PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 2, 2017; 5:00 PM

CITY HALL 226 W 4TH ST DAVENPORT IOWA

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Old Business

II. New Business

A. Case No. ROW17-02: Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.81 acres (35,410 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of Esplanade Avenue; Esplanade Avenue located between Rusholme and Lombard Streets; and Denison Avenue between the west line of Adams Street and the railroad. The request is to facilitate campus expansion and secure the property.

III. Next Public Hearing

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

A. Report of City Council Activity

III. Secretary's Report

A. April 18, 2017 meeting minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case No. REZ17-03: Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of real property located west of Division Street and south of Interstate 80, from “A-1” Agricultural District to “M-1” Light Industrial District.

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case No. F17-09: the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots.

VII. Future Business

A. Case No. FDP17-02: Request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road.

B. Case No. F15-10: Request of Greater Davenport Redevelopment Corporation for a two lot final plat on 29.43 acres, more or less, located at the northeast corner of Hillandale Road and Research Parkway. The proposed plat is a replat of Lot 2 of Interstate 80 Airport Industrial Park 4th Addition and unplatted land. The property is zoned "M-1" Industrial District.

C. Case No. P17-02: the preliminary plat of Inverness Estates located east of Division Street and south of West 76th Street, containing 246 residential lots and 51 outlots.

VIII. Communications

A. **(Time open for citizens wishing to address the Commission on matters not on the established agenda)**

IX. Other Business

X. Adjourn

A.

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting: Tuesday, May 16, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:

PUBLIC HEARING AGENDA

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:15 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
Case No. ROW17-02: Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.81 acres (35,410 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of Esplanade Avenue; Esplanade Avenue located between Rusholme and Lombard Streets; and Denison Avenue between the west line of Adams Street and the railroad. The request is to facilitate campus expansion and secure the property.

Recommendation:
Public Hearing only, no recommendation at this time.

ATTACHMENTS:

Type	Description
Backup Material	ROW17-02 Genesis PH report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 2:48 PM

City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING STAFF REPORT

Meeting Date: May 2, 2017
Request: Right-of-way vacation (abandonment) of public right-of-way known as
Location: East Lombard Street between College Avenue and the west line extended of the north-south alley east of Esplanade Avenue; Esplanade Avenue located between East Rusholme Street and East Lombard Street; and Denison Avenue between the west line extended of Adams Street and the railroad.
Case No.: ROW17-02
Applicant: Genesis Health System

Recommendation:

There is no recommendation at this time.

Introduction:

Genesis Health System is petitioning to vacate right-of-way to facilitate campus expansion and secure property from trespassers.

LOCATION:

Subject Property

N

Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Zoning:
The adjacent properties are zoned "PDD" Planned Development District, "R-4" Moderate Density Dwelling District and "C-2" General Commercial District.

Subject Property

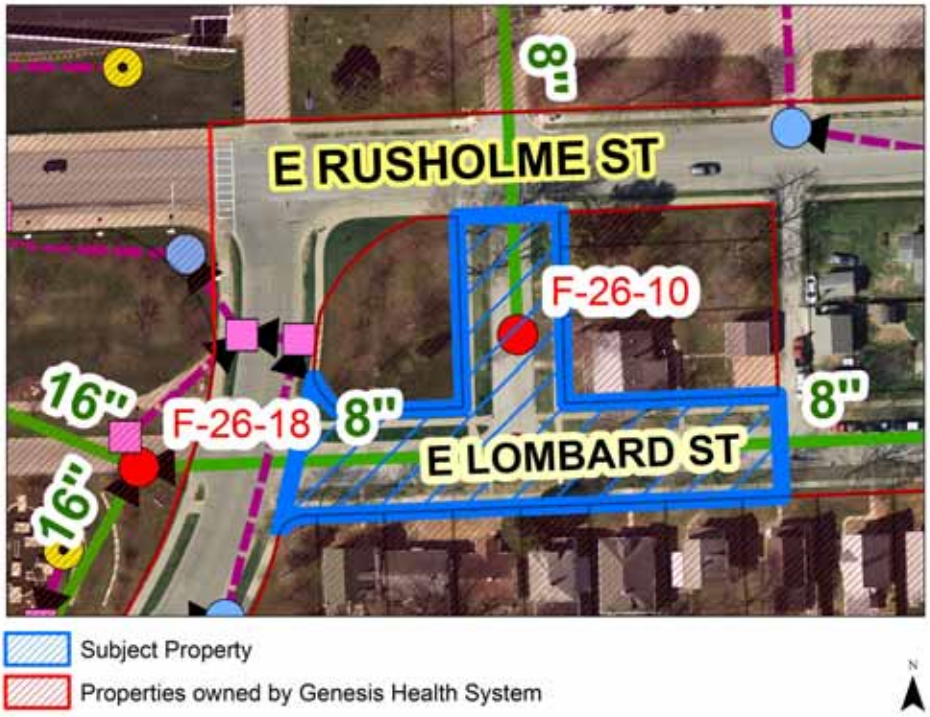
N

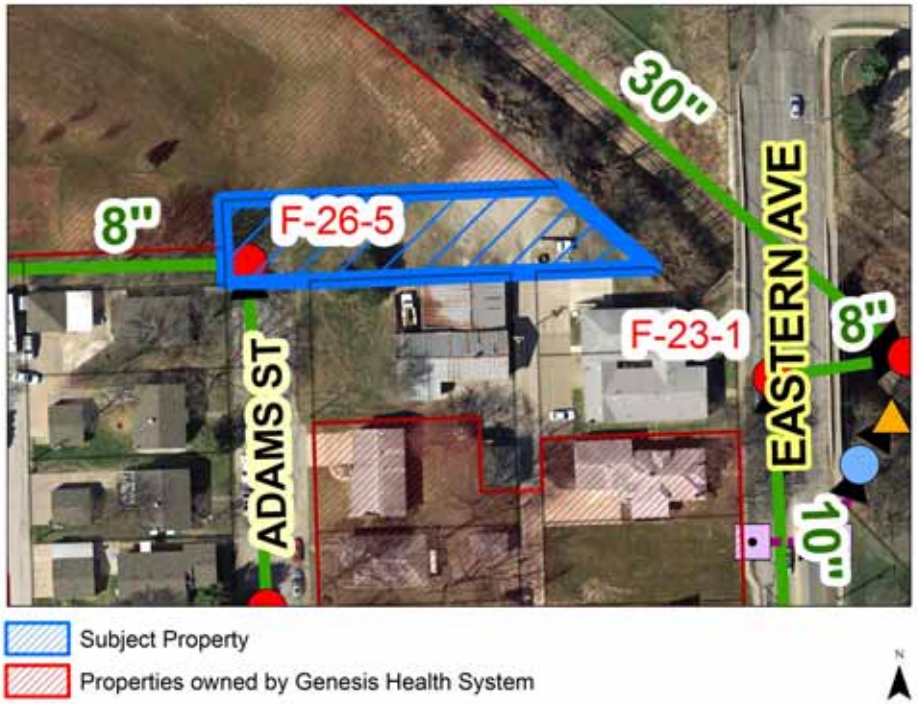
Technical Review:

Streets. East Lombard Street and Esplanade Avenue are improved with roadways and sidewalks. Denison Avenue is not improved with roadways or sidewalks.

Storm Water. There is no existing stormwater infrastructure within the East Lombard Street, Esplanade Avenue or Denison Avenue rights of way.

Sanitary Sewer. Sanitary sewer service is located adjacent to the property.





Other Utilities. Electric does not appear to be located within the East Lombard Street, Esplanade Avenue or Denison Avenue right of ways. However, natural gas is located with the East Lombard Street and Esplanade Avenue.

Emergency Services. This request would not affect Emergency services.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:
Public Hearing notices were sent to property owners within 200 feet of the proposed right-of-way vacation in advance of the May 2, 2017 Plan and Zoning Commission Public Hearing. To date, staff has not received any objections to the request.

Discussion:

Genesis Health System is petitioning to vacate right-of-way to facilitate campus expansion and secure property from trespassers.

Staff Recommendation:
There is no recommendation at this time.

Prepared by:

Ryan Rusnak, AICP
Planner III

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
Report of City Council Activity

ATTACHMENTS:

Type	Description
Backup Material	report of City Council Activity

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 2:57 PM

REPORT of CITY COUNCIL ACTIVITY

April 24, 2017 Meeting –

Approved Resolution 2017-170 concurring with the City of Eldridge's voluntary annexation of property owned by the City of Davenport into Eldridge and authorizing the City Administrator and/or her designee to sign any documents necessary to accomplish this.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
April 18, 2017 meeting minutes

ATTACHMENTS:

Type	Description
Backup Material	April 18, 2017 minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 2:59 PM

CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA

TUESDAY APRIL 18, 2017 ● 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearing was held:

OLD BUSINESS – None

NEW BUSINESS –

- Case No. REZ17-03: Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of real property located west of Division Street and south of Interstate 80, from "A-1" Agricultural District to "M-1" Light Industrial District.

The public hearing was closed at 5:12 P.M.

Next Public Hearing:

Tuesday, May 02, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:12 P.M. following the public hearing

I. Roll Call of the Membership
Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Quinn and Tallman.
Excused: Martinez and Medd
Absent: Reinartz
Staff: Flynn, Wille, Leabhart and attorney Heyer.

II. Report of the City Council Activity – as presented

III. Secretary's Report - April 04, 2017 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee –
Flynn indicated that the advisory committee has been approved with Maness and Reinartz on the committee. Staff has received and is reviewing the ordinance diagnosis.

V. Zoning Activity

A. **Old Business** – None
B. **New Business -** None

VI. Subdivision Activity

A. **Old Business** – None
B. **New Business** –

1. **Case No. F17-07**: the final plat of Lampton 1st Addition, located east of Spring Street and north of Kirkwood Boulevard, containing 3.37 acres, more or less, and two (2) residentially zoned lots.

   Findings:
   The plat facilitates infill development.
   The plat conforms to the comprehensive plan

   Staff recommend the Plan and Zoning Commission accept the findings and forward Case No. F17-07 to the City Council for subject to the following conditions:

   1. The plat be tied to either two existing subdivision corners or two quarter section corners, and these corners are identified on the plat.
   2. That the bearing for the north line of lot 2 be added.
   3. That a front building setback line be shown.
   4. That at least a fifteen foot utility easement be added to the front of the lots.
   5. A drainage easement should be added to Lot 2 along existing north-south surface drainage.

   A motion by Quinn, seconded by Tallman, the Plan and Zoning Commission accepted the findings and forwarded Case No. F17-07 to the City Council for subject to the above stated conditions on a vote of 7-yes, 0-no and 0-abstention.

2. **Case No. F17-08**: the final plat of Bryr's Addition, being a replat of Lots 4,5,6 and 7 of Block 1 of Parkers Addition, located west of Division Street and along the north side of 2nd Street (1730 and 1738 W 2nd Street), containing 0.83 acre, more or less and two (2) industrial lots.

   Findings:
   The plat conforms to the comprehensive plan
   The plat promotes infill developlment

   Staff recommend the Plan and Zoning Commission accept the findings and forward Case No. F17-08 to the City Council for approval subject to the following conditions:

   1. The front yard building setback be corrected.
   2. The plat be tied to either two existing subdivision corners or two quarter section corners, and these corners are identified on the plat.
   3. That a fifteen (15) foot utility easement be added along the front.
   4. That the name and address of developer/owner be added to the plat.
   5. That the existing fence and driveways be removed from the plat.

   A motion by Quinn, seconded by Connell, the Plan and Zoning Commission accepted the findings and forwarded Case No. F17-08 to the City Council for

subject to the above stated conditions on a vote of 7-yes, 0-no and 0-abstention.

3. **Case No. P17-01**: the preliminary plat of Falcon Pointe Subdivision. located generally south of West 13th Street at the ends of Eagle's Crest Drive and Avenue, containing 22.15 acres, more or less, and seventy (70) single family lots.

   Tallman indicated he was abstaining from this case.

   Findings:
   - The plat conforms to the comprehensive plan.
   - This is a preliminary plat and does not lock the City into final approvals as proposed.

   Recommendation:
   Staff would recommend the Plan and Zoning Commission forward Case No. P17-01 to the City Council for approval subject to the following conditions:

   1. Existing zoning is to be shown on the plat;
   2. Easements containing sewer are to include "sewer" in their name.

   A motion by Quinn, seconded by Connell, the Plan and Zoning Commission accepted the findings and forwarded Case No. P17-01 to the City Council for subject to the above stated conditions on a vote of 6-yes, 0-no and 1-abstention (Tallman).

VII. Other Business – 1st Quarter 2017 Development report

VIII.

IX. Future Business – Preview of items for the *May 2nd* public hearing and/or regular meeting *(note-not all items to be heard may be listed)*:

- Case No. ROW17-02: Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.81 acres (35,410 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of Esplanade Avenue; Esplanade Avenue located between Rusholme and Lombard Streets; and Denison Avenue between the west line of Adams Street and the railroad. The request is to facilitate campus expansion and secure property from trespassers.
- Case No. F17-09: the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots

VIII. Communications (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

IX. Adjourn – the meeting was adjourned at 5:25 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city*

code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.

- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:
Tuesday, May 02, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

April 12, 2017 Meeting –

Resolution 2017-139 approving Case No. F17-02: the final plat of Windmill Hill Third Addition being a replat of part of Lot 6 of Windmill Hill Second Addition located north of West Locust Street and west of Jebens Avenue (2722 W Locust St) contianing one (1) commercial lot.

Resolution 2016-140 approving Case No. F17-03: the final plat of Daisy Fields Addition located south of East 32nd Street and east of Lorton Avenue (2707 E 32nd St) containing two (2) residential lots.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
Case No. REZ17-03: Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of real property located west of Division Street and south of Interstate 80, from “A-1” Agricultural District to “M-1” Light Industrial District.

ATTACHMENTS:

Type	Description
Backup Material	REZ17-03 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:02 PM

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**May 2, 2017**
Request:	**Proposed rezoning of 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District**
Case No.:	**REZ17-03**
Applicant:	**City of Davenport**
Contact:	**Matthew G. Flynn, AICP** **Senior Planning Manager** **mflynn@ci.davenport.ia.us** **563-326-7743**

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case No. REZ17-03 to the City Council for approval.

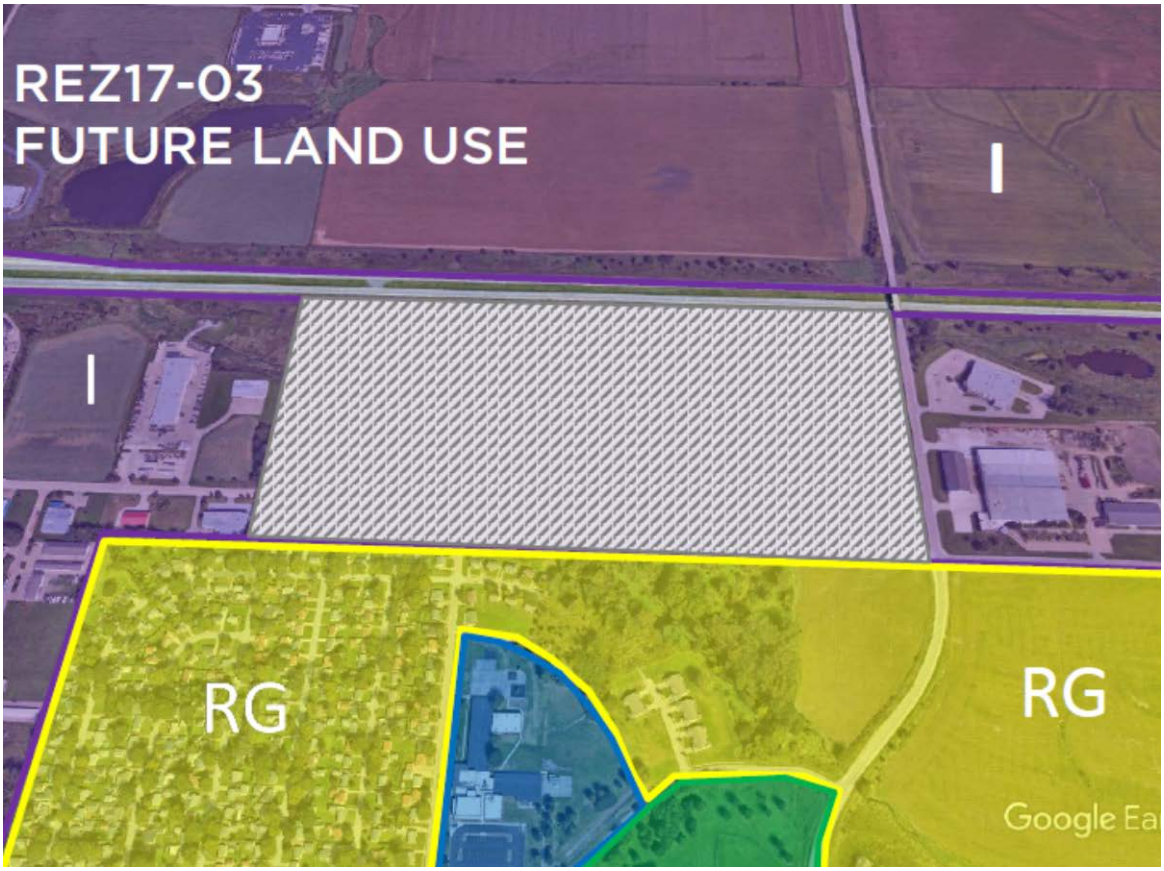
Introduction:

This property is adjacent to the soon to be constructed 76th Street extension that will link the street from Division Street to Northwest Boulevard and the I-80 Interchange.

Background:

The City has been awarded a RISE (Revitalize Iowa's Sound Economy) grant for extension of 76th Street. This will facilitate traffic from the new Sterilite Plant and other nearby industrial areas to Interstate 80. One of the conditions on the grant is to zone the area to Industrial as soon as possible.

While this property is privately owned, the City is expediting the zoning process by acting as applicant. The ownership (Hamann/Stafford Trusts) is aware of the action the City is undertaking and are cooperating with the rezoning.



Comprehensive Plan: The Property is within the current Urban Service Boundary (USB).

Davenport+2035 designates this property as Industry. *Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological*

innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future. Technical review comments were requested. No particular concerns have been stated at this time. Note that technical review comments typically generated at the time of specific development review or part of the subdivision process.

Public Input:

Thirty-nine property owners within 200 feet of the subject property were notified. A sign was placed on the property. A public meeting was held on April 13 at 5:30 pm. No-one attended. No protests have been received (0.0%)

Comments concerning the condition of Division Street at the Plan and Zoning Commission were noted by Public Works Staff in attendance.

Discussion:

This property has long been identified as industrial land. The street extension will not only facilitate that development, but also better direct existing and soon to be generated (Sterilite) truck traffic more efficiently to Interstate 80. Rezoning this property to M-1 is appropriate at this time.

Staff Recommendation:

Findings:

The proposed rezoning is consistent with the Comprehensive Plan, which designates this property as "Industry".

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No REZ17-03 to the City Council for approval.

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from A-1

to M-1

for the following legally described real property:

SEE ATTACHED.

Respectfully submitted,

SENIOR PLANNING MANAGER

Date: 3.24.17

REZONING REQUEST NO. REZ 17-03
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description:

ADDRESS OF PROPERTY: 7600 DIVISION ST

EXISTING ZONING: A-1
REQUESTED ZONING: M-1
TOTAL AREA: 64.6 ac ±

PETITIONER:
Name: City of Davenport
Address: 226 W 4th St
Phone: 326 7743 FAX:
Mobile Phone: Email: mflynn@
Interest in land: X title holder ____ other **

** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER:
Name: COD
Address:
Phone: FAX:
Mobile Phone: Email:

CONTACT PERSON:
Name: MATT FLYNN
Address: SEE ABOVE
Phone: FAX:
Mobile Phone: Email:

EXPLANATION OF REZONING (for Public Hearing Notice) FOR FUTURE INDUSTRIAL DEVELOPMENT

Does the property contain a drainageway or floodplain area: X Yes ____ No

Signature of Petitioner: [signature] Date: 3.24.17

Rezoning Fee Schedule:

Land Area		Fee
Less than 1 acre	(< 1 acre)	$400
One acre to less than ten acres	(≥ acre < 10 acres)	$750 plus $25/acre *
Ten acres or more	(≥ 10 acres)	$1,000 plus $25/acre*

* plus $10.00 per sign; 1 or more signs required depending upon the size of the subject property

RIGHT OF WAY ACQUSITION PLAT

ACQUISTION DESCRIPTION - AREA A

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 2°16'56" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2°16'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 80.01 FEET; THENCE NORTH 88°36'40" EAST, 93.85 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 722.00 FEET, WHOSE LENGTH IS 282.35 FEET AND WHOSE CHORD BEARS NORTH 77°24'28" EAST, 280.55 FEET; THENCE NORTH 66°12'17" EAST, 411.82 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS US 802.00 FEET, WHOSE LENGTH IS 868.37 FEET AND WHOSE CHORD BEARS SOUTH 82°46'36" EAST, 826.57 FEET, THENCE SOUTH 51°45'28" EAST, 210.68 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS US 702.00 FEET, WHOSE LENGTH IS 474.20 FEET, WHOSE CHORD BEARS SOUTH 71°06'34" EAST, 465.23 FEET TO THE WEST LINE OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE SOUTH 1°59'06" EAST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 2.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'28" WEST, 72.30 FEET; THENCE SOUTH 0°43'03" EAST, 35.01 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 88°06'05" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 300.23 FEET AND WHOSE CHORD BEARS NORTH 62°28'57" WEST, 298.48 FEET; THENCE NORTH 51°45'28" WEST, 203.30 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 722.00 FEET, WHOSE LENGTH IS 781.75 FEET AND WHOSE CHORD BEARS NORTH 82°46'36" WEST, 744.12 FEET; THENCE SOUTH 66°12'17" WEST, 411.82 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH 313.63 FEET AND WHOSE CHORD BEARS SOUTH 77°24'28" WEST, 311.64 FEET; THENCE SOUTH 88°36'40" WEST, 92.60 FEET TO THE POINT OF BEGINNING, CONTAINING 4.09 ACRES (178,006 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENT OF RECORD.

