

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 18, 2017; 5:00 PM

CITY HALL, 226 W 4TH STREET, DAVENPORT, IOWA

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Old Business

- A. None

II. New Business

- A. 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.

III. Next Public Hearing

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

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. Report of City Council Activity

III. Secretary's Report

- A. Minutes of the 04-04-17 City Plan and Zoning Commission meeting

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

- i. None

B. New Business

- i. None
- ii. 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.

VI. Subdivision Activity

A. Old Business

- i. None

B. New Business

- i. 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.
- ii. 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.

VII. Future 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 East Rusholme Street and East Lombard Street; and Denison Avenue between the west line of Adams Street and the railroad.
- B. 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

IX. Other Business

- A. 1st Quarter 2017 Development report

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 02, 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
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:

PUBLIC HEARING AGENDA

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 12:13 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:32 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

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
▣ Cover Memo	REZ17-03 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:37 AM



PLAN AND ZONING COMMISSION

Meeting Date: April 18, 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:

Hold the public hearing; there is no staff recommendation at this time.

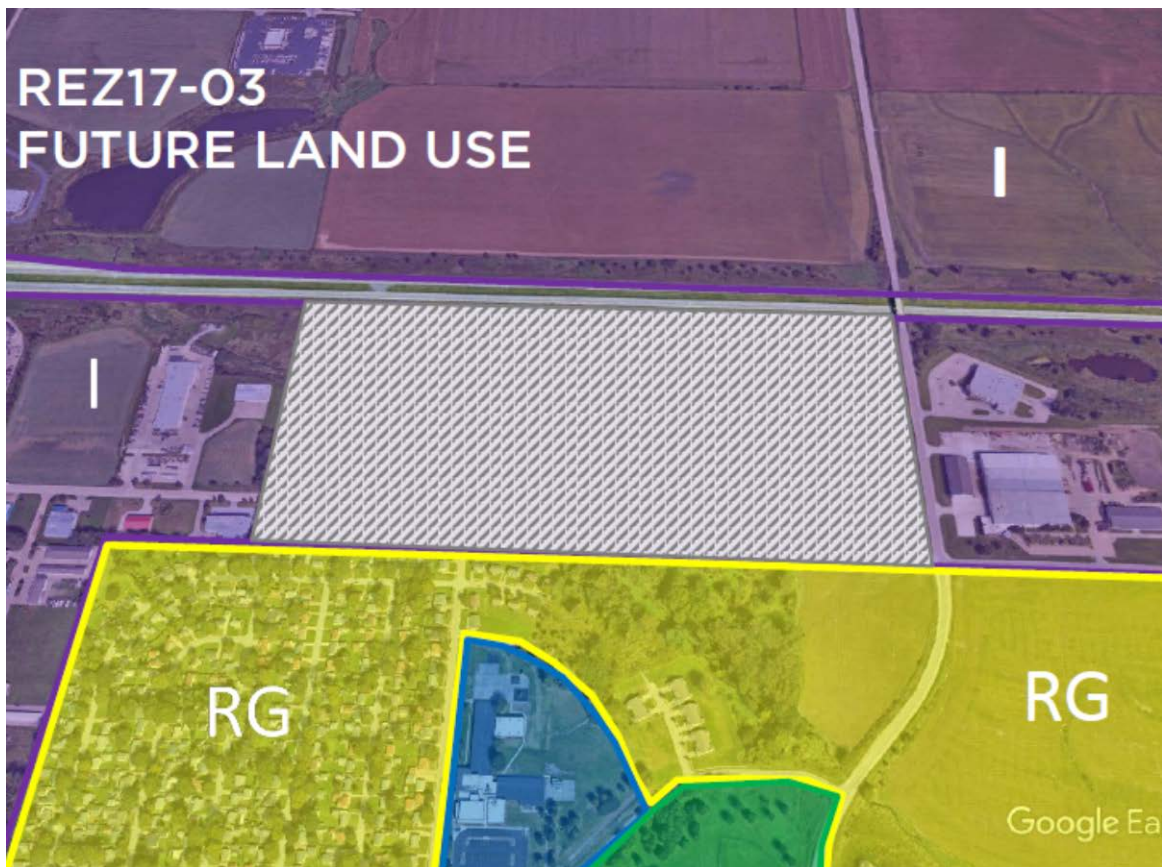
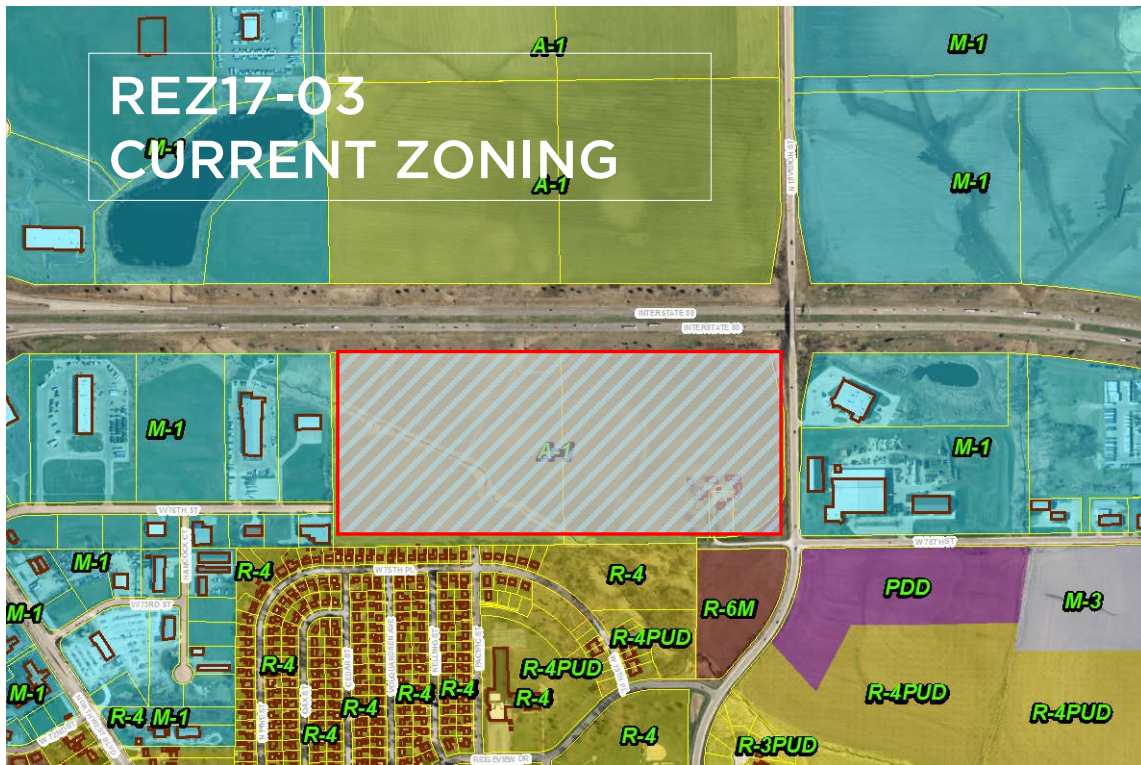
Introduction:

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.



