

**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  
SEPTEMBER 16, 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 August 19, 2020.
3. Review of Commission procedures.

**Final Plat/Site Development Plan**

4. Case 20-051; Geifman's 56 Avenue Development Addition, submitted by Steve Geifman.
5. Case 20-052; 56<sup>th</sup> Avenue and 18<sup>th</sup> Street, submitted by Steve Geifman.

**Site Development Plan**

6. Case 20-042; 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Revised)
7. Case 20-053; 3308 Moenck's Court, submitted by Kevin Koellner.
8. Case 20-054; 5500 Fenno Road, submitted by CTL Hydraulics.
9. Case 20-055; 428 - 28 ½ Street, submitted by Richard Properties.

**Other**

10. Commission Update.

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**MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 19, 2020  
5:30 P.M.**

The Planning and Zoning Commission meeting of August 19, 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, Gannaway, Kappeler, Ormsby, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: None

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

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

On motion by Gannaway, seconded by Stoltenberg, that the minutes of the meeting of July 15, 2020 be approved with an amendment showing that the meeting ended at 5:45 p.m.

ALL AYES

Motion carried.

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 Windmiller Development, LLC.

5. Case 20-047; The Woodlands 4<sup>th</sup> Addition, submitted by Windmiller Development, LLC.

Beck reviewed the staff report.

Rafferty asked for clarification of the arrangement for the ownership and maintenance of Outlots A and B. Reed Windmiller, the applicant, explained that both outlots will be owned and maintained by the homeowner's association.

Adam commented that Outlot A appears to be a very deep gulch and asked if it is intended to be a pond with fountains. Windmiller stated that Outlot A is already a wet pond. Wennlund asked if the existing pond will be enlarged as a result of this proposed plat. Windmiller stated that it is already built to full size. He added that Outlot B will be seeded with prairie grass. Morlok stated that he believes Adam is referring to Outlot A in the proposed subdivisions, not in The Woodlands 1<sup>st</sup> Addition. Windmiller explained that Outlot A will be similar to Outlot B in that it will be a grassed waterway to convey water that is coming from Lakeside Drive. He added that some fill will be required toward the north, but the southern end is mostly at final grade.

Adam asked if Lakeside Drive will eventually continue west and end in a cul-de-sac. Windmiller confirmed this.

Morlok stated that Outlot A is not a detention basin but rather an emergency overflow path from the low point in the street which happens to end at the west edge of the subdivision. He explained that the city's storms sewers are sized for a 10-year event but that anywhere there is a low point, there must be an emergency overland flow path to accommodate a 100-year event. He added that typically that path is located between two lots but that for this subdivision it is platted as an outlot.

Adam asked if the homeowners will pay an association fee for the upkeep of the outlots. Windmiller confirmed this.

Kappeler asked for clarification of the notation for ROW A, B, and C. Beck explained that the areas indicated are the right-of-way.

On motion by Stoltenberg, seconded by Ormsby, that the rezoning of property generally located southwest of the terminus of Lakeside Drive from A-1 to R-2 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of The Woodlands 4<sup>th</sup> Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### 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.

Beck reviewed the staff report. Hunt added that the westernmost portion of the lot is not being developed at this time. He explained that the developer plans to construct some type of multi-family housing units, the number of which which would be constrained by the ordinance limitations on dwelling units per acre for that portion of the lot.

Ormsby asked for clarification of the proposed access points on Tanglefoot Lane. Morlok explained that only the access drives shown on the plat will be allowed, adding that the westernmost access is approximately 100 feet further from the intersection than was shown on the original plat.

Gannaway commented that she believes that the road is 2 lanes wide there and asked if any additional adjustments to the road such as turn lanes would be necessary. Morlok explained that the turn lanes have already been installed, adding that the road is 5 lanes wide for approximately 400 feet from the Devils Glen Road intersection. He stated that any future widening would be on the north side of Tanglefoot Lane.

Wennlund commented that there is some less dense multi-family housing on the west side of Devils Glen Road and asked if there is any housing on the east side of the street. He added that the east side of the street seems to be more commercially developed. Morlok stated that the developer's previous townhouse project is located just off Devils Glen Road on Tanglewood Road and that there are townhomes further north near 53<sup>rd</sup> Avenue. Wennlund stated that the majority of development on the east side of Devils Glen Road is commercial, adding that perhaps the proposed multi-family housing could provide a transition.

Rafferty asked what the density is for Pheasant Hills and Cedar Wood subdivisions. Morlok stated that he does not have that information right now and that staff would have to do the calculations at a later date. Rafferty stated that it is apparent from the site plan that the proposed project is much more dense than other developments in the area except for the one referenced earlier on Tanglewood Road about which the City Council has received many complaints. Rafferty questioned why staff is recommending approval of the project as he does not believe that the development on Tanglewood Road should be replicated. He added that he is not surprised that the developer could not find enough space for the required landscaping as

it appears as though most of the site will be covered in concrete with very little greenspace. Hunt explained that staff's recommendation is based on the fact that the density of the project is in accordance with code requirements and that it includes the newly-increased front yard setback for multi-family housing. He added that the townhomes will provide some screening for the storage units on the property to the south which are a non-conforming use. Hunt stated that the Board of Adjustment recently granted a variance to reduce the required rear buffer yard. He commented that while he understands Rafferty's concerns about the aesthetics of such a dense development, he does not believe that staff could recommend denial because code requirements have been met. Rafferty stated that he does not believe that the project would have been code-compliant if not for the approval of the variance by the Board of Adjustment. He added that the fact that the developer was not able to provide the required amount of landscaping is another factor supporting denial.

Ormsby commented that there is a need for affordable housing in Bettendorf and asked if the pricing for townhouses is similar to that for apartments. Kevin Dolan, the applicant, explained that the price per square foot for the townhomes is less than for an apartment but that the rent would be more expensive because they are larger. Wennlund commented that he had been under the impression that the units would be condominiums instead of rentals. Morlok explained that the townhomes would be similar to the rental townhomes on Tanglewood Road except that the garages will be in front of the unit rather than underneath. Ormsby commented that the location near Devils Glen Road would be beneficial for the residents given its proximity to places they may ride bikes to along the recreational trail.

Rafferty stated that he believes that there should be amenities such as space for children to play which has not been provided. He commented that it seems that the developer is relying on the city to provide the amenities. Ormsby stated that amenities such as the recreational trail and a park on Devils Glen Road are already available. She added that some people prefer to live near a recreational trail that provides bicycle and walking access to various amenities. Rafferty stated that there are many places in the city, such as downtown, that would be a much better location for this type of development.

Adam asked if the townhouse development on Devils Glen Road almost to 53<sup>rd</sup> Avenue was considered controversial at the time it was approved. Rafferty confirmed this. Adam commented that there is no playground there except for the city park next door. Rafferty stated that he believes that the project further north is likely less dense than the proposed one. Adam stated that he believes that the development is attractive and that he was surprised at how many units are located on that site. He commented that he does not have a strong opinion either way on the current project.

Kappeler concurred with Rafferty, adding that the Commission had expressed concerns about the density of the developments on Tanglewood Road and further north on Devils Road. She stated that those projects and the Commission's concerns had been discussed at length when

the ordinance regarding density standards was being amended. Kappeler stated that she believes that the proposed development is likely much more dense than those others. She indicated that a setback requirement has been eliminated and there still is not enough space for all of the required trees. She commented that the development will be concrete from stem to stern with the resultant project consisting of housing units and a parking lot. Kappeler stated that while she understands the project meets code requirements, she would rather see something less dense. Rafferty concurred, adding that this should be a time when the Commission should consider the surrounding neighborhood. He stated that the members had received a letter granting permission for a utility easement on the adjacent property as there is not enough room to place it on the developer's lot. He indicated that he would prefer that the developer reduce the number of units, adding that he believes that the area should be commercial.

Kappeler asked for clarification of Hunt's comment regarding screening on the south side of the development. Hunt explained that he believes that the townhomes would provide screening from the non-conforming storage units to the south. Kappeler commented that those residents would have to look at those storage units.

Kappeler asked if there would be room for some type of buffer between the proposed townhomes and whatever will be located adjacent to them. Wennlund stated that there is a substantial grade change on the property and asked how the patios at each unit surrounded by a fence would be built. Dolan explained that the patios would be poured on top of some sort of modular block to accommodate the grade change.

Wennlund asked if there would be trees in front of the units as shown on the project located in Davenport. Dolan explained that there will be a tree in every island between the garage doors which will substantially increase the tree count. Wennlund asked if the developer will be able to meet the requirements regarding tree counts. Dolan confirmed this.

Wennlund commented that while he shares the concerns regarding density and the amount of concrete on the site, there appears to be a market for this type of housing. He reiterated that the developer must meet the required tree count for the site. He stated that even though he would not have been in favor of the 15-foot variance, it was granted.

Wennlund asked if the residents would have individual garbage carts or if there would be a dumpster. Morlok stated that they would have individual carts.

Rafferty commented that he does not believe that whether or not there is demand for this type of housing should be the criteria for approval. He stated that the Commission should consider if the project is appropriate for the neighborhood. He commented that there have been many complaints about similar townhouse developments on Tanglewood Road and further north on Devils Glen Road. Rafferty added that he believes that the property involved is more appropriate

for a commercial project and that there are different locations in the city where the proposed development would fit.

Gannaway commented that one of the reasons the project has been promoted as a great opportunity is that it will hide the storage units. She asked what will be done for the residents so that it is not within their sight line as the storage facility is considered to be such a negative amenity. Wennlund commented that a similar situation exists further north on Devils Glen Road where there are townhouses in front of an electrical substation. Ormsby stated that sometimes residents care more about location than a view.

Stoltenberg commented that the project is very dense and expressed concern about the practicability of municipal garbage collection, the provision of snow storage, and likelihood that the trees planted in the concrete islands will last. He added that he would prefer that the project be located in this area or downtown rather than on an undeveloped site where residents in single-family homes would be impacted. Stoltenberg stated that he would not want to live there but that doesn't mean that others won't. He reiterated his concerns regarding the density, garbage collection, snow removal, and compliance with the landscape ordinance. Ormsby stated that there is a comment in the staff report with regard to internal access for fire department equipment and asked if it has been addressed. Morlok asked if the turning radius has been reviewed. Mike Janeczek, the applicant's engineer, stated that the turning movements are being reviewed but that he has not received an official response from fire department staff. He added that he will address any concerns they may have but that he believes that the site is fully functional in that regard. Ormsby commented that the Commission has previously expressed concerns about fire spread when buildings are so close to one another.

Wennlund asked for clarification of the plan for snow removal on the site. Dolan explained that there is room for the snow to be pushed straight south at the end of each driveway lane as well as to the ends of the parking areas in the center to the north and south. He added that there is built in snow storage in the internal islands. Wennlund commented that there is only a 15-foot deep space on the southern property line that could be used for storage of the snow being pushed south. Dolan confirmed this and added that the space in the center is 60 feet wide and the east and west driveway lanes are 40 feet side which should provide enough snow storage. Wennlund asked if the developer plans to plow the parking areas when the spaces are filled. Dolan confirmed this. He added that there have been no issues to date with regard to trash pickup in the other local developments that are very similar to the one proposed. He explained that he has signed a hold harmless agreement with the city regarding any damage that may occur as a result of trash pickup. Morlok stated that only 4 of the 52 homes would require the city's truck to back up.

Dolan stated that he fully understands the concerns that have been expressed regarding townhouse developments that have recently been constructed. He added that he has been working with city staff for several months to refine the plan in order to address those issues. He

explained that the building height and density has been reduced in order to gain staff support for a project that he believes is the highest and best use of the land which will generate \$10 million of tax base during the first phase. Dolan stated that the buildings will be 2 stories instead of 3, the units will all be the same color, and that they will be much further from the street in accordance with the new ordinance regarding density standards. He added that there will also be a landscaped berm along the street frontage and that the landscape plan will be revised so it is fully compliant with the ordinance. Dolan stated that while other townhouse projects were built in opposition to the wishes of the neighbors, he received a letter of support from the property owner to the south. He commented that he believes it is important to consider the adjacent zoning, adding that the townhomes will not back up to single-family but rather to an industrial use. Dolan explained that according to the zoning ordinance requirement of 3,000 square feet per unit and 5 acres, 72 units would be allowed. He stated that the corner may at some point be used for a multi-family development which may change that calculation. Morlok added that an earlier concept showed a 2-lot subdivision. He indicated that the proposed lot on the west of that earlier iteration was approximately 1.35 acres leaving 3.65 acres for the townhouse project. He explained that when calculating the density for the portion of the lot intended for townhomes, the allowable number of units is 54 and that the developer is proposing 52. He indicated that the number of units that would be allowed on the entire site, which is now one 5-acre lot, is 72.

Ormsby asked how many units would be in each building. Wennlund explained that it appears as though there are ten 4-unit buildings and two 6-unit buildings.

Ormsby asked if Dolan has found at his other developments that the additional 20 stalls are adequate for guest parking. Dolan stated that the additional spaces are more than was provided at the other projects. He added that he is cognizant of the fact the parking is a concern and is providing 4.38 spaces per unit even though the ordinance requires only 2. Morlok explained that the 4 spaces per unit includes those that are in the garages.

Reiter stated that there are only 176 parking spaces available at The Bridges Lofts which has 132 apartment units. He commented that the developer has indicated to him that at no given time has the lot been at more than 80 percent capacity even though the buildings are 100 percent occupied. Wennlund commented that there had been a great deal of concern regarding parking during site development plan review of that project.

Kappeler commented that while she shares Rafferty's concerns about the density, she appreciates the developer's efforts to make the appearance of the project more appealing based on the feedback on other developments. She added that there is a lot of validity to Ormsby's statement regarding the need to offer different types of housing at a different price point to a changing demographic. She indicated that given the developer's experience with a similar project nearby he believes that he can replicate that success. Kappeler stated that in her opinion the density is over the top but realizes that it is code-compliant.



Stoltenberg asked what triggers the requirement for dumpsters. Morlok explained that there is no set threshold, but rather whether it is logistically and operationally possible to serve a development. Stoltenberg commented that perhaps private trash collection should be considered as it would be a cost savings for the city. Morlok stated that it would be cost neutral as the developer would be required to pay solid waste fees for municipal trash collection. Wennlund commented that he had asked a similar question prior to the meeting and that Hunt had indicated to him that trash collection is actually more cost-effective for the city in a dense development because of the shorter travel distance required.

Gannaway asked if the recreation trail would still be usable during construction. Morlok stated it may be closed for a short period of time while the entrances are being constructed, but that he would ensure that it stays open as much as possible.

On motion by Ormsby, seconded by Stoltenberg, that the final plat of Tanglefoot Crossing be recommended for approval subject to staff recommendations including compliance with the landscape ordinance.

#### ROLL CALL ON MOTION

AYE: Adam, Gannaway, Kappeler, Ormsby, Stoltenberg, Wennlund

NAY: Rafferty

Motion carried.

Wennlund expressed his appreciation of the Rafferty's input and perspective as he believes it makes the Commission better when differing opinions are discussed.

On motion by Ormsby, seconded by Stoltenberg, that the site development plan for 3601, 3655, 3707, 3867, and 3875 Tanglefoot Lane be recommended for approval subject to staff recommendations.

#### ROLL CALL ON MOTION

AYE: Adam, Gannaway, Kappeler, Ormsby, Stoltenberg, Wennlund

NAY: Rafferty

Motion carried.

**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.

Hunt noted that Case 20-042, the site development plan for the Hy-Vee project, was withdrawn in order to give them an opportunity to study the method by which they will accomplish grocery pickup at all of their stores. He added that it will be resubmitted at a later date. Wennlund commented that many types of businesses are having to reconsider how they provide services given the pandemic and that perhaps the city should reconsider how we perceive drive-thrus given that new norm. He stated that he believes that the city should help these types of businesses survive by accommodating them.

There being no further business, the meeting adjourned at approximately 6:25 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) 344-4071

September 16, 2020

Staff Report

### Cases 20-051 and 20-052

**Location:** NW corner of 18<sup>th</sup> Street and 56<sup>th</sup> Avenue - Final Plat and Site Development Plan

**Applicant:** Steve Geifman

**Zoning Designation:** C-2, Community Commercial District and C-1, Neighborhood Commercial District

**Land Use Plan Designation:** Urban Medium Intensity

**Square Feet:** 18,500

### Facts

Steve Geifman has submitted a site development plan for proposed Lot 1, Geifman's 56 Avenue Development Addition which is a parcel approximately 13 acres in size (see Aerial Photo - Attachment A). This site is bordered by 56<sup>th</sup> Avenue on the south and is on the west side of 18<sup>th</sup> Street. The final plat consists of two lots and one outlot (see Final Plat - Attachment B). The site plan being considered for Lot 1 is intended for an office building (see Site Development Plan - Attachments C and D and Site Concepts - Attachments E and F). The architectural elevations show the proposed structure (see Elevations - Attachment G).

### Land Use

The Land Use Plan anticipates this parcel will be used for Urban Medium Intensity. The northwest corner of the parcel is zoned C-1, while the remainder of the parcel has been zoned C-2 since 1973. Professional office establishments are allowed in both zoning classifications (see attached Zoning Map - Attachment H).

### Utilities

Provision of utilities will be the responsibility of the property owner. Most utilities currently run along the 56<sup>th</sup> Avenue right-of-way.

### **Thoroughfare Plan/Pedestrian Access**

Access to the site is anticipated from 56<sup>th</sup> Avenue by use of 18<sup>th</sup> Street to 53<sup>rd</sup> Avenue. 56<sup>th</sup> Avenue also connects to Utica Ridge Road. Sidewalks and a walking path are anticipated throughout the subdivision.

### **Storm Water Detention**

Storm water detention will be achieved using Outlot 1 as shown on the site development plan. All openings in the building must be above the elevation of the 100-year flood event to prevent flooding should the retention pond overtop.

### **Recommended Action**

Staff recommends approval of this site plan with the following conditions:

1. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the Certificate of Occupancy is requested, then a bond shall be posted equal to 150% of the of the cost of materials and labor for completion of the planting.
2. Compliance with all state, city, and federal legal provisions.
3. Dimensioning of Outlot 1 is required.
4. Show zoning boundaries on plat within subdivision.

Respectfully submitted,

Greg Beck  
City Planner



SAINT ANDREWS CIR

E 56TH ST

56TH AVE W

FALCON AVE

53RD AVE

53RD AVE

18TH ST

E 53RD ST

E 53RD ST

SHIVEHATTERY ARCHITECTURE + ENGINEERING  
1701 River Drive, Suite 200 | Moline, Illinois 61285  
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Iowa | Illinois | Indiana  
Illinois Firm Number: 184-000214

# FINAL PLAT FOR 56TH AVENUE DEVELOPMENT ADDITION TO THE CITY OF BETTENDORF, IOWA

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

### PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

### CITY OF BETTENDORF, IOWA

BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
DATE: \_\_\_\_\_

### ZONING

- THIS PARCEL IS ZONED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, AND C-2, COMMUNITY COMMERCIAL GENERAL DISTRICT, BETTENDORF, IOWA JURISDICTION
- BUILDING SETBACKS FOR C-1 ARE AS FOLLOWS:  
FRONT YARD SETBACK = 20'  
SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)  
REAR YARD SETBACK = 20' (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)  
HEIGHT RESTRICTION = 45' OR 3 STORIES
- BUILDING SETBACKS FOR C-2 ARE AS FOLLOWS:  
FRONT YARD SETBACK = 20'  
SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)  
REAR YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)  
HEIGHT RESTRICTION = 10 STORIES (CHURCHES, SCHOOLS, AND HOSPITALS ARE PERMITTED A MAXIMUM HEIGHT OF 60' FOR THE MAIN STRUCTURE AND 75' FOR TOWERS AND STEEPLES)

### OWNER/DEVELOPER

STEVE GEIFMAN  
GEIFMAN FIRST EQUITY  
5025 UTICA RIDGE ROAD SUITE 105  
DAVENPORT, IOWA 52807

### FLOOD ZONE

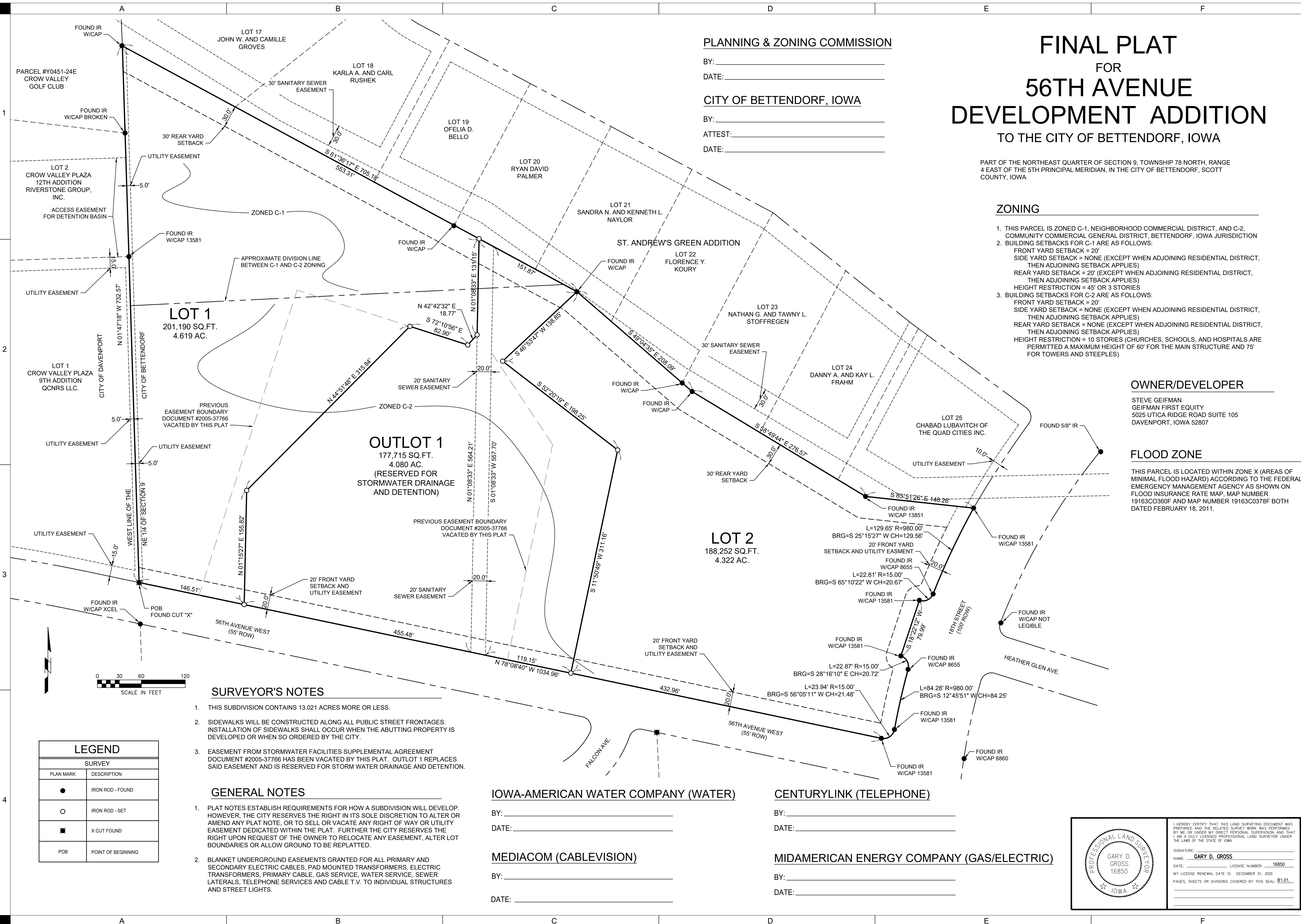
THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163C0360F AND MAP NUMBER 19163C0378F BOTH DATED FEBRUARY 18, 2011.