ACQUISTION DESCRIPTION - AREA B

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE NORTH 1°59'35" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 3.12 FEET; THENCE NORTH 87°44'03" EAST, 220.38 FEET TO THE WEST LINE OF THE RIGHT OF WAY EASEMENT RECORD IN BOOK 86, PAGE 79 IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER; THENCE ALONG SAID WEST LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 286.80 FEET, WHOSE LENGTH IS 6.49 FEET AND WHOSE CHORD BEARS SOUTH 47°23'37" WEST, 6.49 FEET TO THE NORTH RIGHT OF WAY LINE OF 76TH STREET; THENCE SOUTH 88°01'28" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 215.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (800 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ACQUISTION DESCRIPTION - AREA C

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE NORTH 2°07'21" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 157.40 FEET; THENCE SOUTH 87°52'39" WEST, 50.00 FEET TO THE WEST LINE OF RIGHT OF WAY EASEMENT RECORDED IN BOOK 86, PAGE 79 IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 286.80 FEET, WHOSE LENGTH IS 26.01 FEET AND WHOSE CHORD BEARS SOUTH 20°29'39" WEST, 26.00 FEET; THENCE NORTH 2°07'21" WEST, 246.11 FEET; THENCE NORTH 87°52'39" EAST, 10.00 FEET TO THE WEST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE SOUTH 2°07'21" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 222.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,346 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

DATE OF SURVEY

10-26-2016

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 - 3 of 3

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 1 of 3

PART SW 1/4 OF SEC. 34-79-03

RIGHT OF WAY ACQUSITION PLAT

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686

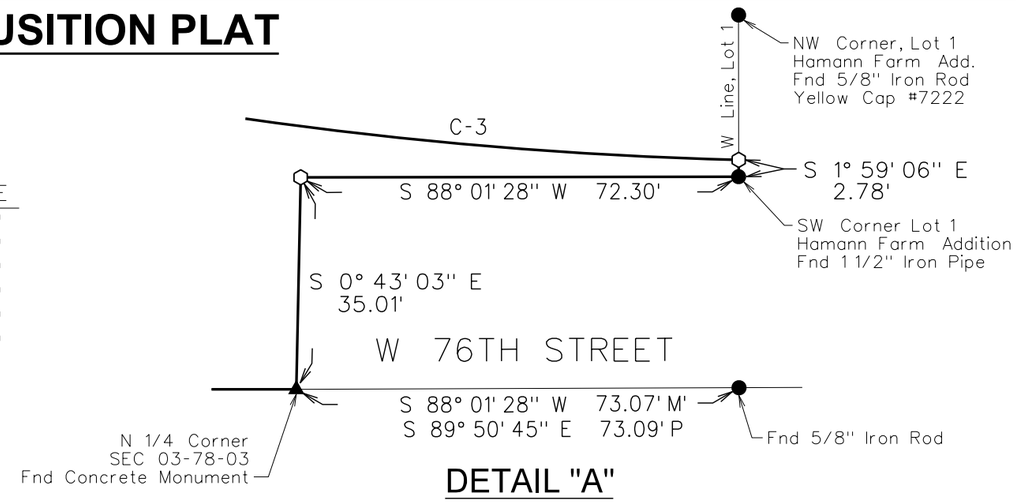
Sheet 1 of 3

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394 | RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394
m:\2011_projects\1110686_dwgs_76th_st\cadd\plats\002_STEFFEN_ACQ.DGN 11/1/2016 3:09:27 PM Snyder 1/2/02 Y:\gsh\gsh.tbl Y:\Grint_drivers\Bloss_Gray\V8Bitwise\Integ\3Prints

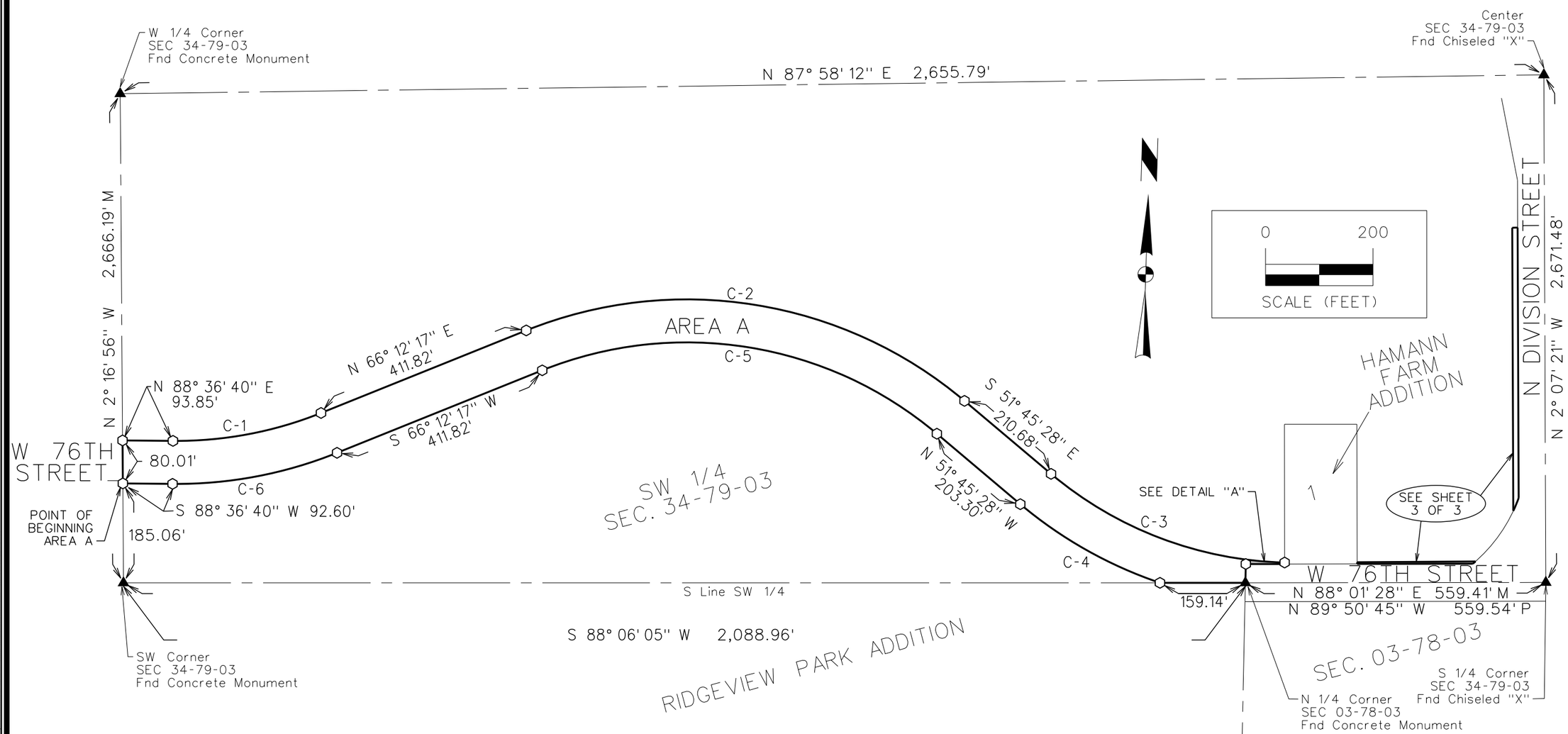
RIGHT OF WAY ACQUSITION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	22° 24' 22'' LT	722.00'	282.35'	143.00'	N 77° 24' 28'' E 280.55'
C-2	62° 02' 14'' RT	802.00'	868.37'	482.25'	S 82° 46' 36'' E 826.57'
C-3	38° 42' 10'' LT	702.00'	474.20'	246.54'	S 71° 06' 34'' E 465.23'
C-4	21° 26' 57'' RT	802.00'	300.23'	151.90'	N 62° 28' 57'' W 298.48'
C-5	62° 02' 14'' LT	722.00'	781.75'	434.14'	N 82° 46' 36'' W 744.12'
C-6	22° 24' 22'' RT	802.00'	313.63'	158.85'	S 77° 24' 28'' W 311.64'



DETAIL "A"



MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 2 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART SW 1/4 OF SEC. 34-79-03

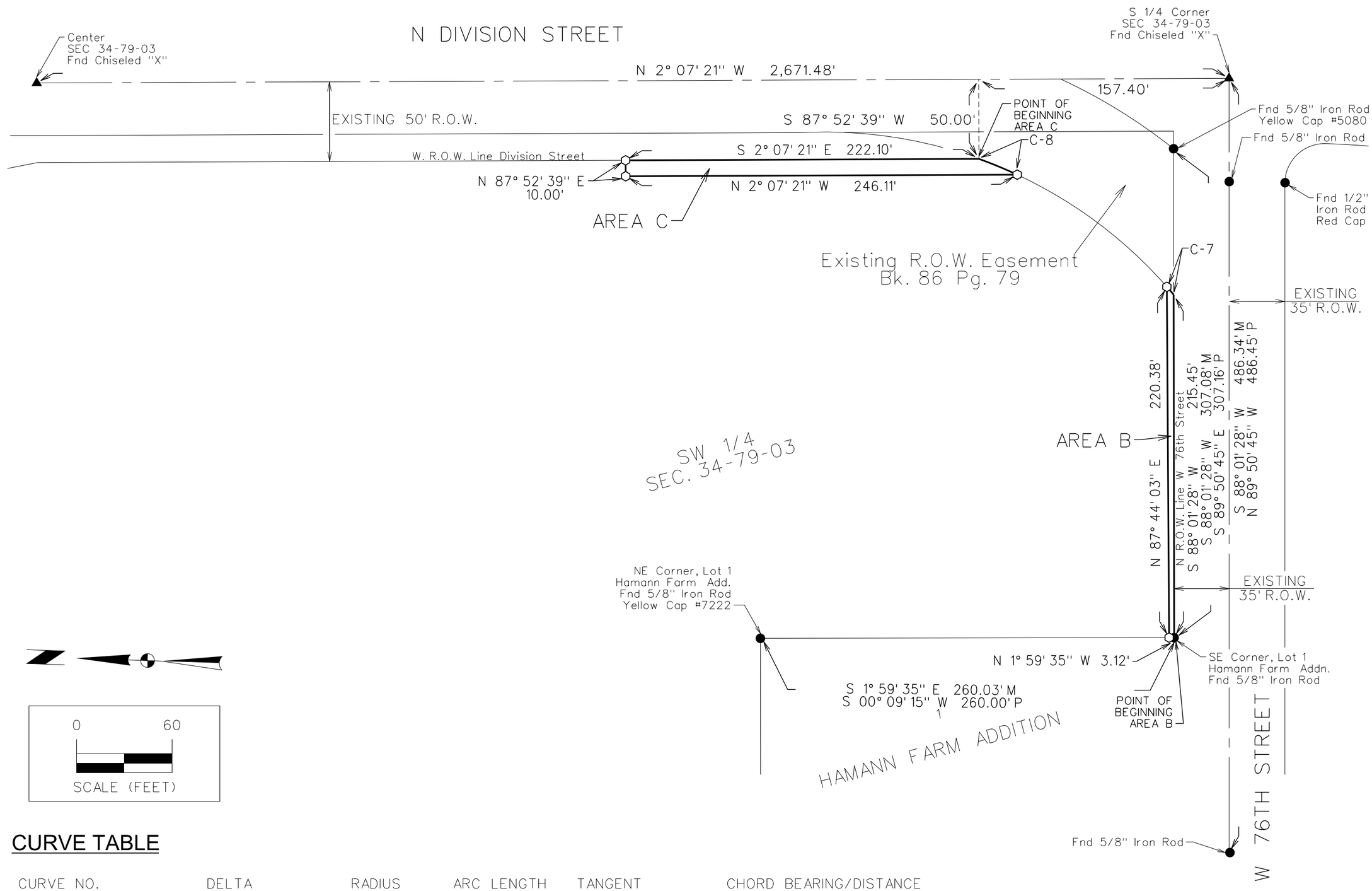
RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 3

RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-7	1° 17' 49" RT	286.80'	6.49'	3.25'	S 47° 23' 37" W 6.49'
C-8	5° 11' 48" RT	286.80'	26.01'	13.02'	S 20° 29' 39" W 26.00'

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 3 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART SW 1/4 OF SEC. 34-79-03

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

STORMWATER DRAINAGE EASEMENT

EASEMENT A DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST; THENCE SOUTH 88°06'05" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 842.00 FEET, WHOSE LENGTH IS 214.51 FEET AND WHOSE CHORD BEARS NORTH 59°03'23" WEST, 213.93 FEET; THENCE NORTH 51°45'28" WEST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°14'32" WEST, 40.00 FEET; THENCE NORTH 51°45'28" WEST, 40.00 FEET; THENCE NORTH 38°14'32" EAST, 40.00 FEET; THENCE SOUTH 51°45'28" EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,600 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EASEMENT B DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST; THENCE SOUTH 88°06'05" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 842.00 FEET, WHOSE LENGTH IS 214.51 FEET AND WHOSE CHORD BEARS NORTH 59°03'23" WEST, 213.93 FEET; THENCE NORTH 51°45'28" WEST, 40.00 FEET; THENCE NORTH 38°14'32" EAST TO THE POINT OF BEGINNING; THENCE NORTH 51°45'28" WEST, 40.00 FEET; THENCE NORTH 38°14'32" EAST, 40.00 FEET; THENCE SOUTH 51°45'28" EAST, 40.00 FEET; THENCE SOUTH 38°14'32" WEST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,600 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EASEMENT C DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST; THENCE NORTH 88°01'28" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 271.27 FEET; THENCE NORTH 1°58'32" WEST, 38.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2°15'57" WEST, 40.00 FEET; THENCE NORTH 87°44'03" EAST, 30.00 FEET; THENCE SOUTH 2°15'57" EAST, 40.00 FEET; THENCE SOUTH 87°44'03" WEST, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES (1,200 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

DATE OF SURVEY

11-21-2001

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

Y:\print_drivers\Black_Gray\VBBWhite\Height20".pltcfg

Y:\pech\date.tbl

Snyder
1/2/07

11/1/2016
3:09:22 PM

m:\2011_projects\1110686_dwgs_76th_st\cadd\plats\002_STEFFEN_DRAIN.dgn

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'

Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 1 of 2

PART SW 1/4 OF SEC. 34-79-03

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

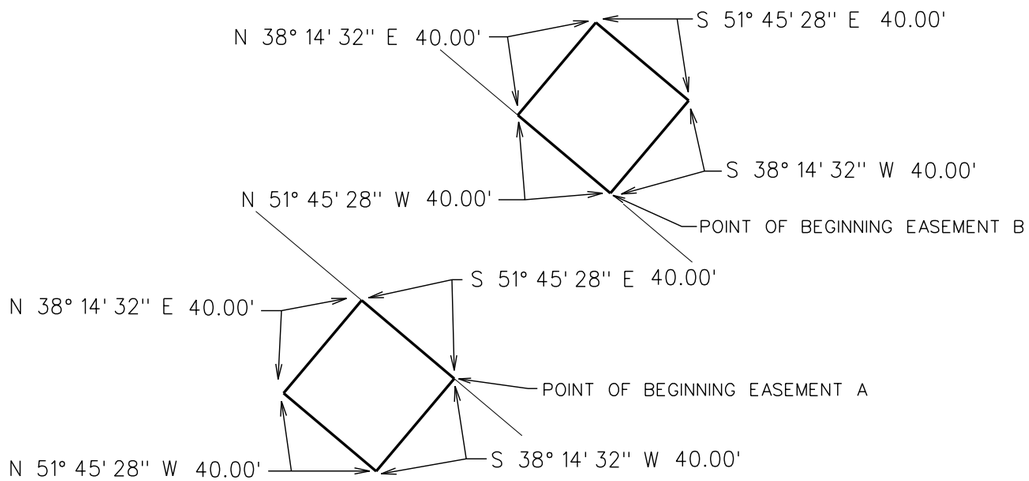
Project No: 1110686

Sheet 1 of 2

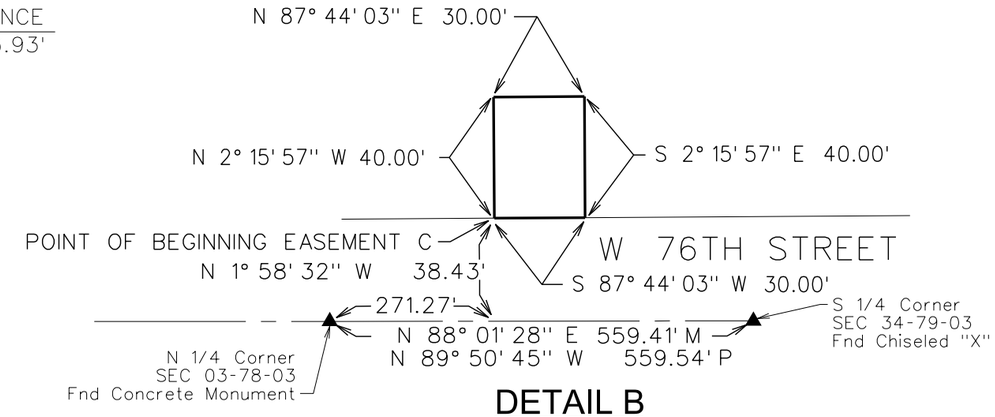
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

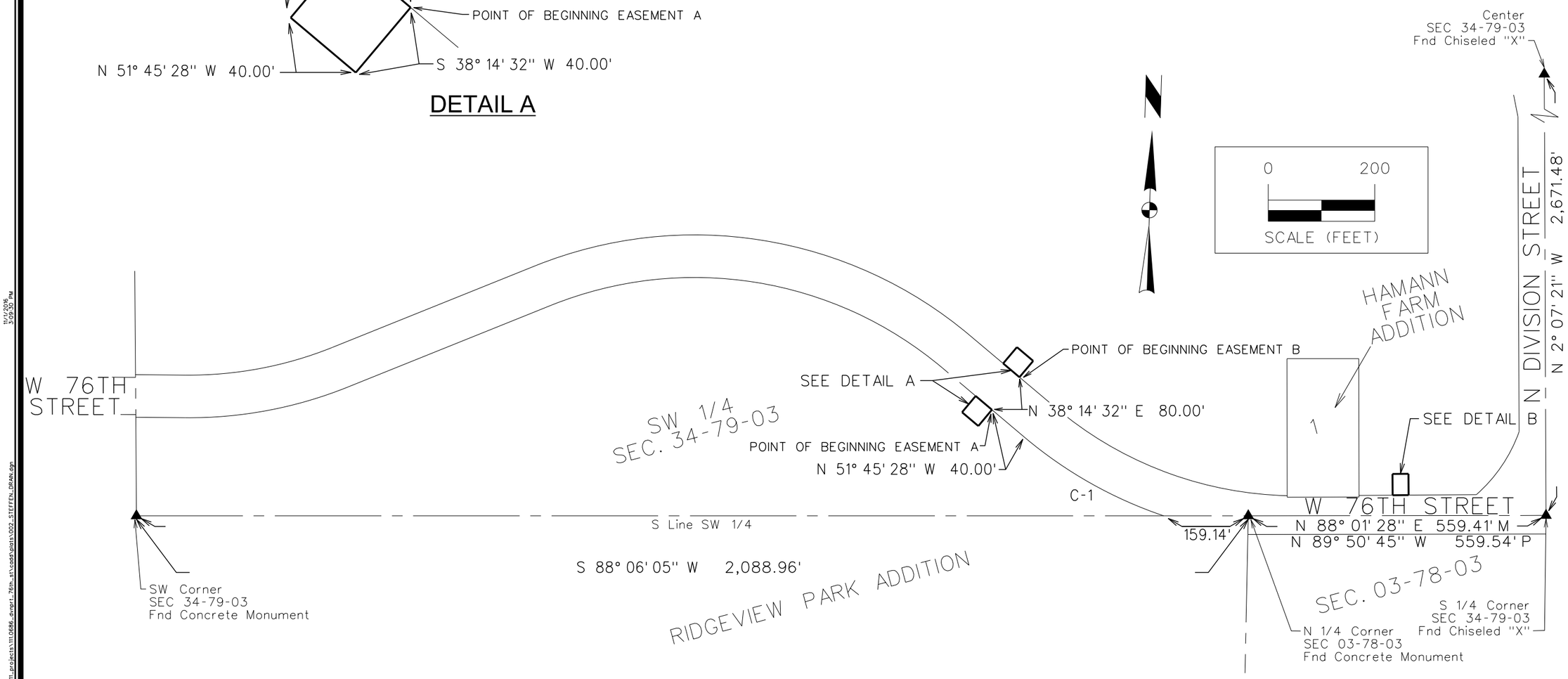
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49'' RT	842.00'	214.51'	107.84'	N 59° 03' 23'' W 213.93'



DETAIL A



DETAIL B



MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 2 of 2

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART SW 1/4 OF SEC. 34-79-03

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'45" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 135.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1°59'06" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 702.00 FEET, WHOSE LENGTH IS 22.12 FEET AND WHOSE CHORD BEARS NORTH 88°38'12" EAST, 22.11 FEET; THENCE NORTH 87°44'03" EAST, 112.94 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 1°59'35" EAST, 3.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (377 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

RANDY HAMANN

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	⊡
ROW Rail	H	H
Control Point	⊙ CP	
Bench Mark	⊛	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

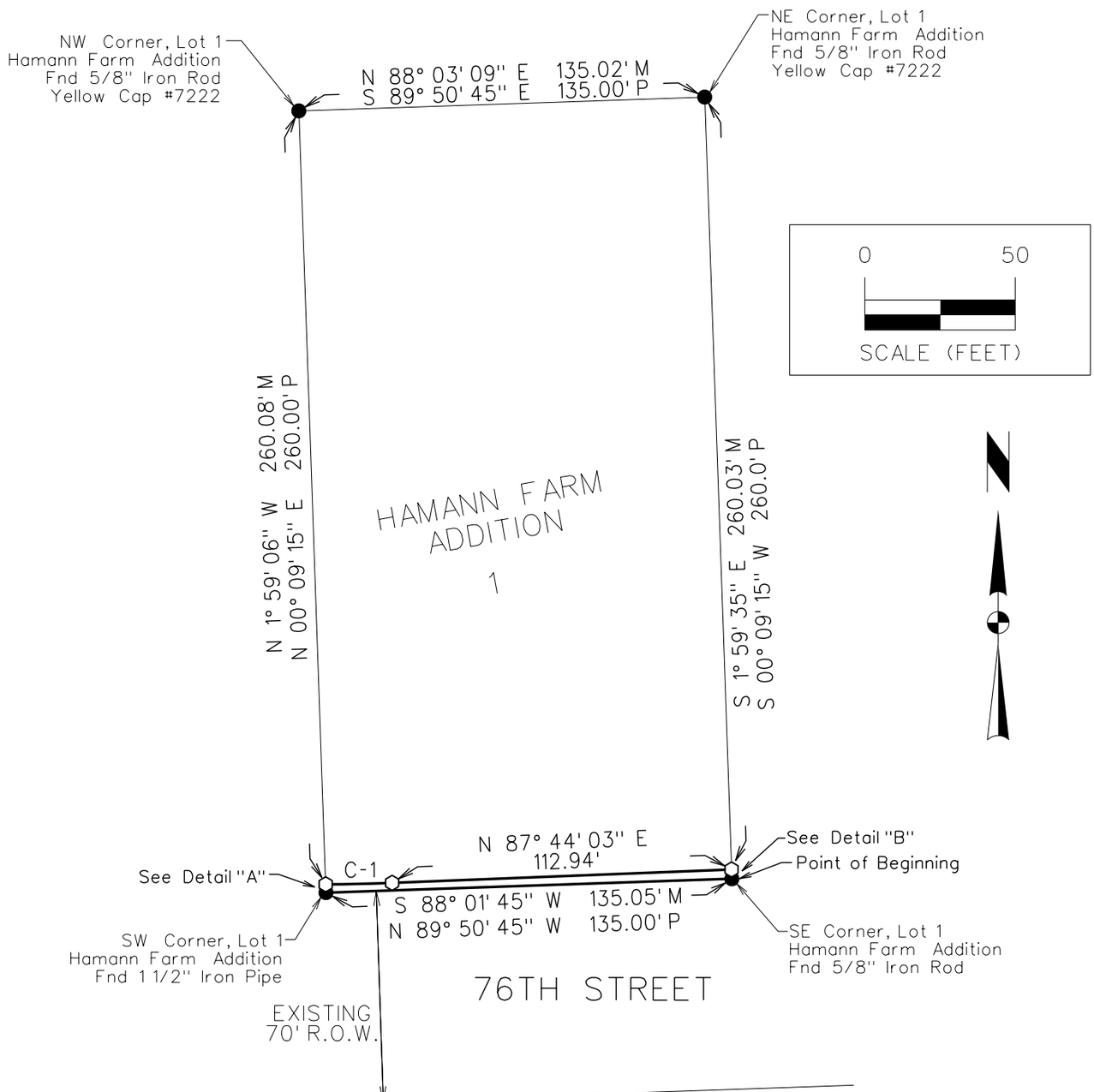
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

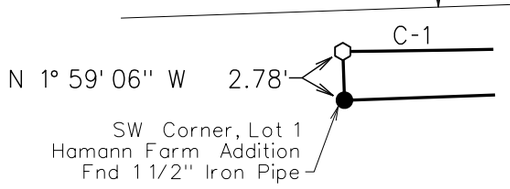
SHEET	1 OF 2
PN:	1110686
PM:	TAC
DATE:	10/27/16
TECH:	TWF

Y:\print_drivers\Black_Gray\V8iBWHalfWeightPDF.pltcfg
Y:\pen\date.tbl
Snyder

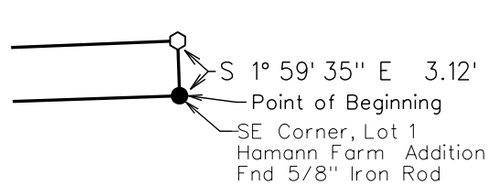
m:\2011_projects\111.0686_dvnprt_76th_st\cadd\plats\003_HAMANN_ACQ.DGN
11/1/2016

RIGHT OF WAY ACQUISITION PLAT





DETAIL "A"



DETAIL "B"

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	1° 48' 18" LT	702.00'	22.12'	11.06'	N 88° 38' 12" E 22.11'

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET	2 OF 2
PN:	1110686
PM:	TAC
DATE:	10/27/16
TECH:	TWF

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 10, RIDGEVIEW PARK ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 88°06'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID LOT 10 AND THE POINT OF BEGINNING; THENCE SOUTH 0°43'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 33.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS NORTH 77°49'59" WEST, 129.36 FEET TO SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID LOT 10; THENCE NORTH 88°06'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 159.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,208 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

EARL GLAUS

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙ CP	
Bench Mark	⊛	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	— — — — — — — — — — — —	
Section Line	——— — ———	
1/4 Section Line	—— — — ——	
1/4 1/4 Section Line	— — — — —	
Easement Line	— — — — — — — — —	

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PART LOT 10, RIDGEVIEW PARK ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET	1 OF 2
PN:	1110686
PM:	TAC
DATE:	10/27/16
TECH:	TWF