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:

A sign has been posted on the property. Notices to 39 property owners have been mailed out. A public meeting was held on April 13 at 5:30 pm, after this report was published. A report from that meeting will be given at the Plan and Zoning Commission public hearing.

Staff Recommendation:

There is no recommendation at this time.

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 ($\geq$ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more ($\geq$ 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

m:\2011_projects\1110686_snyder_76th_41\cad\plots\002_STEPPEN_ACO.DGN 1/11/2016 1:06:52 PM 5005 Bowling Street S.W., Cedar Rapids, IA 52404 (319)362-9394

5005 Bowling Street S.W., Cedar Rapids, IA 52404 (319)362-9394

5005 Bowling Street S.W., Cedar Rapids, IA 52404 (319)362-9394

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

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

Section Corner
1/2" Rebar, Orange Cap # 19515
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

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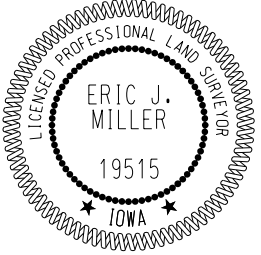
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DATE OF SURVEY

10-26-2016

OWNER

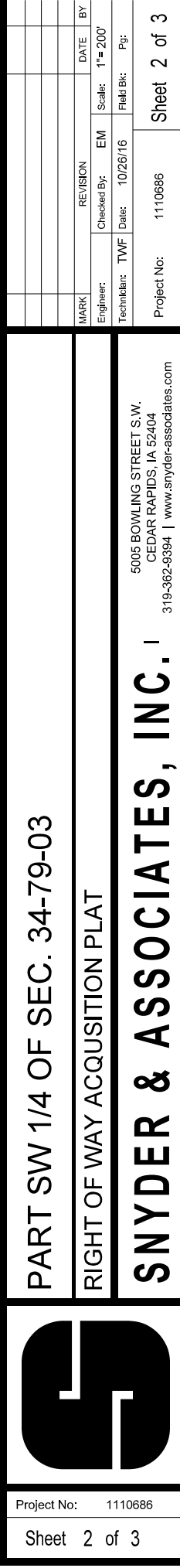
JFSJA HAMANN LIVING TRUST

	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	

PART SW 1/4 OF SEC. 34-79-03		RIGHT OF WAY ACQUISITION PLAT		SNYDER & ASSOCIATES, INC. I		5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394 www.snyder-associates.com	
Project No: 1110686		Sheet 1 of 3		Project No: 1110686		Sheet 1 of 3	

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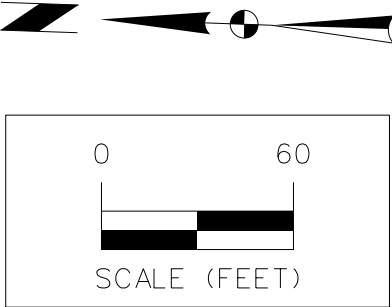
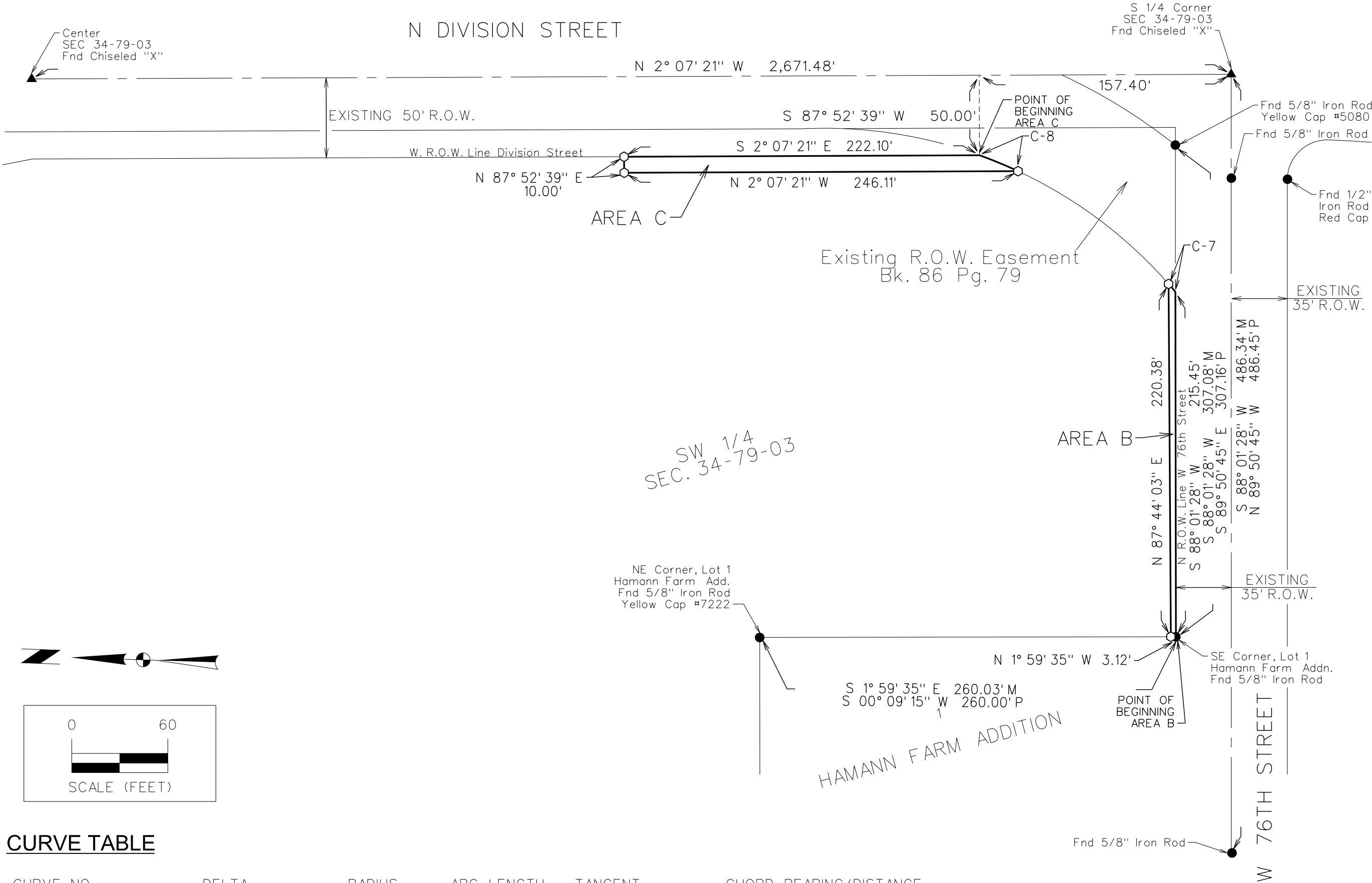
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RIGHT OF WAY ACQUISITION PLAT