FINAL PLAT 56TH  
AVE. DEVELOPMENT  
ADDITION  
FIRST EQUITY  
BETTENDORF, IOWA

DRAWN: JUB  
APPROVED: GDG  
ISSUED FOR: REVIEW  
DATE: 8/25/2020  
PROJECT NO: 302065-0  
FIELD BOOK: 845  
CLIENT NO:

FINAL PLAT

B1.01



### SURVEYOR'S NOTES

- THIS SUBDIVISION CONTAINS 13.021 ACRES MORE OR LESS.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTS. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ADJUTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
- EASEMENT FROM STORMWATER FACILITIES SUPPLEMENTAL AGREEMENT DOCUMENT #2005-37766 HAS BEEN VACATED BY THIS PLAT. OUTLOT 1 REPLACES SAID EASEMENT AND IS RESERVED FOR STORM WATER DRAINAGE AND DETENTION.

### GENERAL NOTES

- 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.
- 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 SERVICES AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

### IOWA-AMERICAN WATER COMPANY (WATER)

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

### MEDIACOM (CABLEVISION)

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

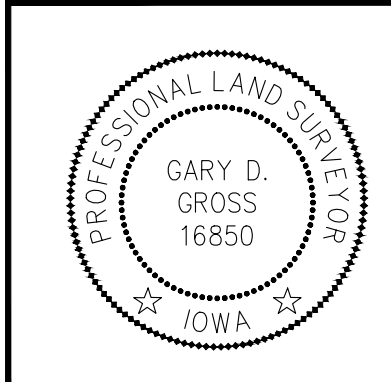
### CENTURYLINK (TELEPHONE)

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

### MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

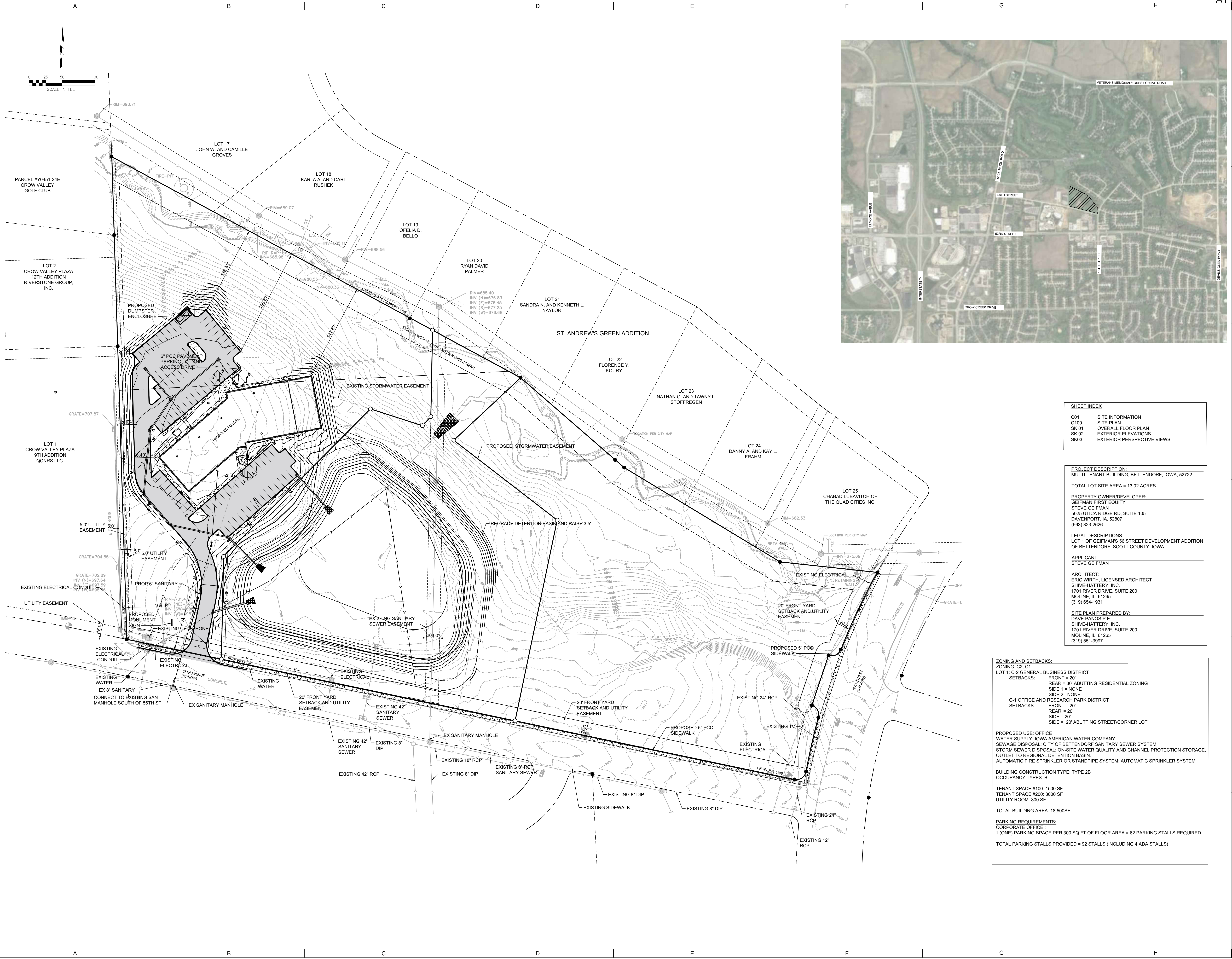
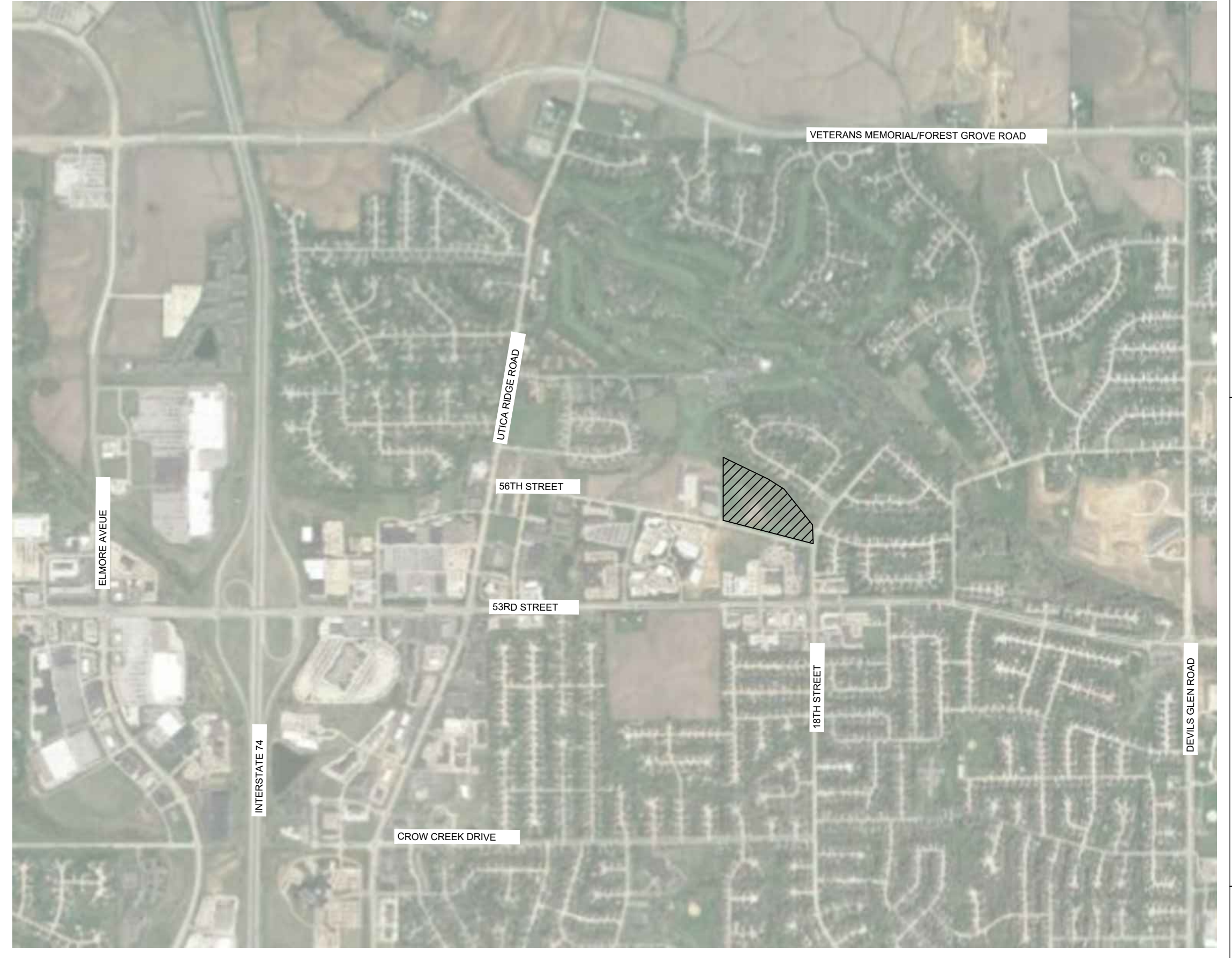
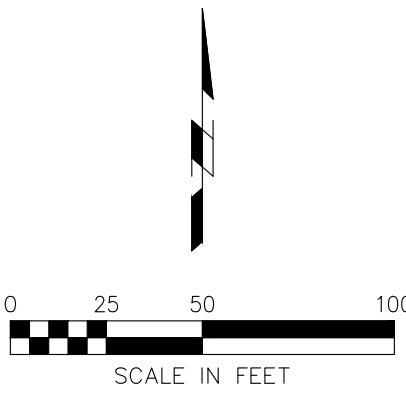
LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
✱	X CUT FOUND
POB	POINT OF BEGINNING



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.

SIGNATURE: \_\_\_\_\_  
 NAME: GARY D. GROSS  
 DATE: \_\_\_\_\_ LICENSE NUMBER: 16850  
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020  
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: 81.01

P:\Projects\18020201\18020201\_Survey\18020201\_Survey\18020201\_Survey.dwg  
Printed: 8/20/2020 10:55:59 AM



**SHEET INDEX**

C01	SITE INFORMATION
C100	SITE PLAN
SK 01	OVERALL FLOOR PLAN
SK 02	EXTERIOR ELEVATIONS
SK03	EXTERIOR PERSPECTIVE VIEWS

**PROJECT DESCRIPTION:**  
MULTI-TENANT BUILDING, BETTENDORF, IOWA, 52722  
TOTAL LOT SITE AREA = 13.02 ACRES

**PROPERTY OWNER/DEVELOPER:**  
GEIFMAN FIRST EQUITY  
STEVE GEIFMAN  
5025 UTICA RIDGE RD, SUITE 105  
DAVENPORT, IA, 52807  
(563) 323-2626

**LEGAL DESCRIPTIONS:**  
LOT 1 OF GEIFMAN'S 56 STREET DEVELOPMENT ADDITION OF BETTENDORF, SCOTT COUNTY, IOWA

**APPLICANT:**  
STEVE GEIFMAN

**ARCHITECT:**  
ERIC WIRTH, LICENSED ARCHITECT  
SHIVE-HATTERY, INC.  
1701 RIVER DRIVE, SUITE 200  
MOLINE, IL, 61265  
(319) 654-1931

**SITE PLAN PREPARED BY:**  
DAVE PANOS P.E.  
SHIVE-HATTERY, INC.  
1701 RIVER DRIVE, SUITE 200  
MOLINE, IL, 61265  
(319) 551-3997

**ZONING AND SETBACKS:**  
ZONING: C2, C1  
LOT 1: C-2 GENERAL BUSINESS DISTRICT  
SETBACKS: FRONT = 20'  
REAR = 30' ABUTTING RESIDENTIAL ZONING  
SIDE 1 = NONE  
SIDE 2 = NONE

C-1 OFFICE AND RESEARCH PARK DISTRICT  
SETBACKS: FRONT = 20'  
REAR = 20'  
SIDE = 20'  
SIDE = 20' ABUTTING STREET/CORNER LOT

**PROPOSED USE:** OFFICE  
WATER SUPPLY: IOWA AMERICAN WATER COMPANY  
SEWAGE DISPOSAL: CITY OF BETTENDORF SANITARY SEWER SYSTEM  
STORM SEWER DISPOSAL: ON-SITE WATER QUALITY AND CHANNEL PROTECTION STORAGE, OUTLET TO REGIONAL DETENTION BASIN.  
AUTOMATIC FIRE SPRINKLER OR STANDPIPE SYSTEM: AUTOMATIC SPRINKLER SYSTEM

**BUILDING CONSTRUCTION TYPE:** TYPE 2B  
OCCUPANCY TYPES: B

TENANT SPACE #100: 1500 SF  
TENANT SPACE #200: 3000 SF  
UTILITY ROOM: 300 SF

TOTAL BUILDING AREA: 18,500SF

**PARKING REQUIREMENTS:**  
CORPORATE OFFICE:  
1 (ONE) PARKING SPACE PER 300 SQ FT OF FLOOR AREA = 62 PARKING STALLS REQUIRED

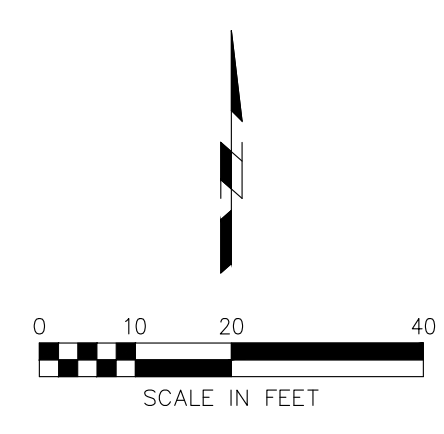
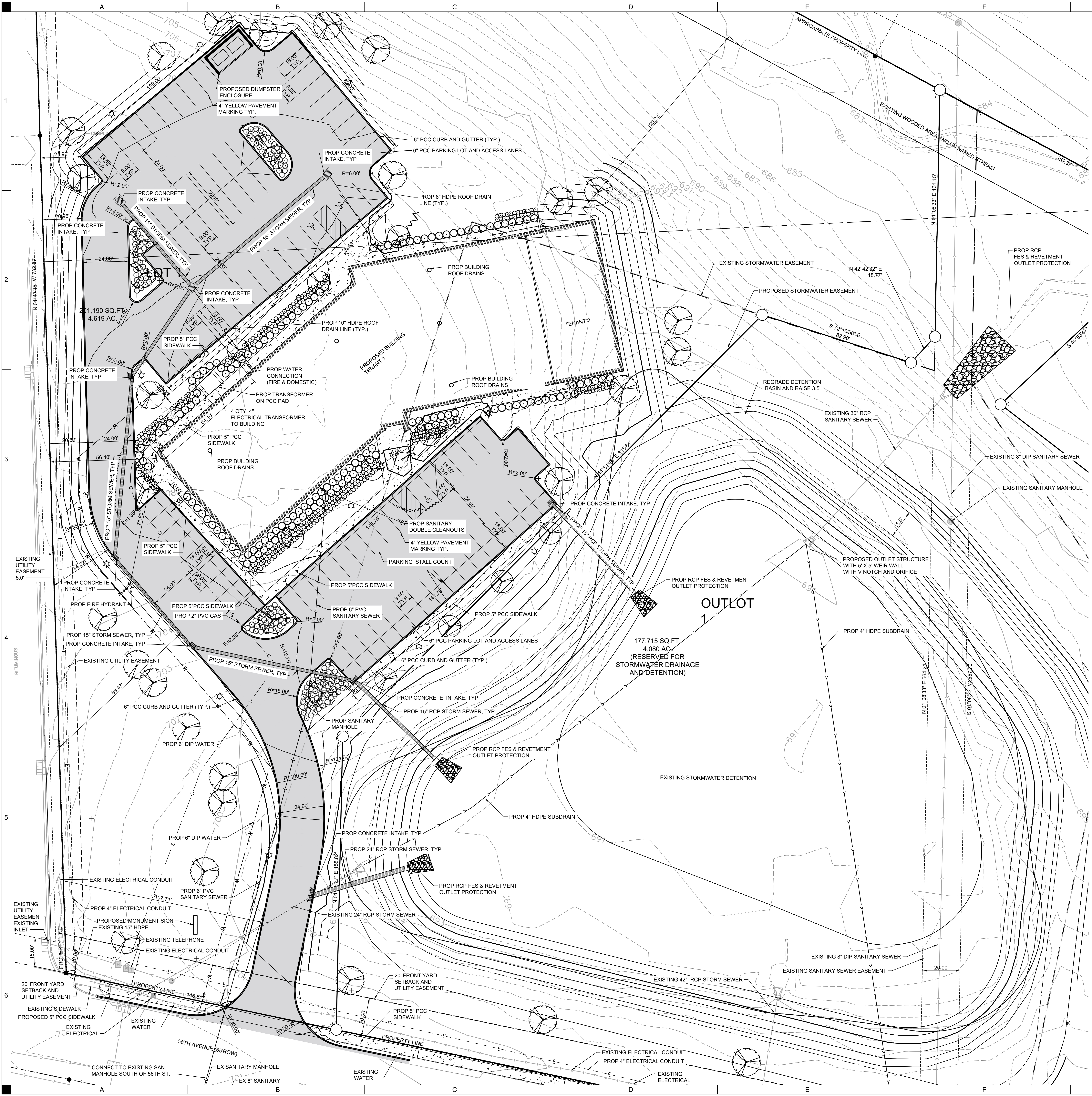
TOTAL PARKING STALLS PROVIDED = 92 STALLS (INCLUDING 4 ADA STALLS)

56TH AVENUE DEVELOPMENT ADDITION

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

**SITE INFORMATION**

DRAWN:	DAP
APPROVED:	DAP
ISSUED FOR:	CITY SUBMITTAL
DATE:	06/29/2020
PROJECT NO.:	330059P
FIELD BOOK:	-
CLIENT NO.:	330059P



LEGEND

GENERAL SITE	DESCRIPTION
[Symbol]	EXISTING STRUCTURE
[Symbol]	GUARD POST/ BOLLARD
[Symbol]	HANDICAPPED PARKING
[Symbol]	DECIDUOUS TREE
[Symbol]	CONIFEROUS TREE
[Symbol]	SINGLE POLE SIGN
[Symbol]	DOUBLE POLE SIGN
[Symbol]	TRAFFIC SIGNAL WITH ARM
[Symbol]	SLOPE ARROW
[Symbol]	LEFT-TURN ARROW
[Symbol]	RIGHT-TURN ARROW
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	BENCH MARK
[Symbol]	IRON ROD - FOUND

LEGEND

EXISTING	DESCRIPTION	PROPOSED
[Symbol]	ELECTRIC - OVERHEAD	[Symbol]
[Symbol]	ELECTRIC - UNDERGROUND	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY FORCE MAIN	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	TELEPHONE - OVERHEAD	[Symbol]
[Symbol]	TELEPHONE-UNDERGROUND	[Symbol]
[Symbol]	CABLE LINE - OVERHEAD	[Symbol]
[Symbol]	CABLE LINE-UNDERGROUND	[Symbol]
[Symbol]	FIBER OPTICS	[Symbol]
[Symbol]	PROCESS/HEATING STEAM	[Symbol]

LEGEND

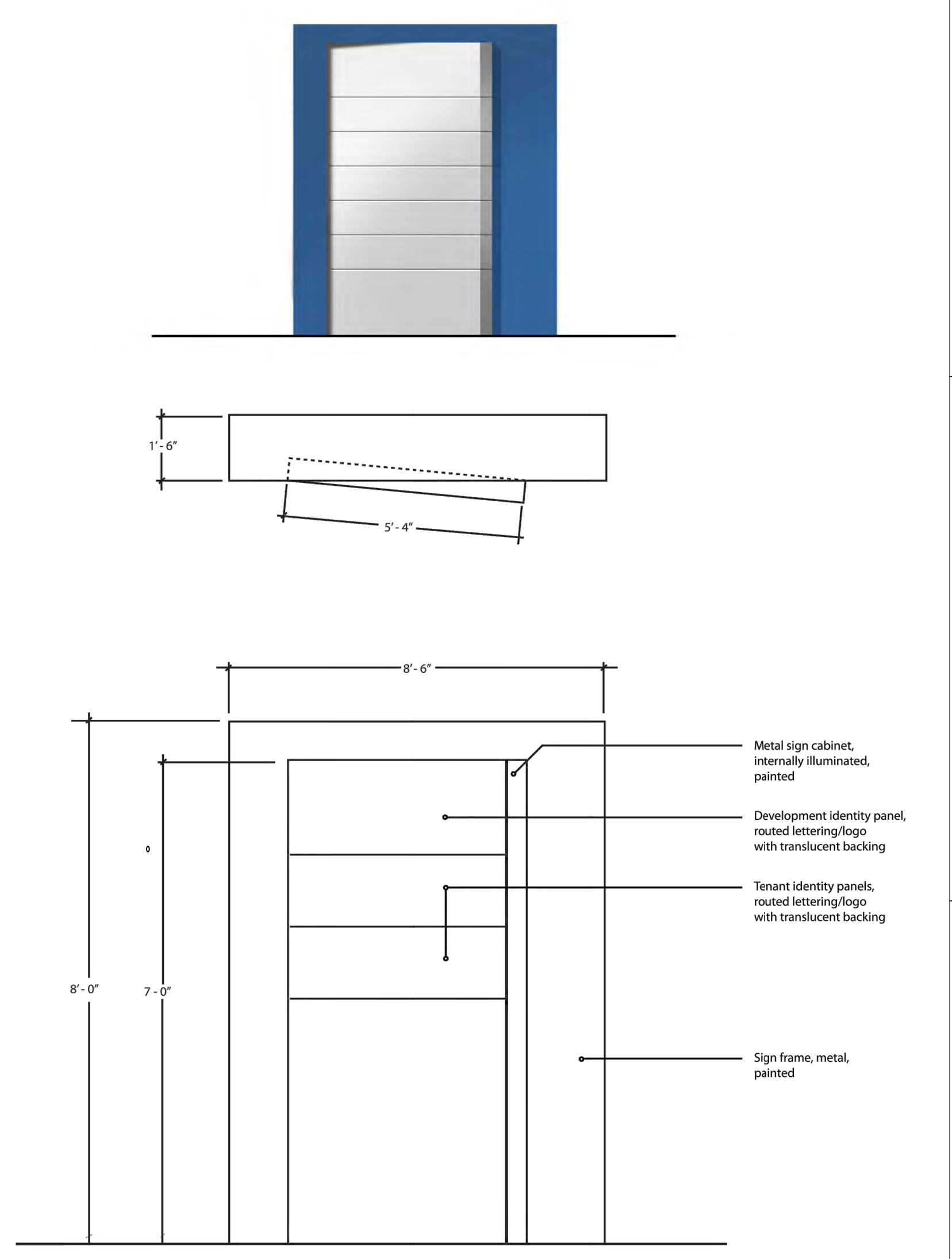
PLAN	DESCRIPTION
[Symbol]	UTILITY POLE W/TRANSFORMER
[Symbol]	WATER SHUTOFF VALVE
[Symbol]	GUY ANCHOR
[Symbol]	FIRE HYDRANT
[Symbol]	FLARED END SECTION
[Symbol]	UTILITY END CAP
[Symbol]	VALVE
[Symbol]	POST INDICATOR VALVE
[Symbol]	CLEANOUT
[Symbol]	JUNCTION BOX
[Symbol]	MANHOLE
[Symbol]	STORM MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	VAULT BOX
[Symbol]	WATER MANHOLE
[Symbol]	HANDHOLE
[Symbol]	SIGNAL BOX
[Symbol]	GAS METER
[Symbol]	ELECTRIC METER
[Symbol]	TRANSFORMER
[Symbol]	WATER METER
[Symbol]	CURB INLET
[Symbol]	INTAKE - CIRCLE
[Symbol]	INTAKE - RECTANGLE

HATCH LEGEND

[Hatch Pattern]	6" PCC PAVEMENT W/ INTEGRAL CURB
[Hatch Pattern]	4" PCC SIDEWALK

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TRE OVE	34	Tree Overstory	Overstory Tree	B & B	2 - 2-1/2"
TRE UND	10	Tree Understory	Understory Tree	B & B	2 - 2-1/2"
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
SHR S50	156	Shrub	Shrub	3 gal	24 - 30" Ht
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ORN O32	161	Ornamental Grass	Ornamental Grass	3 gal	18 - 24" Ht.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PER PLR	336	Perennial	Perennial	1 gal	12 - 18" Ht.