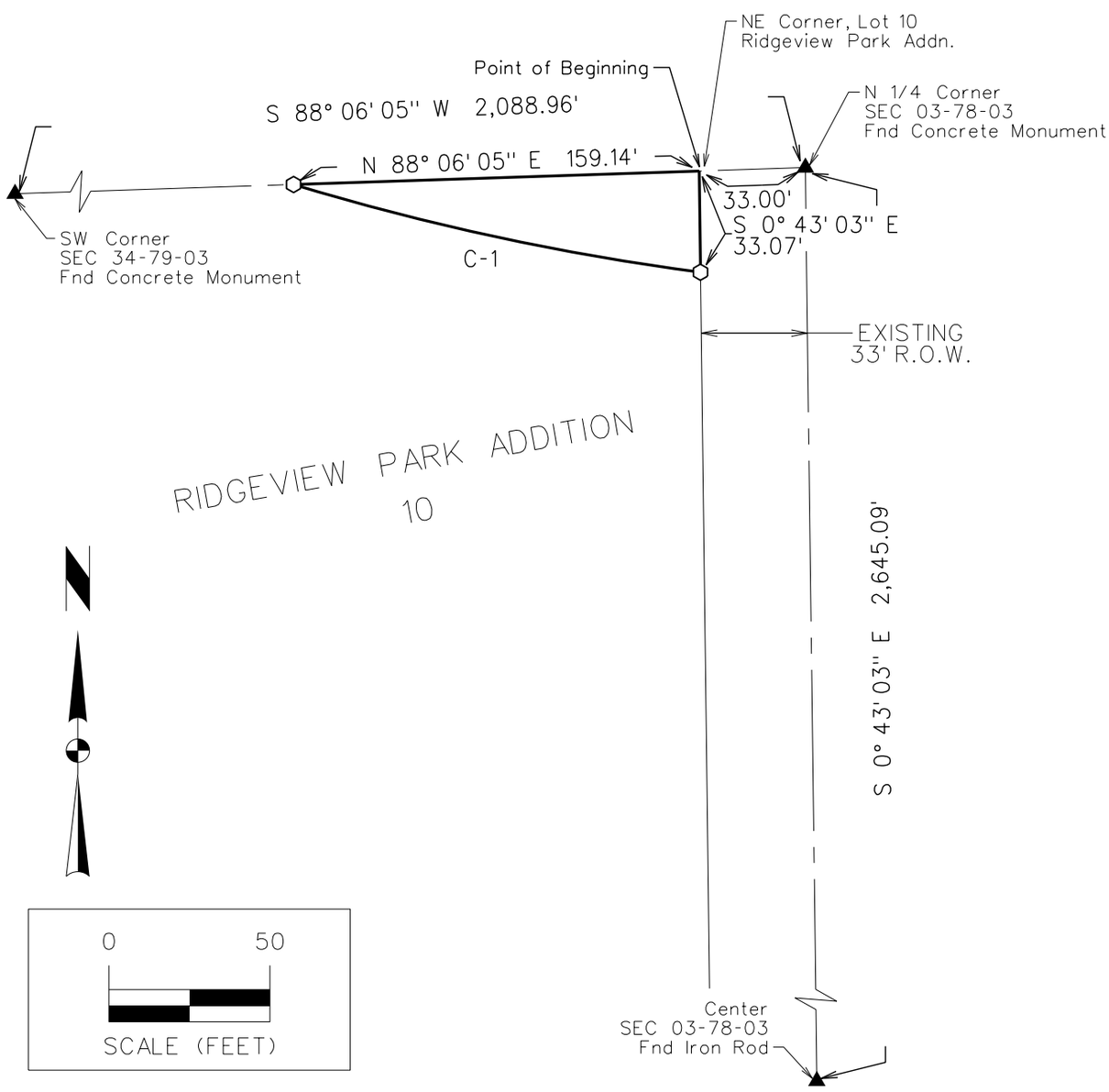
Y:\print_drivers\Black_Gray\V8iBWHalfWeightPDF.pltcfg
Y:\pen\date.tbl
Snyder

m:\2011_projects\111.0686_dvnprt_76th_st\cadd\plats\004_GLAUS_ACQ.dgn
11/1/2016

RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	9° 15' 07" RT	802.00'	129.50'	64.89'	N 77° 49' 59" W 129.36'



PART LOT 10, RIDGEVIEW PARK ADDITION	SHEET 2 OF 2
RIGHT OF WAY ACQUISITION PLAT	PN: 1110686
	PM: TAC
SNYDER & ASSOCIATES, INC. Engineers and Planners	DATE: 10/27/16
5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 (319) 362-9394	TECH: TWF

Y:\print_drivers\Black_Gray\V8iBWHalfWeightPDF.pltcfg
Y:\pen\date.tbl
Snyder

m:\2011_projects\111.0686_dvnprt_76th_st\cadd\plats\004_GLAUS_ACQ.dgn
11/1/2016

RIGHT OF WAY ACQUSITION PLAT

ACQUISITION DESCRIPTION - AREA A

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 0°43'03" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°01'28" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 494.11 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND SOUTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 40.25 FEET AND WHOSE CHORD BEARS SOUTH 45°50'55" EAST, 36.04 FEET TO THE WEST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 778.00 FEET, WHOSE LENGTH IS 512.73 FEET AND WHOSE CHORD BEARS SOUTH 19°08'01" WEST, 503.51 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 873.80 FEET, WHOSE LENGTH IS 327.21 FEET AND WHOSE CHORD BEARS NORTH 23°00'14" EAST, 325.30 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 666.00 FEET, WHOSE LENGTH IS 176.15 FEET AND WHOSE CHORD BEARS NORTH 0°00'54" WEST, 175.64 FEET; THENCE NORTH 51°47'24" WEST, 30.49 FEET; THENCE SOUTH 87°44'03" WEST, 354.12 FEET; THENCE ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 104.02 FEET AND WHOSE CHORD BEARS NORTH 88°33'01" WEST, 103.94 FEET TO SAID WEST LINE OF THE NORTHEAST 1/4; THENCE NORTH 0°43'03" WEST ALONG SAID WEST LINE, A DISTANCE OF 1.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES (12,008 SQUARE FEET) AND SUBJECT TO ANY AND EASEMENTS OF RECORD.

ACQUISITION DESCRIPTION - AREA B

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST; THENCE NORTH 88°00'44" EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 64.02 FEET; THENCE SOUTH 1°58'14" EAST, 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°00'44" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.58 FEET; THENCE SOUTH 1°57'49" EAST, 5.59 FEET; THENCE SOUTH 88°02'11" WEST, 282.49 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 420.50 FEET, WHOSE LENGTH IS 97.33 FEET AND WHOSE CHORD BEARS SOUTH 81°24'20" WEST, 97.11 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 45.50 FEET, WHOSE LENGTH IS 42.70 FEET AND WHOSE CHORD BEARS SOUTH 47°53'32" WEST, 41.15 FEET TO THE EAST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 859.00 FEET. WHOSE LENGTH IS 19.02 FEET AND WHOSE CHORD BEARS NORTH 0°34'50" EAST, 19.02 FEET TO SAID SOUTH RIGHT OF WAY LINE OF W 76TH STREET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 38.42 FEET AND WHOSE CHORD BEARS NORTH 43°58'56" EAST, 34.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES (3,087 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

DATE OF SURVEY

10-26-2016

OWNER

SB REAL ESTATE LLC

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 100'
Technician: TWF | Date: 10/27/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 1 of 2

PART NE 1/4 SEC. 3-78-3

RIGHT OF WAY ACQUSITION PLAT

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

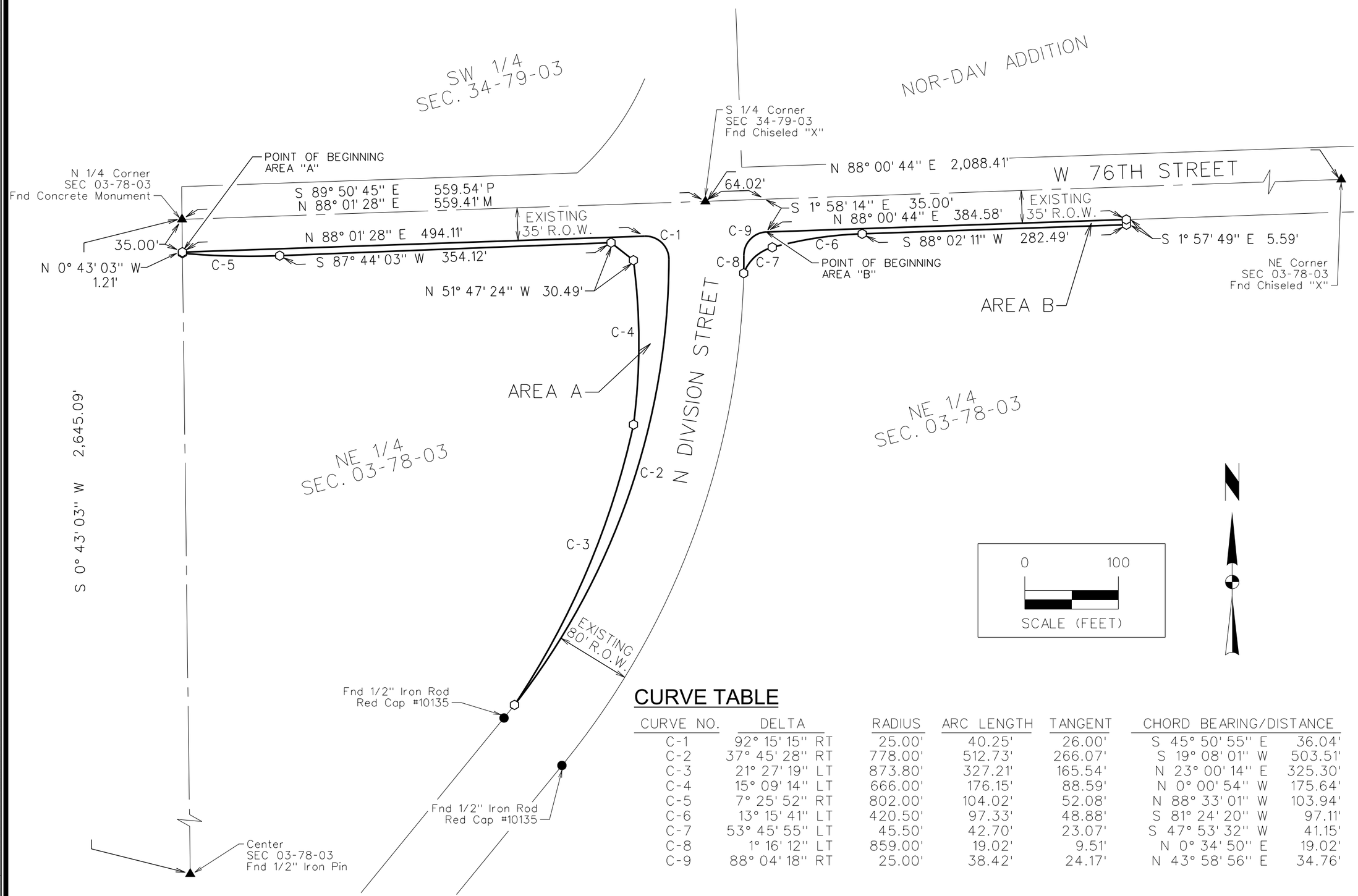
Project No: 1110686

Sheet 1 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394
RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

Y:\gen\date.tbl
Y:\Print_drivers\Black_Gray\VBBwhite\Height3Pt.tbl
Snyder
1/6/2
1/1/2016
3:09:53 PM
m:\2011_projects\1110686_dvrpt_76th_st\cad\plats\005_4B_ACQ.DGN

RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C-1	92° 15' 15" RT	25.00'	40.25'	26.00'	S 45° 50' 55" E	36.04'
C-2	37° 45' 28" RT	778.00'	512.73'	266.07'	S 19° 08' 01" W	503.51'
C-3	21° 27' 19" LT	873.80'	327.21'	165.54'	N 23° 00' 14" E	325.30'
C-4	15° 09' 14" LT	666.00'	176.15'	88.59'	N 0° 00' 54" W	175.64'
C-5	7° 25' 52" RT	802.00'	104.02'	52.08'	N 88° 33' 01" W	103.94'
C-6	13° 15' 41" LT	420.50'	97.33'	48.88'	S 81° 24' 20" W	97.11'
C-7	53° 45' 55" LT	45.50'	42.70'	23.07'	S 47° 53' 32" W	41.15'
C-8	1° 16' 12" LT	859.00'	19.02'	9.51'	N 0° 34' 50" E	19.02'
C-9	88° 04' 18" RT	25.00'	38.42'	24.17'	N 43° 58' 56" E	34.76'

MARK	REVISION	DATE	BY

Engineer: Checked By: EM Scale: 1"= 100'
Technician: TWF Date: 10/27/16 Field Bk: Pg:
Project No: 1110686
Sheet 2 of 2

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART NE 1/4 SEC. 3-78-3

RIGHT OF WAY ACQUISITION PLAT

Project No: 1110686
Sheet 2 of 2

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOTS 9, 10, 11 AND 12, NOR-DAV ADDITION AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M.; THENCE NORTH 88°01'05" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 83.00 FEET; THENCE NORTH 1°58'55" WEST, 35.00 FEET TO THE NORTH RIGHT OF 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 47°06'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.95 FEET TO THE EAST RIGHT OF WAY LINE OF DIVISION STREET; THENCE NORTH 2°07'21" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 335.17 FEET; THENCE NORTH 7°15'48" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 61.32 FEET; THENCE SOUTH 2°07'21" EAST, 391.53 FEET; THENCE SOUTH 47°06'34" EAST, 60.39 FEET; THENCE NORTH 88°02'11" EAST, 355.99 FEET; THENCE SOUTH 1°58'55" EAST, 4.45 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 88°01'05" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 365.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES (5,867 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

HARDI, INC.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 60'
Technician: TWF | Date: 10/28/16 | Field Bk: | Pg:

Project No: 1110686 | Sheet 1 of 2

PART LOT 9, 10, 11 & 12, NOR-DAV ADDITION

RIGHT OF WAY ACQUISITION PLAT

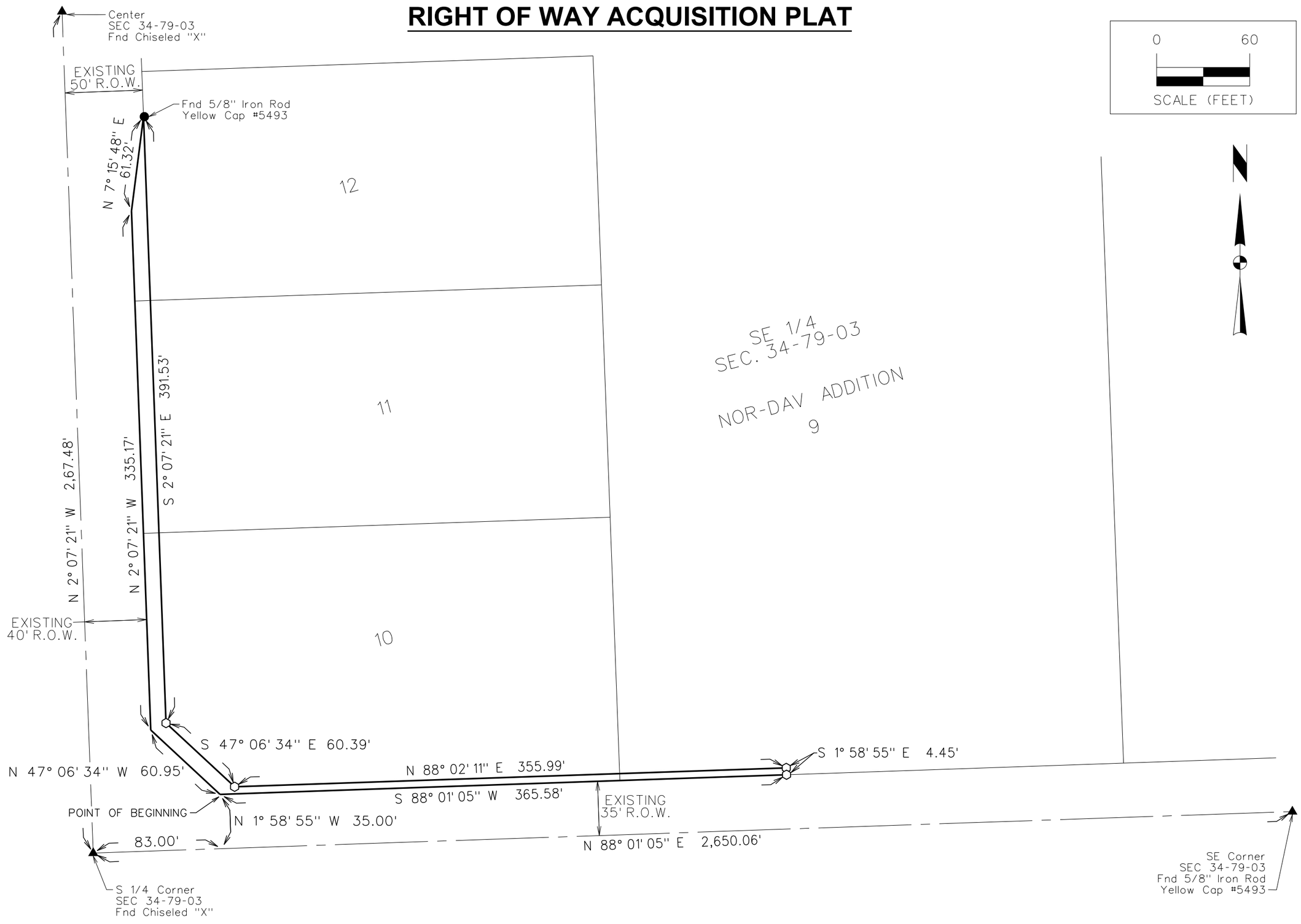
SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686
Sheet 1 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394
RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

m:\2011_projects\1110686_dvrpvt_76th_st\cadd\plats\506_HARDI_ACQ.dgn
11/17/2016 3:09:37 PM
Snyder 180
Y:\pen\date.tbl
Y:\Grint_drivers\Black_Gray\VBBWhite\Height3Pt.tbl

RIGHT OF WAY ACQUISITION PLAT



MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 60'
Technician: TWF | Date: 10/28/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 2 of 2

PART LOT 9, 10, 11 & 12, NOR-DAV ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686

Sheet 2 of 2

RIGHT OF WAY ACQUSITION PLAT

ACQUISTION DESCRIPTION - AREA A

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 2°16'56" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2°16'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 80.01 FEET; THENCE NORTH 88°36'40" EAST, 93.85 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 722.00 FEET, WHOSE LENGTH IS 282.35 FEET AND WHOSE CHORD BEARS NORTH 77°24'28" EAST, 280.55 FEET; THENCE NORTH 66°12'17" EAST, 411.82 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS US 802.00 FEET, WHOSE LENGTH IS 868.37 FEET AND WHOSE CHORD BEARS SOUTH 82°46'36" EAST, 826.57 FEET, THENCE SOUTH 51°45'28" EAST, 210.68 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS US 702.00 FEET, WHOSE LENGTH IS 474.20 FEET, WHOSE CHORD BEARS SOUTH 71°06'34" EAST, 465.23 FEET TO THE WEST LINE OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE SOUTH 1°59'06" EAST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 2.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'28" WEST, 72.30 FEET; THENCE SOUTH 0°43'03" EAST, 35.01 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 88°06'05" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 300.23 FEET AND WHOSE CHORD BEARS NORTH 62°28'57" WEST, 298.48 FEET; THENCE NORTH 51°45'28" WEST, 203.30 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 722.00 FEET, WHOSE LENGTH IS 781.75 FEET AND WHOSE CHORD BEARS NORTH 82°46'36" WEST, 744.12 FEET; THENCE SOUTH 66°12'17" WEST, 411.82 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH 313.63 FEET AND WHOSE CHORD BEARS SOUTH 77°24'28" WEST, 311.64 FEET; THENCE SOUTH 88°36'40" WEST, 92.60 FEET TO THE POINT OF BEGINNING, CONTAINING 4.09 ACRES (178,006 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENT OF RECORD.

ACQUISTION DESCRIPTION - AREA B

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE NORTH 1°59'35" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 3.12 FEET; THENCE NORTH 87°44'03" EAST, 220.38 FEET TO THE WEST LINE OF THE RIGHT OF WAY EASEMENT RECORD IN BOOK 86, PAGE 79 IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER; THENCE ALONG SAID WEST LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 286.80 FEET, WHOSE LENGTH IS 6.49 FEET AND WHOSE CHORD BEARS SOUTH 47°23'37" WEST, 6.49 FEET TO THE NORTH RIGHT OF WAY LINE OF 76TH STREET; THENCE SOUTH 88°01'28" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 215.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (800 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ACQUISTION DESCRIPTION - AREA C

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE NORTH 2°07'21" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 157.40 FEET; THENCE SOUTH 87°52'39" WEST, 50.00 FEET TO THE WEST LINE OF RIGHT OF WAY EASEMENT RECORDED IN BOOK 86, PAGE 79 IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 286.80 FEET, WHOSE LENGTH IS 26.01 FEET AND WHOSE CHORD BEARS SOUTH 20°29'39" WEST, 26.00 FEET; THENCE NORTH 2°07'21" WEST, 246.11 FEET; THENCE NORTH 87°52'39" EAST, 10.00 FEET TO THE WEST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE SOUTH 2°07'21" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 222.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,346 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

DATE OF SURVEY

10-26-2016

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 - 3 of 3

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 1 of 3

PART SW 1/4 OF SEC. 34-79-03

RIGHT OF WAY ACQUSITION PLAT

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686

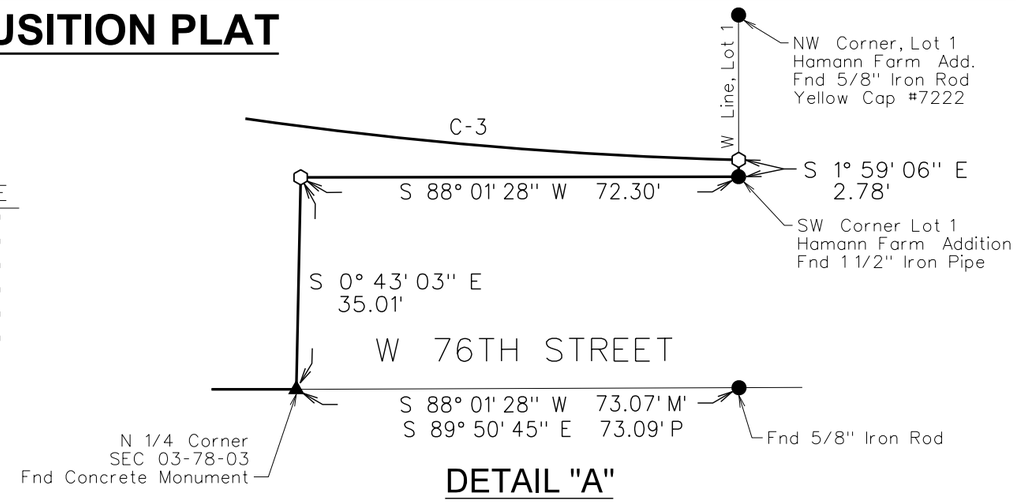
Sheet 1 of 3

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394 | RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394
m:\2011_projects\1110686_dwgs_76th_st\cadd\plats\002_STEFFEN_ACQ.DGN 11/1/2016 3:09:27 PM Snyder 1/2/02 Y:\gsh\gsh.tbl Y:\Grint_drivers\Bloss_Gray\V8Bitwise\Integ\3Prints

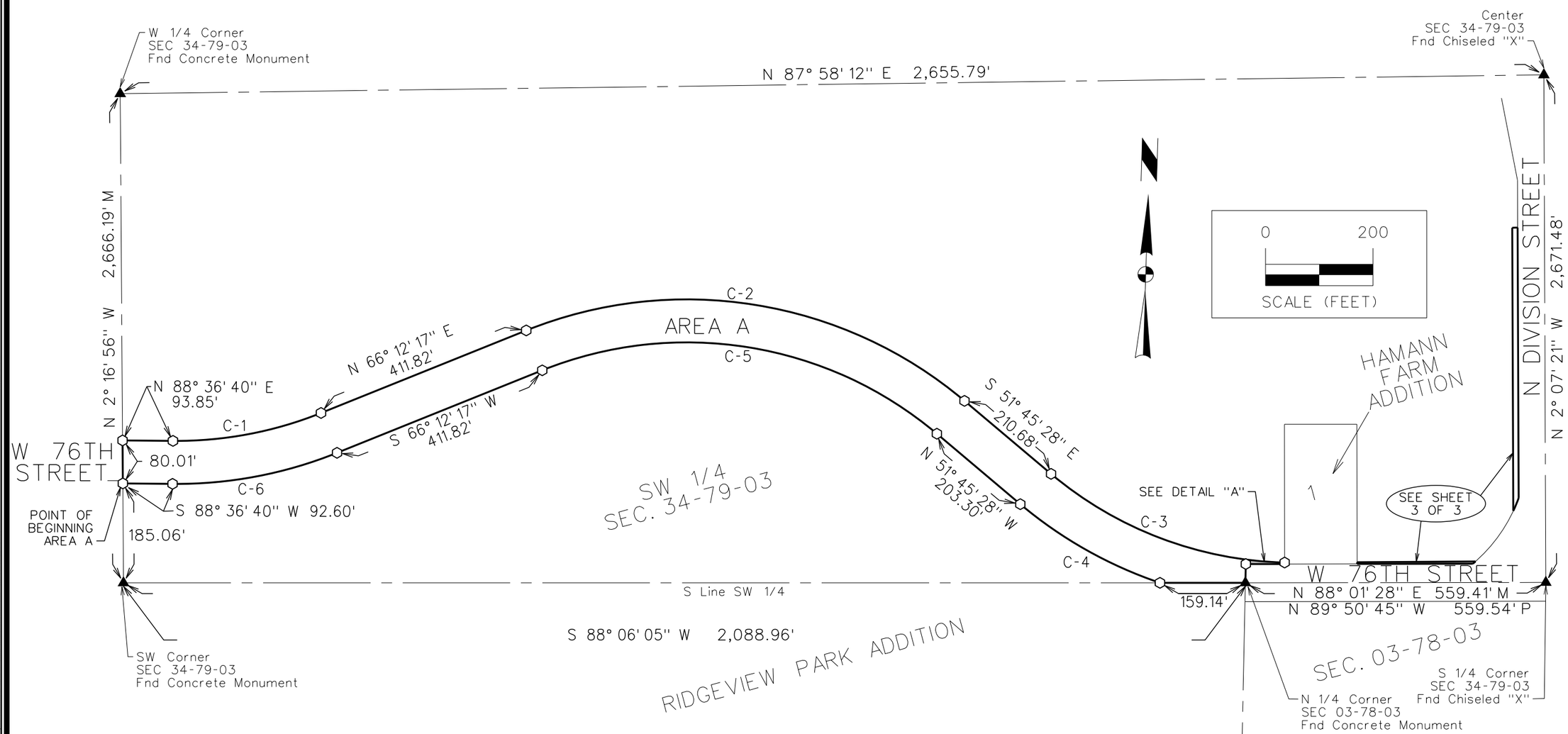
RIGHT OF WAY ACQUSITION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	22° 24' 22'' LT	722.00'	282.35'	143.00'	N 77° 24' 28'' E 280.55'
C-2	62° 02' 14'' RT	802.00'	868.37'	482.25'	S 82° 46' 36'' E 826.57'
C-3	38° 42' 10'' LT	702.00'	474.20'	246.54'	S 71° 06' 34'' E 465.23'
C-4	21° 26' 57'' RT	802.00'	300.23'	151.90'	N 62° 28' 57'' W 298.48'
C-5	62° 02' 14'' LT	722.00'	781.75'	434.14'	N 82° 46' 36'' W 744.12'
C-6	22° 24' 22'' RT	802.00'	313.63'	158.85'	S 77° 24' 28'' W 311.64'



