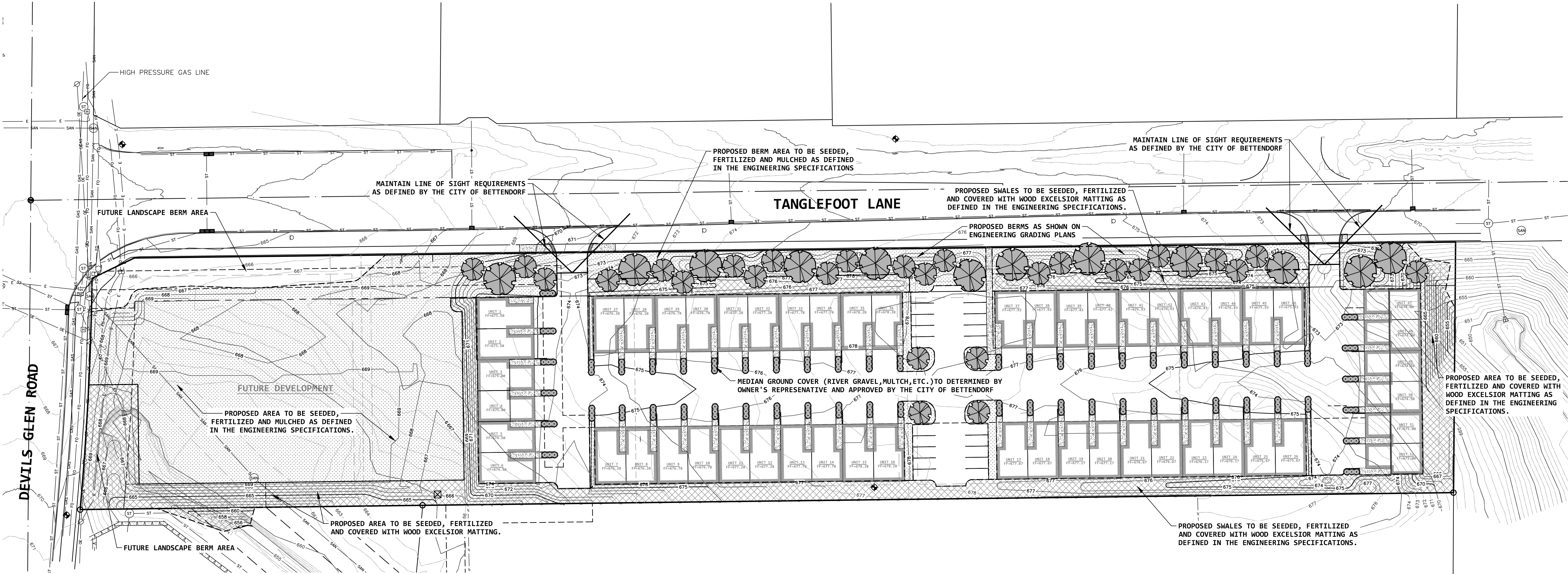
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413
VOICE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

TANGLEFOOT CROSSING
BETTENDORF, IOWA

SITE DEVELOPMENT PLAN

| | | |
|-------------|----------|-------------|
| PROJ NO: | 8506.20 | DRAWING NO: |
| CONST PROJ: | 000 | EX-1 |
| SCALE: | AS NOTED | |
| DATE: | 8/11/20 | SHEET NO: |
| | | 1 OF 1 |



NOTE:
THE FOLLOWING TREES ARE NOT ACCEPTABLE FOR USE ON THIS PROJECT, IN ACCORDANCE WITH THE CITY OF BETTENDORF LANDSCAPE REQUIREMENTS.

| COMMON NAME | SCIENTIFIC NAME |
|-----------------------------|---------------------|
| POPULAR AND RELATED SPECIES | POPULUS SPECIES |
| BOX ELDER | ACER NEGUNDO |
| SIBERIAN ELM | ULMUS PUMILA |
| AMERICAN ELM | ULMUS AMERICANA |
| WILLOW | SALIX SPECIES |
| TREE OF HEAVEN | AILANTHUS ALTISSIMA |
| MULBERRY (FEMALE) | MORUS ALBA |
| EUROPEAN MOUNTAIN ASH | SORBUS AUCUPARIA |
| PIN OAK | QUERCUS PALUSTRIS |
| SILVER MAPLE | ACER SACCHARINUM |
| EUROPEAN BIRCH | BETULA PAPYRIFERA |
| GINKGO (FEMALE) | GINKGO BILOBA |

LANDSCAPE REQUIREMENTS:

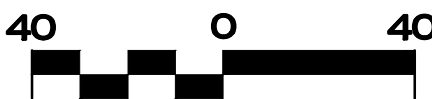
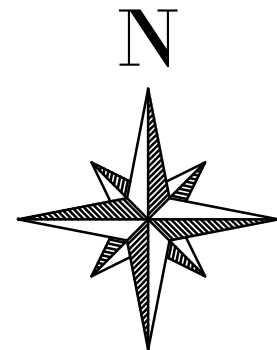
REQUIRED OVERSTORY TREES = TO BE REVIEWED AND DETERMINED BY THE CITY OF BETTENDORF
PROVIDED OVERSTORY TREES = 12

REQUIRED UNDERSTORY TREES = TO BE REVIEWED AND DETERMINED BY THE CITY OF BETTENDORF
PROVIDED UNDERSTORY TREES = 27

REQUIRED SHRUBS = TO BE REVIEWED AND DETERMINED BY THE CITY OF BETTENDORF
PROVIDED SHRUBS = 168

LEGEND

- PROPOSED AREA TO BE SEEDED, FERTILIZED, AND COVERED WITH WOOD EXCELSIOR MATTING PER ENGINEERING SPECIFICATIONS.
- PROPOSED AREA TO BE SEEDED, FERTILIZED, AND MULCHED PER ENGINEERING SPECIFICATIONS.
- PROPOSED DECIDUOUS OVERSTORY TREE - SPECIE TO BE SELECTED BY OWNER'S REPRESENTATIVE AND APPROVED BY THE CITY OF BETTENDORF.
- PROPOSED DECIDUOUS UNDERSTORY TREE - SPECIE TO BE SELECTED BY OWNER'S REPRESENTATIVE AND APPROVED BY THE CITY OF BETTENDORF.
- PROPOSED EVERGREEN SHRUB PLANTING - 18" MAXIMUM MATURE HEIGHT INTENDED TO PRESERVE LINE OF SIGHT IN DRIVEWAY / DRIVE ASILE AREA. SPECIE TO BE SELECTED BY OWNER'S REPRESENTATIVE AND APPROVED BY THE CITY OF BETTENDORF.



| # | DATE | DESCRIPTION | BY | DESIGNED BY: |
|---|------|-------------|----|---------------|
| | | | | MWJ |
| | | | | DRAWN BY: |
| | | | | RAM |
| | | | | PROJECT ENGR: |
| | | | | MWJ |



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TANGLEFOOT CROSSING
BETTENDORF, IOWA

LANDSCAPE PLAN

| | | |
|-------------|-----------|-------------|
| PROJ NO: | 8506.20 | DRAWING NO: |
| CONST PROJ: | 000 | LS-1 |
| SCALE: | AS NOTED | SHEET NO: |
| DATE: | 8/11/2020 | 1 OF 1 |



Example of project built in Davenport