56TH AVENUE DEVELOPMENT ADDITION

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: SUB  
APPROVED: DAP  
ISSUED FOR: CITY SUBMITTAL  
DATE: 06/29/2020  
PROJECT NO: 33065P  
FIELD BOOK: --  
CLIENT NO: 33065P





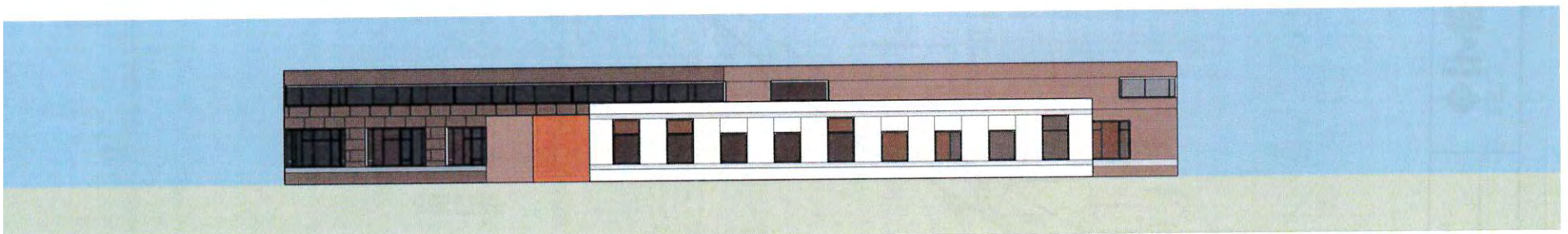
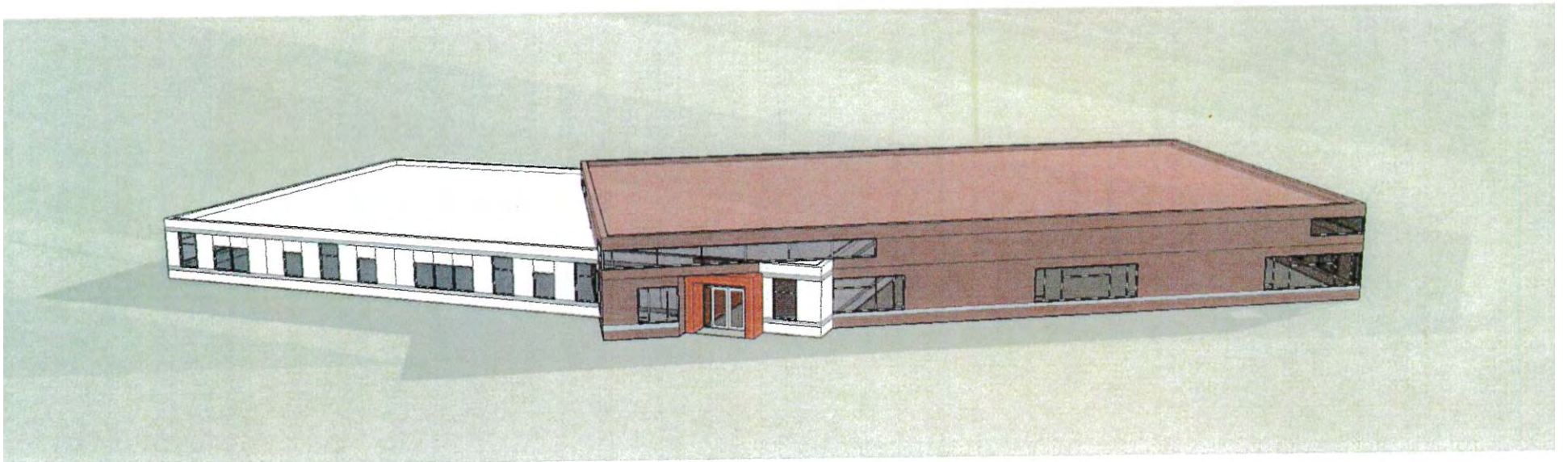
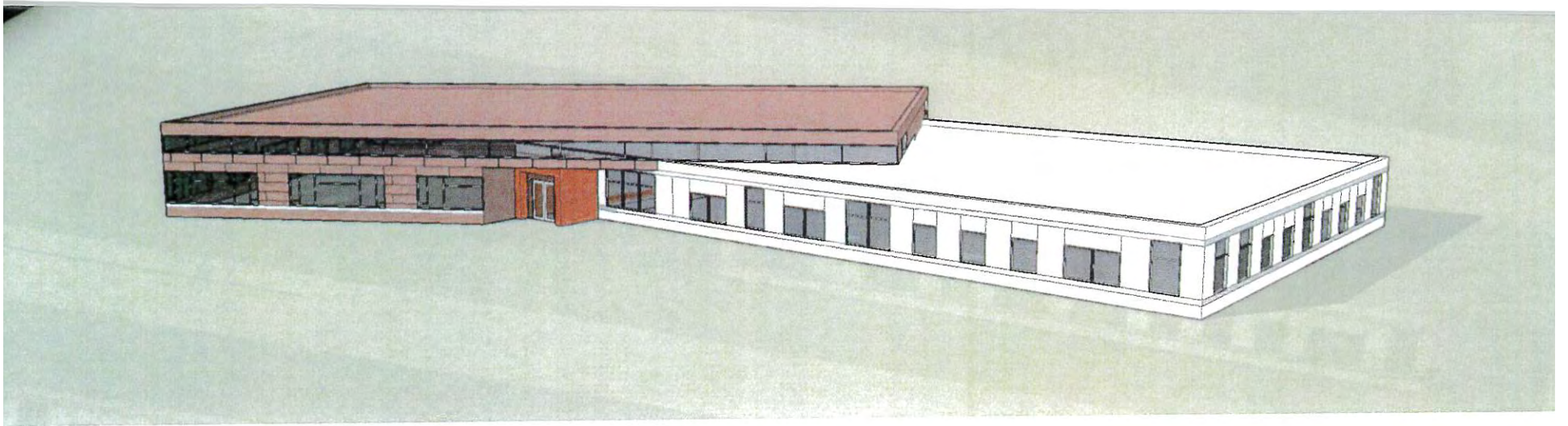
Site Concept - 56th Street



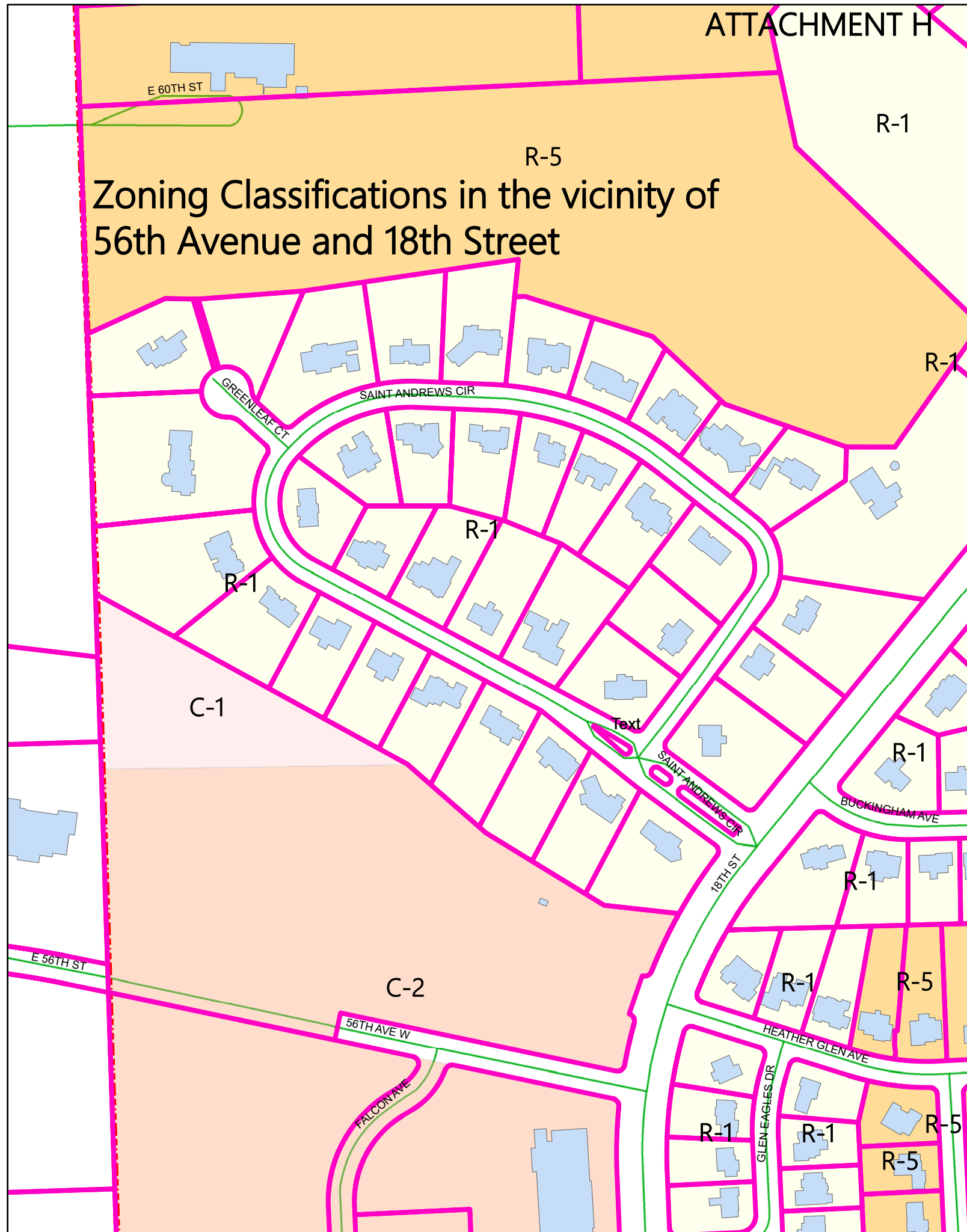
LAYOUT LOOKING WEST



Site Concept - 56th Street



# Zoning Classifications in the vicinity of 56th Avenue and 18th Street





COMMUNITY DEVELOPMENT

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

September 16, 2020

Staff Report

**Case No. 20-042**

**Project:** 3270 Palmer Hills Court and 2900 Devils Glen Road – Site Development Plan

**Applicant:** Hy-Vee, Inc.

**Current Land Use Designation:** Commercial

**Background Information and Facts**

Hy-Vee, Inc. has submitted a site development plan to add parking and incorporate a structure for customer pickup of groceries (see Aerial Photo - Attachment A and Plats - Attachments B and C). A prior site development plan showed a parking lot at 3270 Palmer Hills Court (Lot 10, AAA Office Park Second Addition) and a building at 3275 Palmer Hills Court (Lot 2, AAA Office Park 3<sup>rd</sup> Addition) (see First Site Plan - Attachment D). The newly-proposed site plan shows an accessory pickup kiosk in the Hy-Vee parking lot and a parking lot at 3270 Palmer Hills Court (see Site Development Plan - Attachment E). The landscape plan meets code requirements (see Landscape Plan - Attachment F). The elevations show a kiosk for grocery pickup (see Elevations - Attachment G). The number of parking spaces provided meets City requirements because the additional parking is greater than the loss of parking where the accessory structure is located. Excess parking, through cross easements, will be used by Hy-Vee employees and as overflow parking.

**Land Use**

The land use designation for both sites is Community Commercial, and the properties are zoned C-2, Community Shopping District. The grocery pickup kiosk and parking lot are permitted in the C-2, Community Commercial District.

**Utilities**

Utilities are available along Devils Glen Road and Middle Road. The storm sewer will drain from Lot 10 toward Palmer Hills Court after being detained in two bioswales. It is the developer’s responsibility to provide all utility connections to the site.

**Thoroughfare Plan/Access**

Access to the site is from Middle Road (south) and Devils Glen Road (east). Pedestrian access is along both Middle Road and Devils Glen Road. AAA Court feeds traffic from Middle Road to Palmer Hills Court. Access easements are required to connect the shopping center traffic to the new parking lot because of prior plat restrictions on the plat.

### **Storm Water Detention**

Storm water detention requirements will be met by use of two bioswales to filter water before exiting into the City's storm sewer system in Palmer Hills Court. The City Engineer must approve the calculations prior to City Council consideration of the site development plan. A detention easement agreement will be required to permit the conveyance of storm water.

### **Recommended Action**

Staff recommends the Planning and Zoning Commission recommend approval of the site development plan with 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. City Engineer must approve the storm water detention design prior to City Council approval of the site development plan.
3. Access and detention easement agreements must be approved by the City Attorney prior City Council approval of the site development plan and be recorded at the Scott County Recorder's office.
4. Permission from the Magellan Pipeline Company is required for encroachment into the 75-foot pipeline easement area. Hy-Vee, Inc. must furnish written verification to the City prior to City Council consideration of the site development plan.

Respectfully submitted,

Greg Beck  
City Planner



DUNDEE LN

CHATEAU KNL

PALMER HILLS CT

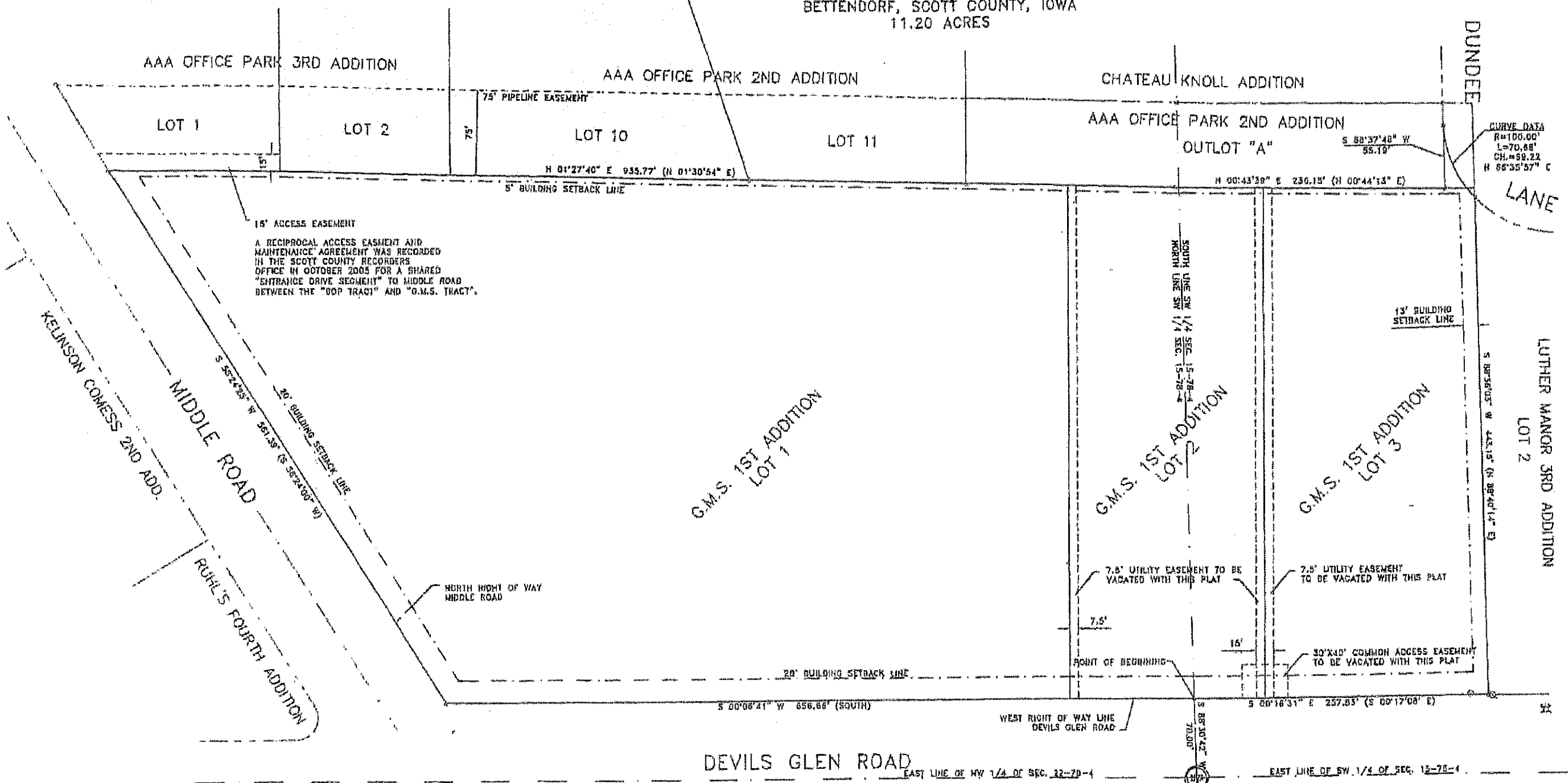
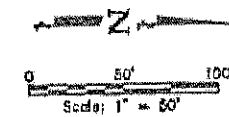
AAACT

MIDDLE RD

DEVILS GLEN RD



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



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

*David J. ...* Mayor, and *Dickie D. ...* City Clerk  
 City of Bettendorf, Iowa, do hereby certify that the following was  
 by the City Council of the City of Bettendorf, Iowa, at a  
 meeting held on  
30th day of DECEMBER, 2005.

I, by the City Council of Bettendorf, Iowa, that the final plat of  
 a Fourth Addition, an addition to the City of Bettendorf, Iowa,  
 with the City Clerk by First Equity, is hereby approved and  
 d; and the granting of easements as shown on said plat are  
 d; and confirmed and the Mayor and City Clerk of said City be  
 y hereby are authorized and directed to certify the adoption of  
 t as required by law.

at Bettendorf, Iowa, this 30th day of DECEMBER, 2005.

*Dickie D. ...*  
 City Clerk

*David J. ...* 12-29-05  
 Mayor and Zoning Commission

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

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

BY: *B. ...* DATE: 12-20-05  
 QUEST

BY: *John ...* DATE: 12-20-05  
 MID-AMERICAN ENERGY COMPANY

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

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

SOUTHEAST CORNER, SOUTHWEST  
 QUARTER, SEC. 15-78-4

I hereby certify that this land surveying document was  
 prepared and the related survey work was performed by  
 me or under my direct personal supervision and that I  
 am a duly Licensed Land Surveyor under the laws of the  
 State of Iowa.

Signature: *Ralland L. Chesling*  
 Ralland L. Chesling

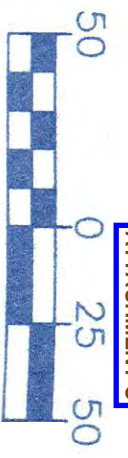
Date: 12-20-05 Reg. No. 13974

My license renewed date is December 21, 2008.

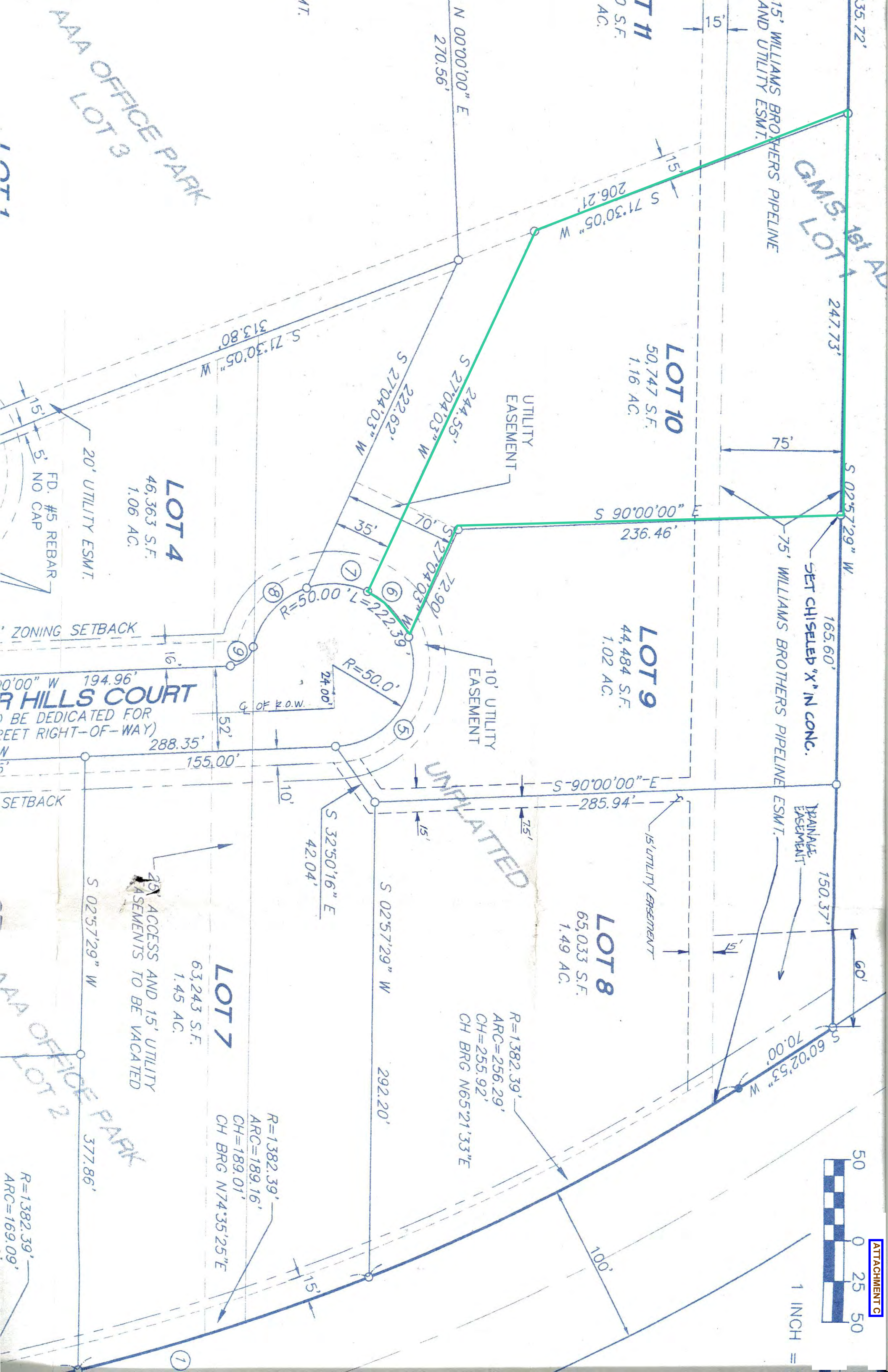
Pages or sheets covered by this sheet  
 THIS SHEET ONLY.