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'

Project No: 1110686

Sheet 3 of 3

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

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

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

RIGHT OF WAY ACQUISITION PLAT

MARK	REVISION	DATE	BY
Engineer:	Checked By:	10/26/16	EM
Technician:	TWF	Date:	Field Bk:

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

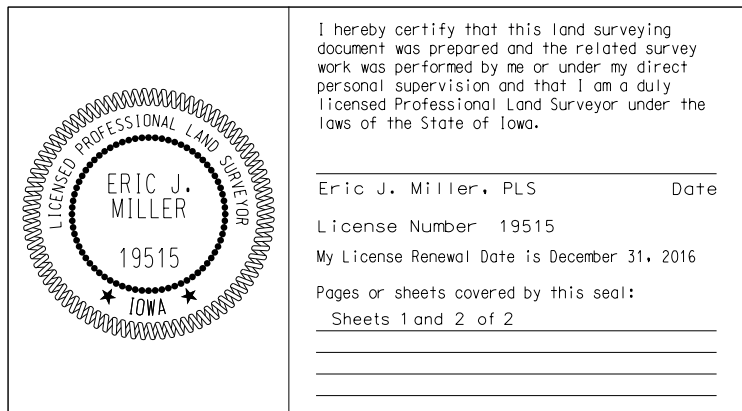
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Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	I	I
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum 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



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

Sheet 1 of 2

1110686

Project No:

CEDAR RAPIDS, IA 52404

STYDEBRASSOCIATES INC

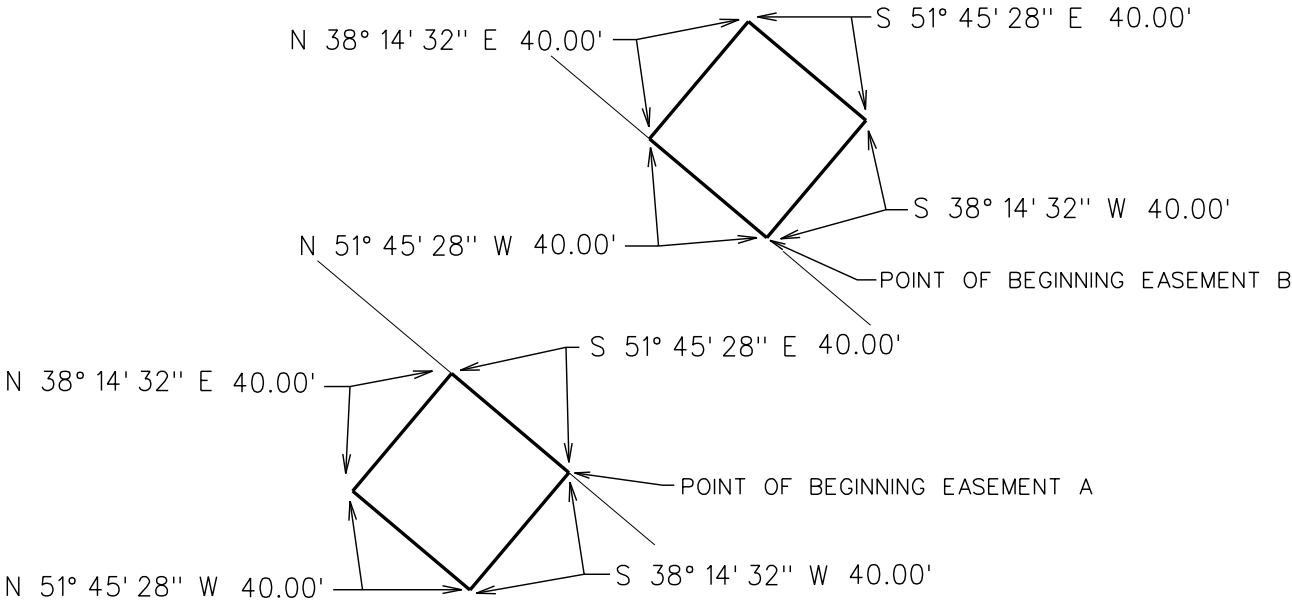


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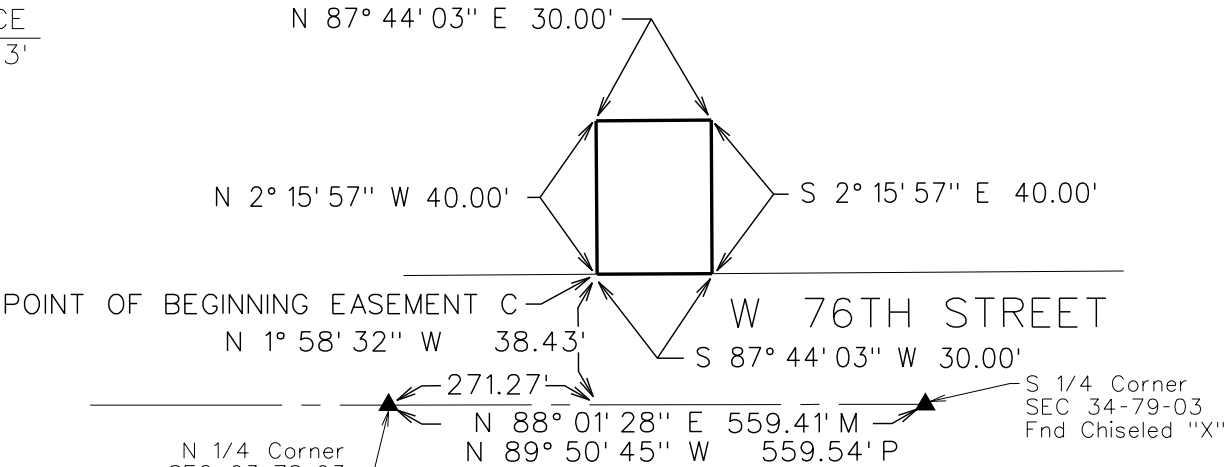
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