DETAIL "A"



MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 2 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART SW 1/4 OF SEC. 34-79-03

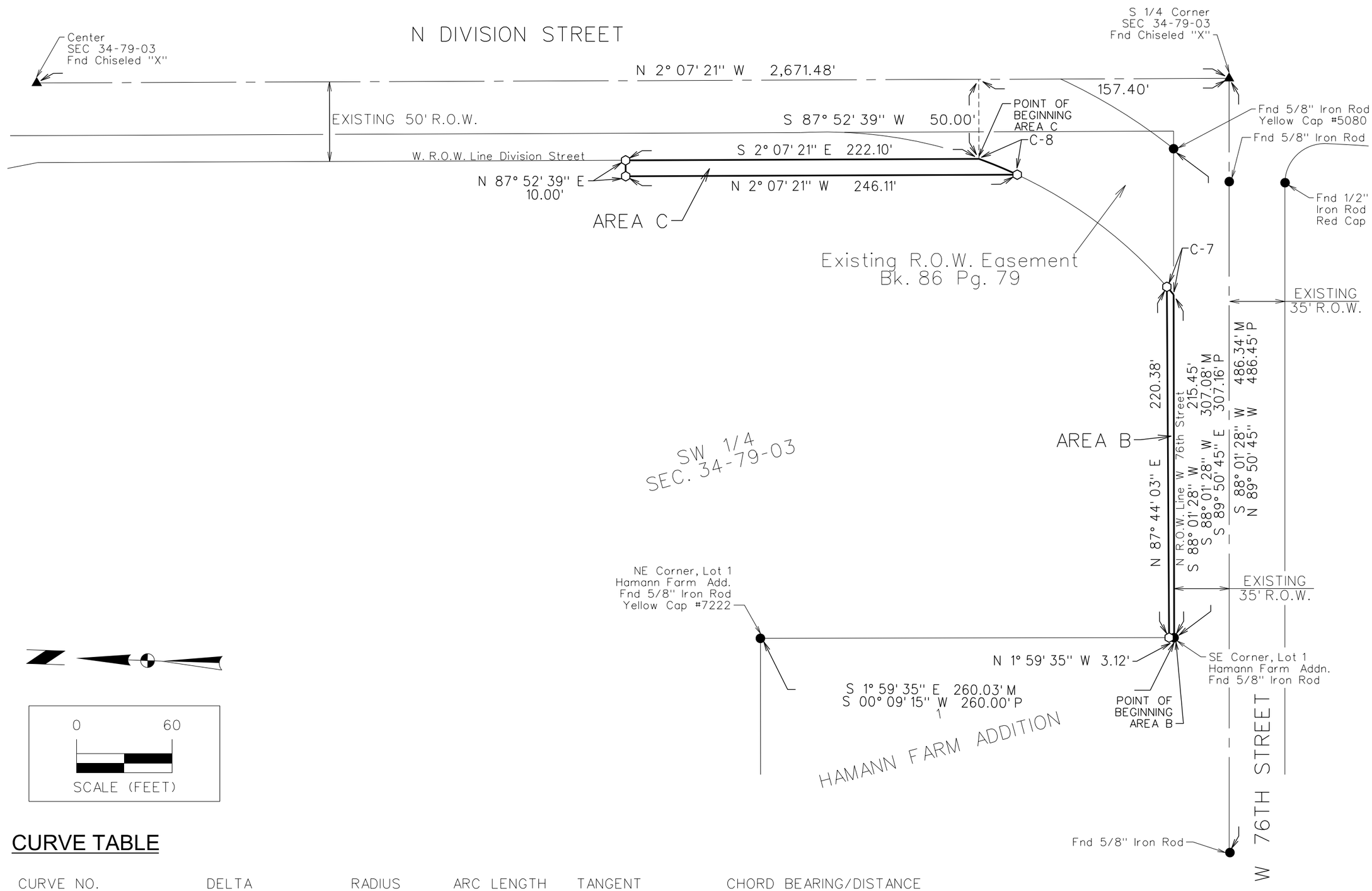
RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 3

RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-7	1° 17' 49" RT	286.80'	6.49'	3.25'	S 47° 23' 37" W 6.49'
C-8	5° 11' 48" RT	286.80'	26.01'	13.02'	S 20° 29' 39" W 26.00'

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 3 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART SW 1/4 OF SEC. 34-79-03

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

STORMWATER DRAINAGE EASEMENT

EASEMENT A DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST; THENCE SOUTH 88°06'05" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 842.00 FEET, WHOSE LENGTH IS 214.51 FEET AND WHOSE CHORD BEARS NORTH 59°03'23" WEST, 213.93 FEET; THENCE NORTH 51°45'28" WEST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°14'32" WEST, 40.00 FEET; THENCE NORTH 51°45'28" WEST, 40.00 FEET; THENCE NORTH 38°14'32" EAST, 40.00 FEET; THENCE SOUTH 51°45'28" EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,600 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EASEMENT B DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST; THENCE SOUTH 88°06'05" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 842.00 FEET, WHOSE LENGTH IS 214.51 FEET AND WHOSE CHORD BEARS NORTH 59°03'23" WEST, 213.93 FEET; THENCE NORTH 51°45'28" WEST, 40.00 FEET; THENCE NORTH 38°14'32" EAST TO THE POINT OF BEGINNING; THENCE NORTH 51°45'28" WEST, 40.00 FEET; THENCE NORTH 38°14'32" EAST, 40.00 FEET; THENCE SOUTH 51°45'28" EAST, 40.00 FEET; THENCE SOUTH 38°14'32" WEST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,600 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EASEMENT C DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST; THENCE NORTH 88°01'28" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 271.27 FEET; THENCE NORTH 1°58'32" WEST, 38.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2°15'57" WEST, 40.00 FEET; THENCE NORTH 87°44'03" EAST, 30.00 FEET; THENCE SOUTH 2°15'57" EAST, 40.00 FEET; THENCE SOUTH 87°44'03" WEST, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES (1,200 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

DATE OF SURVEY

11-21-2001

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

Y:\print_drivers\Black_Gray\VBBWhite\Height20".pltcfg

Y:\pech\date.tbl

Snyder
1/2/07

11/1/2016
3:09:22 PM

m:\2011_projects\1110686_dwgs_76th_st\cadd\plats\002_STEFFEN_DRAIN.dgn

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'

Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 1 of 2

PART SW 1/4 OF SEC. 34-79-03

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

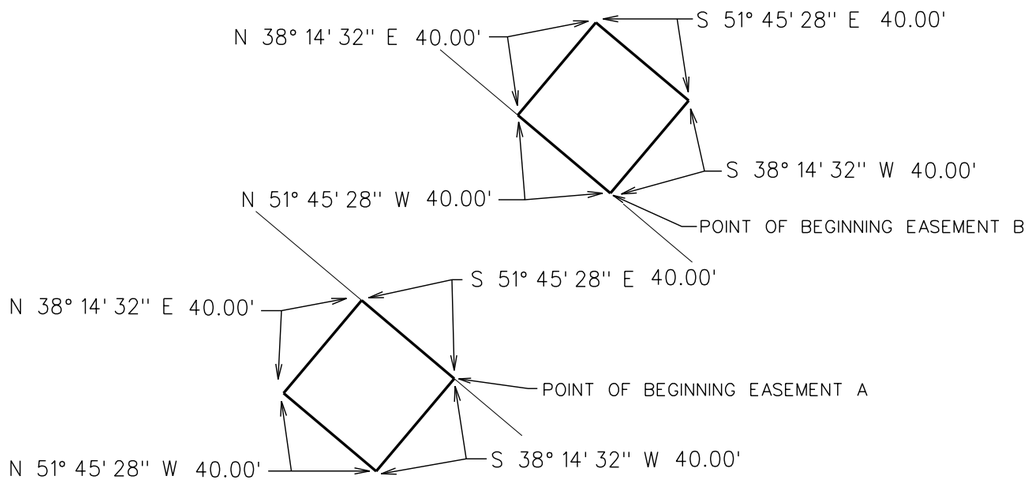
Project No: 1110686

Sheet 1 of 2

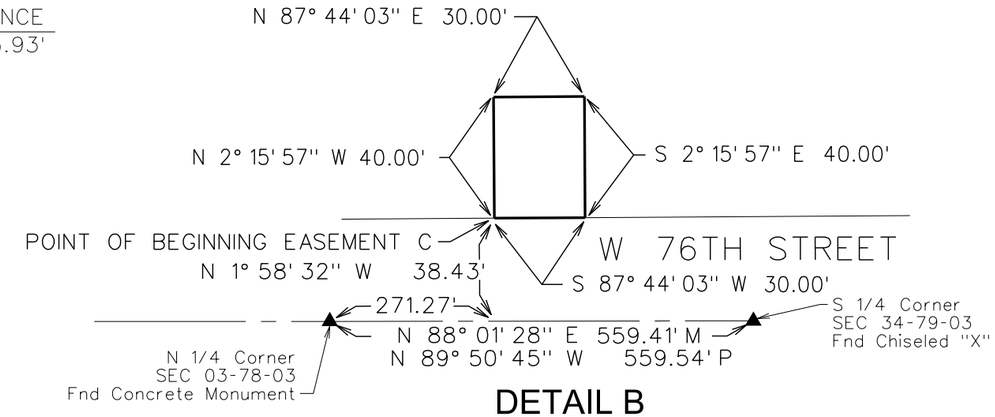
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

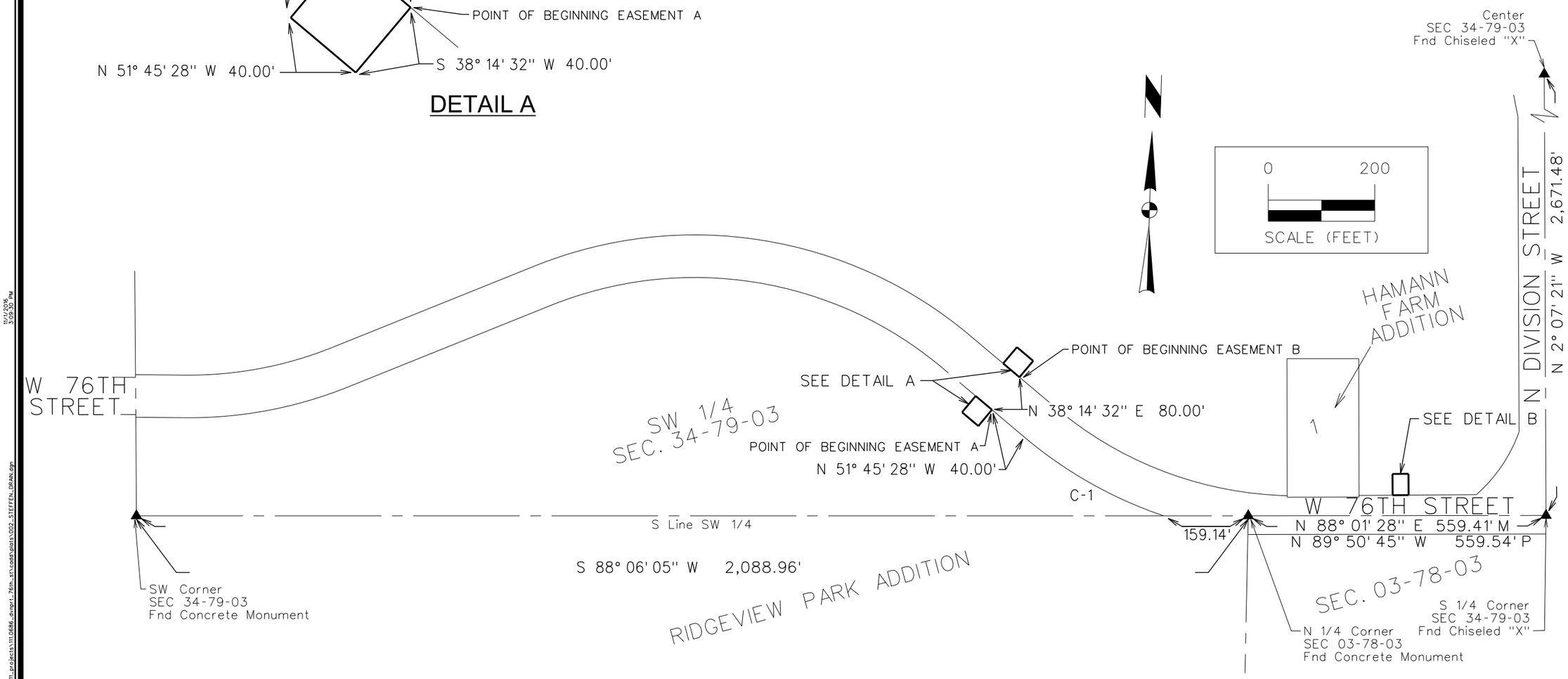
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49'' RT	842.00'	214.51'	107.84'	N 59° 03' 23'' W 213.93'



DETAIL A



DETAIL B



MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 200'
Technician: TWF | Date: 10/26/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 2 of 2

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART SW 1/4 OF SEC. 34-79-03

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'45" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 135.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1°59'06" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 702.00 FEET, WHOSE LENGTH IS 22.12 FEET AND WHOSE CHORD BEARS NORTH 88°38'12" EAST, 22.11 FEET; THENCE NORTH 87°44'03" EAST, 112.94 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 1°59'35" EAST, 3.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (377 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

RANDY HAMANN

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	⊡
ROW Rail	H	H
Control Point	⊙ CP	
Bench Mark	⊛	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

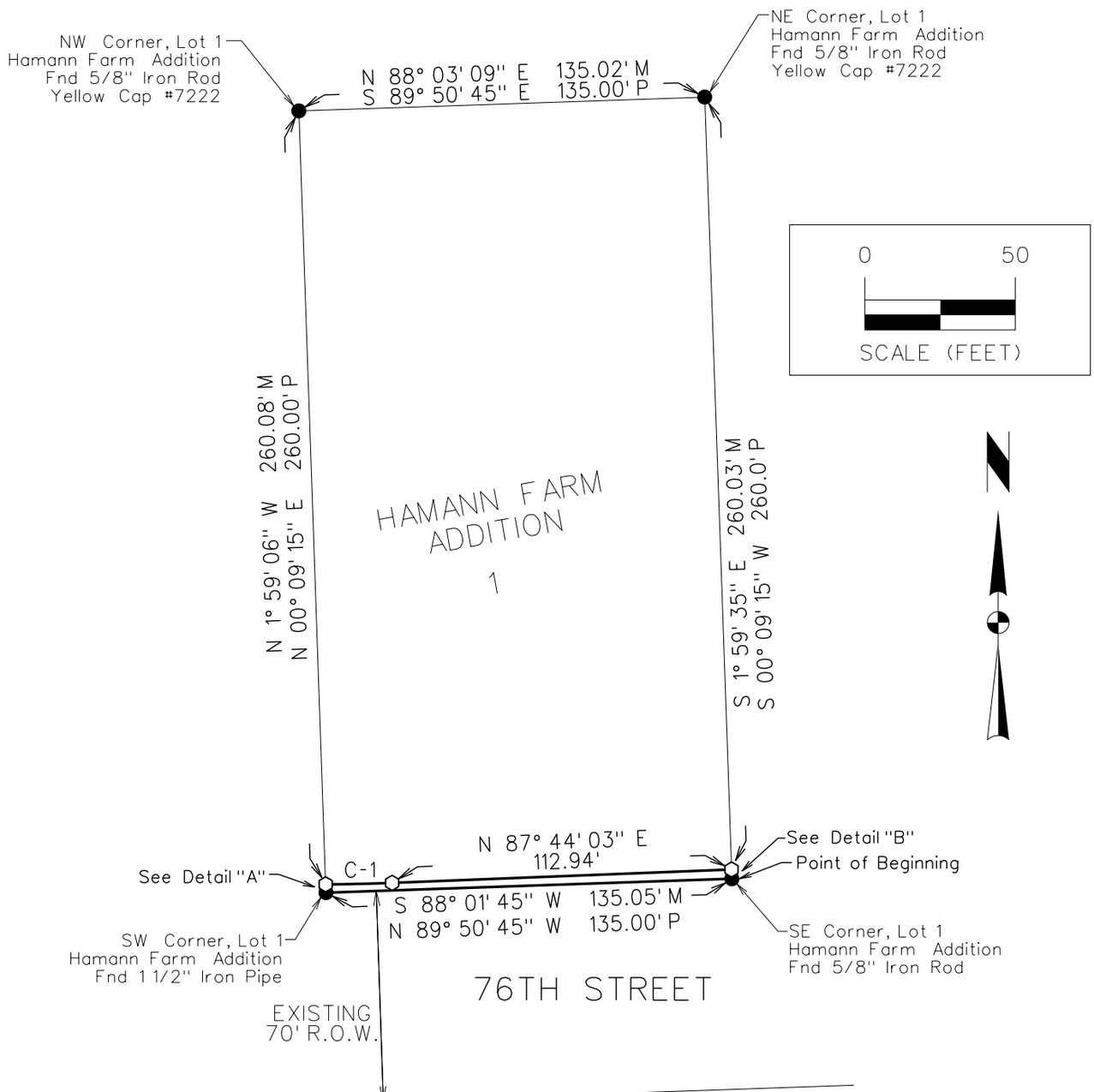
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

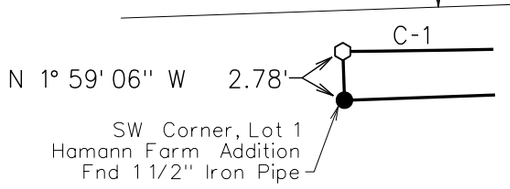
SHEET	1 OF 2
PN:	1110686
PM:	TAC
DATE:	10/27/16
TECH:	TWF

Y:\print_drivers\Black_Gray\V8iBWHalfWeightPDF.pltcfg
Y:\pen\date.tbl
Snyder

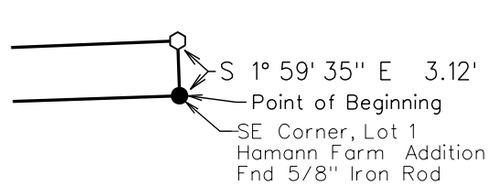
m:\2011_projects\111.0686_dvnprt_76th_st\cadd\plats\003_HAMANN_ACQ.DGN
11/1/2016

RIGHT OF WAY ACQUISITION PLAT





DETAIL "A"



DETAIL "B"

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	1° 48' 18" LT	702.00'	22.12'	11.06'	N 88° 38' 12" E 22.11'

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET	2 OF 2
PN:	1110686
PM:	TAC
DATE:	10/27/16
TECH:	TWF

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 10, RIDGEVIEW PARK ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 88°06'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID LOT 10 AND THE POINT OF BEGINNING; THENCE SOUTH 0°43'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 33.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS NORTH 77°49'59" WEST, 129.36 FEET TO SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID LOT 10; THENCE NORTH 88°06'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 159.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,208 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

EARL GLAUS

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙ CP	
Bench Mark	⊛	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	— — — — — — — — — — — —	
Section Line	——— — ———	
1/4 Section Line	—— — — ——	
1/4 1/4 Section Line	— — — — —	
Easement Line	— — — — — — — — —	

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PART LOT 10, RIDGEVIEW PARK ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET	1 OF 2
PN:	1110686
PM:	TAC
DATE:	10/27/16
TECH:	TWF

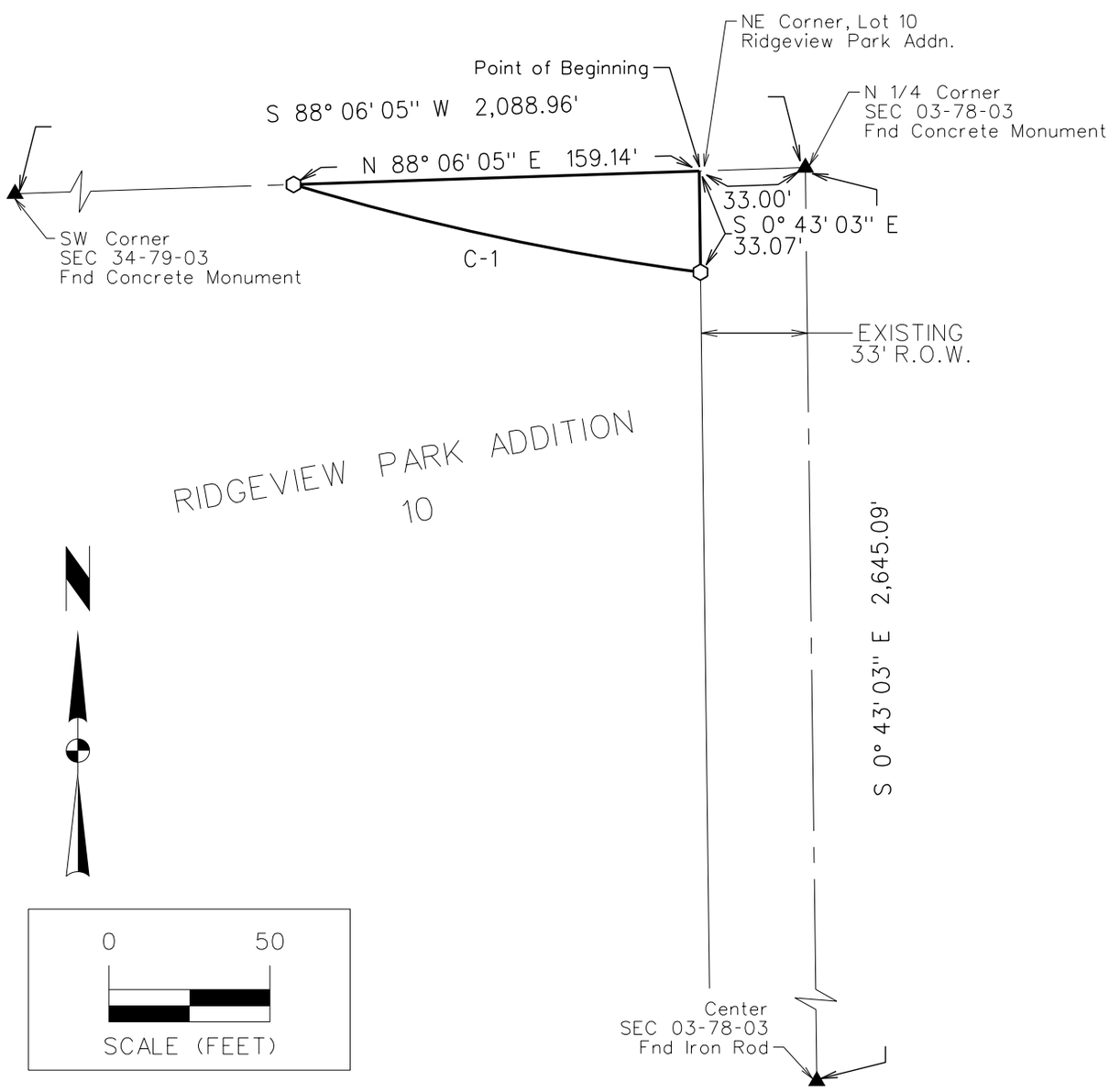
Y:\print_drivers\Black_Gray\V8iBWHalfWeightPDF.pltcfg
Y:\pen\date.tbl
Snyder

m:\2011_projects\111.0686_dvnprt_76th_st\cadd\plats\004_GLAUS_ACQ.dgn
11/1/2016

RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	9° 15' 07" RT	802.00'	129.50'	64.89'	N 77° 49' 59" W 129.36'



PART LOT 10, RIDGEVIEW PARK ADDITION	SHEET 2 OF 2
RIGHT OF WAY ACQUISITION PLAT	PN: 1110686
	PM: TAC
SNYDER & ASSOCIATES, INC. Engineers and Planners	DATE: 10/27/16
5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 (319) 362-9394	TECH: TWF

Y:\print_drivers\Black_Gray\V8iBWHalfWeightPDF.pltcfg
Y:\pen\date.tbl
Snyder

m:\2011_projects\111.0686_dvnprt_76th_st\cadd\plats\004_GLAUS_ACQ.dgn
11/1/2016

RIGHT OF WAY ACQUSITION PLAT

ACQUISITION DESCRIPTION - AREA A

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 0°43'03" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°01'28" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 494.11 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND SOUTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 40.25 FEET AND WHOSE CHORD BEARS SOUTH 45°50'55" EAST, 36.04 FEET TO THE WEST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 778.00 FEET, WHOSE LENGTH IS 512.73 FEET AND WHOSE CHORD BEARS SOUTH 19°08'01" WEST, 503.51 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 873.80 FEET, WHOSE LENGTH IS 327.21 FEET AND WHOSE CHORD BEARS NORTH 23°00'14" EAST, 325.30 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 666.00 FEET, WHOSE LENGTH IS 176.15 FEET AND WHOSE CHORD BEARS NORTH 0°00'54" WEST, 175.64 FEET; THENCE NORTH 51°47'24" WEST, 30.49 FEET; THENCE SOUTH 87°44'03" WEST, 354.12 FEET; THENCE ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 104.02 FEET AND WHOSE CHORD BEARS NORTH 88°33'01" WEST, 103.94 FEET TO SAID WEST LINE OF THE NORTHEAST 1/4; THENCE NORTH 0°43'03" WEST ALONG SAID WEST LINE, A DISTANCE OF 1.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES (12,008 SQUARE FEET) AND SUBJECT TO ANY AND EASEMENTS OF RECORD.