AND I, CHESLING, MCLURE ENGINEERING ASSOC., 4700 Kennedy Dr., Ft. Moline, IL 62922





1 INCH = 50'



35.72'  
15' WILLIAMS BROTHERS PIPELINE AND UTILITY ESMT.

G.M.S. LOT 11

**LOT 10**  
50,747 S.F.  
1.16 AC.

**LOT 9**  
44,484 S.F.  
1.02 AC.

**LOT 8**  
65,033 S.F.  
1.49 AC.

**LOT 4**  
46,363 S.F.  
1.06 AC.

**LOT 7**  
63,243 S.F.  
1.45 AC.

UNPLATTED

AAAA OFFICE PARK  
LOT 9

0'00" W 194.96'  
R HILLS COURT  
TO BE DEDICATED FOR  
PREET RIGHT-OF-WAY

AAAA OFFICE PARK  
LOT 2

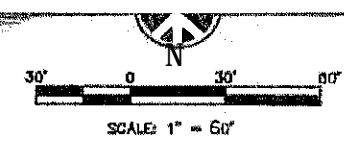
R=1382.39'  
ARC=169.09'

1

# FORMER PLAN



Professional Engineer under the laws of the State of Iowa.  
 Signature: Jason L. Holdorf  
 License No. 17137  
 My license renewed date is December 31, 2017  
 Pages or sheets covered by this seal:



2.00 AC UNIT TRACT 022 COUNTY OF DEWITT IOWA	
SITE LOCATION: 3275 Palmer Hills Court & 3270 Palmer Hills Court	
SITE AREA	93,533 S.F. ±
FRONT YARD REQUIRED	2.15 ACRES ±
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	7,500 SF
REQUIRED PARKING = 50 SPACES	
PROVIDED = 147 (INCLUDING 3 HANDICAPPED)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 54,000 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The proposed construction involves 1 related use restaurant building, an accompanying drive, utility easels, and two parking lots with a total of 147 stalls.	

BUILDING AREA TABLE FOR PARKING COUNTS	
RESTAURANT AREA = 4,350 SF = 22 STALLS REQUIRED	
RESTAURANT AREA = 2,770 SF = 20 STALLS REQUIRED	

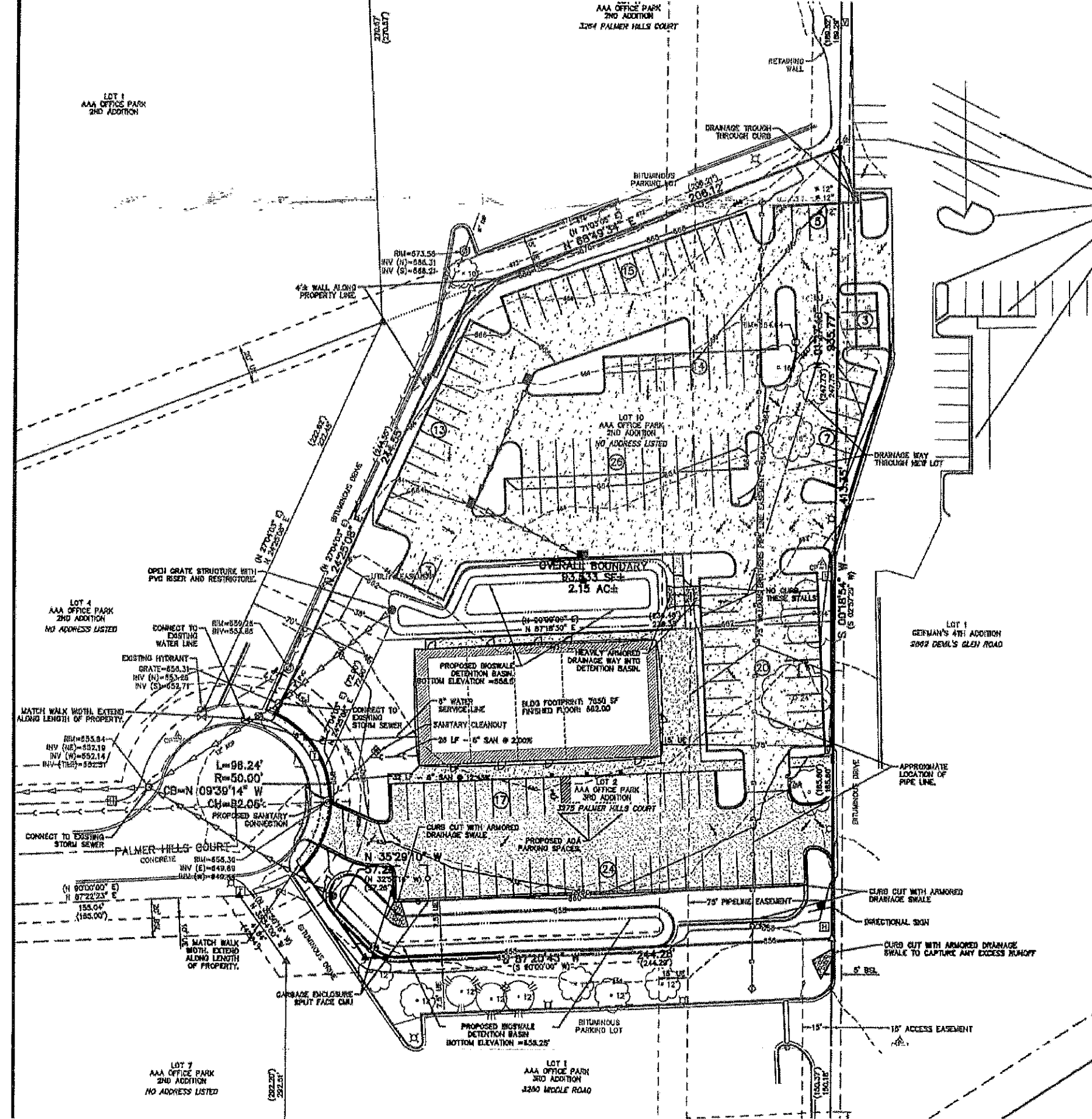
**J&K INVESTMENT COMPANY LLC**  
 1805 STATE STREET, SUITE 101  
 BETTENDORF, IOWA, 52722

ARCHITECT  
**DESIGN BUILD BY ARCHITECTS**  
 310 E. THIRD STREET  
 DAVENPORT, IOWA 52801

DEVELOPER  
**STEVE GEIFMAN**  
 8025 UTICA RIDGE ROAD  
 DAVENPORT, IOWA, 52807

ATTACHMENT D

**LEGAL DESCRIPTIONS**  
 Lot 10 of AAA Office Park  
 2nd Addition  
 &  
 Lot 2 of AAA Office Park  
 3rd Addition



PARKING STALLS, ISLANDS AND BUREAU'S LOCATION IN THIS AREA ARE ALL APPROXIMATE LOCATIONS. THESE ITEMS WERE COMED IN FROM THE AERIAL PHOTO AND HAVEN'T BEEN LOCATED FROM A SURVEY.

### GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND ON TO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN, AND THE PRESENCE OF SILT FENCE WILL INDICATE WITH ACTIVITIES. EXCESSIVE DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
- BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "M" PER THE 2009 INTERNATIONAL BUILDING CODE.
- OCCUPANCY TYPE IN THIS BUILDING WILL BE GROUP "M2" FOR THE RESTAURANT OCCUPANCY PER THE 2009 INTERNATIONAL BUILDING CODE.
- OCCUPANCY TYPE IN THIS BUILDING WILL BE GROUP "M" FOR THE RETAIL AREA OCCUPANCY PER THE 2009 INTERNATIONAL BUILDING CODE.
- PROPOSED BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

### LEGEND

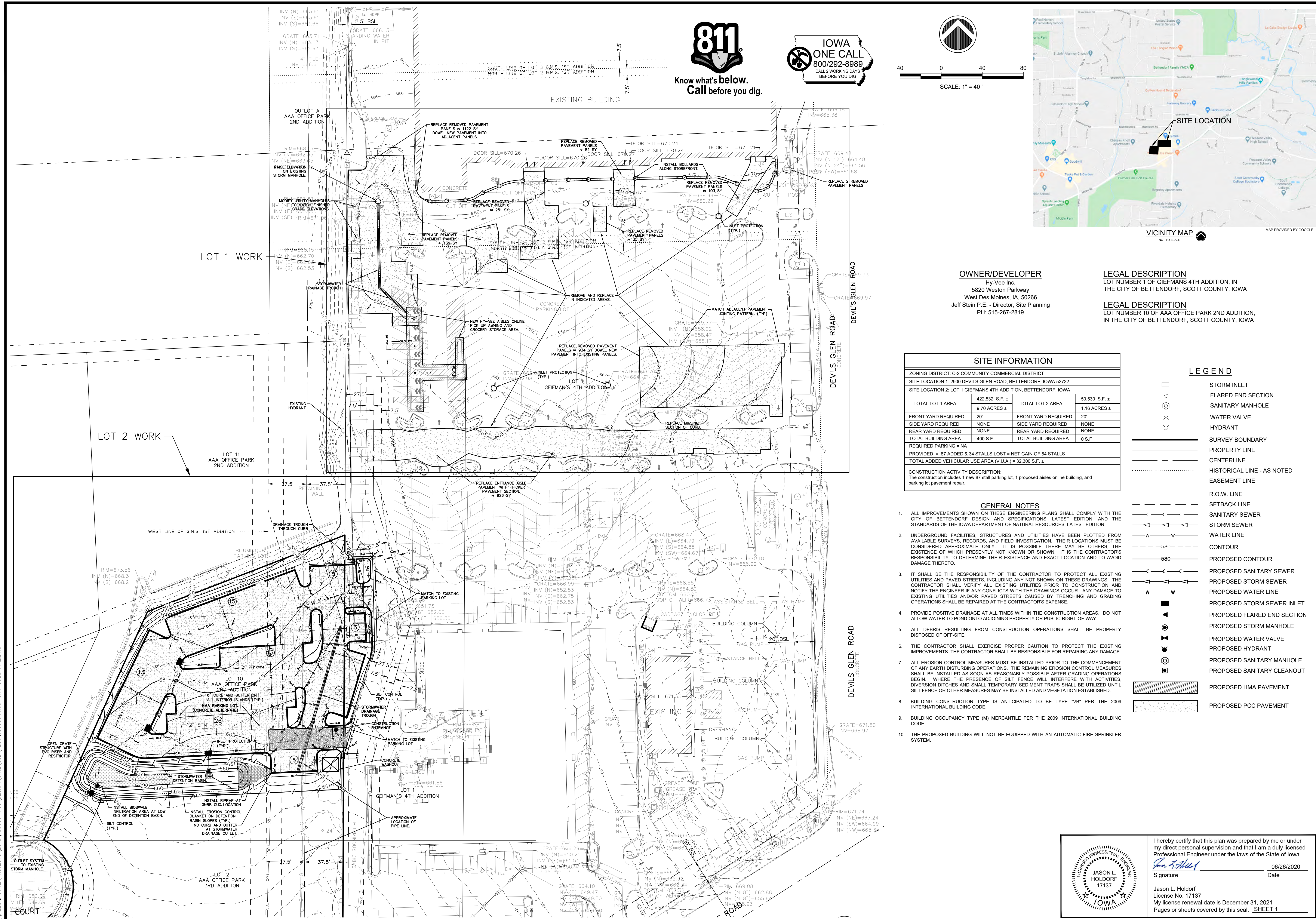
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		WATER VALVE
		HYDRANT
		POWER POLE
		POWER POLE W/ LIGHT
		ELECTRIC METER
		UTILITY MANHOLE
		HANDHOLE
		GAS METER
		LIGHT POLE
		SIGN
		DECIDUOUS TREE
		CONTROL POINT
		BENCHMARK
		SURVEY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		BACK OF CURB / FLOW LINE
		WATER LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		EDGE OF WATER LINE / DITCH / FLOW LINE
		CONTOUR
		TREE LINE
		SIDEWALK / CONCRETE PAVEMENT
		HMA PAVEMENT

REVISIONS  
 DESCRIPTION  
 No.

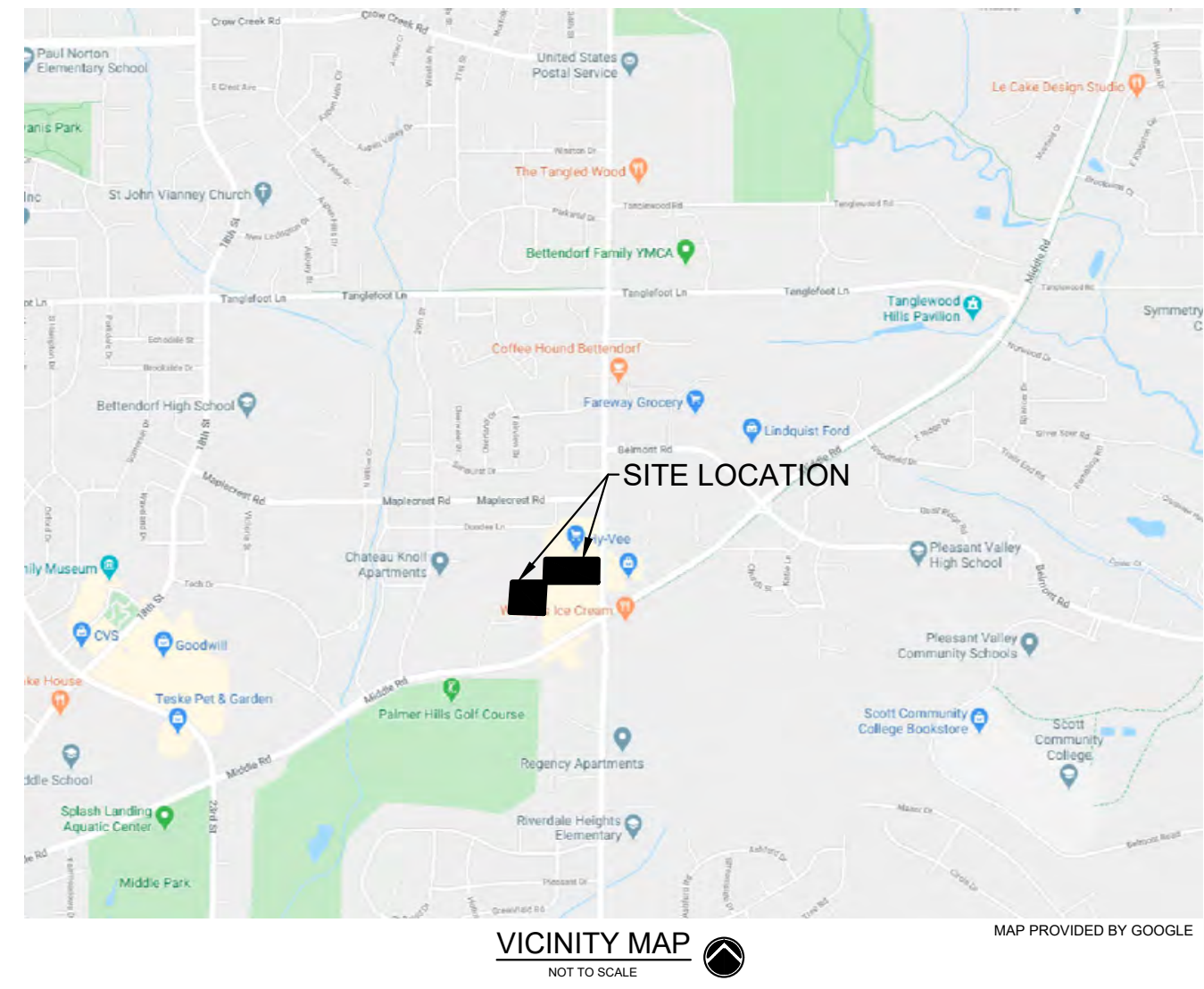
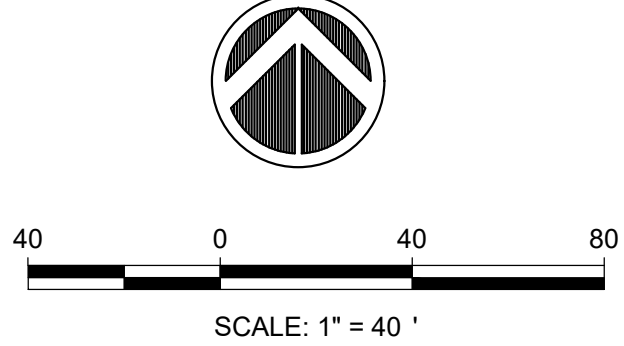


PALMER HILLS COURT SITE DEVELOPMENT

Missma  
 File Na  
 City of B  
 © COPYR  
 ALL RIGH  
 Field B  
 Drawn  
 Checke  
 Date: 1  
 S



Know what's below.  
Call before you dig.



**OWNER/DEVELOPER**  
Hy-Vee Inc.  
5820 Weston Parkway  
West Des Moines, IA, 50266  
Jeff Stein P.E. - Director, Site Planning  
PH: 515-267-2819

**LEGAL DESCRIPTION**  
LOT NUMBER 1 OF GIEFMANS 4TH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA  
  
**LEGAL DESCRIPTION**  
LOT NUMBER 10 OF AAA OFFICE PARK 2ND ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

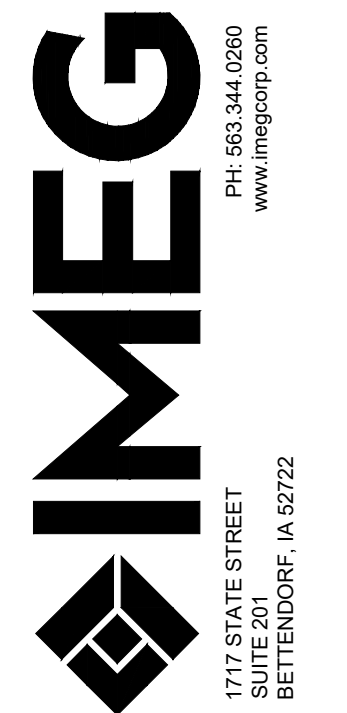
SITE INFORMATION			
ZONING DISTRICT: C-2 COMMUNITY COMMERCIAL DISTRICT			
SITE LOCATION 1: 2900 DEVILS GLEN ROAD, BETTENDORF, IOWA 52722			
SITE LOCATION 2: LOT 1 GIEFMANS 4TH ADDITION, BETTENDORF, IOWA			
TOTAL LOT 1 AREA	422,532 S.F. ±	TOTAL LOT 2 AREA	50,530 S.F. ±
	9.70 ACRES ±		1.16 ACRES ±
FRONT YARD REQUIRED	20'	FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE	SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	NONE	REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	400 S.F.	TOTAL BUILDING AREA	D S.F.
REQUIRED PARKING = NA			
PROVIDED = 87 ADDED & 34 STALLS LOST = NET GAIN OF 54 STALLS			
TOTAL ADDED VEHICULAR USE AREA (V.U.A.) = 32,300 S.F. ±			
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 new 87 stall parking lot, 1 proposed aisles online building, and parking lot pavement repair.			

LEGEND	
	STORM INLET
	FLARED END SECTION
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	SURVEY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	HISTORICAL LINE - AS NOTED
	EASEMENT LINE
	R.O.W. LINE
	SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED STORM SEWER INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM MANHOLE
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED HMA PAVEMENT
	PROPOSED PCC PAVEMENT

**GENERAL NOTES**

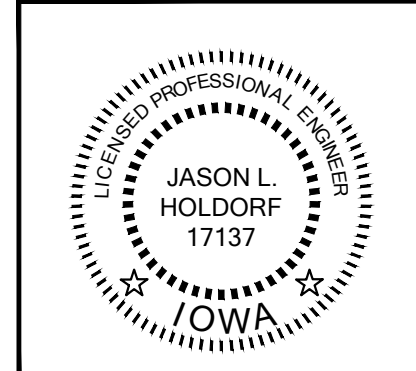
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
- BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "VB" PER THE 2009 INTERNATIONAL BUILDING CODE.
- BUILDING OCCUPANCY TYPE (M) MERCANTILE PER THE 2009 INTERNATIONAL BUILDING CODE.
- THE PROPOSED BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

NO.	REVISIONS DESCRIPTION	DATE



**HY-VEE TO GO PICK UP IMPROVEMENTS**  
BETTENDORF, IOWA  
**OVERALL SITE LAYOUT**

IMEG Project No: 18000944.03
File Name: 18000944.03-CITY SUBMITTAL.DWG
© COPYRIGHT 2020 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: AEK
Checked By: JLH
Date: 07/07/2020
<b>C-100</b>
Sheet 1 of 1



I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.  
*Jason L. Holdorf*  
Signature Date: 06/26/2020  
Jason L. Holdorf  
License No. 17137  
My license renewal date is December 31, 2021  
Pages or sheets covered by this seal: SHEET 1

Tuesday, July 7, 2020 4:51:41 PM  
 I:\FILES\ACTIVE PROJECTS\2018\18000944.03\DESIGN\CIVIL\C3D\PLAT\18000944.03-CITY SUBMITTAL.DWG  
 I:\FILES\ACTIVE PROJECTS\2018\18000944.03\DESIGN\CIVIL\C3D\PLAT\18000944.03-CITY SUBMITTAL.DWG

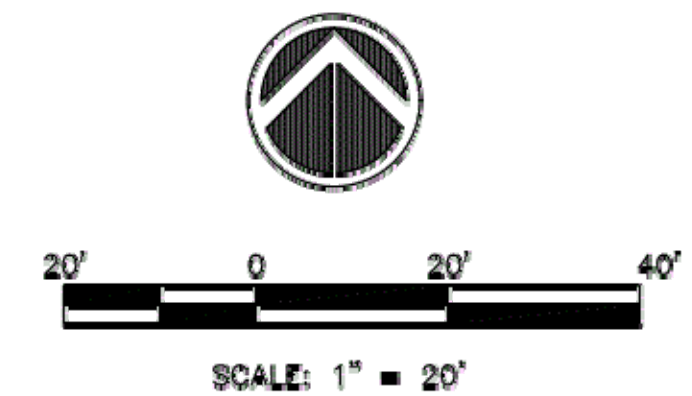
# Landscape Plan

(8.20.2020 REVISED)

Qty.	Size	Name
11	As Noted	Canopy Trees
		<ul style="list-style-type: none"> <li>3 Brandywine Maple @ 2.0" cal.</li> <li>2 American Dream Oak @ 2.0" cal.</li> <li>1 Espresso Kentucky Coffeetree @ 2.0" cal.</li> <li>3 Prairie Sentinel Hackberry @ 2.5" cal.</li> <li>1 Armstrong Maple @ 2.0" cal.</li> <li>1 Whitefield Osage Orange @ 2.0" cal.</li> </ul>
3	As Noted	Ornamental Trees
		<ul style="list-style-type: none"> <li>3 Golden Raindrops Flowering Crab @ 1.5" cal.</li> </ul>
20	As Noted	Shrubs
		<ul style="list-style-type: none"> <li>10 Gro Low Sumac @ 3 gal.</li> <li>10 Karl Foerster Feather Reed Grass @ 5 gal.</li> </ul>
	As Noted	Perennials and Groundcover
		<ul style="list-style-type: none"> <li>24 Stella D'Oro Daylily @ 1 gal.</li> <li>135 flats Blue Zinger Sedge @ 10 ct. per flat</li> </ul>
		Maintained Turf Areas
		Hydroseed or Sod
		Water Quality and Infiltration Areas
		<ul style="list-style-type: none"> <li>24" of 70% Sand / 10% Topsoil / 20% Compost blend</li> <li>500 Plants as per plan (4" pots @ 18" oc.)</li> <li>3" layer of premium hardwood mulch</li> </ul>



Know what's below.  
Call before you dig.