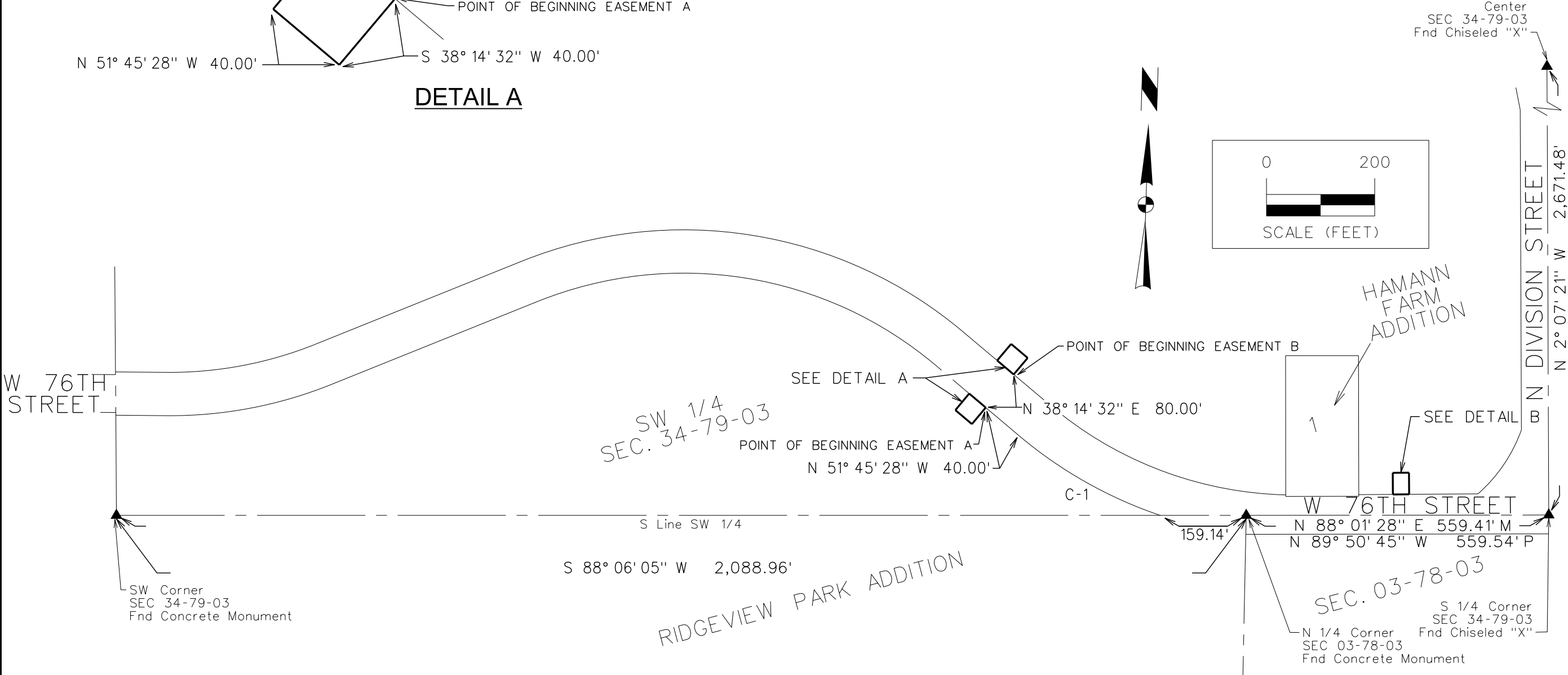
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49" RT	842.00'	214.51'	107.84'	N 59° 03' 23" W 213.93'



DETAIL A



DETAIL B



MARK	REVISION	DATE	BY
Engineer:	Checked By:	11/26/16	11/26/16
Technician:	TWF	Date:	11/26/16
Project No:	1110686	Sheet	2 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 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

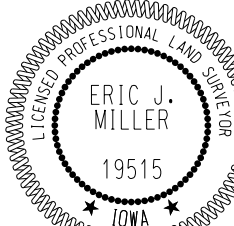
10-26-2016

OWNER

RANDY HAMANN

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
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	-----	



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

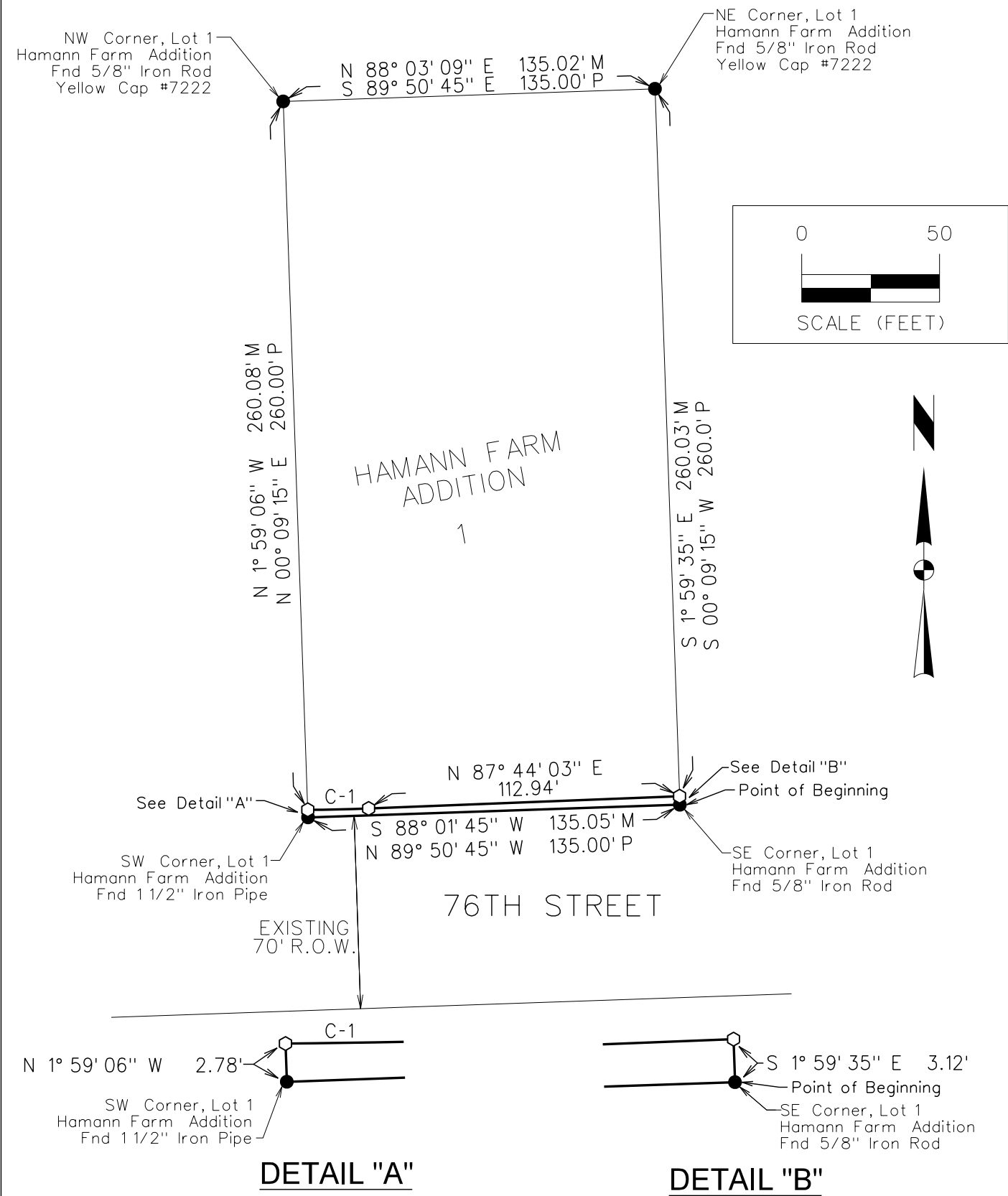
PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWF

RIGHT OF WAY ACQUISITION PLAT



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

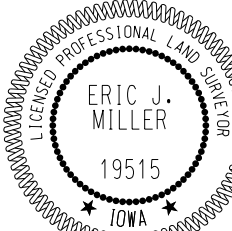
10-26-2016

OWNER

EARL GLAUS

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚓	⚓
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	-----	



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

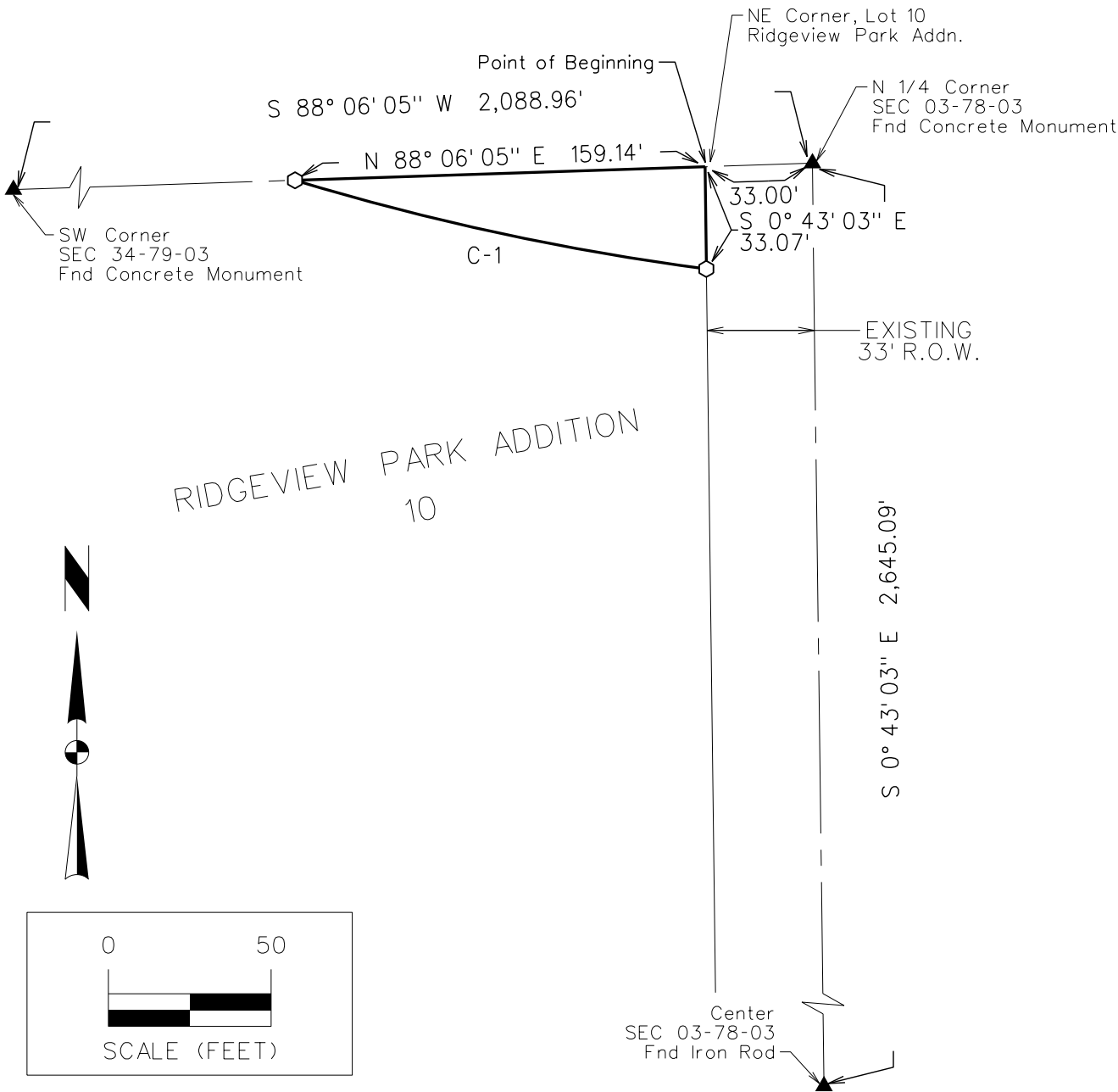
DATE: 10/27/16

TECH: TWF

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
RIGHT OF WAY ACQUISITION PLAT

SHEET 2 OF 2

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWf



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

RIGHT OF WAY ACQUISITION 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

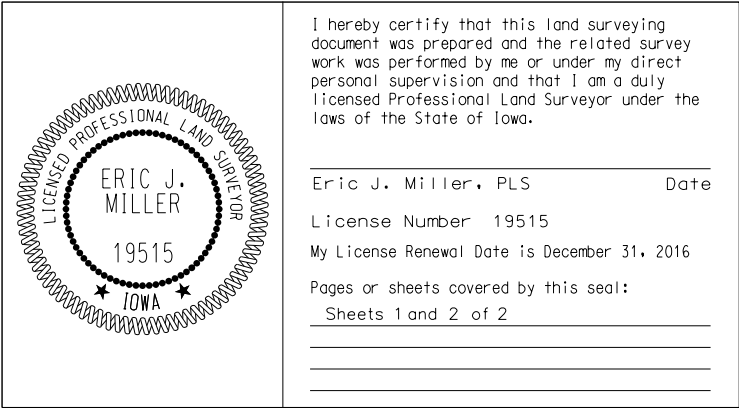
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Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
Control Point	⊙ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum 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



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

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

Sheet 1 of 2

1110686

Project No:

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404

SNYDER & ASSOCIATES, INC.

686

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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

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	⌘
ControlPoint	⊙ 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	-----	

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:

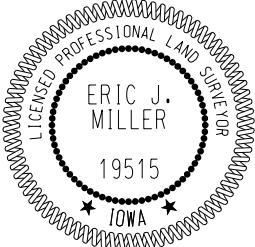
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M.; THENCE NORTH 88°01'05" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 83.00 FEET; THENCE NORTH 1°58'55" WEST, 35.00 FEET TO THE NORTH RIGHT OF 76TH STREET AND THE POINT OF BEGINNING; THENCE 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.