ACQUISITION DESCRIPTION - AREA B

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST; THENCE NORTH 88°00'44" EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 64.02 FEET; THENCE SOUTH 1°58'14" EAST, 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°00'44" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.58 FEET; THENCE SOUTH 1°57'49" EAST, 5.59 FEET; THENCE SOUTH 88°02'11" WEST, 282.49 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 420.50 FEET, WHOSE LENGTH IS 97.33 FEET AND WHOSE CHORD BEARS SOUTH 81°24'20" WEST, 97.11 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 45.50 FEET, WHOSE LENGTH IS 42.70 FEET AND WHOSE CHORD BEARS SOUTH 47°53'32" WEST, 41.15 FEET TO THE EAST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 859.00 FEET. WHOSE LENGTH IS 19.02 FEET AND WHOSE CHORD BEARS NORTH 0°34'50" EAST, 19.02 FEET TO SAID SOUTH RIGHT OF WAY LINE OF W 76TH STREET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 38.42 FEET AND WHOSE CHORD BEARS NORTH 43°58'56" EAST, 34.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES (3,087 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

DATE OF SURVEY

10-26-2016

OWNER

SB REAL ESTATE LLC

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 100'
Technician: TWF | Date: 10/27/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 1 of 2

PART NE 1/4 SEC. 3-78-3

RIGHT OF WAY ACQUSITION PLAT

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

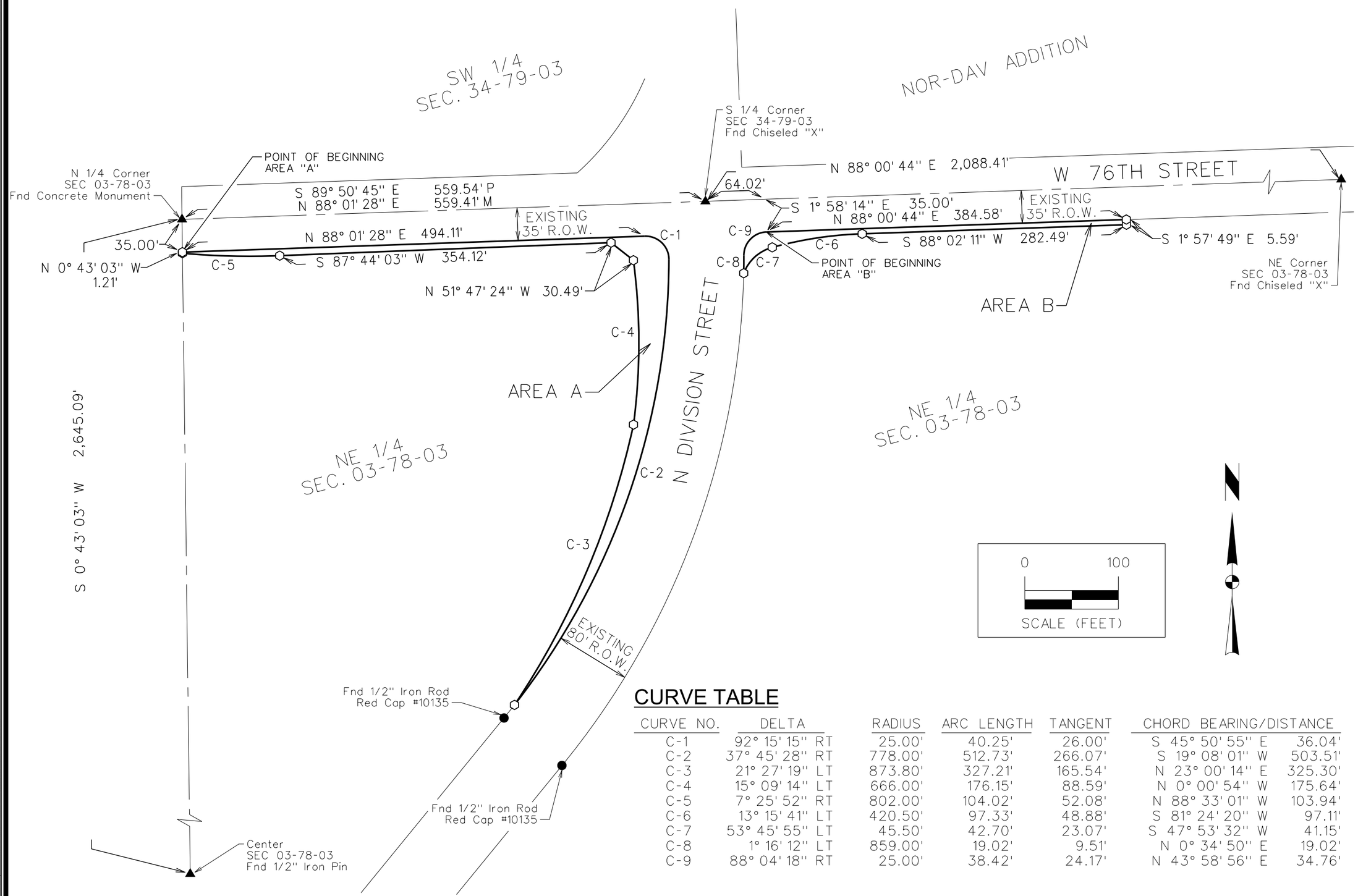
Project No: 1110686

Sheet 1 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394
RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

Y:\gen\date.tbl
Y:\Print_drivers\Black_Gray\VBBwhite\Height3Pt.tbl
Snyder
1/6/2
1/1/2016
3:09:53 PM
m:\2011_projects\1110686_dvrpt_76th_st\cad\plats\005_4B_ACQ.DGN

RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C-1	92° 15' 15" RT	25.00'	40.25'	26.00'	S 45° 50' 55" E	36.04'
C-2	37° 45' 28" RT	778.00'	512.73'	266.07'	S 19° 08' 01" W	503.51'
C-3	21° 27' 19" LT	873.80'	327.21'	165.54'	N 23° 00' 14" E	325.30'
C-4	15° 09' 14" LT	666.00'	176.15'	88.59'	N 0° 00' 54" W	175.64'
C-5	7° 25' 52" RT	802.00'	104.02'	52.08'	N 88° 33' 01" W	103.94'
C-6	13° 15' 41" LT	420.50'	97.33'	48.88'	S 81° 24' 20" W	97.11'
C-7	53° 45' 55" LT	45.50'	42.70'	23.07'	S 47° 53' 32" W	41.15'
C-8	1° 16' 12" LT	859.00'	19.02'	9.51'	N 0° 34' 50" E	19.02'
C-9	88° 04' 18" RT	25.00'	38.42'	24.17'	N 43° 58' 56" E	34.76'

MARK	REVISION	DATE	BY

Engineer: Checked By: EM Scale: 1"= 100'
Technician: TWF Date: 10/27/16 Field Bk: Pg:
Project No: 1110686
Sheet 2 of 2

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PART NE 1/4 SEC. 3-78-3

RIGHT OF WAY ACQUISITION PLAT

Project No: 1110686
Sheet 2 of 2

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOTS 9, 10, 11 AND 12, NOR-DAV ADDITION AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M.; THENCE NORTH 88°01'05" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 83.00 FEET; THENCE NORTH 1°58'55" WEST, 35.00 FEET TO THE NORTH RIGHT OF 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 47°06'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.95 FEET TO THE EAST RIGHT OF WAY LINE OF DIVISION STREET; THENCE NORTH 2°07'21" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 335.17 FEET; THENCE NORTH 7°15'48" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 61.32 FEET; THENCE SOUTH 2°07'21" EAST, 391.53 FEET; THENCE SOUTH 47°06'34" EAST, 60.39 FEET; THENCE NORTH 88°02'11" EAST, 355.99 FEET; THENCE SOUTH 1°58'55" EAST, 4.45 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 88°01'05" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 365.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES (5,867 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

HARDI, INC.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 60'
Technician: TWF | Date: 10/28/16 | Field Bk: | Pg:

Project No: 1110686 | Sheet 1 of 2

PART LOT 9, 10, 11 & 12, NOR-DAV ADDITION

RIGHT OF WAY ACQUISITION PLAT

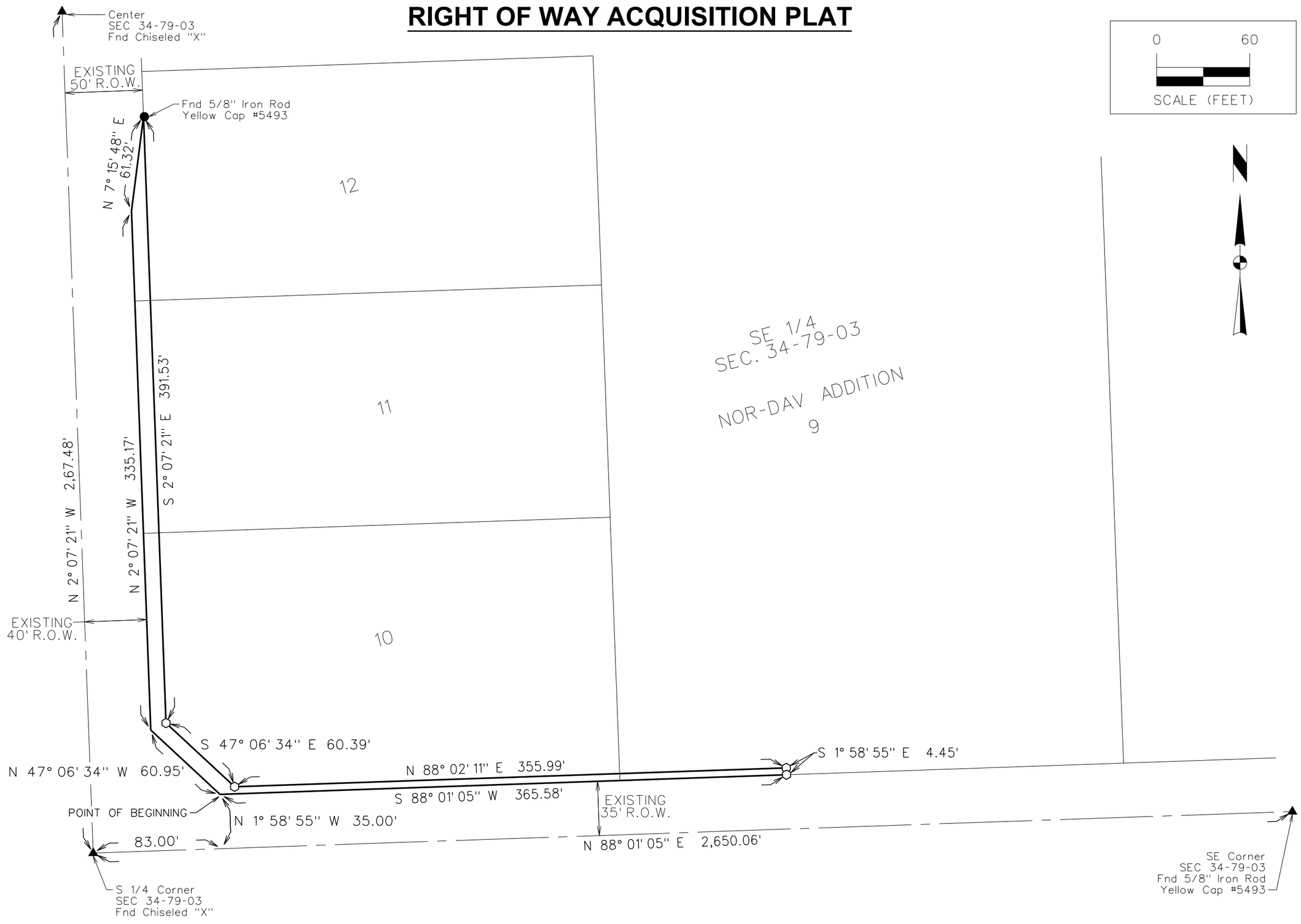
SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686
Sheet 1 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394
RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

m:\2011_projects\1110686_dvrpvt_76th_st\cadd\plats\506_HARDI_ACQ.dgn
11/17/2016 3:09:37 PM
Snyder 180
Y:\pen\date.tbl
Y:\Grint_drivers\Black_Gray\VBBWhite\Height3Pt.tbl

RIGHT OF WAY ACQUISITION PLAT



MARK	REVISION	DATE	BY

Engineer: EM | Checked By: | Scale: 1"= 60'
Technician: TWF | Date: 10/28/16 | Field Bk: | Pg:

Project No: 1110686

Sheet 2 of 2

PART LOT 9, 10, 11 & 12, NOR-DAV ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686

Sheet 2 of 2

FID	Parcel	Address	Occupancy	Deed1_Na	Deed1_Ad	Deed1_CS	Deed2_Na	Deed2_Ad	Deed2_CS
0	W0301-19	2113 W 75	Single-Fam	AARON C E	2113 W 75	DAVENPOI	EDMARK A		
1	W0301-39	2116 W 75	Single-Fam	STEPHEN D	2116 W 75	DAVENPOI			
2	W0301-40	2114 W 75	Single-Fam	MARY J BR	2114 W 75	DAVENPOI			
3	W0301-41	2112 W 75	Single-Fam	KEVIN R NI	2112 W 75	DAVENPOI			
4	W0301-42	2110 W 75	Single-Fam	ALVIN L ELI	2110 W 75	DAVENPOI	AND WIFE		
5	W0301-43	2108 W 75	Single-Fam	MICHAEL A	2108 W 75	DAVENPOI	DEAHL ROS		
6	W0302-01	2106 W 75	Single-Fam	RAMONA	1509 BROV	BETTENDO			
7	W0302-02	2104 W 75	Single-Fam	MARY L MC	2104 W 75	DAVENPOI			
8	W0302-03	2102 W 75	Single-Fam	ALENA NE	738 COX C	LECLAIRE I			
9	W0302-04	2016 W 75	Single-Fam	ANTHONY	2016 W 75	DAVENPOI			
10	W0302-05	2014 W 75	Single-Fam	ROGER L G	2014 W 75	DAVENPOI	GORDON E		
11	W0302-06	2012 W 75	Single-Fam	WAYNE &	2325 W 57	DAVENPOI			
12	W0302-07	2010 W 75	Single-Fam	NICHOLAS	2010 W 75	DAVENPOI			
13	W0302-08	2008 W 75	Single-Fam	BLACK BC	2345 RICE	ROSEVILLV			
14	W0302-09	2006 W 75	Single-Fam	VERNON R	2006 W 75	DAVENPOI	STRASSER		
15	W0302-10	2004 W 75	Single-Fam	JANN J STA	2004 W 75	DAVENPOI			
16	W0302-11	2005 W 75	Single-Fam	BENJIMAN	2005 W 75	DAVENPOI			
17	W0302-12	2007 W 75	Single-Fam	HERCHEL E	2007 W 75	DAVENPOI	ANDERSON		
18	W0302-27	2009 W 75	Single-Fam	PAUL R REI	2009 W 75	DAVENPOI			
19	W0302-28	2011 W 75	Single-Fam	RONDA JE	2011 W 75	DAVENPOI			
20	W0302-29	2013 W 75	Single-Fam	ROGER L G	2014 W 75	DAVENPOI	GORDON E		
21	W0302-44	2103 W 75	Single-Fam	BAKER RL	2103 W 75	DAVENPOI	RUBIO JOH		
22	W0303-16	7510 PACII	Single-Fam	IGNACIO E	7510 PACII	DAVENPOI			
23	W0303-17	7602 PACII	Two-Famil	BECKER DC	1808 W 51	DAVENPOI			
24	W0303-22			SEBASTION	6 MUSKET	LE CLAIRE I			
25	W0303-24	1930 W 75	Two-Famil	4 CITY HOM	1760 WEST	WEST POIN			
26	W0303-25	1924 W 75	Two-Famil	4 CITY HOM	1760 WEST	WEST POIN			
27	W0303-26	1916 W 75	Two-Famil	4 CITY HOM	1760 WEST	WEST POIN			
28	W0303-27	1910 W 75	Two-Famil	GOLD STAI	5625 HILLS	DAVENPOI			
29	W0303-28	1904 W 75	Two-Famil	GOLD STAI	5625 HILLS	DAVENPOI			
30	W0303-29	7509 PACII	Single-Fam	PATTI J JOI	7509 PACII	DAVENPOI			
31	W0303-30	1911 W 75	Single-Fam	OF DAVENI	ATTN: FIN/	DAVENPOI			
32	W0303-31	1907 W 75	Single-Fam	OF DAVENI	ATTN: FIN/	DAVENPOI			
33	W0305-07			SB REAL ES	350 JOHN	MOLINE IL			
34	W3355-05	2240 W 76		DRBE PROI	2345 4TH /	MOLINE IL			
35	W3355-12	W 76TH ST		CETEK INC	2235 W 76	DAVENPOI			
36	W3355-13	2235 W 76		CETEK INC	2235 W 76	DAVENPOI			
37	W3449-05			NANCY L S	108 7TH ST	DURANT IA	JFSJA HAM		
38	W3453-01	1500 W 76		HARDI INC	1500 W 76	DAVENPOI			
39	W3453-03	7805 N DIV		RENO INVE	26860 169	LONG GRO			
40	W0301-17	2109 W 75	Single-Fam	KIRK D FOI	2109 W 75	DAVENPOI			
41	W0301-18	2111 W 75	Single-Fam	ERIC W WE	2111 W 75	DAVENPOI	WEEKS KA		
42	W0302-45	2105 W 75	Single-Fam	CRYSTAL P	2105 W 75	DAVENPOI			
43	W0302-46	2107 W 75	Single-Fam	LLC OSZFC	6434 DIVIS	DAVENPOI			
44	W0303-32	1903 W 75	Single-Fam	OF DAVENI	ATTN: FIN/	DAVENPOI			
45	W3451-01	7616 N DIV	Single-Fam	RANDY A H	2520 E LOI	ELDRIDGE	HAMANN I		

46 W3451-01 7616 N DIV JFSJA HAM 19051 220 DAVENPOI NANCY L S

Cont1_Nar	Cont1_Adc	Cont1_CSZ	Cont2_Nar	Subdivison	Lot	Block	Yr_Built	Rental	Class
				REPLAT	31	2	1953	N	R
				REPLAT	37	1	1953	N	R
				REPLAT	38	1	1953	N	R
				REPLAT	39	1	1953	N	R
				REPLAT	40	1	1953	N	R
				REPLAT	41	1	1953	N	R
				REPLAT	42	1	1953	N	R
				REPLAT	43	1	1953	N	R
				REPLAT	44	1	1953	Y	R
				REPLAT	45	1	1953	N	R
				REPLAT	46	1	1953	N	R
				REPLAT	47	1	1953	Y	R
				REPLAT	48	1	1953	N	R
				REPLAT	49	1	1953	Y	R
				REPLAT	50	1	1953	N	R
				REPLAT	51	1	1953	N	R
				REPLAT	17	6	1953	N	R
				REPLAT	16	6	1953	N	R
				REPLAT	22	5	1953	N	R
				REPLAT	21	5	1953	N	R
				REPLAT	20	5	1953	N	R
				REPLAT	25	4	1953	N	R
				RIDGEVIEV	18	6	1961	N	R
				RIDGEVIEV	52	1	1979	Y	R
				REPLAT		10	0	N	R
				REPLAT	1	10	1976	Y	R
				REPLAT	2	10	1976	Y	R
				REPLAT	3	10	1976	Y	R
				REPLAT	4	10	1976	Y	R
				REPLAT	5	10	1976	Y	R
				REPLAT	1		1985	N	R
				REPLAT	2		1982	Y	E
				REPLAT	3		1982	Y	E
				SECTION 0			0	N	A
				I	5		0	N	C
				I	12		0	N	C
				I	13		0	N	C
				SECTION 3			0	N	A
				NOR DAV A	13		0	N	I
				SECTION 3			0	N	C
				REPLAT	33	2	1953	N	R
				REPLAT	32	2	1953	N	R
				REPLAT	24	4	1953	N	R
				REPLAT	23	4	1953	Y	R
				REPLAT	4		1982	Y	E
				HAMANN F	1		1910	Y	A

SECTION 3 0 N A

Land_Valu	Building_V	Total_Valu
17870	50940	68810
19730	57900	77630
18590	44250	62840
16970	56730	73700
16970	65970	82940
16770	52460	69230
16770	54510	71280
16770	57850	74620
16770	52600	69370
16770	57210	73980
16770	46110	62880
16770	49300	66070
16770	51220	67990
16770	53210	69980
16770	53500	70270
16770	47650	64420
16580	33230	49810
19340	69660	89000
19340	60080	79420
16580	48120	64700
19340	55140	74480
19340	49790	69130
19340	72740	92080
19570	74150	93720
18270	0	18270
20260	62500	82760
20020	62120	82140
20930	62120	83050
22580	62120	84700
24170	62120	86290
20720	95450	116170
21000	0	21000
21000	0	21000
17300	0	17300
185900	0	185900
51000	0	51000
59100	0	59100
77800	0	77800
467500	0	467500
167000	0	167000
17960	54790	72750
19170	65730	84900
16580	56710	73290
19340	46840	66180
20420	0	20420
2000	0	2000

74000	0	74000

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – APRIL 18, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-03: Request of the City of Davenport to rezone 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District. [8th Ward]

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday April 18, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting also on Tuesday April 18, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200-foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) the request of the City of Davenport to rezone 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District. [8th Ward]

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Tuesday, April 25, 2017

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Plan and Zoning Commission public hearing notice in your next available edition of the Quad City Times, (which should be April 8) or as soon after as possible.

The PO number for this notice is 1716035.

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

Sincerely,
Matt Flynn, Senior Planning Manager
City of Davenport
563-326-7743

NOTICE
PUBLIC HEARING
TUESDAY, APRIL 18, 2017 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. REZ17-03 Proposed rezoning of 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District [8th Ward]

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, November 01, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No 1716035

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

April 5, 2017

Dear Property Owner:

The City has recently been awarded a grant by the State of Iowa for the extension of West 76th Street from Division Street westward to Northwest Boulevard. (See attached map) This will facilitate additional traffic generated by increased development in the Eastern Iowa Industrial Center; namely, Kraft, Sterilite, and others.

In order to prepare this land for development, the City has initiated a rezoning of the adjacent property to M-1, Light Industrial District. No development is proposed at this time.

You are invited to a neighborhood meeting on Thursday, April 13, 2017, 5:30 pm at Red Hawk Golf Course (in case of rain meet under the shelter on the south side of the clubhouse).

In addition, the Davenport Plan and Zoning Commission will conduct a public hearing on this matter on Tuesday, April 18, 2017, 5:00 pm in the City Council Chambers.

If you cannot attend one of these meetings and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
mflynn@ci.davenport.ia.us
563-326-7743

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
Case No. F17-09: the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots.