### Landscape Notes:

- Plant locations to be approved by Landscape Architect before final planting.
- Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
- Amend the planting backfill soil for trees and shrubs with compost (1/3 compost & 2/3 existing).
- Amend plant bed areas with compost (filled into existing).
- Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
- 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

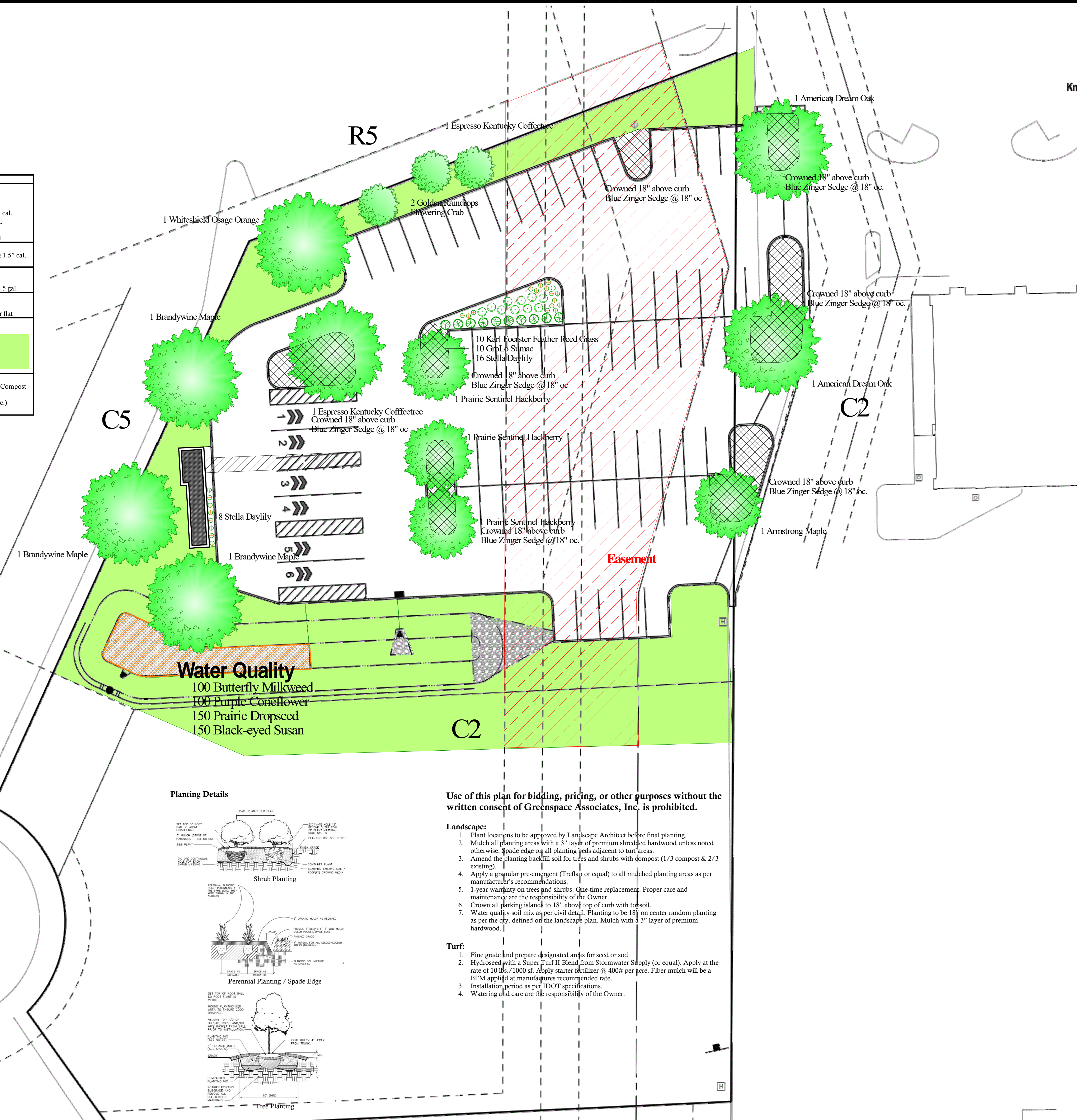
### Turf Notes:

- Fine grade and prepare designated areas for seed or sod.
- Sod will be a locally grown Bluegrass Blend supplied by Seven City Sod.
- Hydroseed will be a Bluegrass Blend applied at the rate of 10 lbs./1000 sf.
- Watering and care is the responsibility of the Owner.

### Landscape Requirements

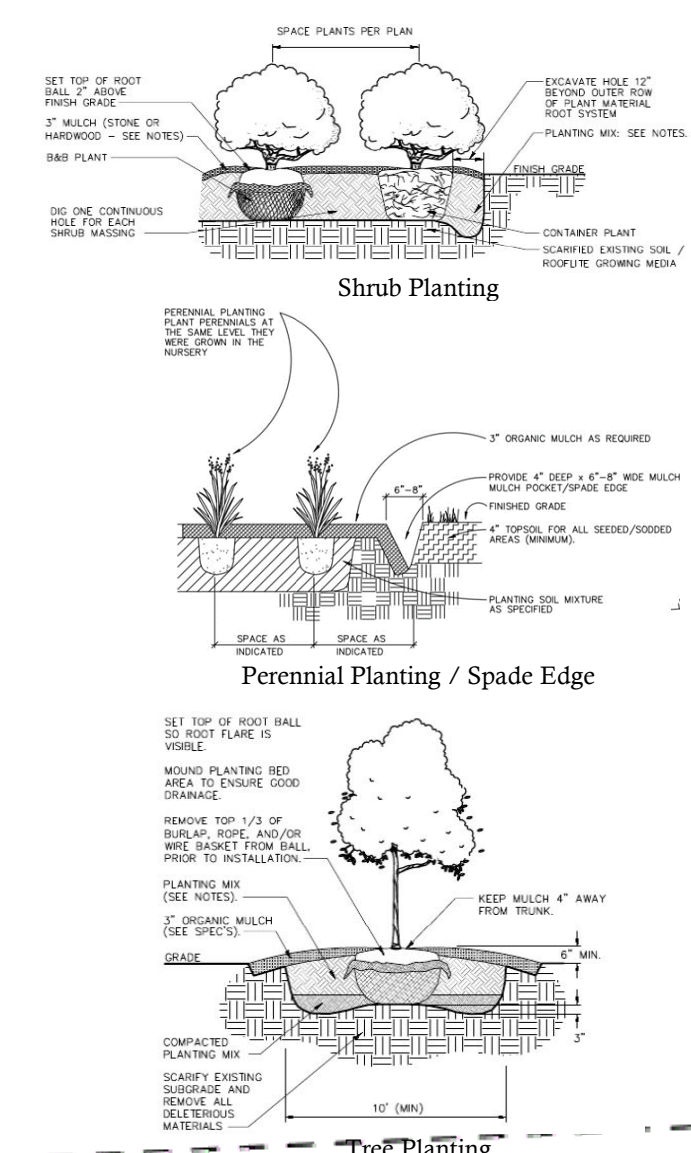
Property Line	North	South	East	West
Adjacent Zoning	R5	C2	C2	C5
Length	205'	275'	270'	190'
Bufferyard Required	15'	0	0	15'
TF Required	4.0	0.0	0.0	2.5
Street Yard Landscape				
TF Required	0.0	0.0	0.0	0.0
Vehicular Use Area				
Use Area	30,500 sf.			
Landscape Area Required	(7%) / 2200 sf.			
Landscape Area Provided	3600 sf.			
Parking Spaces Defined	67			
TF Required (1/500 sf)	5.74			
Required	11.5			
Tree Factors (TF)				
Provided		12.5		

### Current Zoning & Property Location



**Water Quality**  
 100 Butterfly Milkweed  
 100 Purple Coneflower  
 150 Prairie Dropseed  
 150 Black-eyed Susan

### Planting Details



Use of this plan for bidding, pricing, or other purposes without the written consent of Greenspace Associates, Inc. is prohibited.

### Landscape:

- Plant locations to be approved by Landscape Architect before final planting.
- Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
- Amend the planting backfill soil for trees and shrubs with compost (1/3 compost & 2/3 existing).
- Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
- 1-year warranty on trees and shrubs. One-time replacement. Proper care and maintenance are the responsibility of the Owner.
- Crown all parking islands to 18" above top of curb with topsoil.
- Water quality soil mix as per civil detail. Planting to be 18" on center random planting as per the qty. defined on the landscape plan. Mulch with a 3" layer of premium hardwood.

### Turf:

- Fine grade and prepare designated areas for seed or sod.
- Hydroseed with a Super Turf II Blend from Stormwater Supply (or equal). Apply at the rate of 10 lbs./1000 sf. Apply starter fertilizer @ 400# per acre. Fiber mulch will be a BFM applied at manufacturer's recommended rate.
- Installation period as per IDOT specifications.
- Watering and care are the responsibility of the Owner.

REVISIONS	DESCRIPTION	DATE
No.		



HY-VEE TO GO PICK UP IMPROVEMENTS  
 BETTENDORF, IOWA  
 SOUTH LOT - LANDSCAPING PLAN

IMEG Project No: 18000944.03
File Name: 18000944.03-SITE EROSION
© COPYRIGHT 2020 ALL RIGHTS RESERVED
Field Book No:####
Drawn By:
Checked By:
Date: 08/18/2020
LS-100
Sheet 1 of 1



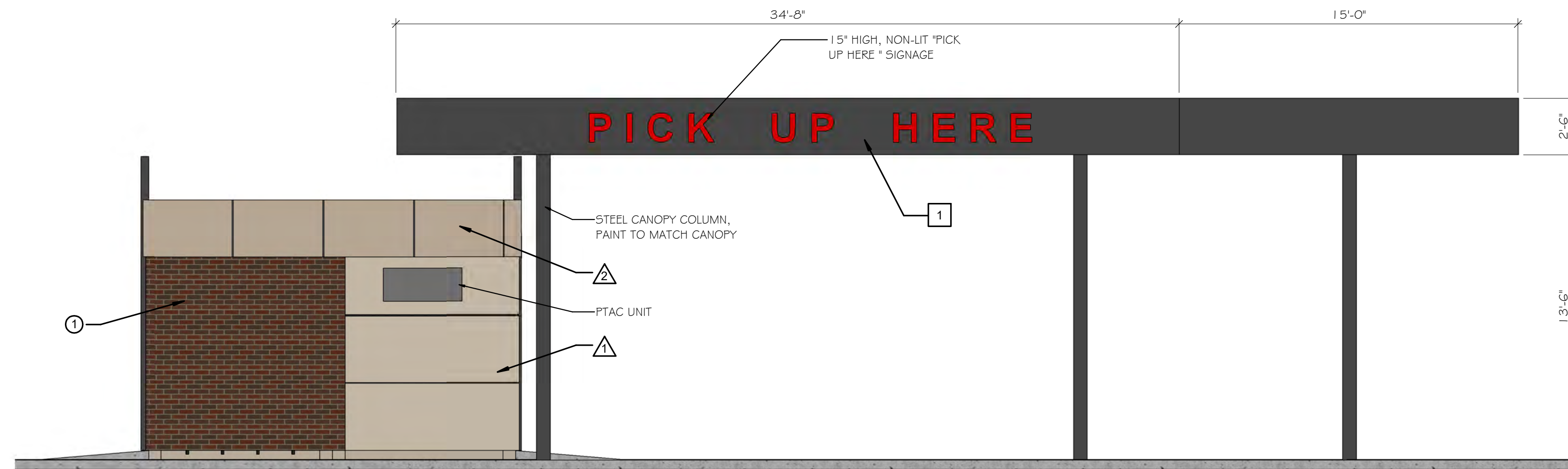
Tuesday, August 18, 2020 4:42:07 PM  
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REVISION	DATE BY



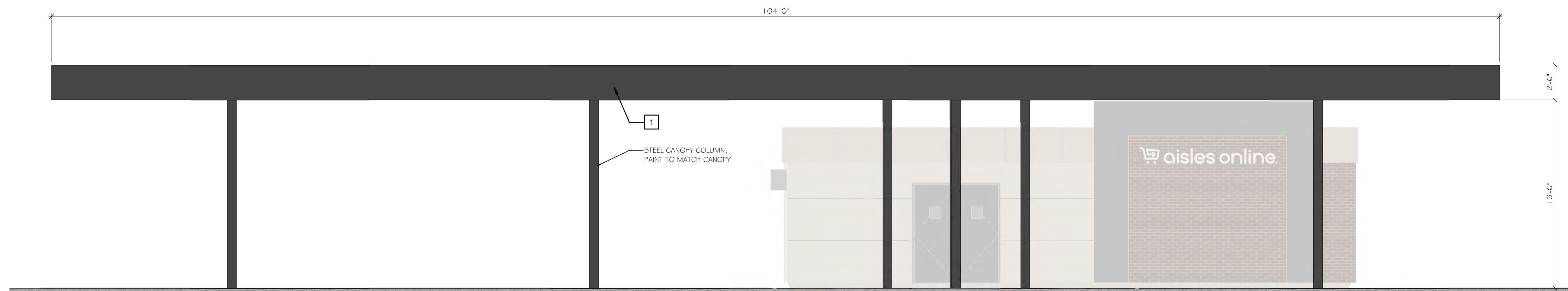
1 FRONT ELEVATION (REAR SIMILAR)

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



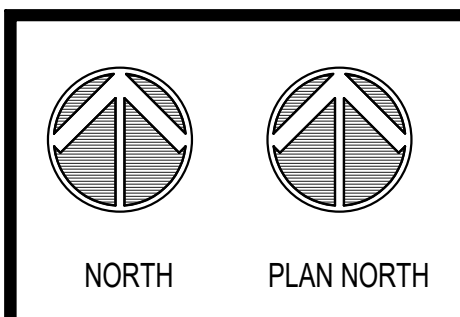
3 CANOPY ELEVATION

SCALE: 1/4" = 1'-0"

<b>MASONRY UNITS:</b>	
①	THIN BRICK BY KANSAS BRICK & TILE. COLOR: #530 FLASH SIZE: MODULAR BOND: 1/3 RUNNING MORTAR: SOLOMON GRIND 10H
<b>CLADDING &amp; CANOPIES:</b>	
△	HORIZONTAL CLADDING: STONEWOOD COLOR: MATCH SHERWIN-WILLIAMS "MAISON BLANCHE" 7526
△	HORIZONTAL CLADDING: STONEWOOD COLOR: MATCH SHERWIN-WILLIAMS "NANTUCKET DUNE" 7527
△	HORIZONTAL CLADDING: STONEWOOD COLOR: "GRANITE GREY" 7026-CD
<b>METAL TRIM COLORS:</b>	
□	PREFINISHED 0.40 ALUMINUM PANELS COLOR: MATCH STONEWOOD "GRANITE GRAY"

LOCATION:  
**HY-VEE AISLES ONLINE KIOSK**  
HY-VEE, INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
TELEPHONE: (515) 267-2800  
FAX: (515) 267-2835

EMPLOYEE OWNED



EXTERIOR ELEVATIONS

DRAWN: Author	DATE: 2/06/10
SCALE: As Indicated	JOB NUMBER:

SHEET:  
**A6.0**

PRELIMINARY - NOT FOR CONSTRUCTION

H:\STORES\Fitchburg\Fitchburg Design\Arch\Concepts\2010\AOI\_kiosk\Fitchburg\_40'x18'AOI\_kiosk.rvt



## COMMUNITY DEVELOPMENT

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

September 16, 2020

Staff Report

### **Case No. 20-053**

**Location:** 3308 Moenck's Court – Site Development Plan

**Applicant:** Kevin Koellner

**Current Zoning District Classification:** I-2, General Industrial District

**Current Land Use Designation:** Industrial

### **Background Information and Facts**

Kevin Koellner has submitted a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2<sup>nd</sup> Addition) (see Aerial Photo - Attachment A). The subject parcel is located at the cul-de-sac of Moenck's Court, adjacent to Outlot A (see Final Plat - Attachment B). The site plan shows an 8,250 square foot building (see Site Plan - Attachment C). The landscape plan is compliant with the Landscape Ordinance (see Landscape Plan - Attachment D). The buildings will resemble the surrounding contractor condos (see Elevations - Attachment E).

### **Land Use**

The land use designation for the site is Industrial. Industrial processes and buildings containing those uses are permitted on this parcel due to the I-2, General Industrial District zoning classification.

### **Utilities**

Utilities for the site will come along Valley Drive and US 67. Sanitary sewer and water is available from the north side of US 67. Electrical power is available along the south side of Valley Drive. The developer will provide all utility connections to the site. A natural gas main exists along the south side of Valley Drive.

### **Thoroughfare Plan/Access**

The right-of way width is 52 feet. 62<sup>nd</sup> Street connects from State Street to Moenck's Court. Another access from the east connects 62<sup>nd</sup> Street to Bear Tooth Court back to State Street. No sidewalks are required in this industrial area given the limited amount of pedestrian traffic.

### **Storm Water Detention**

Storm water detention will be required for the site. Storm water will be contained in the drainageway on the east side of the subdivision. Storm water purity calculations are required to be approved by the City Engineer.

**Recommended Action**

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

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All storm water purity calculations must be approved by the City Engineer prior to City Council approval of the site development plan.
3. Hydrant must be located near the site per Bettendorf Fire Department. Hydrant and distance to building must be shown on the site development plan.
4. Wetlands in Outlot A will not be impacted by any development on Lot 6 beyond what is permitted by federal, state and local regulations.

Respectfully submitted,

Greg Beck  
City Planner



KERRSTEN

MOENCKS RD

VALLEY DR

MOENCKS CT

62ND ST

STATE ST



SURVEYOR'S NOTES

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

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

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

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

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.

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0387F with an Effective Date February 18, 2011. All numbered lots will be graded to provide an area 2 feet above the Base Flood Elevation for future buildings.

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

All monuments have been found or set as shown on this plat.

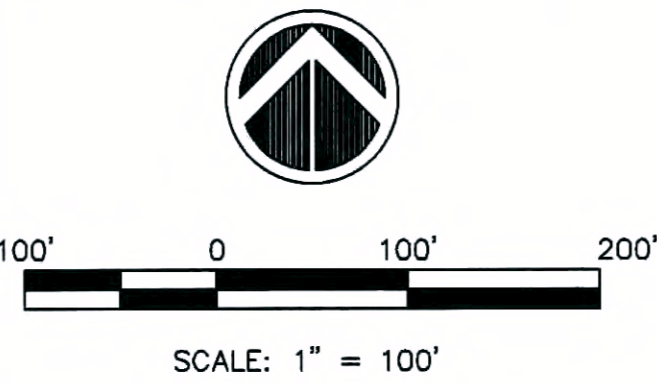
Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Lot A: No impacts to jurisdictional wetland areas shall be permitted, which includes discharge of fill material. Wetland areas shall be protected during construction activities and until all upland areas are stabilized. All Federal and State regulations shall apply to the treatment of wetland areas.

Lot B will be owned and maintained by the Owner to provide a detention basin for this subdivision.

Lot C will be dedicated as public right of way for 62nd Street when the owner acquires Lot 11 of Fields Development 1st Addition and extends the road east to Bear Tooth Court. Lot C shall permit access to Lot 1 in the form of an access easement that shall terminate 95 feet from the west most boundary of Lot 11 Fields Development 1st Addition.

BASIS OF BEARING  
IOWA STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



MID AMERICAN ENERGY CO.

BY: [Signature]  
DATE: 11/14/16

MEDIACOM

BY: [Signature]  
DATE: 11/11/16

CENTURYLINK

BY: [Signature]  
DATE: 11/14/16

IOWA - AMERICAN WATER CO.

BY: [Signature]  
DATE: 11-15-16

CITY OF BETTENDORF

BY: [Signature]  
DATE: 11-17-16

PLANNING AND ZONING

BY: [Signature]  
DATE: 11-16-16

FINAL PLAT OF BETTENDORF INDUSTRIAL PARK 2nd ADDITION

OWNER / SUBDIVIDER

Miller Holdings, LLC  
3303 John Deere Road  
Silvis, Illinois 61282

Build to Suit  
1805 State Street, Suite 101  
Bettendorf, Iowa 52722  
Attn: Kevin Koellner  
Phone (563) 355-2022

LEGEND

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

ABBREVIATIONS

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

AREA TABLE with columns: LOT, AREA S.F.±, AREA AC.±

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE

LINE TABLE with columns: LINE, BEARING, DISTANCE

CORROSION CONTROL SERVICE, INC. WARRANTY DEED DOCUMENT # 2006-00230 PLAT OF SURVEY # 2004-44578 ZONED I-2



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa. Daryl A. Brickner, PLS No. 13581 My license renewal date is December 31, 2017 No. of sheets covered by this seal: 1

REVISIONS table with columns: No., DATE, DESCRIPTION

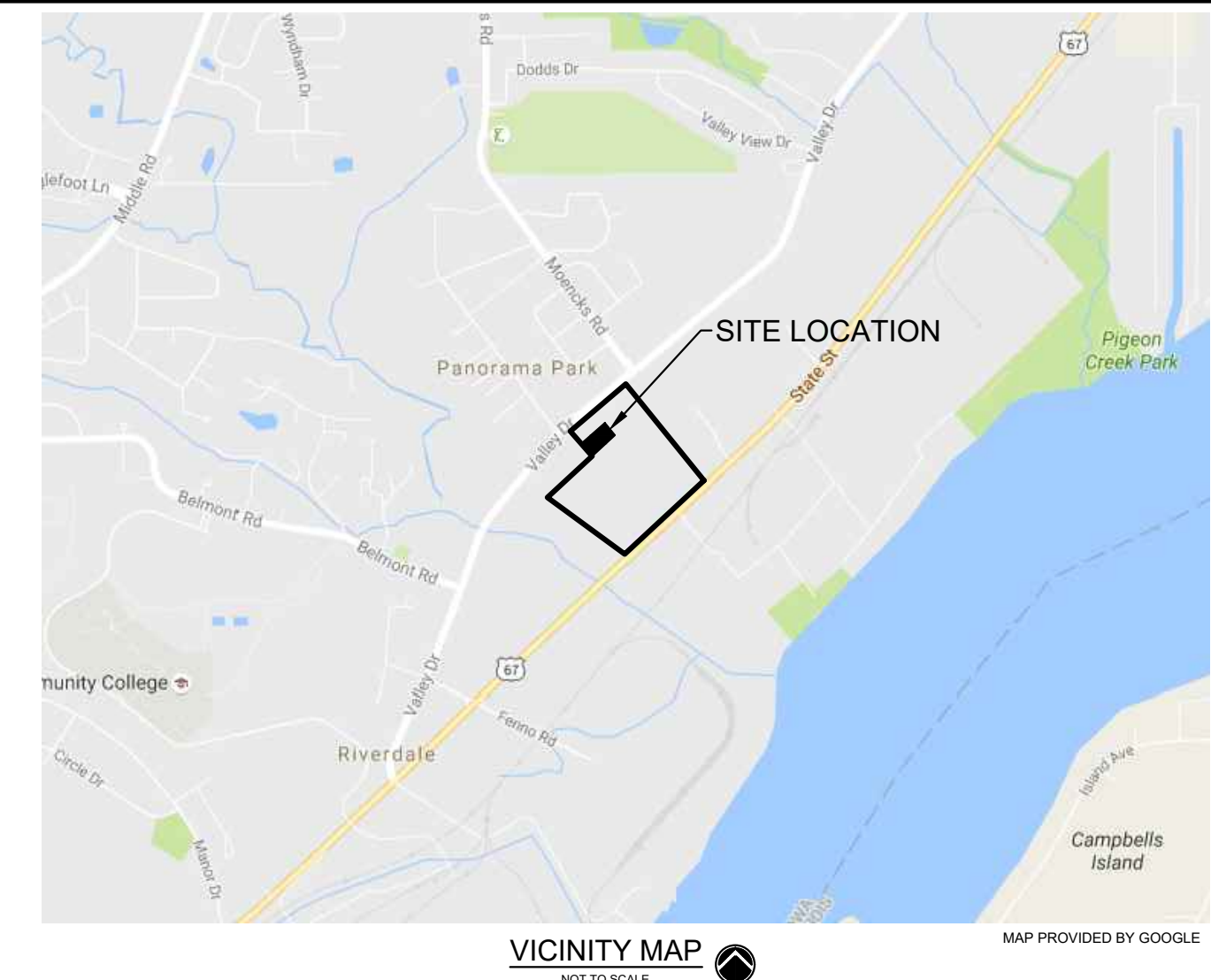
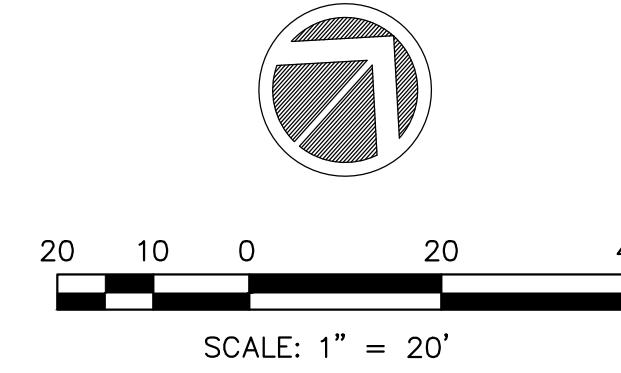
Missman, Inc. Professional Engineers & Land Surveyors logo and contact information.