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

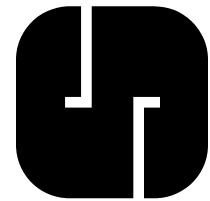
Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

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

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC. I

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



Project No: 1110686

Sheet 1 of 2

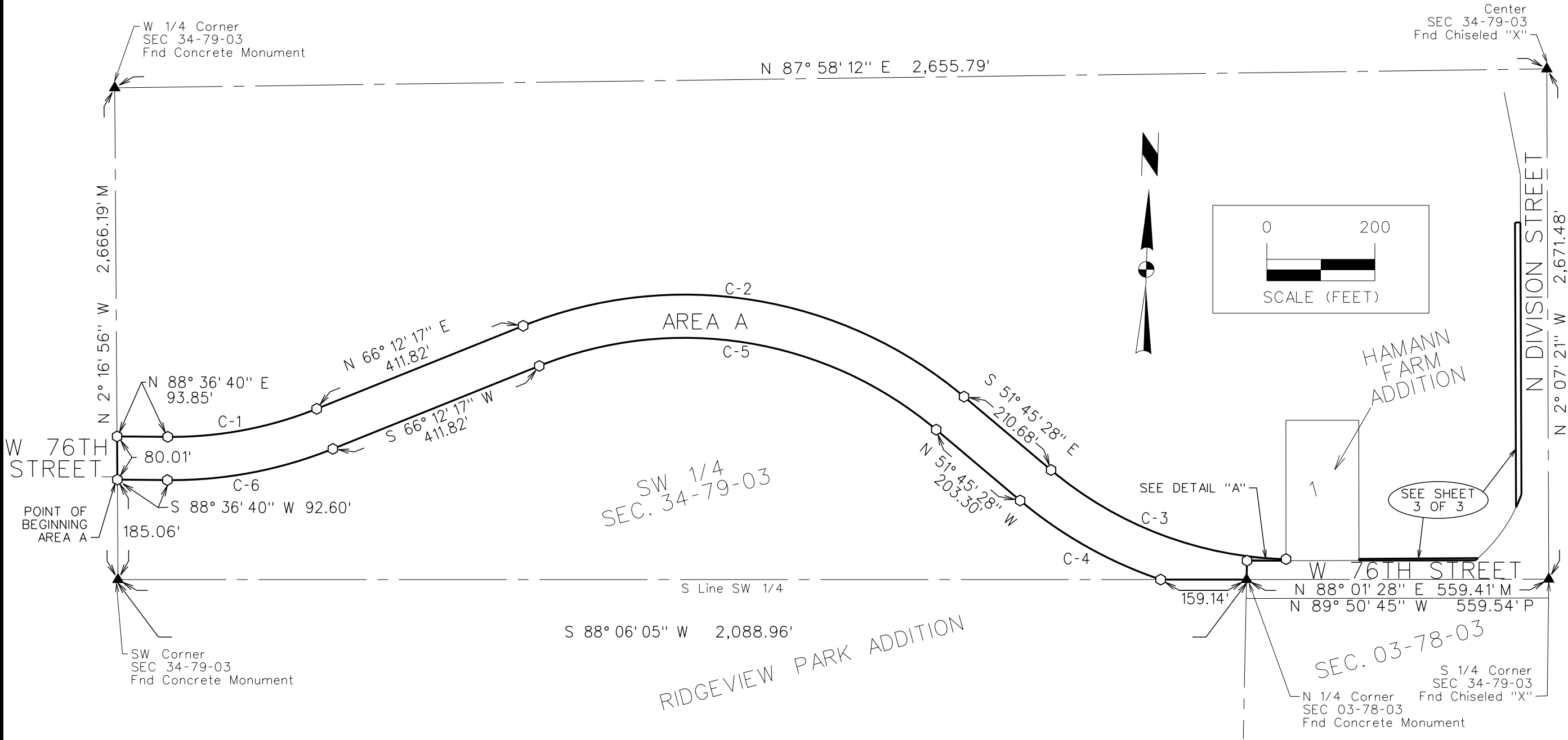
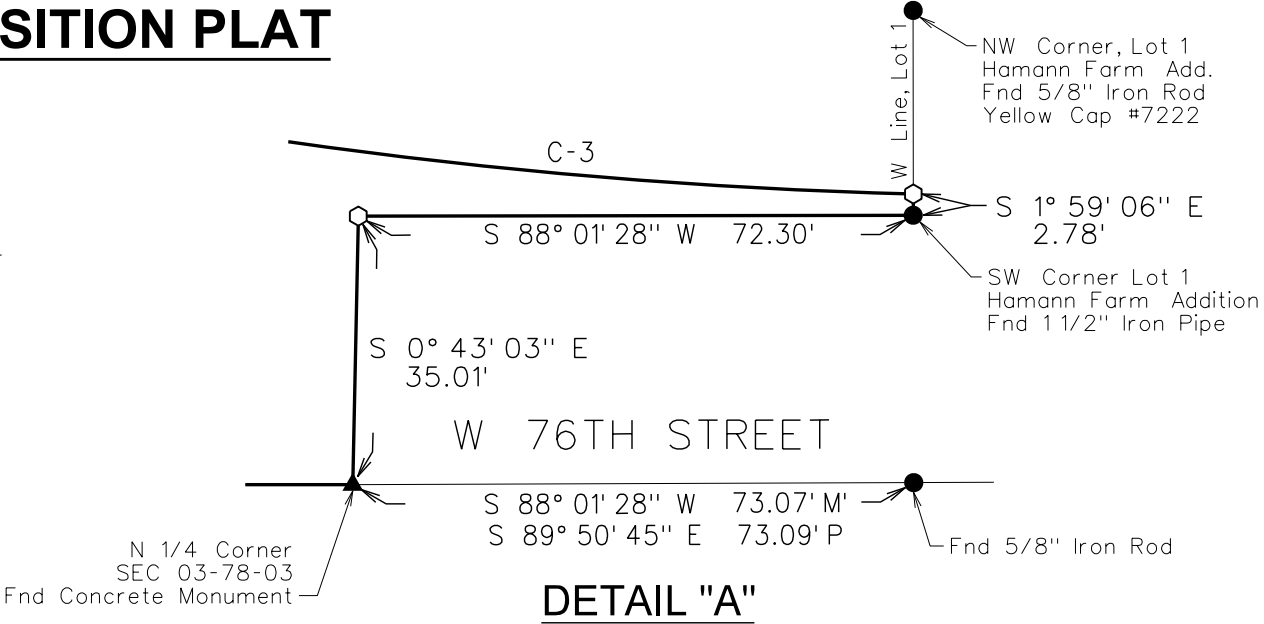
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Technician:	TWF	Date:	10/28/16	Field Bk:	Pg:				
Project No:		1110686							
						Sheet 1 of 2			

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Snyder
1"=200'

RIGHT OF WAY ACQUISITION 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'



DATE	BY	REVISION	EM	Scale:	Field Bk:	Project No:	Sheet
11/26/16	1110686	1110686	1110686	1"=200'	1110686	1110686	2 of 3

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

SNYDER & ASSOCIATES, INC.