ATTACHMENTS:

Type	Description
Backup Material	F17-09 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:41 PM

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: May 02, 2017
Request: Final Plat Riverview on 6th Subdivision
Case No.: F17-09
Applicant: City of Davenport – Community Planning & Economic Development

Recommendation:

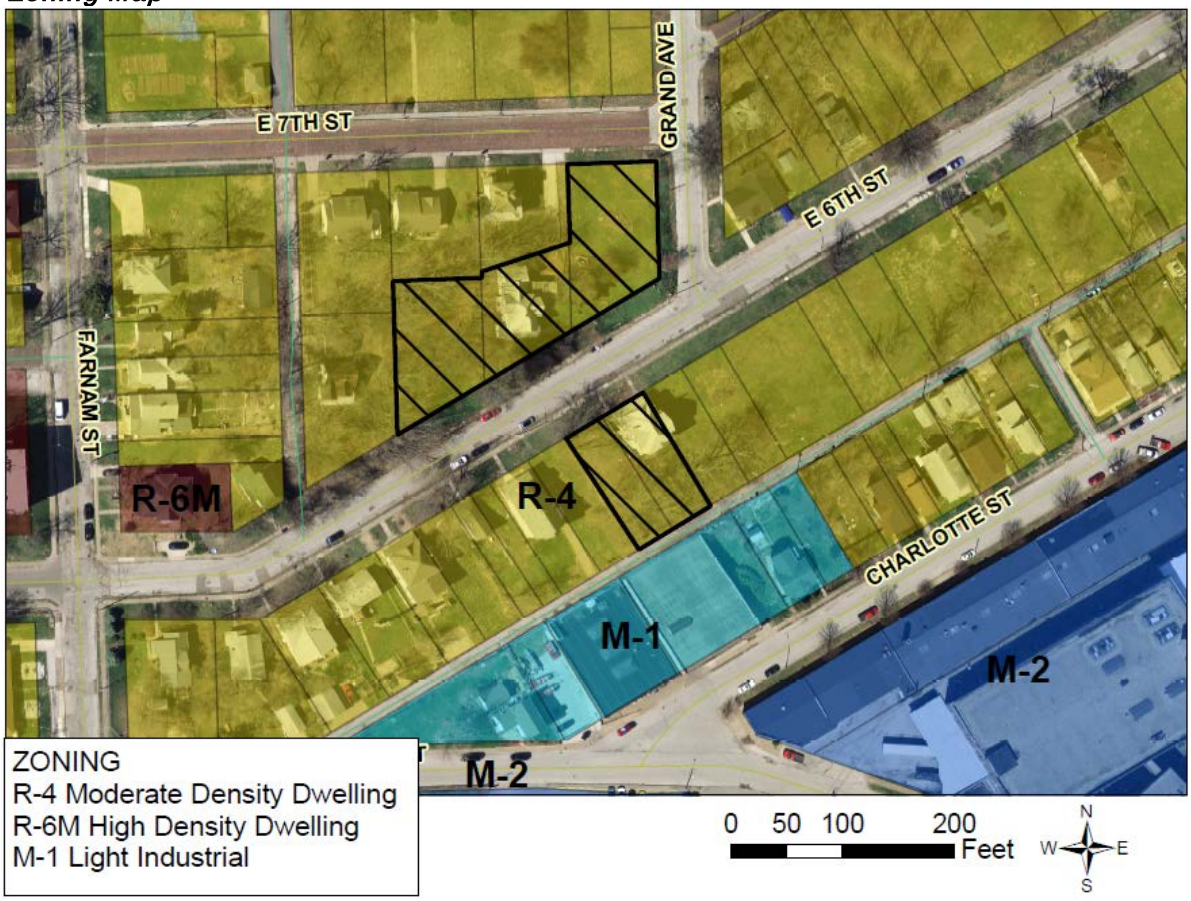
Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the listed conditions.

Introduction:

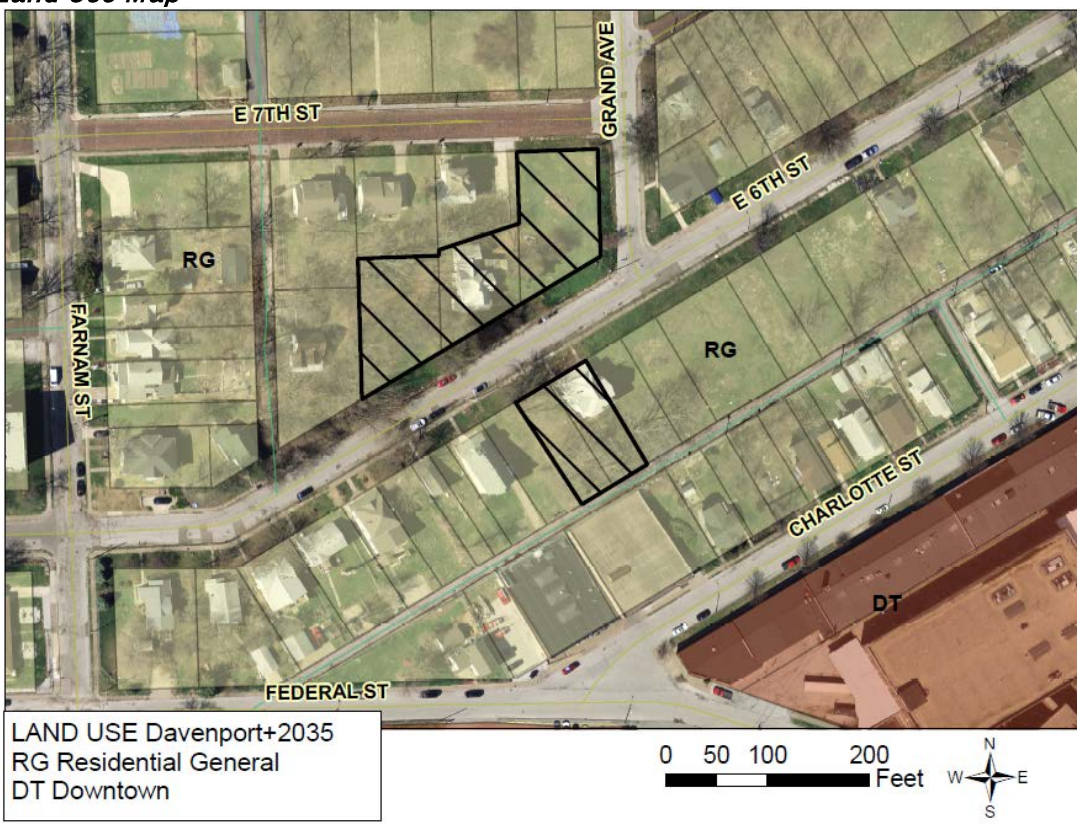
Petition of the Department of Community Planning & Economic Development of the City of Davenport for approval of a three lot subdivision to consolidate five parcels into three lots to allow the construction of three single family residences. The plat contains 0.84 acres, more or less.

AREA CHARACTERISTICS:

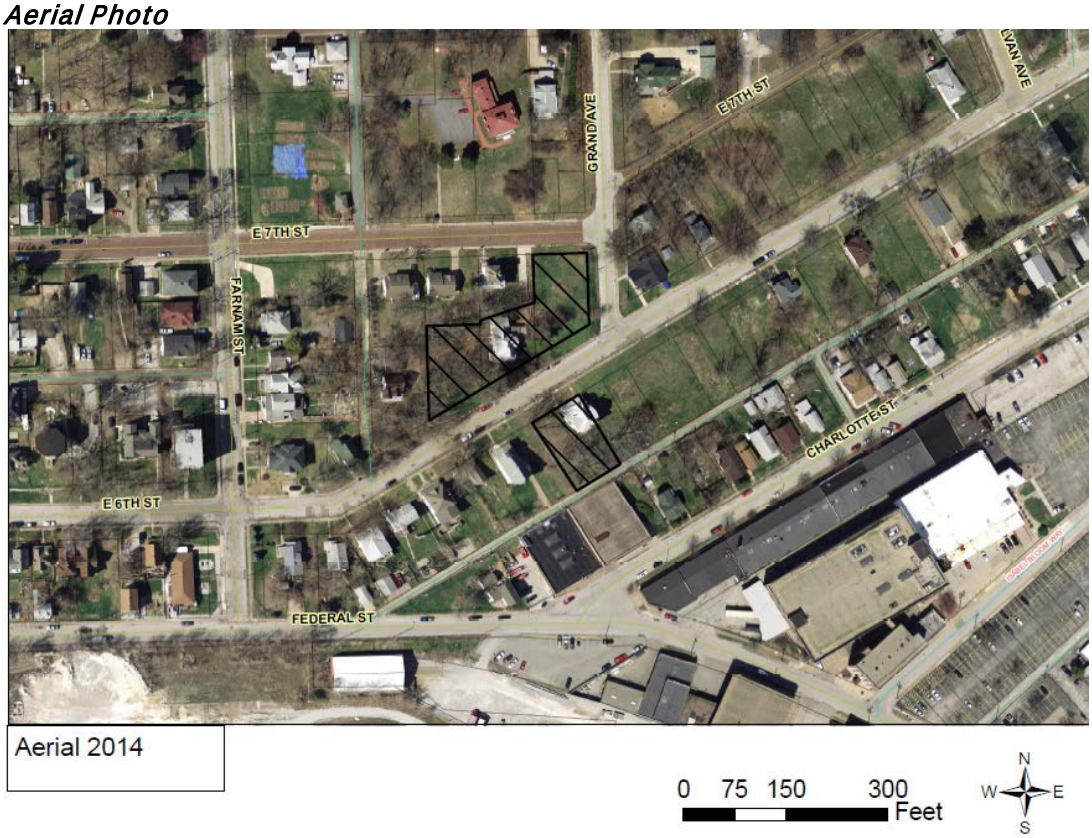
Zoning Map



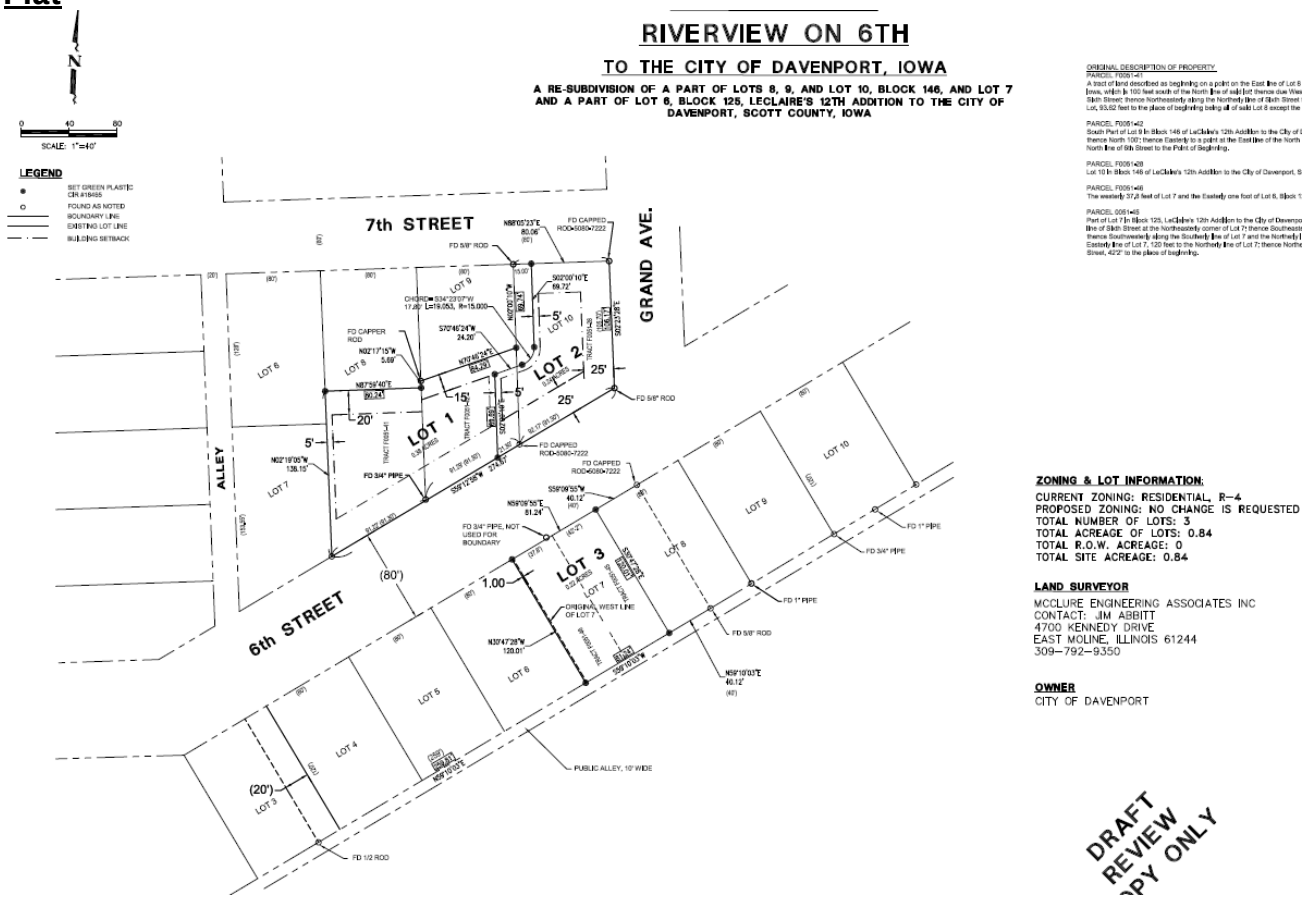
Land Use Map



Aerial Photo



Plat



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

Proposed Land Use Designation:
Residential General (RG) Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case:

- Strengthen the existing built environment
- Identify and reserve land for future development

Iowa Smart Planning Principles:

Revitalization - Facilitate the revitalization of neighborhoods by promoting development that conserves land, and use of existing sites and infrastructure is preferred over new construction in undeveloped areas.

Technical Review:
Streets. The plat is located along both sides of East 6th Street between Farnam Street to the west and Grand Avenue to the east.

Storm Water. There appears to be no stormwater infrastructure in the area; due to the topography being the river bluffs stormwater flow is overland.

Sanitary Sewer. Sanitary sewer service is located is located in 6th Street and Grand Avenue (both 10-inch lines).

Other Utilities. This is an urban area and normal utility services are available. MidAmerican has gas service in the adjacent street and electrical service in the immediately surrounding the area. Iowa American has water service in the surrounding streets.

Emergency Services. The property is located approximately one (1) mile from the Central Fire Station, which is located at 331 Scott Street.

Parks/Open Space. There is no impact on proposed or existing parks or open space.

PUBLIC INPUT
This is a final plat and does not require notification.

DISCUSSION
The petitioner is proposing a three lot subdivision to allow for single family residential infill development. The issues with the plat are technical: identifying lot corners; differentiating between the existing and proposed lot lines. The shared nature of the driveway access can and has promoted legal conflicts between homeowners. The northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

STAFF RECOMMENDATION
Findings:
- The plat conforms to the Comprehensive Plan Davenport 2035
- The plat promotes infill development

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the following conditions:
1. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
2. For clarity the existing lot lines within new lots 2 and 3 should be dashed.
3. That the northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

Technical Review Comments

Tom Leabhart, P.E. - Development Engineer

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
4. For clarity the existing lot lines within new lots 2 and 3 should be dashed.

Billy Fisher, CPMSM - Urban Conservationist

Natural Resources has no issues at this time.

Nathan E. Miller - Supervisor, Gas Distribution Engineering

We currently have a high pressure main (north side) and low pressure main (south side) of the street in the existing 80' ROW; we are good as long as that doesn't change.

PLAT OF SUBDIVISION

RIVERVIEW ON 6TH

TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF A PART OF LOTS 8, 9, AND LOT 10, BLOCK 146, AND LOT 7 AND A PART OF LOT 6, BLOCK 125, LECLAIRE'S 12TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

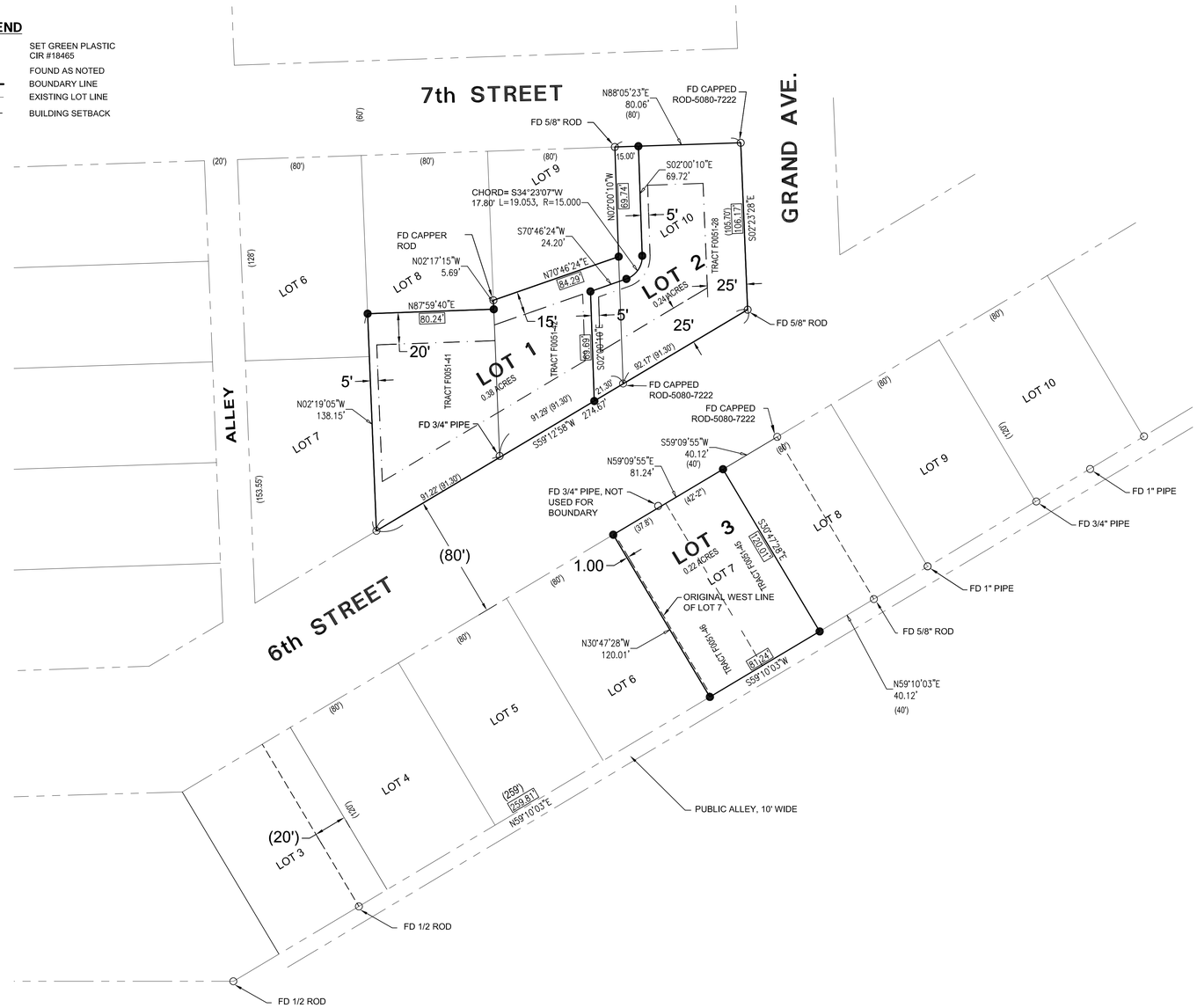
N

0 40 80

SCALE: 1"=40'

LEGEND

- ● SET GREEN PLASTIC CIR #18465
- ○ FOUND AS NOTED
- BOUNDARY LINE
- EXISTING LOT LINE
- BUILDING SETBACK



ORIGINAL DESCRIPTION OF PROPERTY

PARCEL F0051-41
A tract of land described as beginning on a point on the East line of Lot 8 of Block 146 LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa, which is 100 feet south of the North line of said lot; thence due West 80 feet; thence South parallel with the East line of said Lot to the North line of Sixth Street; thence Northeasterly along the Northerly line of Sixth Street to the Southeast corner of said Lot 8; thence North along the East line of said Lot, 93.62 feet to the place of beginning being all of said Lot 8 except the North 100 feet thereof.

PARCEL F0051-42
South Part of Lot 9 in Block 146 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa. Commencing at the Southwest corner of Lot 9, thence North 100'; thence Easterly to a point at the East line of the North 80' North of the Southeast corner; thence South 80'; thence West along the North line of 6th Street to the Point of Beginning.

PARCEL F0051-28
Lot 10 in Block 146 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

PARCEL F0051-46
The westerly 37.8 feet of Lot 7 and the Easterly one foot of Lot 6, Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

PARCEL 0051-45
Part of Lot 7 in Block 125, LeClaire's 12th Addition to the City of Davenport, Iowa, more particularly described as follows: Commencing on the Southerly line of Sixth Street at the Northeasterly corner of Lot 7; thence Southeasterly along the Easterly line of Lot 7, 120 feet to the Southeasterly corner of Lot 7; thence Southwesterly along the Southerly line of Lot 7 and the Northerly line of an alley for a distance of 42'2"; thence Northwesterly parallel with the Easterly line of Lot 7, 120 feet to the Northerly line of Lot 7; thence Northeasterly along the Northerly line of said Lot 7 and the southerly line of Sixth Street, 42'2" to the place of beginning.

ZONING & LOT INFORMATION:

CURRENT ZONING: RESIDENTIAL, R-4
PROPOSED ZONING: NO CHANGE IS REQUESTED
TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE OF LOTS: 0.84
TOTAL R.O.W. ACREAGE: 0
TOTAL SITE ACREAGE: 0.84

LAND SURVEYOR

MCCLURE ENGINEERING ASSOCIATES INC
CONTACT: JIM ABBITT
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
309-792-9350

OWNER

CITY OF DAVENPORT

DRAFT REVIEW COPY ONLY

CITY OF DAVENPORT-OWNER

BY:_____

DATE:_____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY CITY OF DAVENPORT

IOWA-AMERICAN WATER COMPANY

BY:_____

DATE:_____

CENTURYLINK

BY:_____

DATE:_____

MEDIACOM

BY:_____

DATE:_____

CITY OF DAVENPORT, IOWA

BY:_____

DATE:_____

PLANNING AND ZONING COMMISSION

BY:_____

DATE:_____

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

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:_____
James W. Abbitt Jr.

Date _____ Reg. No. 18465

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

Prepared by: James W. Abbitt, Jr., McClure Engineering Associates, Inc. 4700 Kennedy Drive, East Moline, Illinois 61244

T:\IADA117.049\RIVERVIEW ON 6TH SUBDIVISION.dwg, 4/4/2017 10:59:47 AM, 1:1

THE CITY OF DAVENPORT
DAVENPORT, IOWA 52801

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 1"
DRAWN BY:	DEL
CHECKED BY:	JWA
DATE:	3/24/17

McClure Engineering Associates, Inc.
4700 Kennedy Drive
East Moline, Illinois 61244
(309) 792-9350
Fax (309) 792-8974
Design Firm License: Illinois#184-000816
Copyright 2017 By McClure Engineering Associates, Inc.