Bettendorf Industrial Park 2nd Addition, Bettendorf, Iowa, Final Plat

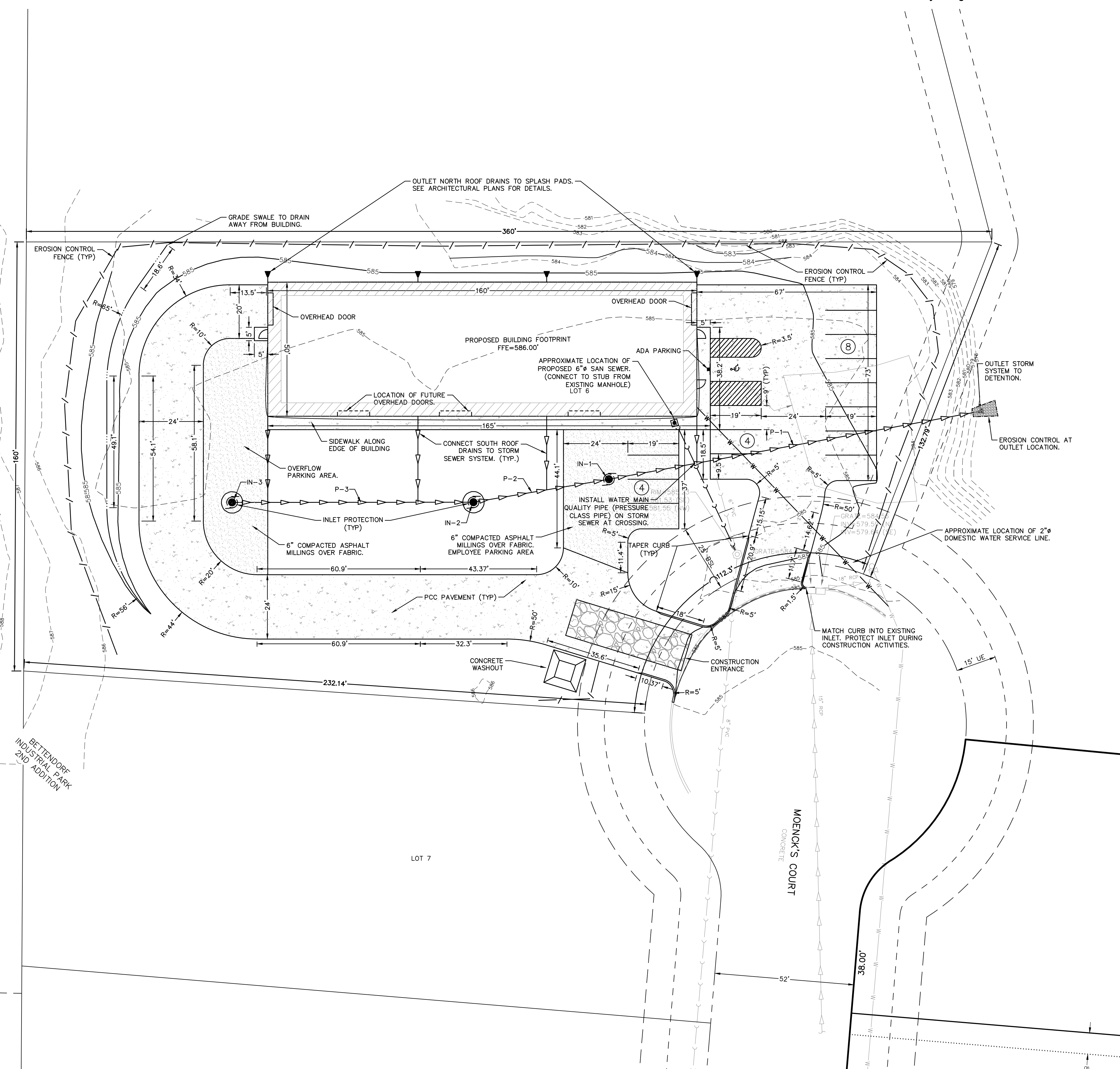
Missman Project No: C16L018, File Name: C16L018 Property.dwg, Date: 9/29/2016, Sheet 1 of 1



Know what's below.  
Call before you dig.



NO.	REVISIONS DESCRIPTION	DATE



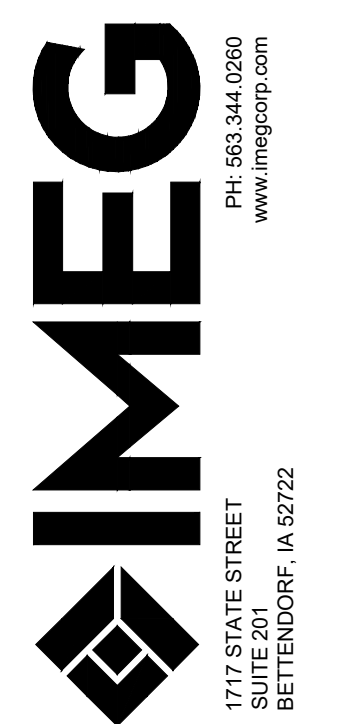
DEVELOPER  
**BUILD TO SUIT**  
1805 STATE STREET #101  
BETTENDORF, IOWA 52722

LEGAL DESCRIPTION  
LOT NUMBER 6 OF BETTENDORF INDUSTRIAL PARK 2ND ADDITION,  
IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION	
ZONING DISTRICT: I-2 GENERAL INDUSTRIAL DISTRICT	
SITE LOCATION: LOT 6 BETTENDORF INDUSTRIAL PARK 2ND ADDITION, BETTENDORF, IOWA	
TOTAL LOT 6 AREA	52,323 S.F. ±
FRONT YARD REQUIRED	1.20 ACRES ±
SIDE YARD REQUIRED	25'
REAR YARD REQUIRED	10'
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	8,000 S.F.
REQUIRED PARKING = 16 SPACES	
PROVIDED = 16 (INCLUDING 1 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 17,469 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 proposed building, associated parking lots and utilities.	

LEGEND	
	STORM INLET
	FLARED END SECTION
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	SURVEY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	HISTORICAL LINE - AS NOTED
	EASEMENT LINE
	R.O.W. LINE
	SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
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	PROPOSED SANITARY CLEANOUT
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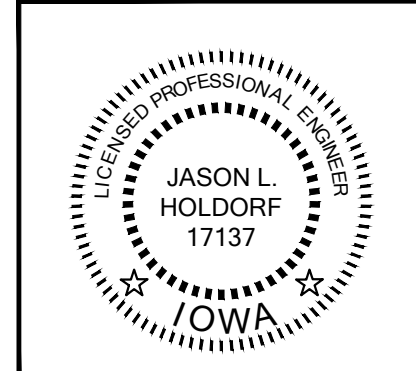
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  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
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  - BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
  - SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
  - THE PROPOSED BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.



OFFICE / WAREHOUSE LOT #6  
BETTENDORF, IOWA

GRADING & OVERALL SITE PLAN

IMEG Project No: 18000874.04
File Name: 18000874-04 CITY SUBMITTAL.dwg
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Field Book No: #####
Drawn By: AEK
Checked By: JLH
Date: 09/08/2020
<b>C-1</b>
Sheet 1 of 1

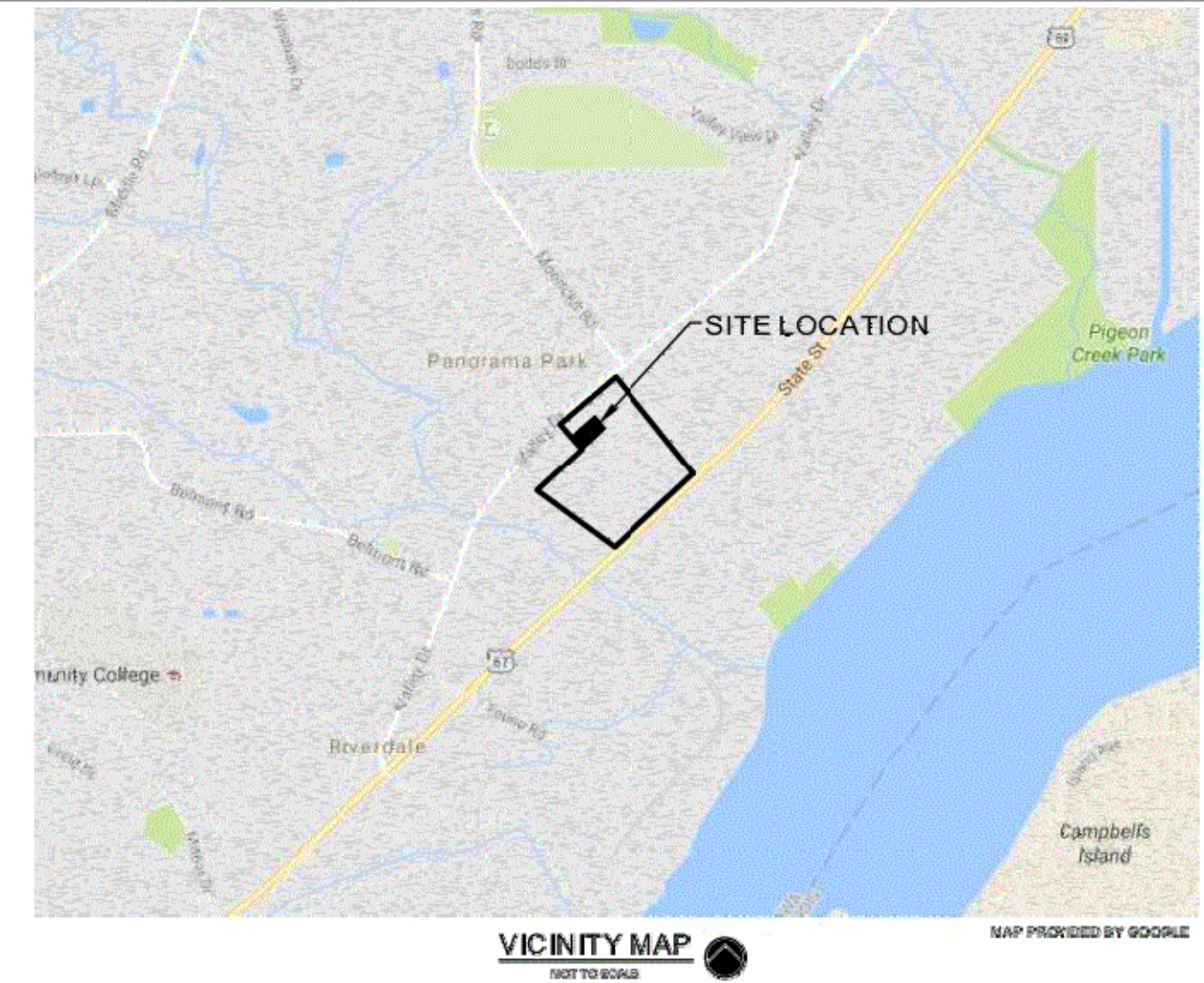
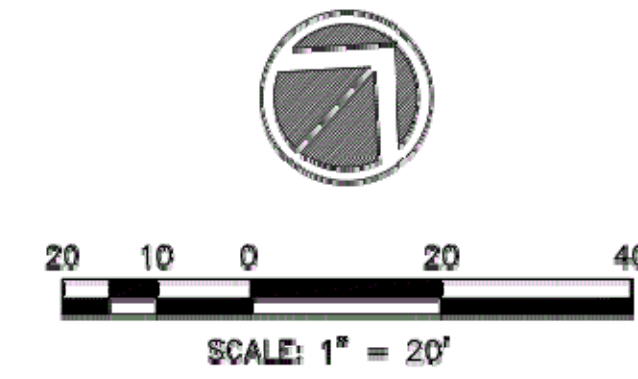


I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: *Jason L. Holdorf* Date: 08/28/2020

Jason L. Holdorf  
License No. 17137  
My license renewal date is December 31, 2019  
Pages or sheets covered by this seal: SHEET 1

Tuesday, September 8, 2020 12:15:08 PM  
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# Landscape Plan

(9.4.2020 REVISED)

### Plant Schedule

Qty.	Size	Name
6	As Noted	Canopy Trees
		• 2 Brandywine Maple @ 2.0" cal.
		• 2 Espresso Kentucky Coffeetree @ 2.0" cal
		• 2 American Dream White Oak @ 2.0" cal.
0	As Noted	Conifer Trees
0	As Noted	Ornamental Trees
9	As Noted	Shrubs
		• 9 Karl Foerster Feather Reed Grass @ 5 gal.
	As Noted	Perennials and Groundcover
		Maintained Turf Areas
		• Hydroseed or Sod

### Landscape Notes:

- Plant locations to be approved by Landscape Architect before final planting.
- Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
- Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
- Amend plant bed areas with compost (filled into existing).
- Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
- 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

### Turf Notes:

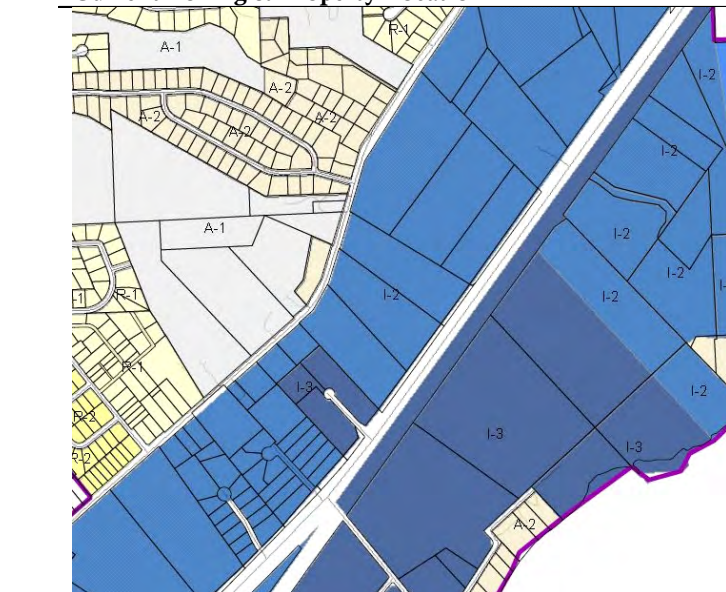
- Fine grade and prepare designated areas for seed or sod.
- Sod will be a locally grown Bluegrass Blend supplied by Seven City Sod.
- Hydroseed will be a Bluegrass Blend applied at the rate of 10 lbs./1000 sf.
- Watering and care is the responsibility of the Owner.

### Landscape Requirements

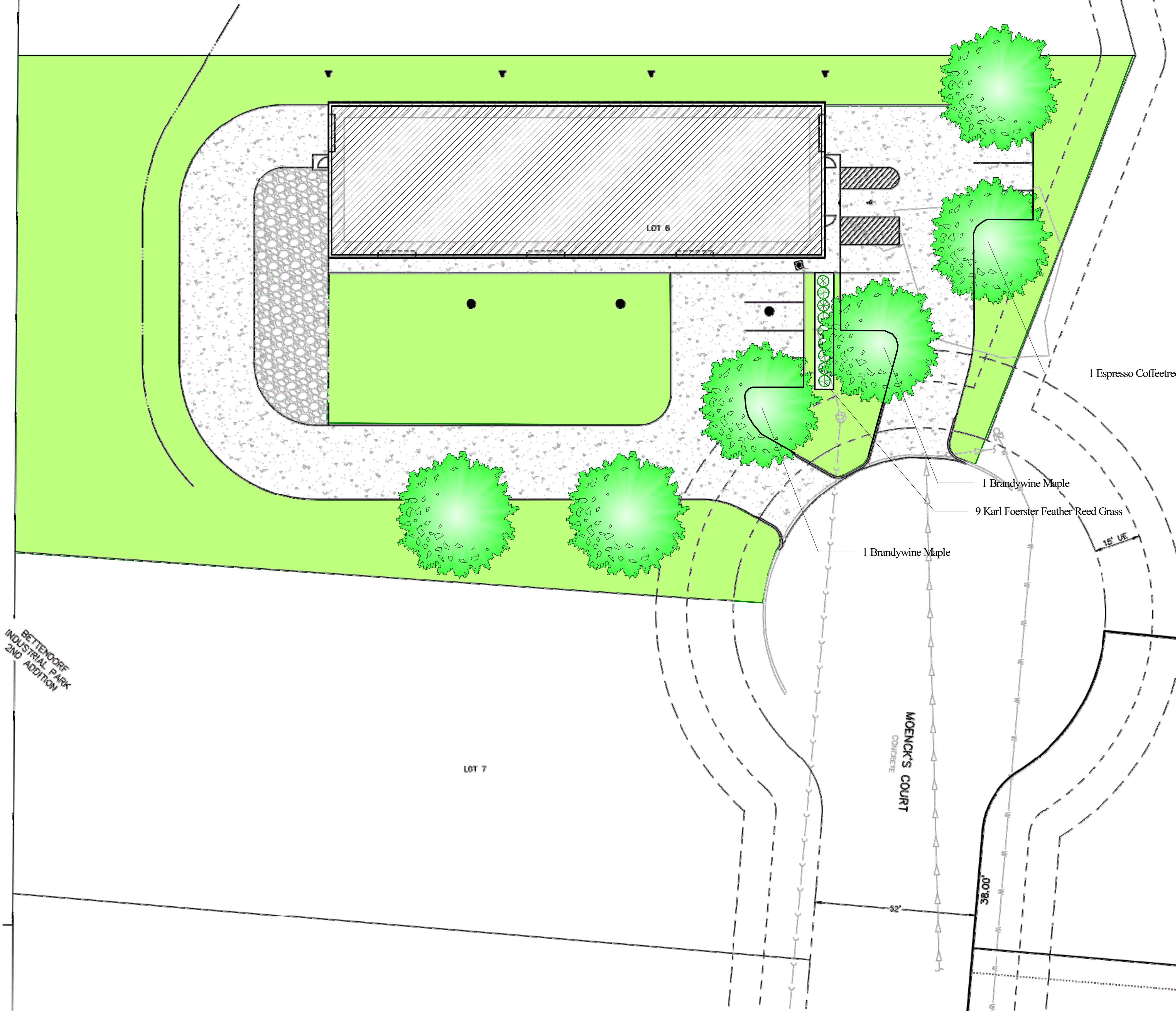
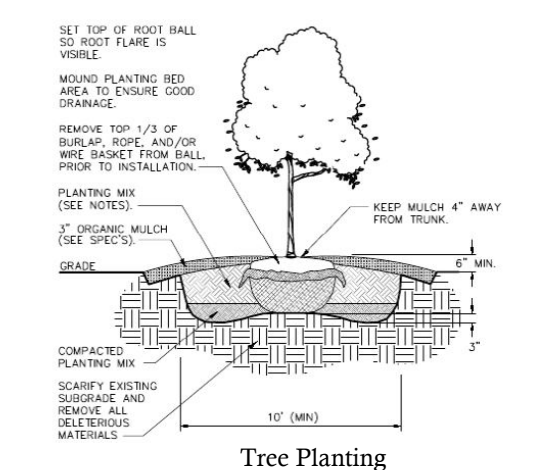
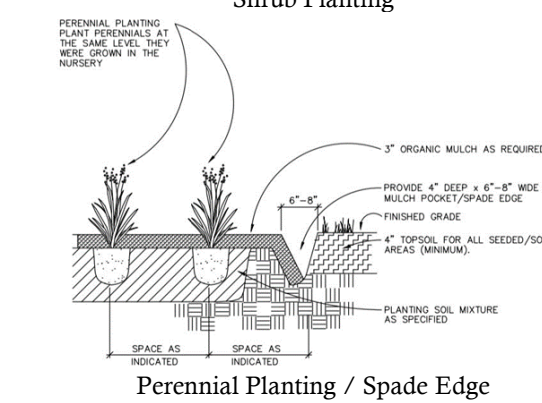
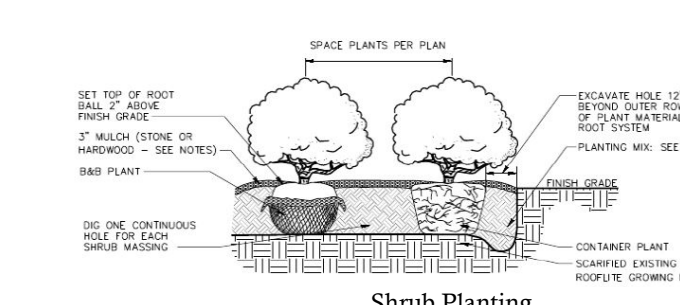
Property Line	North	South	East	West
Adjacent Zoning	12	12	12	12
Length	354'	229'	129'	140'
Bufferyard Required	0	0	0	0
TF Required	0.0	0.0	0.0	0.0
Street Yard Landscape				
TF Required	0.0	0.0	0.0	0.0
Vehicular Use Area	8,000 sf			
Landscape Area Required	(5%) / 400 sf.			
Landscape Area Provided	1500 sf.			
Parking Spaces Defined	12			
TF Required (1/500 sf)	3 TF			