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

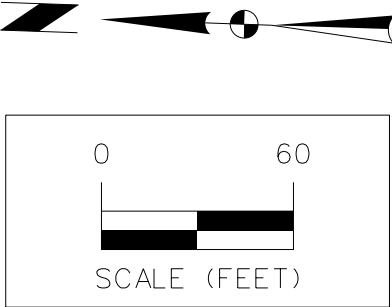
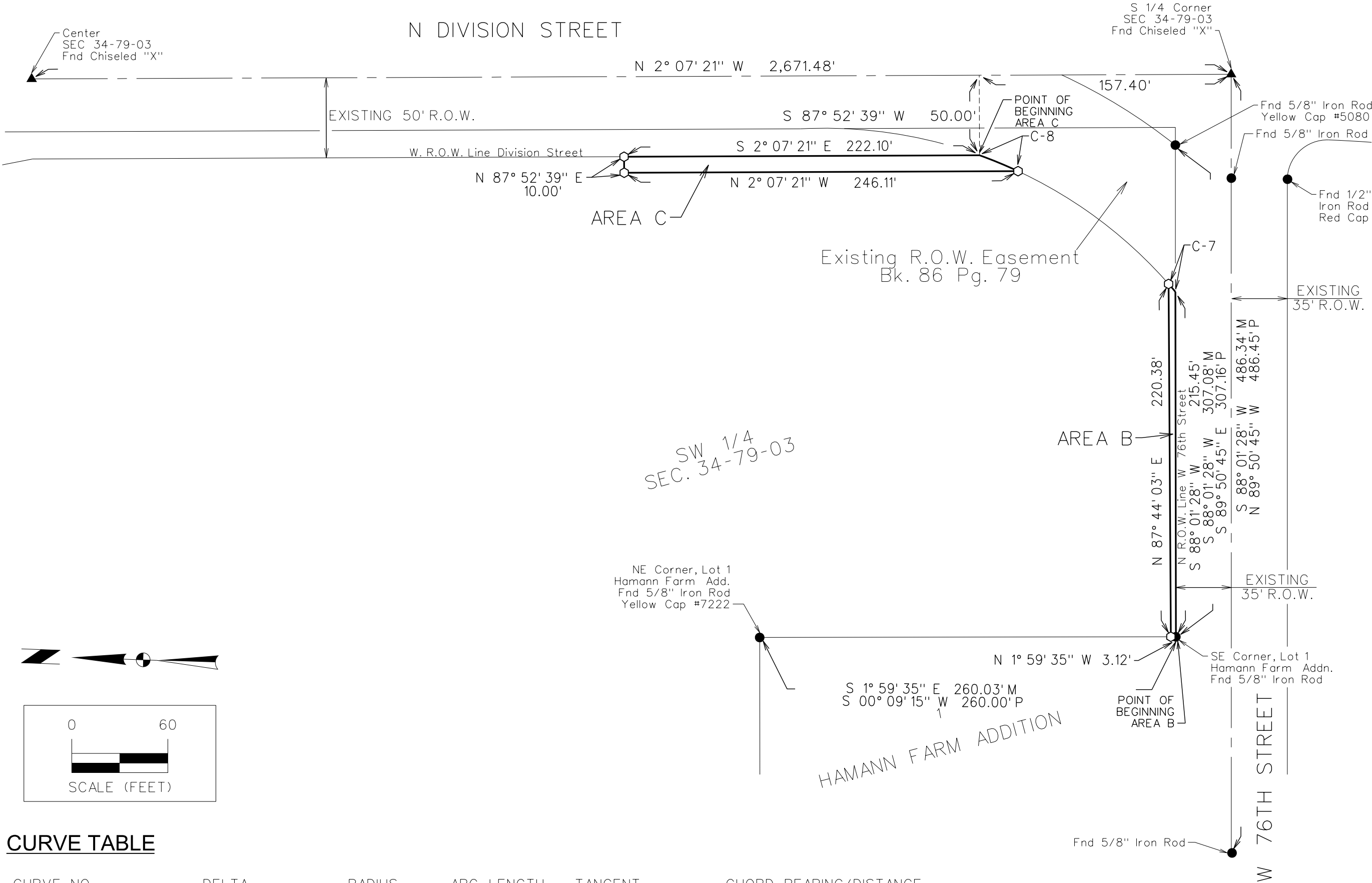
RIGHT OF WAY ACQUISITION PLAT

Sheet 2 of 3

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RIGHT OF WAY ACQUISITION 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'

Project No: 1110686

Sheet 3 of 3

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

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

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

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

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

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

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

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer:	Checked By:	EM	Scale: 1"=200'
Technician:	Date:	10/26/16	Field Bk: Pg:

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

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

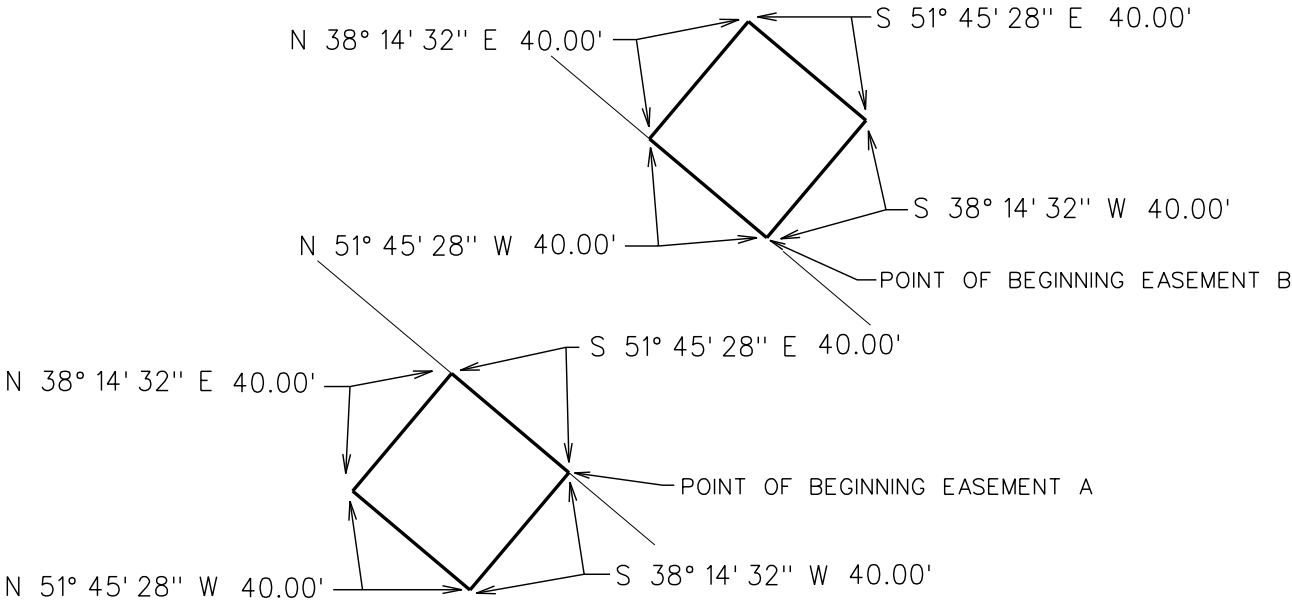
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Sheet 3 of 3