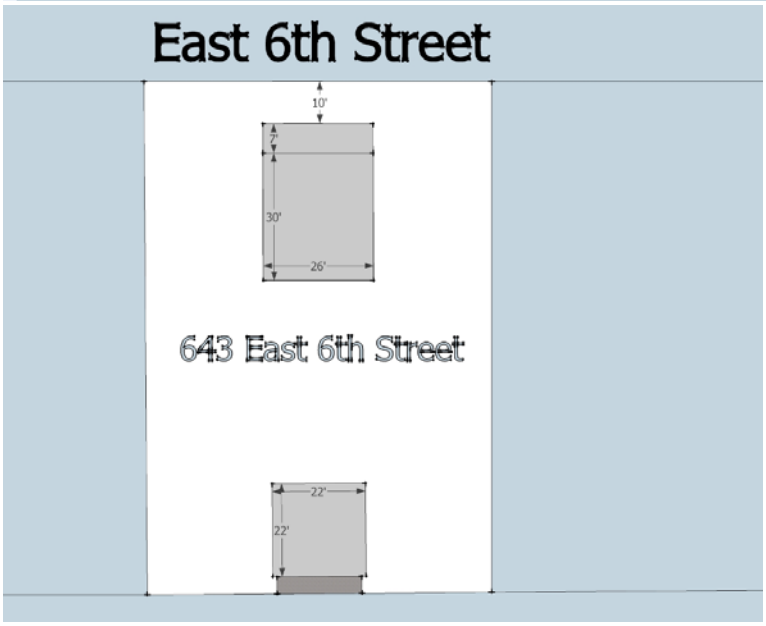
PLAT OF SUBDIVISION

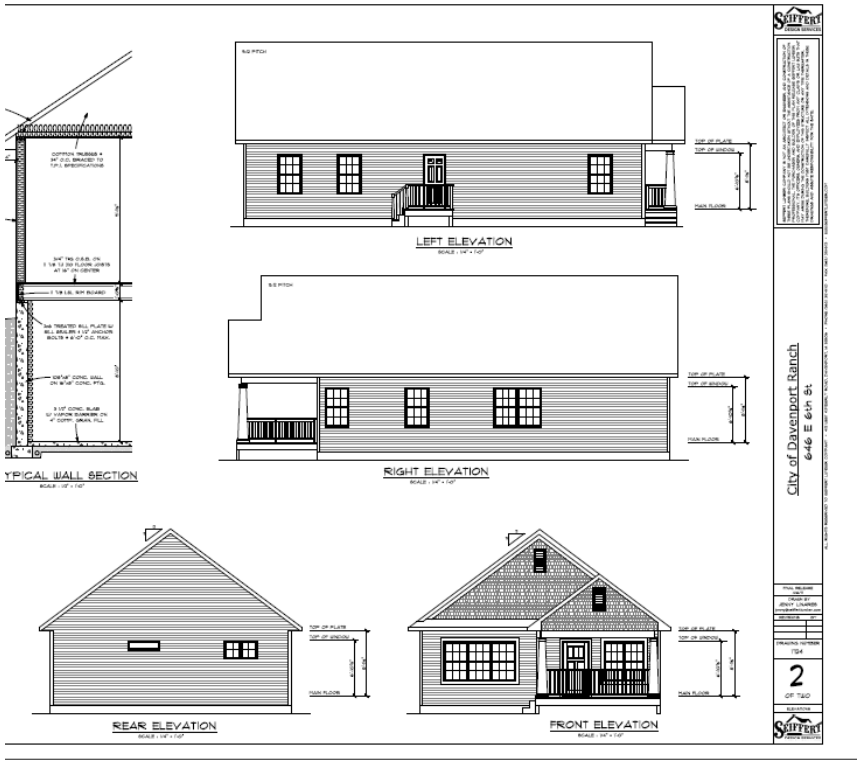
RIVERVIEW SUBDIVISION *DAVENPORT, IOWA*

FILE NAME: *T:\IADA117.049\RIVERVIEW ON 6TH SUBDIVISION.dwg* JOB NUMBER: *01-13-17-049*

SHEET NO. *1* OF *1*

Proposed Layout





646 East 6th Street (north side E 6th Street)

634 East 6th Street (North side of E 6th Street)

643 East 6th Street (south side of E 6th Street)

7TH ST
25'
GARAGE
14'
60 ft from curb
46 ft from property line
N
E
S
W
0
10
20
40
Feet

CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: RIVERVIEW ON 6TH

LOCATION: GRAND AVENUE AT 6TH STREET

DEVELOPER:
Name: MEGHAN OVERTON (DAVENPORT)
Address: 226 W 4TH STREET
Phone: 563-888-3204 FAX:
Mobile Phone: Email:

SURVEYOR ~~ENGINEER:~~
Name: MEAI JIM ABBITT
Address:
Phone: 309-792-9350 FAX:
Mobile Phone: Email:

ATTORNEY:
Name:
Address:
Phone: FAX:
Mobile Phone: Email:

OWNER:
Name: CITY OF DAVENPORT
Address:
Phone: FAX:
Mobile Phone: Email:

NUMBER OF LOTS: 3 ACRES: 0.84
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: NA LINEAR FEET

Does the plat contain a drainage way or floodplain area: ____Yes X No

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	$400 plus $25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	$700 plus $25/lot
More than twenty-five lots (> 25 lots)	$1,000 plus $25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	$150 per 50 feet of lineal lot frontage

NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
5/2/2017

Subject:
Case No. FDP17-02: Request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road.

Recommendation:
Staff recommendation will be provided at the May 2, 2017 Plan and Zoning Commission meeting.

Background:
Please see attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	FDP17-02 - Preview Staff Report
Backup Material	FDP17-02 - Final Development Plan
Backup Material	FDP17-02 - ORD2014-423
Backup Material	FDP17-02 - Aerial Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:41 PM

City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: May 2, 2017
Request: Final Development Plan for a medical office
Address: 3200 West Kimberly Road (Lot 1 of Genesis West Kimberly Medical Office Building)
Case No.: FDP17-02
Applicant: Genesis Health System

Recommendation:

There is no recommendation at this time.

Introduction:

Request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road.

AREA CHARACTERISTICS:

Zoning Map

Land Use Map

Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would comply with the Davenport 2035 proposed land use section.

Zoning:
The property is currently zoned "PDD" Planned Development District (Ordinance 2014-423). The adopted ordinance contains the following conditions:

1. That the proposed use of the property be limited to a medical office and ancillary medical uses;
2. That the development of the property be in general accordance with the adopted Land Use Plan;
3. That Development Plan approval be obtained pursuant to Chapter 17.32 of the Davenport Municipal Code prior to the construction of any of the improvements depicted on the approved Land Use Plan;
4. That a final plat for the reconfiguration of the property be approved and recorded prior to the construction of any of the improvements depicted on the approved Land Use Plan;
5. That the development of the property be subject to the Highway Corridor Overlay District pursuant to Chapter 17.41 and 17.45 of the Davenport Municipal Code;
6. That the parking area adjacent to the proposed north property line adjacent to the Grace Brethren Church of Davenport achieve consistency with the required 25 foot setback or a hardship variance be obtained to reduce this setback;
7. That the building achieve consistency with required additional setback for buildings over 25 feet in height or a hardship variance be obtained to reduce this setback
8. That a dedicated pedestrian sidewalk be provided from the West Kimberly Road sidewalk to the entrance of the proposed building;
9. That all building mounted and parking lot lighting be completely shielded so that the emitted light source cannot be seen from the adjacent residential properties to west, north and east;
10. That a three foot high berm be constructed within a 30 foot wide landscape buffer along the north line adjacent to the residences; and
11. That the location, amount and type of landscaping be reviewed in conjunction with the Development Plan to ensure that it adequately mitigates the negative impacts of commercial development with the surrounding residential properties to the north.

Technical Review:

Technical review comments will be provided at the May 16, 2017 Plan and Zoning Commission meeting.

Public Input:
No public hearing is required for a Final Development Plan.

Discussion:
The proposal is to construct al a medical office building.

Staff Recommendation

There is no recommendation at this time.

Prepared by:

Ryan Rusnak, AICP
Planner III

SITE PLAN
GENESIS DAVENPORT HEALTHPLEX
DAVENPORT, IOWA

(SCALE: 1" = 20')

OWNER - DEVELOPER

GENESIS HEALTH SYSTEM
1227 EAST RUSHOLME STREET
DAVENPORT, IOWA 52806
ATTN: MIKE SHARP

SITE INFORMATION

EXISTING ZONING	-	PDD (PLANNED DEVELOPMENT DISTRICT)
LOT 1 AREA	-	127,331 SQUARE FEET, 2.92 ACRES, ±
TOTAL BUILDING AREA	-	21,515 SQUARE FEET
TOTAL HARD SURFACE AREA	-	68,530 SQUARE FEET
TOTAL OPEN SPACE AREA	-	37,286 SQUARE FEET
TOTAL PARKING	-	175 SPACES (INCLUDES 14 ADA SPACE)
TOTAL REQUIRED PARKING	-	119 SPACES

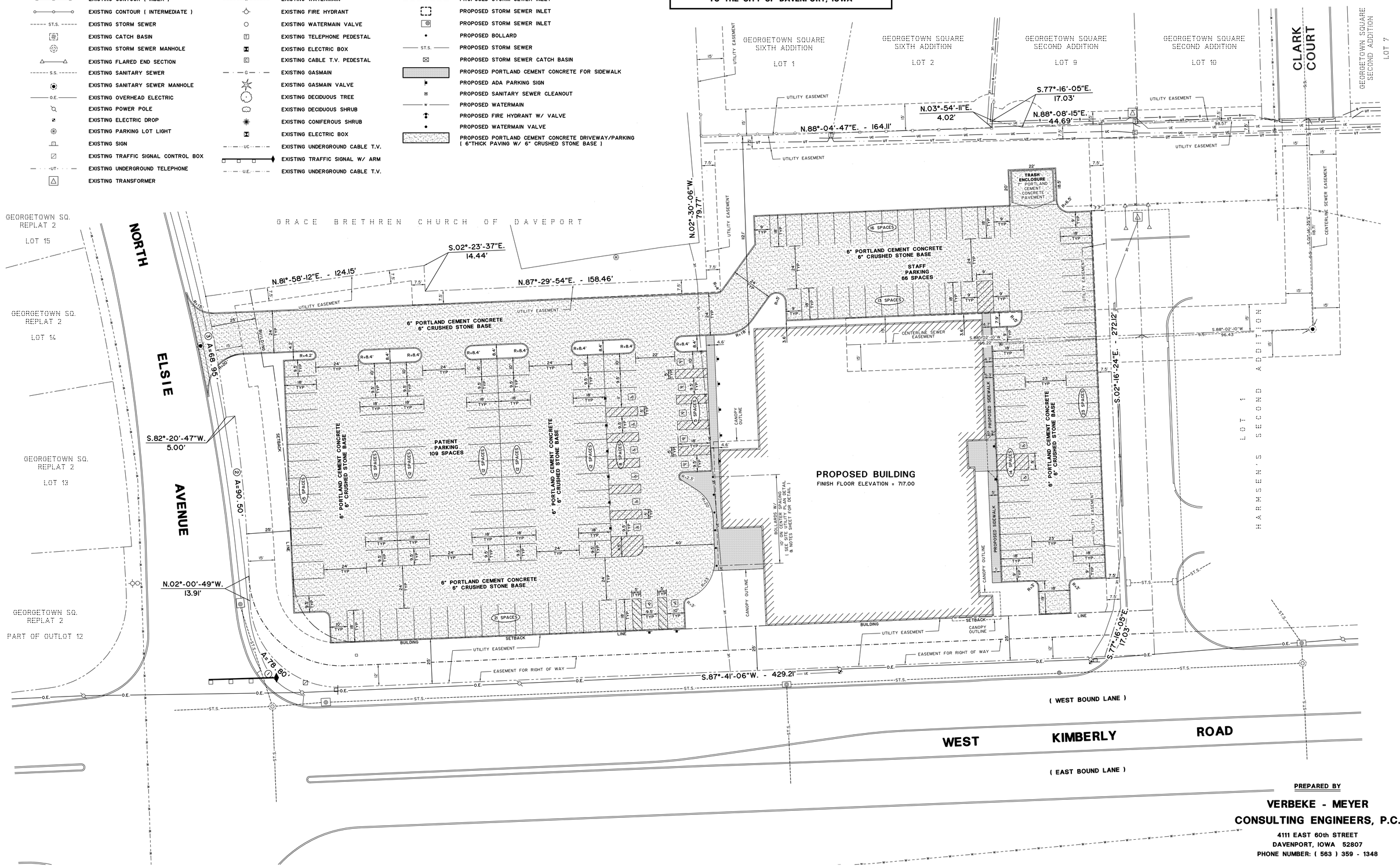
CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	50.00'	90°-43'-12"	79.15'	71.14'	N.46°-57'-47"W.	50.63'
2	990.04'	05°-14'-08"	90.47'	90.44'	N.05°-05'-00"W.	45.27'
3	985.04'	04°-00'-52"	69.02'	69.00'	N.09°-35'-07"W.	34.52

LEGAL DESCRIPTION

LOT 1 OF
GENESIS WEST KIMBERLY MEDICAL OFFICE BUILDING
FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

LEGEND

- EXISTING CONTOUR (INDEX)
- EXISTING CONTOUR (INTERMEDIATE)
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING FLARED END SECTION
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING ELECTRIC DROP
- EXISTING PARKING LOT LIGHT
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL CONTROL BOX
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TRANSFORMER
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATERMAIN VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE T.V. PEDESTAL
- EXISTING GASMAIN
- EXISTING GASMAIN VALVE
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS SHRUB
- EXISTING CONIFEROUS SHRUB
- EXISTING ELECTRIC BOX
- EXISTING UNDERGROUND CABLE T.V.
- EXISTING TRAFFIC SIGNAL W/ ARM
- EXISTING UNDERGROUND CABLE T.V.
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- PROPOSED BOLLARD
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED PORTLAND CEMENT CONCRETE FOR SIDEWALK
- PROPOSED ADA PARKING SIGN
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT W/ VALVE
- PROPOSED WATERMAIN VALVE
- PROPOSED PORTLAND CEMENT CONCRETE DRIVEWAY/PARKING (6"THICK PAVING W/ 6" CRUSHED STONE BASE)



PREPARED BY

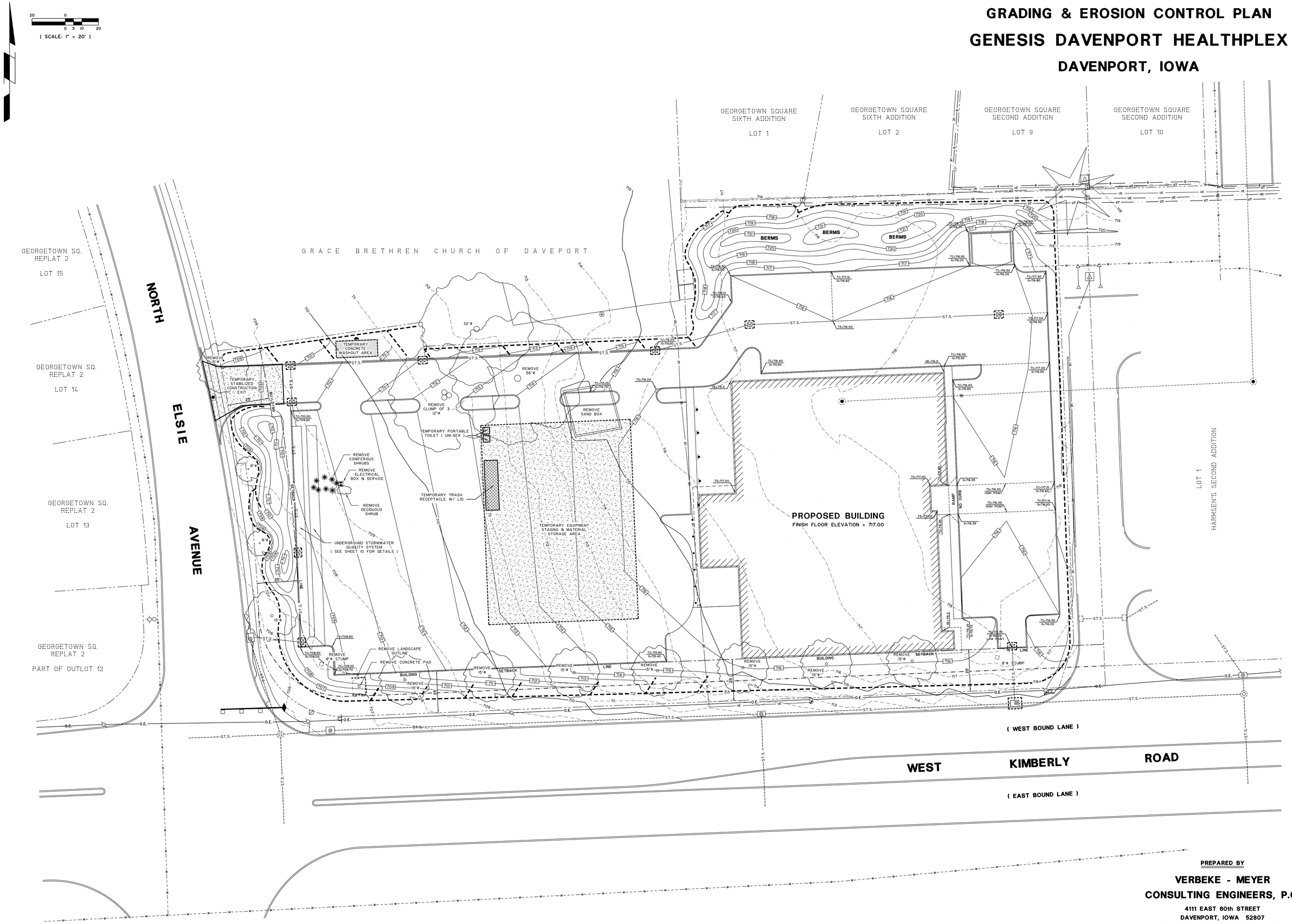
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 15289 - SHEET 3

GRADING & EROSION CONTROL PLAN

GENESIS DAVENPORT HEALTHPLEX

DAVENPORT, IOWA



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 15289 - SHEET 5

Doc ID: 020289860003 Type: LAN
Recorded: 04/01/2015 at 03:10:08 PM
Fee Amt: $17.00 Page 1 of 3
Scott County Iowa
Rita A. Vargas Recorder
File 2015-00007277

ORDINANCE NO. 2014-423

An Ordinance for the rezoning of 3.09 acres, more or less of real property from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District. The property is located at the northeast corner of North Elsie Ave and West Kimberly Road and the purpose of the rezoning is to facilitate the development of the property as medical office (Genesis Health Systems, petitioner). [2nd Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:
Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Lot 2 of Harmsen's Second Addition to the City of Davenport, Iowa together with the following described parcel:

Lot 9 and part of Lots 10 and 11 in Georgetown Square Replat 2 and part of the Northwest Quarter of Section 16, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the at the southwest corner of Lot 2 in Harmsen's Second Addition to the City of Davenport, Iowa; thence South 87 degrees 41 minutes 06 seconds West along the north right of way line of West Kimberly Road, a distance of 214.73 feet to the easterly right of way line of North Elsie Avenue; thence northwesterly 79.15 feet along said easterly right of way line and the arc of a curve to the right having a radius of 50.00 feet, a chord bearing of North 46 degrees 57 minutes 47 seconds West, and a chord distance of 71.14 feet; thence North 02 degrees 00 minutes 49 seconds West along said easterly right of way line, a distance of 13.91 feet; thence northerly 90.50 feet along said easterly right of way line and the arc of a curve to the left, having a radius of 990.04 feet, a chord bearing of North 05 degrees 02 minutes 05 seconds West, and a chord distance of 90.47 feet to the southerly line of said Lot 9; thence South 82 degrees 20 minutes 47 seconds West along said southerly line, a distance of 5.00 feet to the westerly line of said Lot 9; thence northerly 68.98 feet along said westerly line and the arc of a curve to the left, not tangent to the last described course, having a radius of 985.04 feet, a chord bearing of North 09 degrees 39 minutes 35 seconds West, and a chord distance of 68.96 feet to the northerly line of said Lot 9; thence North 81 degrees 58 minutes 12 seconds East along said northerly line, a distance of 124.15 feet to the east line of said Lot 9; thence South 02 degrees 23 minutes 37 seconds East along said east line, a distance of 14.44 feet; thence North 87 degrees 29 minutes 54 seconds East, a distance of 158.46 feet to the west line of said Lot 2 in Harmsen's Second

Addition; thence South 02 degrees 30 minutes 06 seconds East along said west line, a distance of 221.26 feet to the Point of Beginning. the above described parcel contains 59,870 square feet or 1.37 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

Said tract contains 3.09 acres, more or less.

The City Plan and Zoning Commission accepts the listed findings and forwarded Case No. REZ14-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the proposed use of the property be limited to a medical office and ancillary medical uses;
2. That the development of the property be in general accordance with the adopted Land Use Plan;
3. That Development Plan approval be obtained pursuant to Chapter 17.32 of the Davenport Municipal Code prior to the construction of any of the improvements depicted on the approved Land Use Plan;
4. That a final plat for the reconfiguration of the property be approved and recorded prior to the construction of any of the improvements depicted on the approved Land Use Plan;
5. That the development of the property be subject to the Highway Corridor Overlay District pursuant to Chapter 17.41 and 17.45 of the Davenport Municipal Code;
6. That the parking area adjacent to the proposed north property line adjacent to the Grace Brethren Church of Davenport achieve consistency with the required 25 foot setback or a hardship variance be obtained to reduce this setback;
7. That the building achieve consistency with required additional setback for buildings over 25 feet in height or a hardship variance be obtained to reduce this setback
8. That a dedicated pedestrian sidewalk be provided from the West Kimberly Road sidewalk to the entrance of the proposed building;
9. That all building mounted and parking lot lighting be completely shielded so that the emitted light source cannot be seen from the adjacent residential properties to west, north and east;
10. That a three foot high berm be constructed within a 30 foot wide landscape buffer along the north line adjacent to the residences; and
11. That the location, amount and type of landscaping be reviewed in conjunction with the Development Plan to ensure that it adequately mitigates the negative impacts of commercial development with the surrounding residential properties to the north.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration November 25, 2014

Second Consideration December 10, 2014

Approved December 10, 2014

William E. Gluba
Mayor

Attest: Jackie E. Holecek
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on December 23, 2014

Subject Property

N

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
5/2/2017

Subject:
Case No. F15-10: Request of Greater Davenport Redevelopment Corporation for a two lot final plat on 29.43 acres, more or less, located at the northeast corner of Hillandale Road and Research Parkway. The proposed plat is a replat of Lot 2 of Interstate 80 Airport Industrial Park 4th Addition and unplatted land. The property is zoned "M-1" Industrial District.

Recommendation:
Staff recommendation will be provided at the May 16, 2017 Plan and Zoning Commission meeting.

Background:
Please see attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	F17-10 - Preview Staff Report
Backup Material	F17-10 - Proposed Final Plat
Backup Material	F17-10 - Aerial Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:41 PM

City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

PLAN AND ZONING COMMISSION

Preview Date:	**May 2, 2017**
Request:	**Final Plat for Interstate 80 Airport Industrial Park 10th Addition**
Address:	**Northeast corner of Hillandale Road and Research Parkway**
Case No.:	**F17-10**
Applicant:	**Greater Davenport Redevelopment Corporation**

Recommendation:

There is no recommendation at this time.

Introduction:

Greater Davenport Redevelopment Corporation is requesting a final plat for two lot subdivision.

AREA CHARACTERISTICS:

Zoning Map

Land Use Map

Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: *Industrial District (I) - This category designates industrial uses including research, assembly/fabrication, warehousing, storage, and associated commercial/office uses.*

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed plat would comply with the Davenport 2035 proposed land use section.

Technical Review:

Technical review comments will be provided at the May 16, 2017 Plan and Zoning Commission meeting.

Public Input:
No public hearing is required for a final plat.

Discussion:
Greater Davenport Redevelopment Corporation is requesting a final plat for two lot subdivision.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

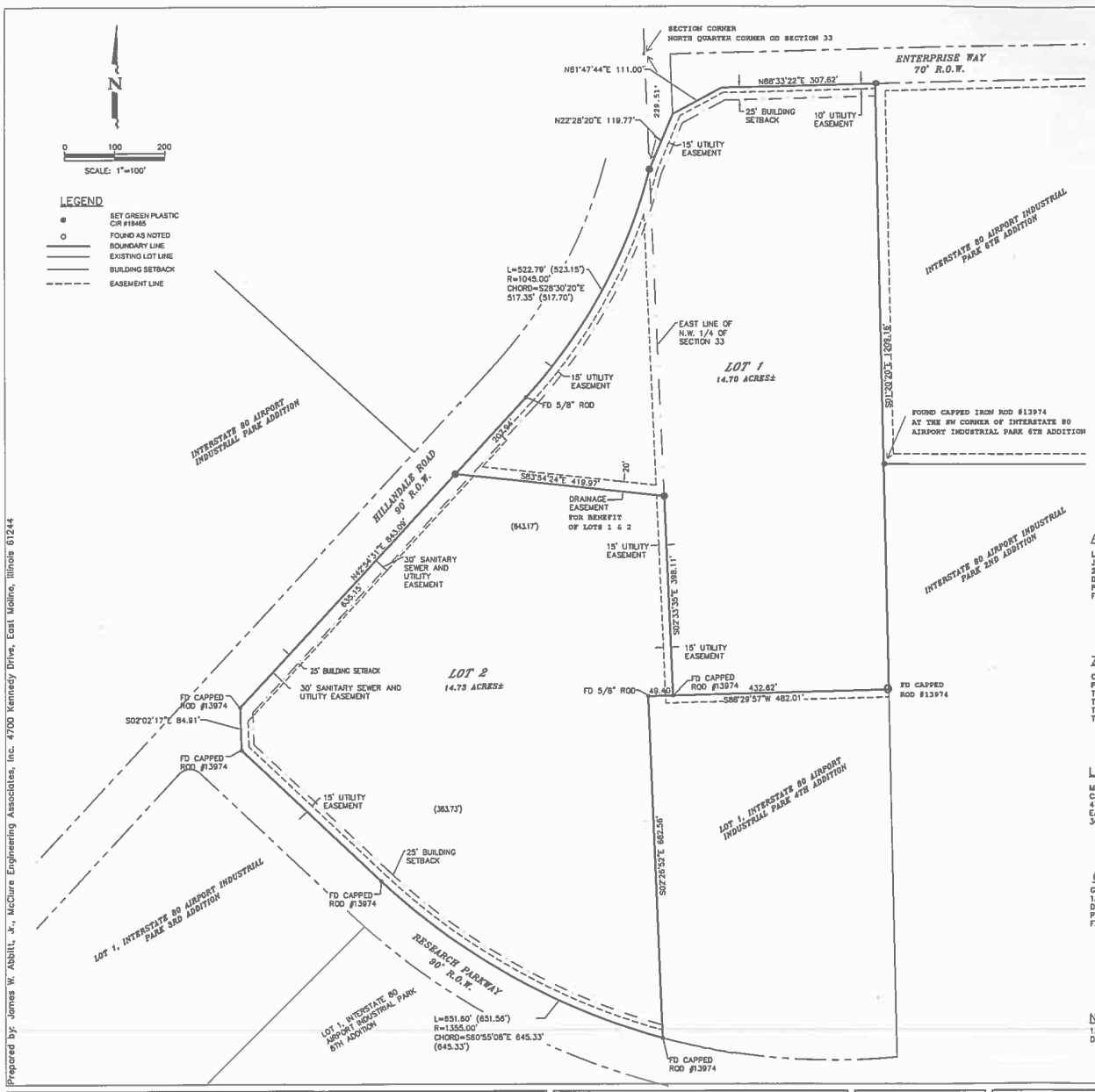
Ryan Rusnak, AICP
Planner III

PLAT OF SUBDIVISION

INTERSTATE 80 AIRPORT INDUSTRIAL PARK 10TH ADDITION

TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF LOT 2, INDUSTRIAL PARK 4TH ADDITION TO THE CITY OF DAVENPORT IOWA AND A PART OF PARCEL 2, AS SHOWN BY A SURVEY RECORDED AS DOCUMENT 2002-11747, LOCATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA



ATTORNEY

LANE & WATERMAN
JOE JUDGE
220 NORTH MAIN STREET
DAVENPORT, IOWA 52801
PHONE: 563-324-3246
FAX: 563-324-1616

ZONING & LOT INFORMATION:

CURRENT ZONING: LIGHT INDUSTRIAL, M-1
PROPOSED ZONING: NO CHANGE IS REQUESTED
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 29.44
TOTAL R.O.W. ACREAGE: 0
TOTAL SITE ACREAGE: 29.44

LAND SURVEYOR

MCCLURE ENGINEERING ASSOCIATES INC
CONTACT: JIM ABBITT
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
309-792-9350

OWNER

GREATER DAVENPORT REDEVELOPMENT CORPORATION
130 WEST SECOND STREET
DAVENPORT, IOWA 52801
PHONE: 563-322-1706
FAX: 563-322-7804

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

CITY OF DAVENPORT-OWNER

BY:_____

DATE:_____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY CITY OF DAVENPORT

IOWA-AMERICAN WATER COMPANY

BY:_____

DATE:_____

CENTURYLINK

BY:_____

DATE:_____

MEDIACOM

BY:_____

DATE:_____

CITY OF DAVENPORT, IOWA

BY:_____

DATE:_____

PLANNING AND ZONING COMMISSION

BY:_____

DATE:_____

LICENSED LAND SURVEYOR JAMES W. ABBITT JR. 18465 IOWA

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: James W. Abbitt Jr.