Required	Tree Factors (TF)	Provided
6.0		6.0

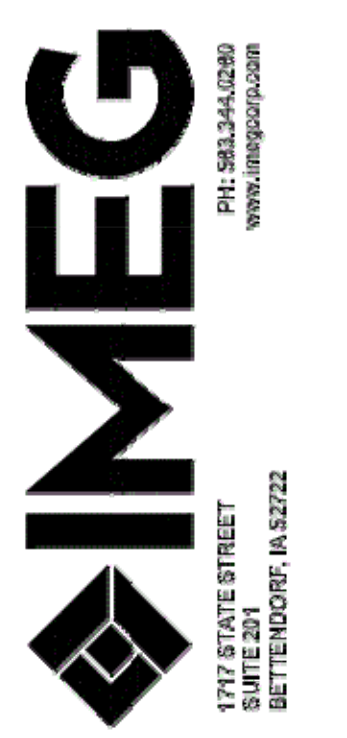
### Current Zoning & Property Location



### Planting Details



No.	REVISIONS DESCRIPTION	DATE

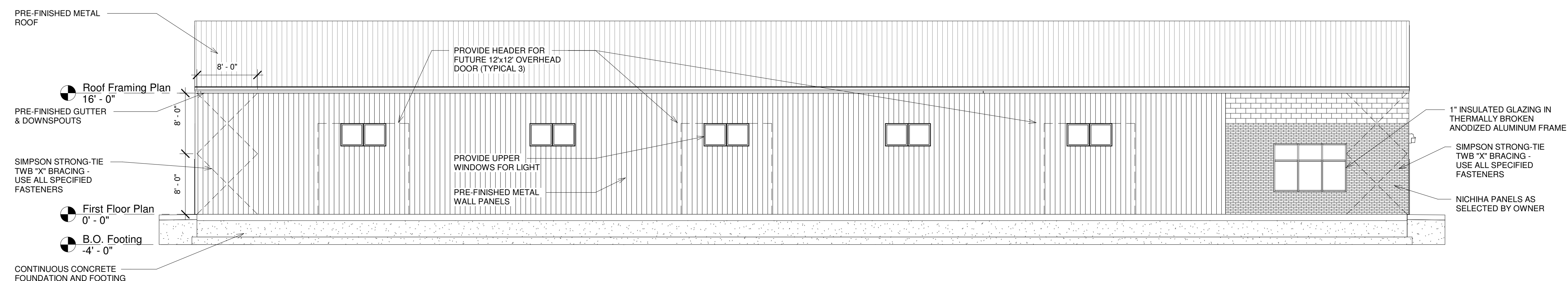


OFFICE / WAREHOUSE LOT 6  
BETTENDORF, IOWA  
LANDSCAPE PLAN

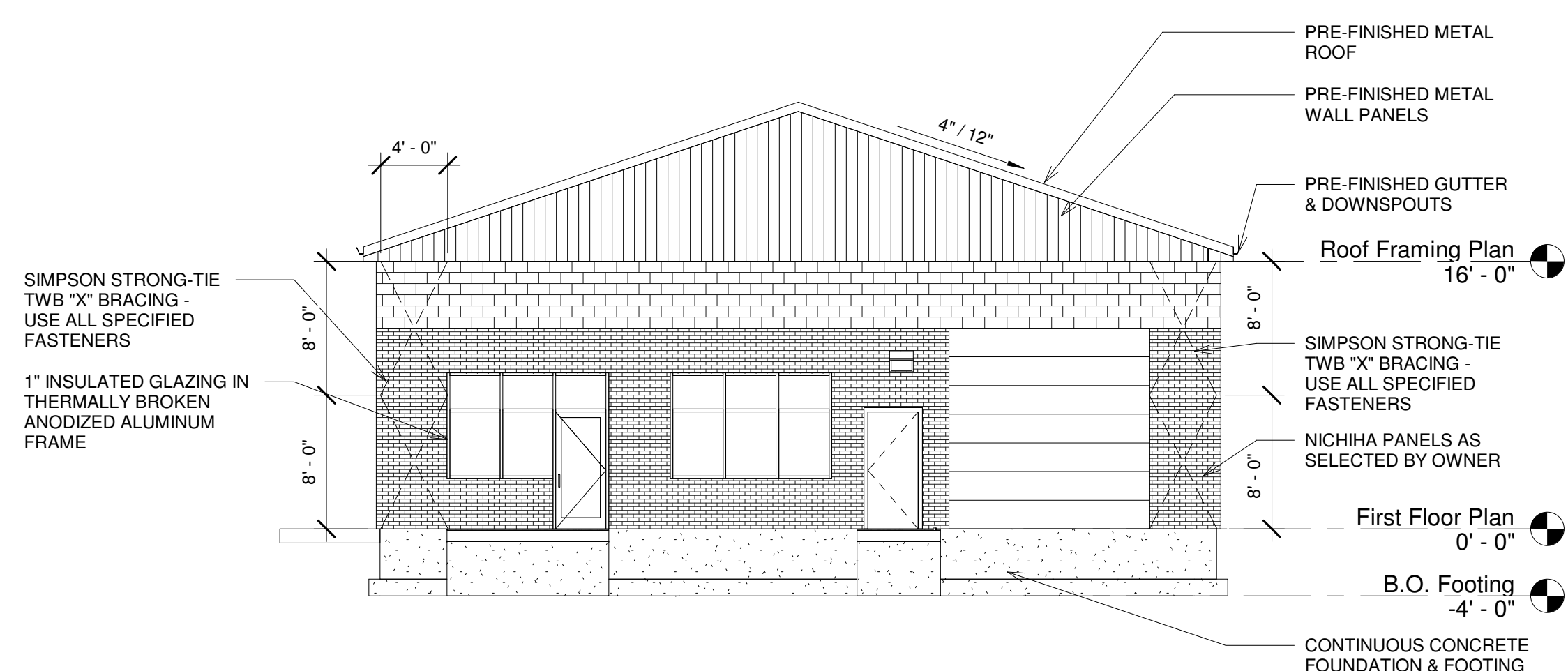
IMEG Project No:
File Name:
© COPYRIGHT 2020 ALL RIGHTS RESERVED
Field Book No:####
Drawn By:
Checked By:
Date: 08/28/2020
L-1
Sheet 1 of 1



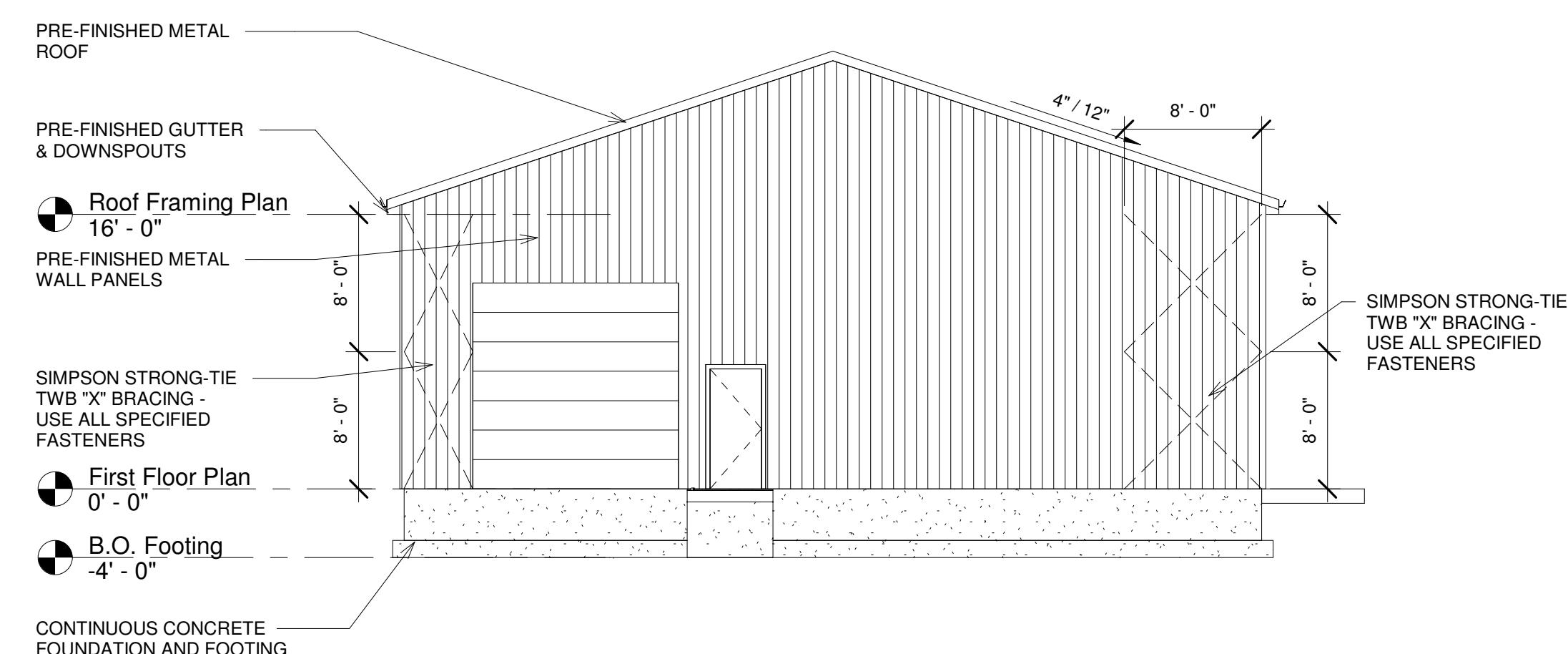
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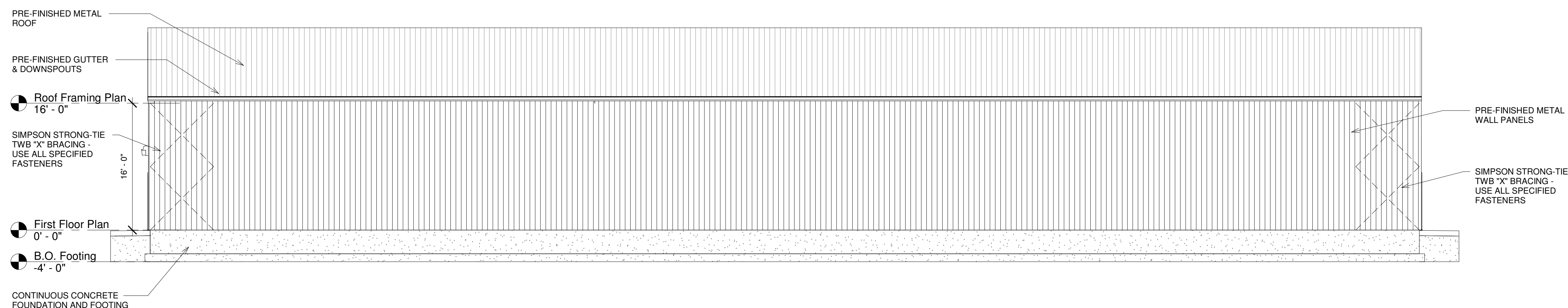
4 South Elevation  
1/8" = 1'-0"



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

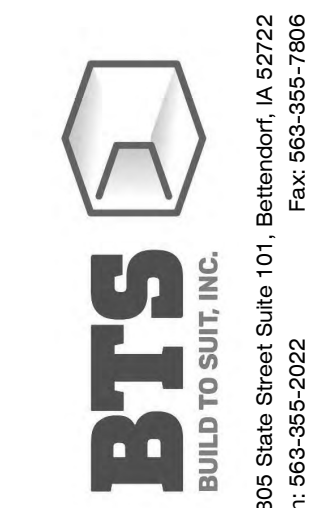


2 West Elevation  
1/8" = 1'-0"



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

Preliminary Drawings for:  
**Office/Warehouse Lot #6**  
Moencck's Court, Bettendorf, Iowa



Exterior Elevations

DATE  
19 July 2020

A3

PROJECT NO.

#01720

REVISIONS  
A A A A

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jag  
JOSEPH ARCHITECTURAL GROUP, P.C.  
4510 42nd Avenue  
Rock Island, IL 61201  
Phone: 309-386-9924  
Fax: 309-386-9924  
jag-architects.com



## COMMUNITY DEVELOPMENT

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

September 16, 2020

Staff Report

### **Case No. 20-054**

**Subdivision Name:** 5500 Fenno Road – Site Development Plan

**Applicant:** CTL Hydraulics

**Current Zoning Classification:** C-3, General Business District

**Current Land Use Designation:** Industrial

### **Background Information and Facts**

CTL Hydraulics has submitted a site development plan for 5500 Fenno Road (Lot 1, McGill Addition) (see Aerial Photo and Final Plat - Attachments A and B). The applicant is proposing to add another building to this parcel (see Proposed Site Plan - Attachment C). The proposed building will be used for contractor storage. The required five deciduous over-story trees are shown on the site plan (3 trees along Valley Drive, and 2 trees along Fenno Road).

### **Land Use**

The land use designation is Industrial. The site is zoned C-3, General Business District which permits office buildings and contractor yards.

### **Utilities**

All utilities already extend to the site.

### **Thoroughfare Plan/Pedestrian Access**

Access to the parcel is from Fenno Road which connects to State Street and Valley Drive.

### **Storm Water Detention**

It was determined by the City Engineer that on-site storm water detention is not required.

### **Staff Recommendation**

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

1. This approval does not waive any other state, federal, or local government provisions as required by law.

2. Paving of the drive area in a dry dustless surface is required to replace the gravel drive on site.
3. The applicant is responsible for ensuring that the required trees are maintained on the site.

Respectfully submitted,

Greg Beck  
City Planner



VALLEY DR

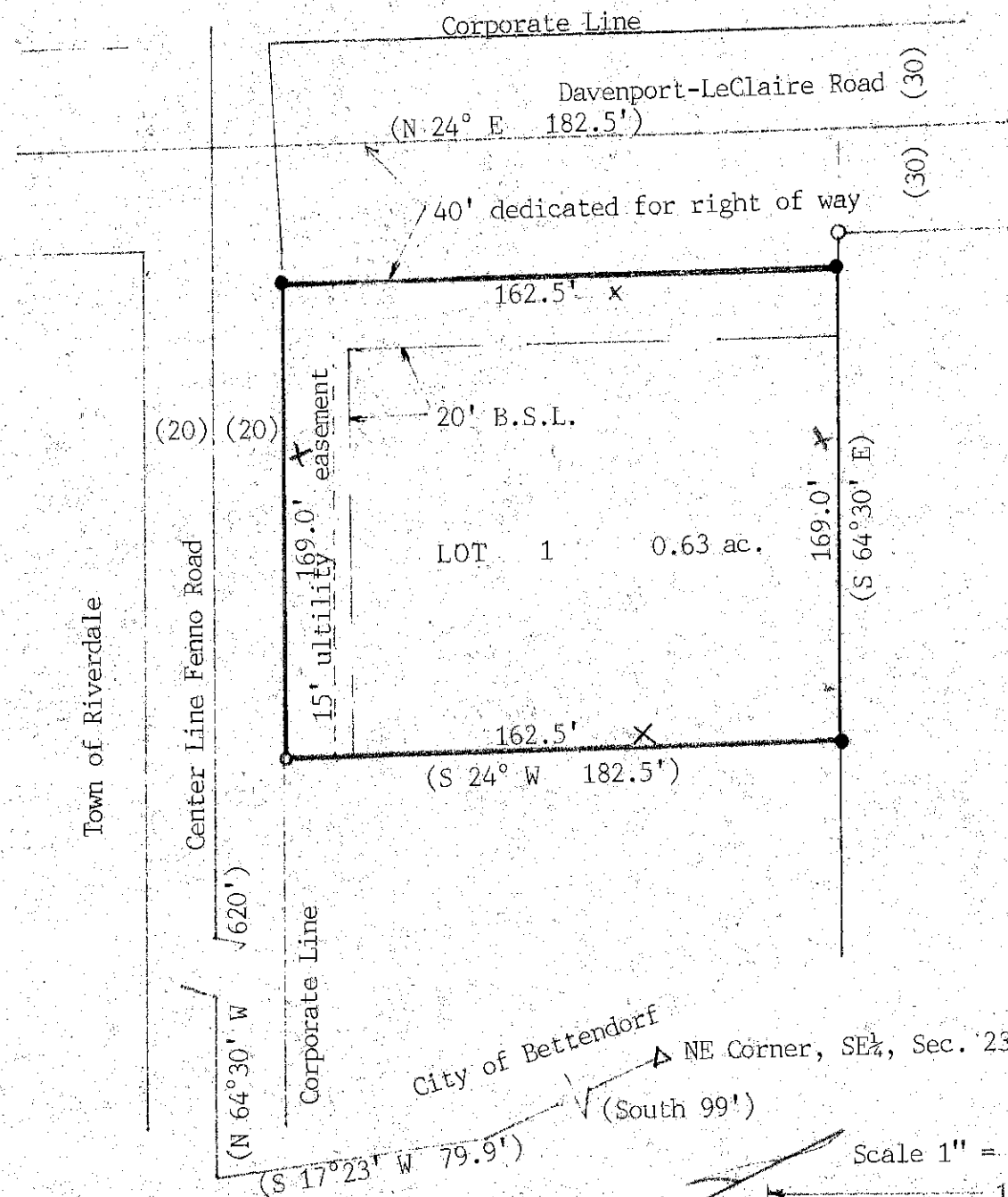
FENNO RD

STATE ST

FINAL PLAT OF **McGILL ADDITION**

TO THE CITY OF BETTENDORF, IOWA  
 BEING PART OF THE SE $\frac{1}{4}$ , NE $\frac{1}{4}$  OF SECTION 23,  
 TOWNSHIP 78 NORTH, RANGE 4 EAST OF 5th P.M.

Owned by: James I. McGill &  
 Regina Jo McGill  
 3872 Prairie Lane  
 Bettendorf, Iowa



APPROVED BY:

CITY OF BETTENDORF, IOWA

BY: *William J. Regan*

ATTEST: *Michael D. Crapnell* DATE: 10 Oct 85

PLAN & ZONE COMMISSION

BY: *Tim W. Dorj* DATE: 23 Sept 1985

DAVENPORT WATER COMPANY

BY: *[Signature]* DATE: *[Blank]*

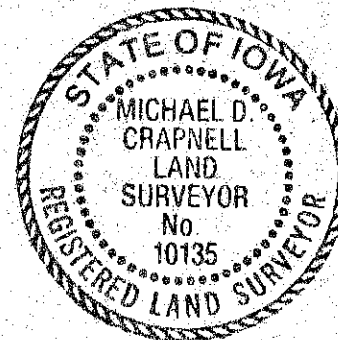
NORTHWESTERN BELL TELEPHONE CO.

BY: *J. M. [Signature]* DATE: 7-12-85

IOWA ILLINOIS GAS & ELECTRIC CO.

BY: *Don Wehant* DATE: 7-12-85

Approved subject to encumbrances of record  
 by Iowa Illinois Gas & Electric



I hereby certify that this plat was made by me  
 and that I am a duly registered Land Surveyor  
 under the laws of the State of Iowa.

*Michael D. Crapnell*  
 Michael D. Crapnell

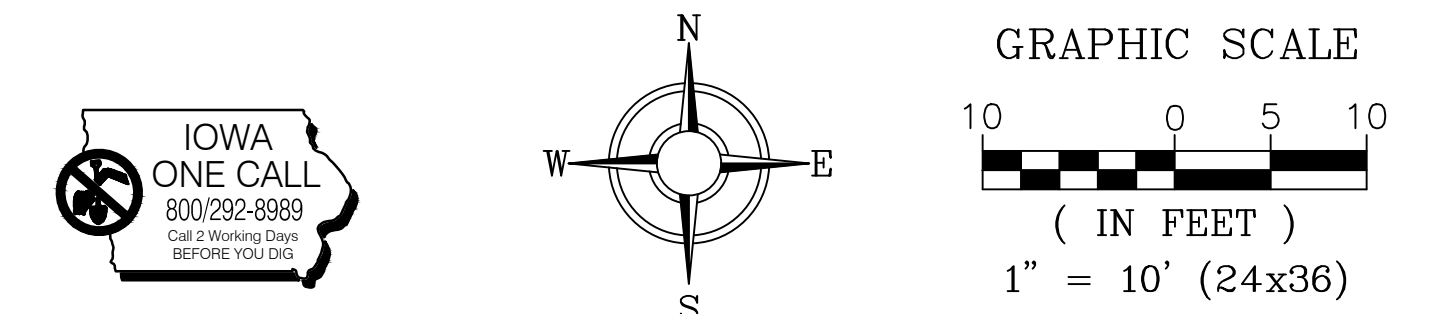
Reg. No. 10135 Date: 10/10/1985

LEGEND: Deed/Plat dimension = (00.0)  
 Measured dimension = 00.0  
 #4 re-bar/10135 = ●  
 Pipe found = ○

CRAPNELL LAND SURVEYING CO.  
 1017 State St. Bettendorf, IA



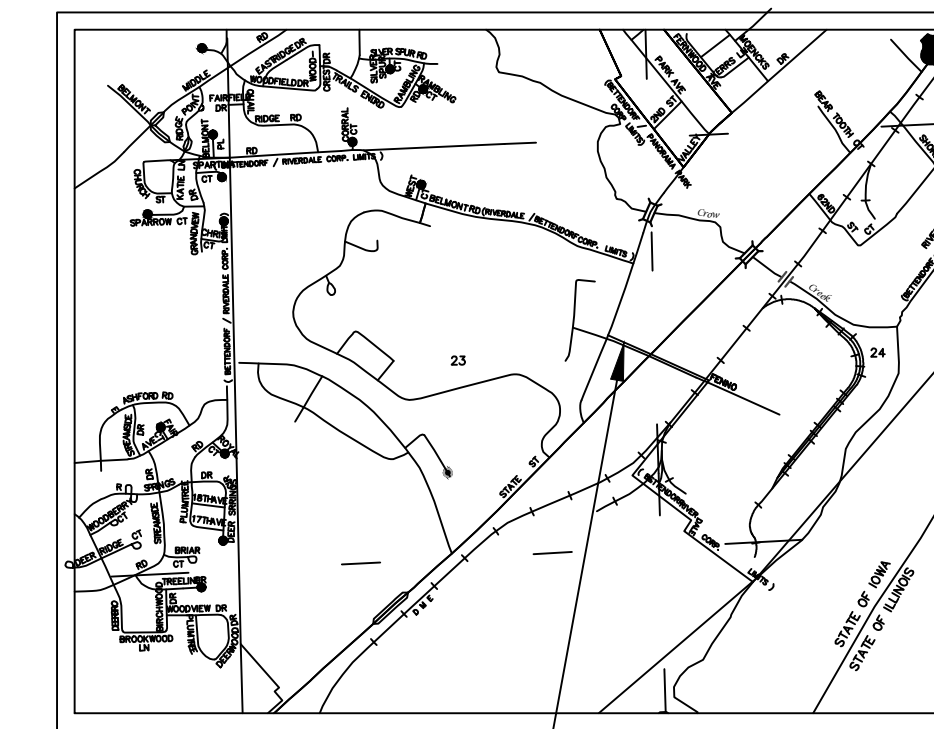
**SITE - GRADING PLAN**  
**CTL HYDRAULICS**  
**FENNO ROAD**  
**TO THE CITY OF BETTENDORF, IA**



**GENERAL NOTES**

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: 5500 FENNO ROAD, BETTENDORF, IOWA 52722
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

**SITE LOCATION MAP**



APPROXIMATE SITE LOCATION

**PROPOSED 2,350 SQUARE FEET DUSTLESS SURFACE DRIVEWAY, SEAL COAT OR RECYCLED ASPHALT MILLINGS**

**PROPOSED 1,800 SQUARE FEET, 30'x60' POLE BUILDING BUILDING WILL HAVE ELECTRICAL SERVICE BUT NO GAS, WATER OR SEWER SERVICES.**

**LANDSCAPING**

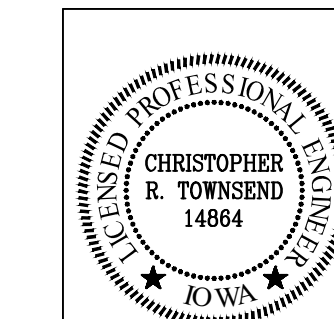
Minimum Street Yard Greenspace requirements:  
 Street ROW Required Tree Factors (Fenno) = 2 (Valley) = 3 (Provided N=5)  
 Vehicular Use / Parking Area = N/A  
 Total Required Tree Factors = 5 (Provided N=5)

		Qty.
	Deciduous overstory tree	0
	A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	0
	Deciduous understory tree	5
	A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	0
	Evergreen	5
	An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	0

\*\* NO LANDSCAPING SHALL BE ALLOWED WITH EASEMENT AREAS

**LEGEND:**

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



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.  
 Christopher R. Townsend, P.E.  
 License number: 14684  
 My license renewal date is December 31, 2020  
 Pages or Sheets covered by this seal: C1-C2



DATE: 8/28/20 TE PROJECT NO: CTL HYDRAULICS  
 563 386.4236 office 386.4231 fax  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR CHECKED BY: MDR  
 DRAWING LOCATION: S:\CTL HYDRAULICS\CTLTOP0.DWG

NO.	REVISIONS: DESCRIPTION	DATE
1.	PER CITY OF BETT COMMENTS DATED 09-03-20	09/08/20

PROJECT: SITE-GRADING PLAN  
 CTL HYDRAULICS  
 BETTENDORF, IA 52722

DEVELOPER: CTL HYDRAULICS  
 5500 FENNO ROAD  
 BETTENDORF, IA 52722

SHEET NO.: C1



## COMMUNITY DEVELOPMENT

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

### Staff Report

#### **Case No. 20-055**

**Location:** 428 - 28 ½ Street – Site Development Plan

**Applicant:** Richard Properties

**Current Zoning Classification:** C-3, General Business District

**Current Land Use Designation:** Community Commercial

#### **Background Information and Facts**

Richard Properties has submitted a site development plan for 428 - 28 ½ Street (see Aerial Photo and Sewer Map - Attachments A and B). The project involves demolition of a non-conforming single-family home from a C-3 district and replaces it with a conforming use. Landscaping is limited to the streetscape and north portions of the property to provide access to various parts of the site (see Site Plan/Landscape Plan - Attachment C). A variance was granted by the Board of Adjustment to narrow the landscaping in the front yard setbacks on the west side of the parcel. The proposed building will operate as contractor suites (see Elevations - Attachment D).

#### **Land Use**

The land use designation is Community Commercial. The site is zoned C-3, General Business District which permits the office uses with contractor storage.

#### **Utilities**

Utilities already extend to the site from State Street and the west, east, and south. An onsite fire hydrant will be required to be replaced per City requirements.

#### **Thoroughfare Plan/Pedestrian Access**

The building will have access from State Street through two existing entries on the 28<sup>th</sup> and 28 ½ Street sides of the parcel. A variance from the Zoning Ordinance permits parking in the required front yard along 28 ½ Street .

#### **Storm Water Detention**

Storm water detention was not required for this site when the initial building was built. The City Engineer has determined all requirements for offsite flow and storage have been met.

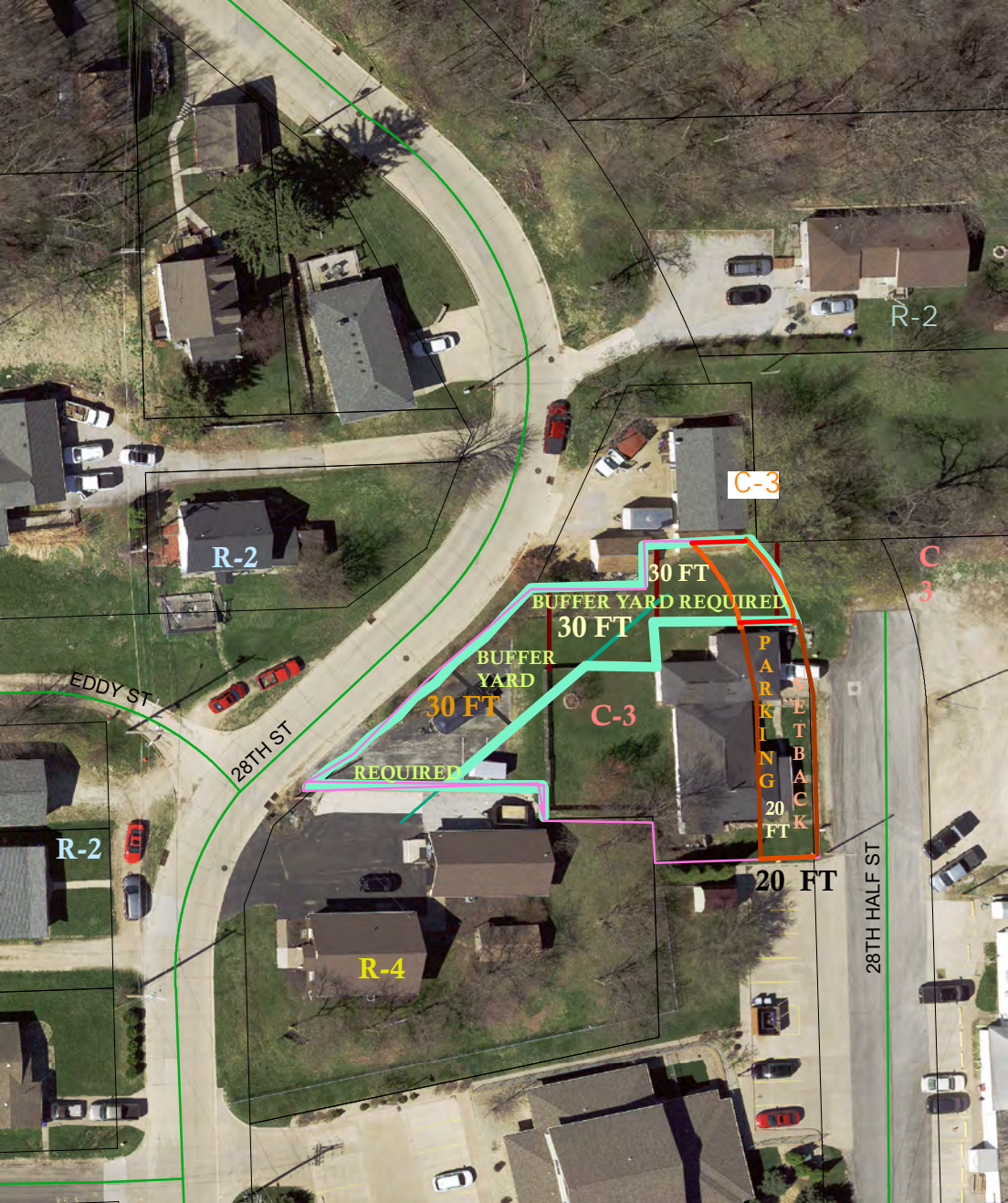
**Staff Recommendation**

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

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. Fire hydrant placement to be conducted per the requirements of the Bettendorf Fire Department.

Respectfully submitted,

Greg Beck  
City Planner



R-2

C-3

R-2

C-3

EDDY ST

28TH ST

R-2

REQUIRED

30 FT

BUFFER YARD

30 FT

30 FT BUFFER YARD REQUIRED

C-3

PARKING SETBACK 20 FT

20 FT

R-4

28TH HALF ST

LAWNDALE

MISSISSIPPI BOULEVARD

ADDITION

SOUTH STREET

STATE

3732

434

430

424

418

404

2801

2804

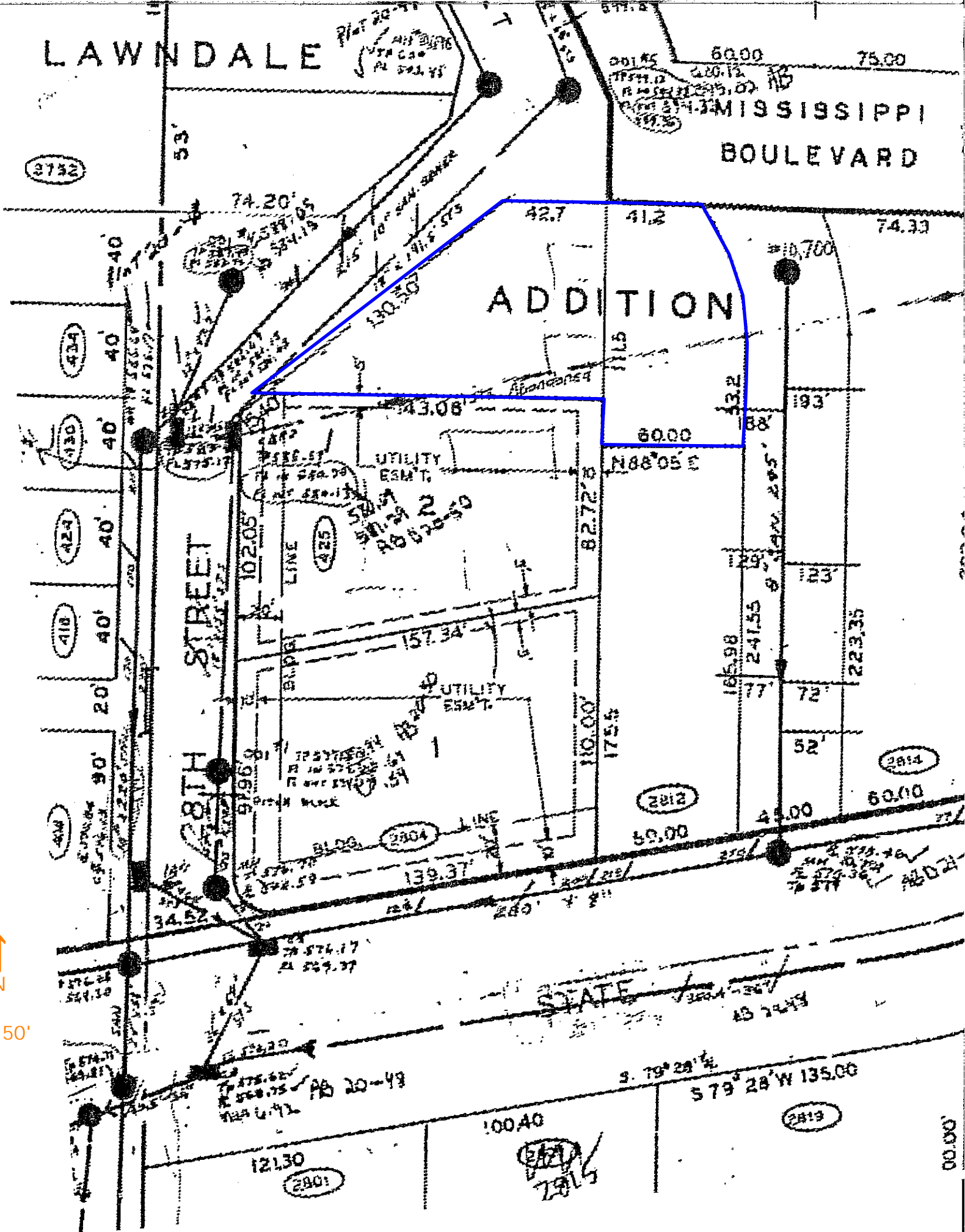
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2814

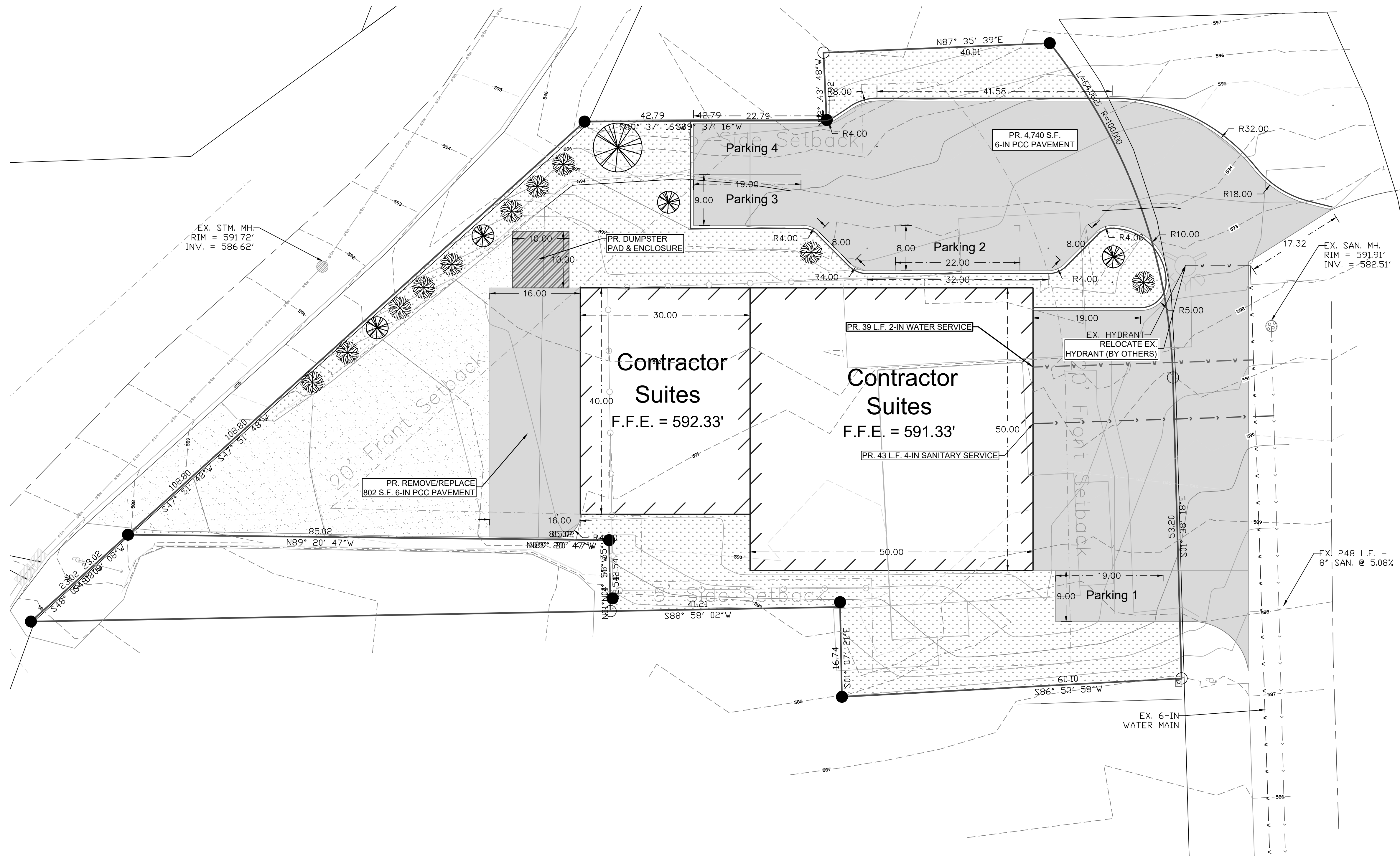
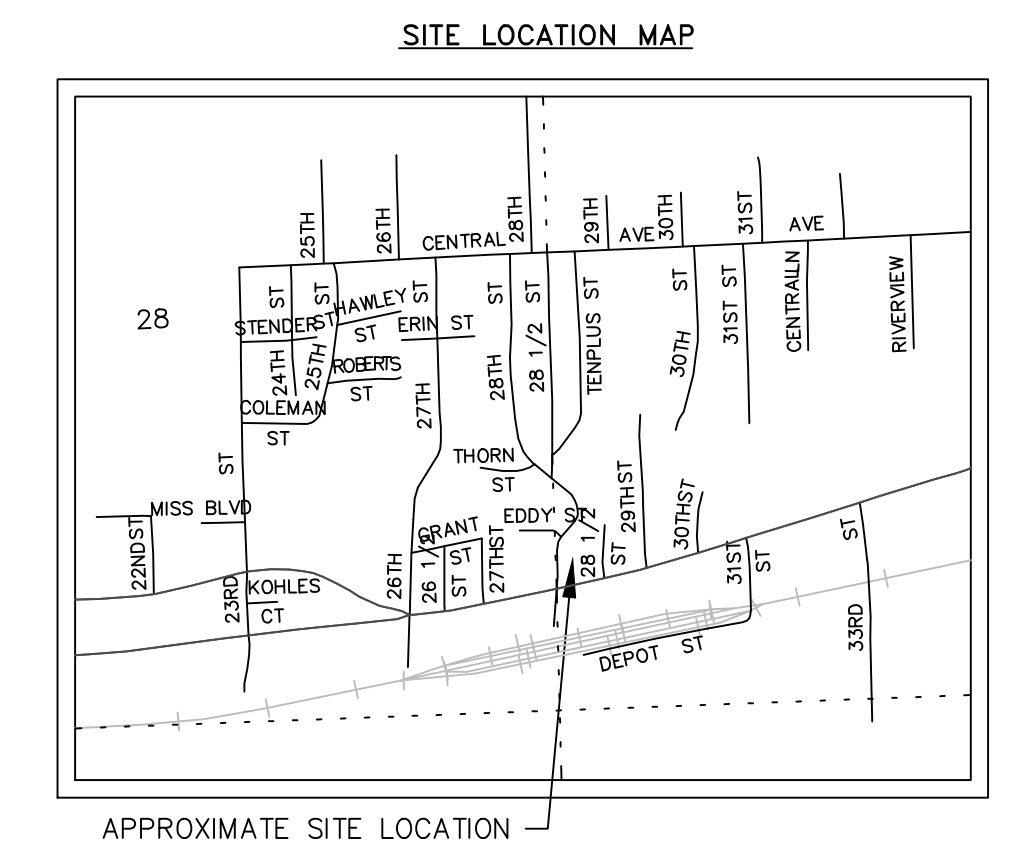
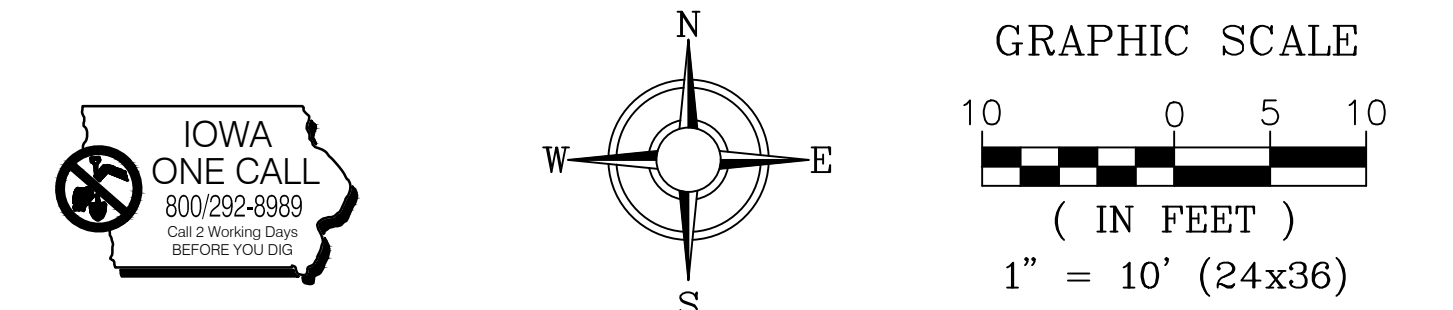
2819



1" = 50'



**SITE PLAN**  
**RICHARD**  
**28th ST. PROPERTY**  
**TO THE CITY OF BETTENDORF, IA**



- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
  - LEGAL DESCRIPTION OF PROPERTY:  
428 28th 1/2 STREET BETTENDORF, IOWA 52722
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
  - THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
  - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
  - NOTE: ALL DEMOLITION WORK NECESSARY FOR THE INSTALLATION OF THE FEATURES PROPOSED ON THESE ENGINEERING PLANS SHALL BE CONSIDERED INCIDENTAL.

**AREAS:**  
**TOTAL: 13,105 S.F.**

**PRE-DEVELOPED:**  
**IMPERVIOUS: 7,792 S.F.**  
**PERVIOUS: 5,313 S.F.**

**DEVELOPED:**  
**IMPERVIOUS: 9,911 S.F.**  
**PERVIOUS: 3,194 S.F.**

**INCREASE IN IMPERVIOUS: 2,119 S.F.**

**LANDSCAPING**

Minimum Street Yard Greenspace requirements:  
 Street ROW Required Tree Factors (28th Street) = 6 (Provided N=6)  
 Vehicular Use / Parking Area = 2 Tree Factors (Provided N=2)  
 Total Required Tree Factors = 8 (Provided N=8)

			Qty.
	Deciduous Overstory Tree A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0	1 0
	Deciduous Understory Tree A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	One-stem deciduous understory 1 1/2-inch caliper and 16-inch ball or pot 0.5 3-inch caliper and 30-inch ball or pot 1.0 Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 0.5 12-inch height and 30-inch ball or pot 1.0	4 0 0 0
	Evergreen/Conifer Tree An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	Evergreen 6-foot height and 16-inch ball or pot 0.5 12-foot height and 30-inch ball or pot 1.0	10 0

**\*\* NO LANDSCAPING SHALL BE ALLOWED WITH EASEMENT AREAS**

**LEGEND:**

	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		SPOT ELEVATION TOP OF CURB
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		SPOT ELEVATION FL & GUTTER
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION TW
	EXISTING SANITARY		EXISTING BUSH		SPOT ELEVATION FF
	PROPOSED SANITARY		EXISTING MANHOLE		FINISHED FLOOR ELEVATION
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		FOUND PROPERTY PIN
	PROPOSED STORM SEWER		CONTROL POINT		
	EXISTING WATER				
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				



DATE: 8/28/20 TE PROJECT NO:  
Richard Properties  
 563 386.4236 office 386.4231 fax  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BA CHECKED BY: MDR  
 DRAWING LOCATION  
 S:\RICHARD-JEREMY PROPERTIES

NO.	REVISIONS: DESCRIPTION	DATE
1.	PER CITY OF BETT COMMENTS DATED 09-03-20	09/08/20

PROJECT: SITE PLAN  
 RICHARD'S 28TH ST. PROPERTY  
 BETTENDORF, IA

DEVELOPER: JEREMY RICHARD  
 425 28TH ST.  
 BETTENDORF, IA

SHEET NO.: C1

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.

Christopher R. Townsend, P.E.  
 License number: 14684  
 My license renewal date is December 31, 2020  
 Pages or Sheets covered by this seal: CI-C4

BUILDING PLAN

**RICHARD**  
**28th ST. PROPERTY**  
 TO THE CITY OF BETTENDORF, IA



NO.	REVISIONS: DESCRIPTION	DATE