Date _____ Reg. No. 18465

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

Prepared by: James W. Abbitt, Jr., McClure Engineering Associates, Inc. 4700 Kennedy Drive, East Moline, Illinois 61244

GREATER DAVENPORT REDEVELOPMENT CORPORATION
130 WEST THIRD STREET, DAVENPORT, IOWA 52801

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 1'
DRAWN BY:	DEL
CHECKED BY:	JWA
DATE:	4/1/17

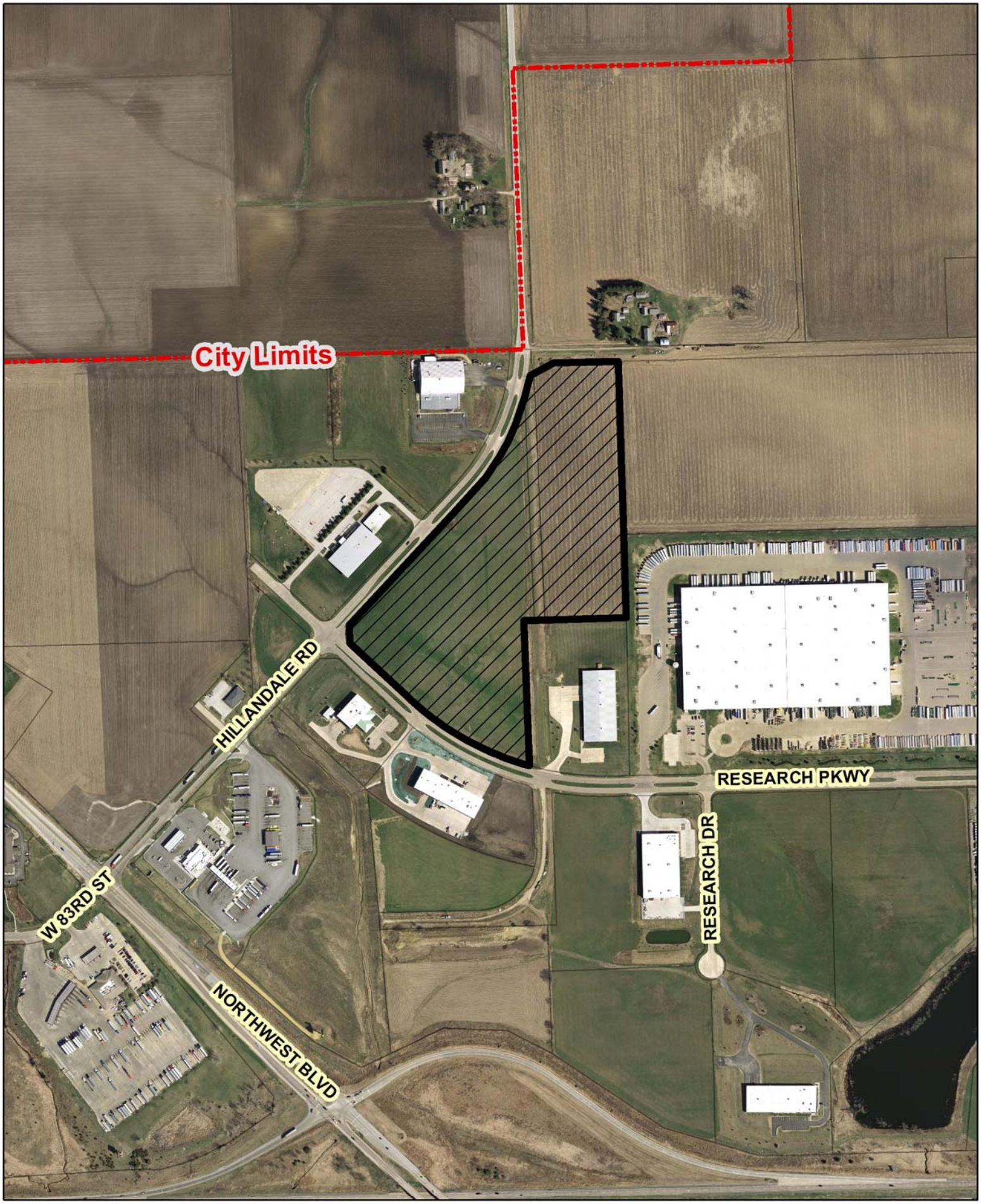
McClure Engineering Associates, Inc.
4700 Kennedy Drive (309) 792-9350
East Moline, Illinois 61244 Fax (309) 792-9874
Design Firm License: Illinois/184-000818
Copyright 2017 By McClure Engineering Associates, Inc.

PLAT OF SUBDIVISION

INTERSTATE 80 AIRPORT INDUSTRIAL PARK XXXXX ADDITION, DAVENPORT, IOWA

FILE NAME: T:\ADA\117.057\DWG\117057-SUBDIVISION-4-3-17.dwg JOB NUMBER: 01-13-17.057

SHEET NO. 1 OF 1



Subject Property

N

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
Case No. P17-02: the preliminary plat of Inverness Estates located east of Division Street and south of West 76th Street, containing 246 residential lots and 51 outlots.

ATTACHMENTS:

	Type	Description
	Backup Material	P17-02 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:08 PM

City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**05-02-17**
Request:	**Preliminary plat: 212 single-family lots 34 multi-family lots and 51 outlots**
Address:	**East of Division Street & South of West 76th Street**
Case No.:	**P17-02**
Applicant:	**SB Real Estate**

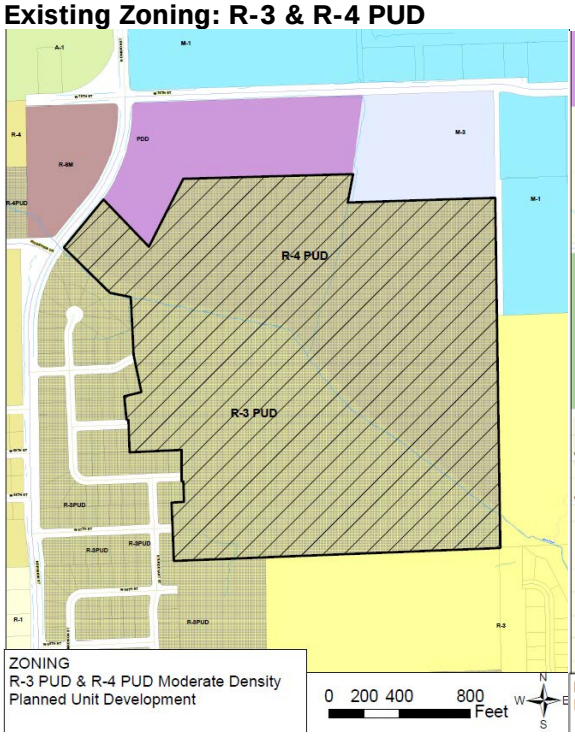
INTRODUCTION

Petition of SB Real Estate for a preliminary plat on 123 acres, more or less, of property located east of Division Street and south of West 76th Street. The platted area straddles Goose Creek with 113 building lots south of the creek (South Inverness) and 133 buildable lots north of the creek (North Inverness). The plat will facilitate residential development of single and multiple family residences. The property is zoned R-3 PUD and R-4 PUD (Planned Unit Development).

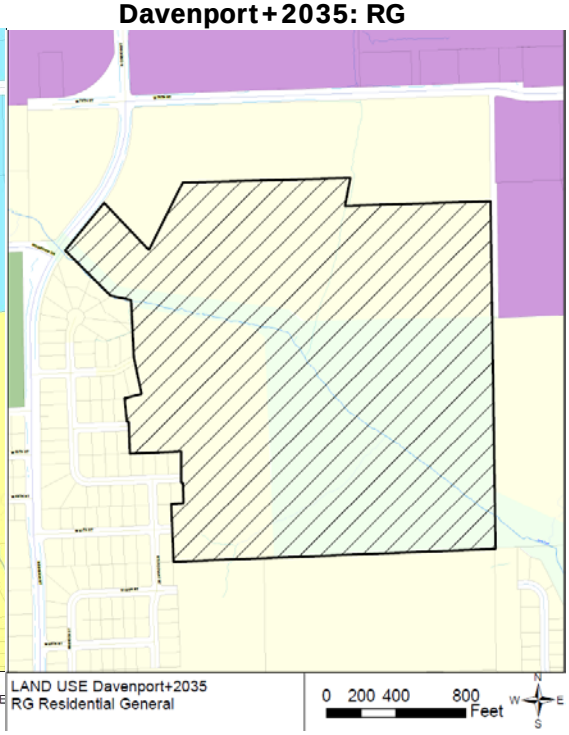
Recommendation: This is a preview no recommendation is made at this time.

AREA CHARACTERISTICS:

Existing Zoning: R-3 & R-4 PUD



Davenport+2035: RG

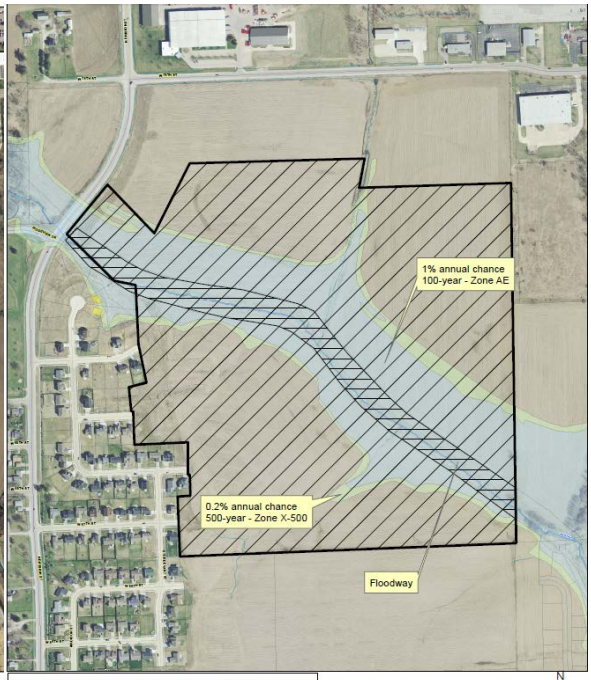


Surrounding zoning is as follows:
East: M-1 Light Industrial & R-3 Moderate Density Dwelling
South: R-3 Moderate Density Dwelling and R-3 PUD Planned Unit Development
West: R-3 PUD Planned Unit Development & R-6M High Density Dwelling
North: PDD Planned Development & M-3 Planned Industrial

Aerial Photos:

AERIAL PHOTO
2014

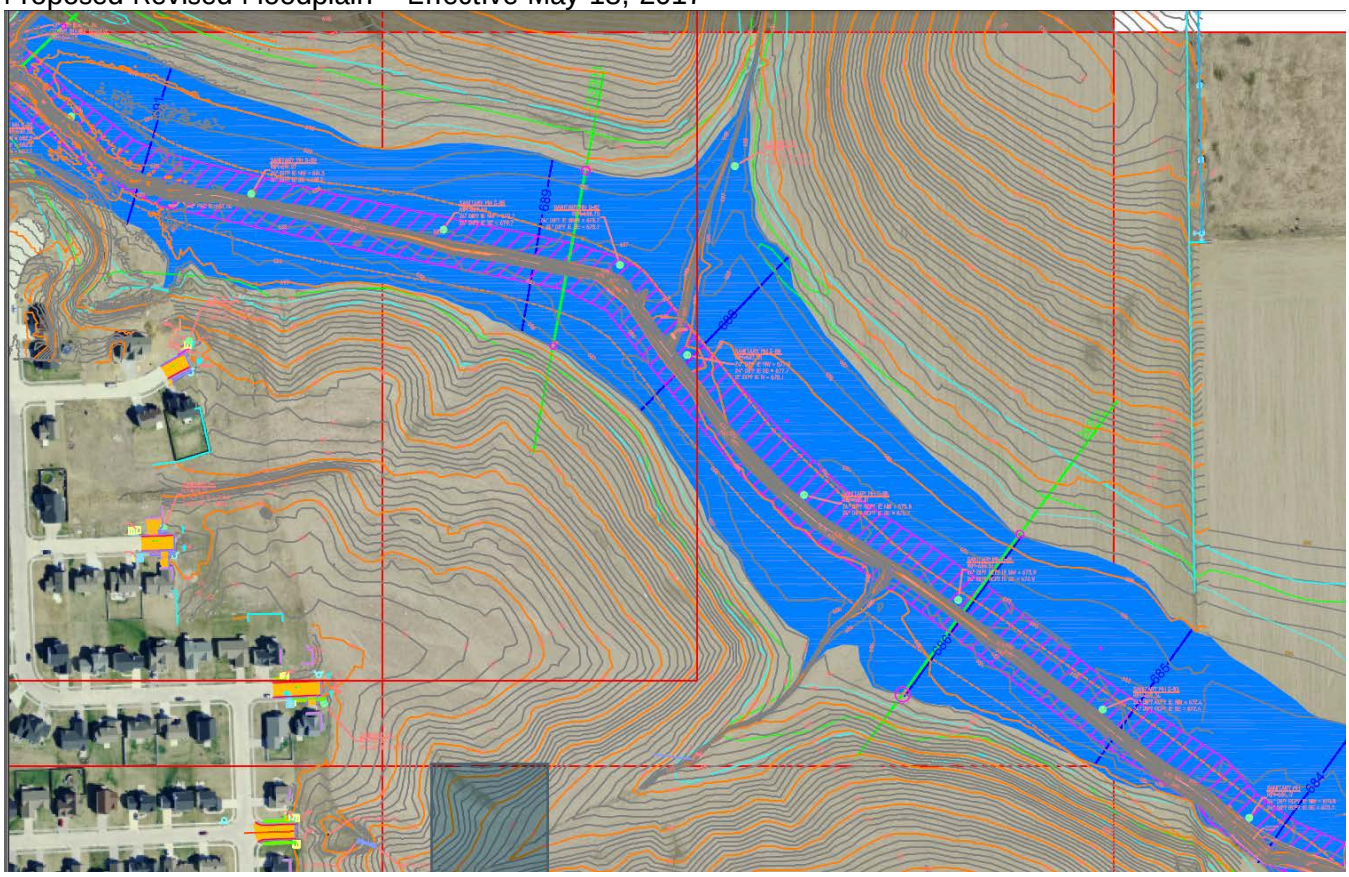
0 200 400 800 Feet



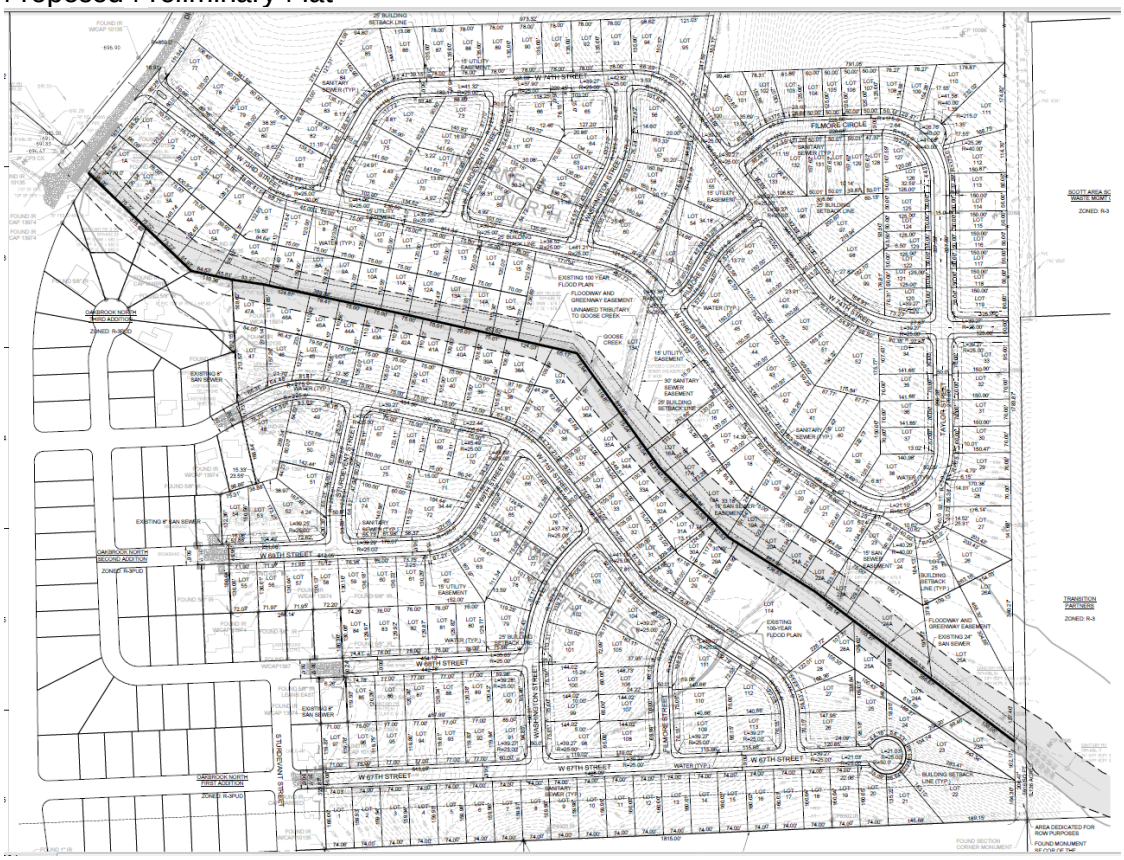
Floodplain 1% & 0.2% annual chance
(Existing)

0 200 400 800 Feet

Proposed Revised Floodplain – Effective May 18, 2017



Proposed Preliminary Plat



BACKGROUND
Comprehensive Plan:

Within Urban Service Boundary 2035: Yes

Proposed Land Use Designation:
Residential General (RG) Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case:
Strengthen the existing built environment
Identify and reserve land for future development

Technical Review:

Streets. Access to the portion of the plat south of Goose Creek (South Inverness) is through the existing street network in the Oakbrook North additions. From Division Street these are West 67th and West 71st Streets. North of Goose Creek (North Inverness) access is being proposed from Division and Marquette Streets. No interconnection across Goose Creek is being proposed. Also no extension of the street grid is proposed to connect to the undeveloped residentially zoned property to the south.

Storm Water. The existing stormwater infrastructure contains the culverts underneath Division Street and in the existing Oakbrook North Additions. Goose Creek bisects the property from northwest to southeast. The existing FEMA floodplain for this portion of Goose Creek will likely be modified within the next month (effective map date 05-18-17) through the adoption of a Letter of Map Revision (LOMR). The effect of this LOMR is to lower the Base Flood Elevations (BFE) also known as the 1% chance annual or 100-year base flood elevations by an average of two (2) to three (3) feet. This will modify the extent fo the floodplain as currently shown on the plat.

Significant detention and infiltration (retention) management practices will likely be required. The requirements of the Flood Damage Prevention ordinance will also need to be met for any development within the 1% annual chance (100-year) floodplain. The floodplain should be put into a drainage easement.

Sanitary Sewer. Sanitary sewer service is located along Goose Creek (18” increasing to 24” line) and in the northerly bearing tributary (12” line).

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately one (1) mile from Fire Station No. 7, which is located at 2302 West 67th.

Parks/Open Space. There will be a requirement for the community requested greenway trail along Goose Creek.

PUBLIC INPUT
This is a preliminary plat and does not require notification.

DISCUSSION
The petitioner is proposing a significant residential development for the north central area of Davenport. This preliminary plat proposes 246 residential lots, with a majority being single family (86 percent) on approximately 123 acres.

The area of the plat is zoned R-3 PUD south of Goose Creek and R-4 PUD north of the creek. The R-4 PUD zoning occurred in 2004 as City Ordinance 2004-588.

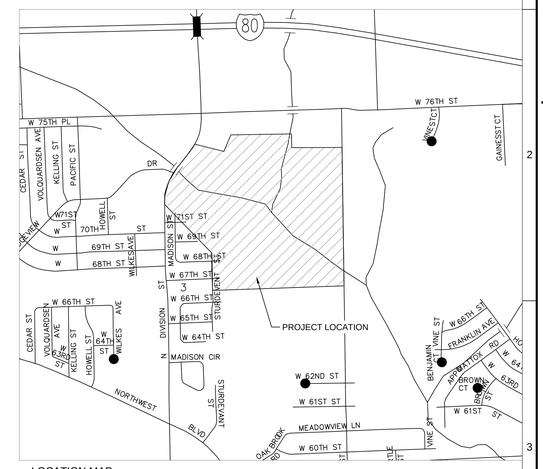
STAFF RECOMMENDATION
This is a preview and there is no recommendation at this time.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

PRELIMINARY PLAT
FOR
INVERNESS ESTATES
TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



LOCATION MAP
N.T.S.

OWNER/DEVELOPER

SB REAL ESTATE
350 JOHN DEERE ROAD
MOLINE, IL 61265

LAND SURVEYOR

SHIVE-HATTERY INC.
1701 RIVER DRIVE, SUITE 200
MOLINE, IL 61265
GARY D. GROSS, PLS

FLOOD ZONE

THIS PARCEL IS LOCATED WITHIN FLOOD ZONES AE AND X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163C0355F DATED FEBRUARY 18, 2011.

ZONING

1. THIS PARCEL IS ZONED NORTH OF CREEK R-4 PUD AND SOUTH OF CREEK R-3 PUD.
2. ALL RIGHT-OF-WAYS = 50' ALL STREETS = 31'

INVERNESS ESTATES LOTS

LOCATION	SINGLE FAMILY	MULTI FAMILY	OUTLOTS	ZONING
NORTH INVERNESS	99 LOTS	34 LOTS	27 LOTS	R-4 PUD
SOUTH INVERNESS	113 LOTS	0 LOTS	24 LOTS	R-3 PUD

ZONING SETBACKS

ZONE	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK
R-3 PUD	23 - 29	30	7
R-4 PUD	23 - 29	31	5
NOTE: REAR AND SIDE YARD SETBACKS ARE NOT SHOWN ON PLAT FOR CLARITY PURPOSES			

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | fax: 309.764.8616 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

INVERNESS ESTATES
DAVENPORT, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT

DRAWN: ZAK
APPROVED: PRL
ISSUED FOR: REVIEW
DATE: 04/24/17
PROJECT NO: 3153270
FIELD BOOK: 595
CLIENT NO: --

B1.01

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:
(Time open for citizens wishing to address the Commission on matters not on the established agenda)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:26 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **5/2/2017**

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting: Tuesday, May 16, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2017 - 3:18 PM