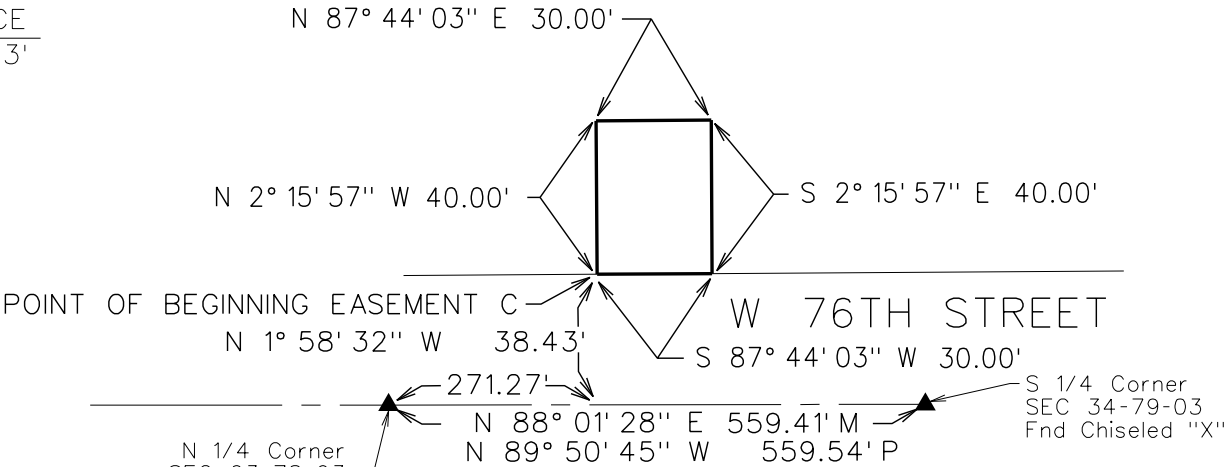
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

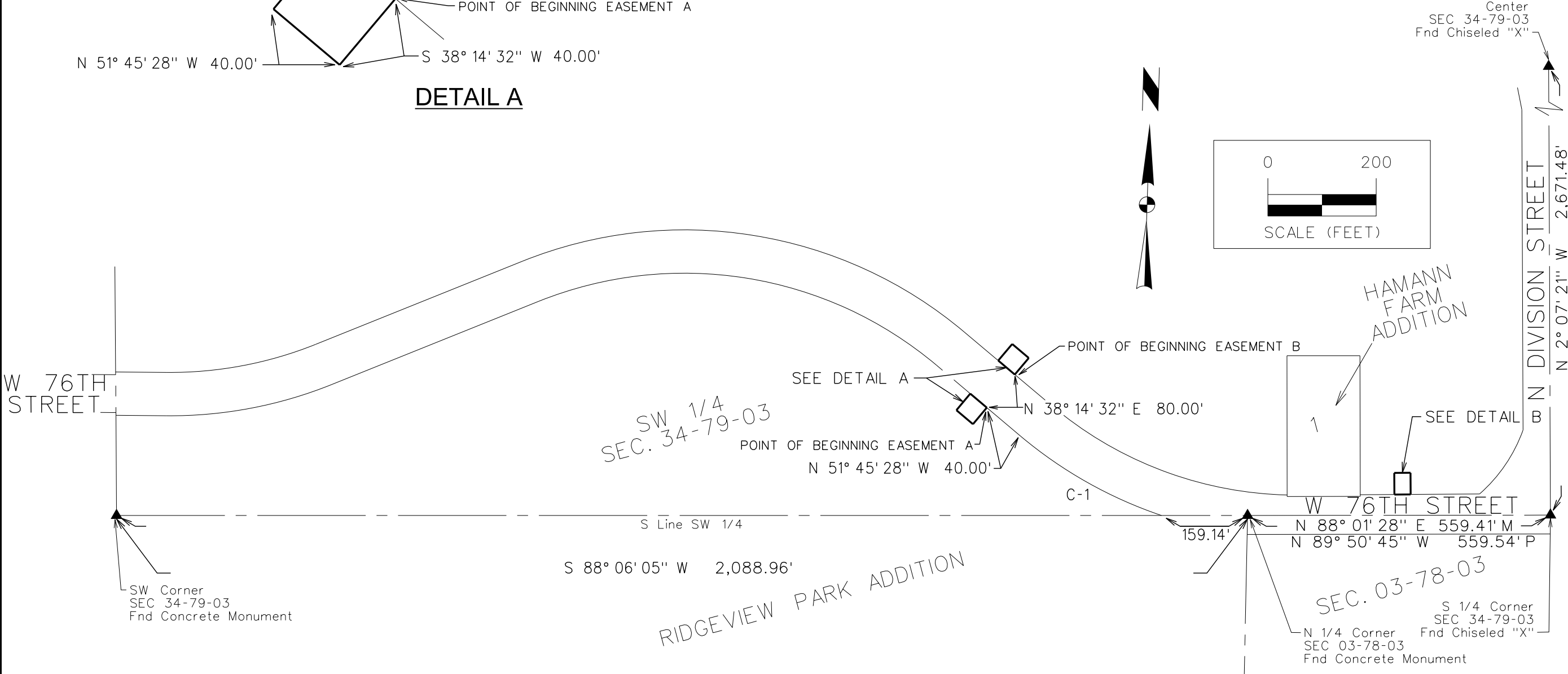
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49" RT	842.00'	214.51'	107.84'	N 59° 03' 23" W 213.93'



DETAIL A



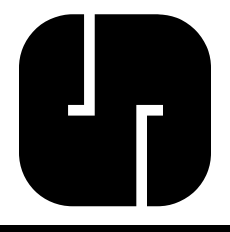
DETAIL B



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

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.



Project No: 1110686

Sheet 2 of 2

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

MARK	REVISION	DATE	BY
Engineer	Checked By	EM	Scale: 1"=200'
Technician	Date:	10/26/16	Field Bk:
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

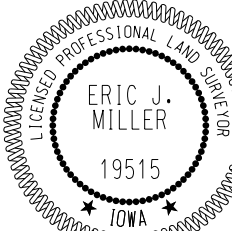
10-26-2016

OWNER

RANDY HAMANN

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
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	----	



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

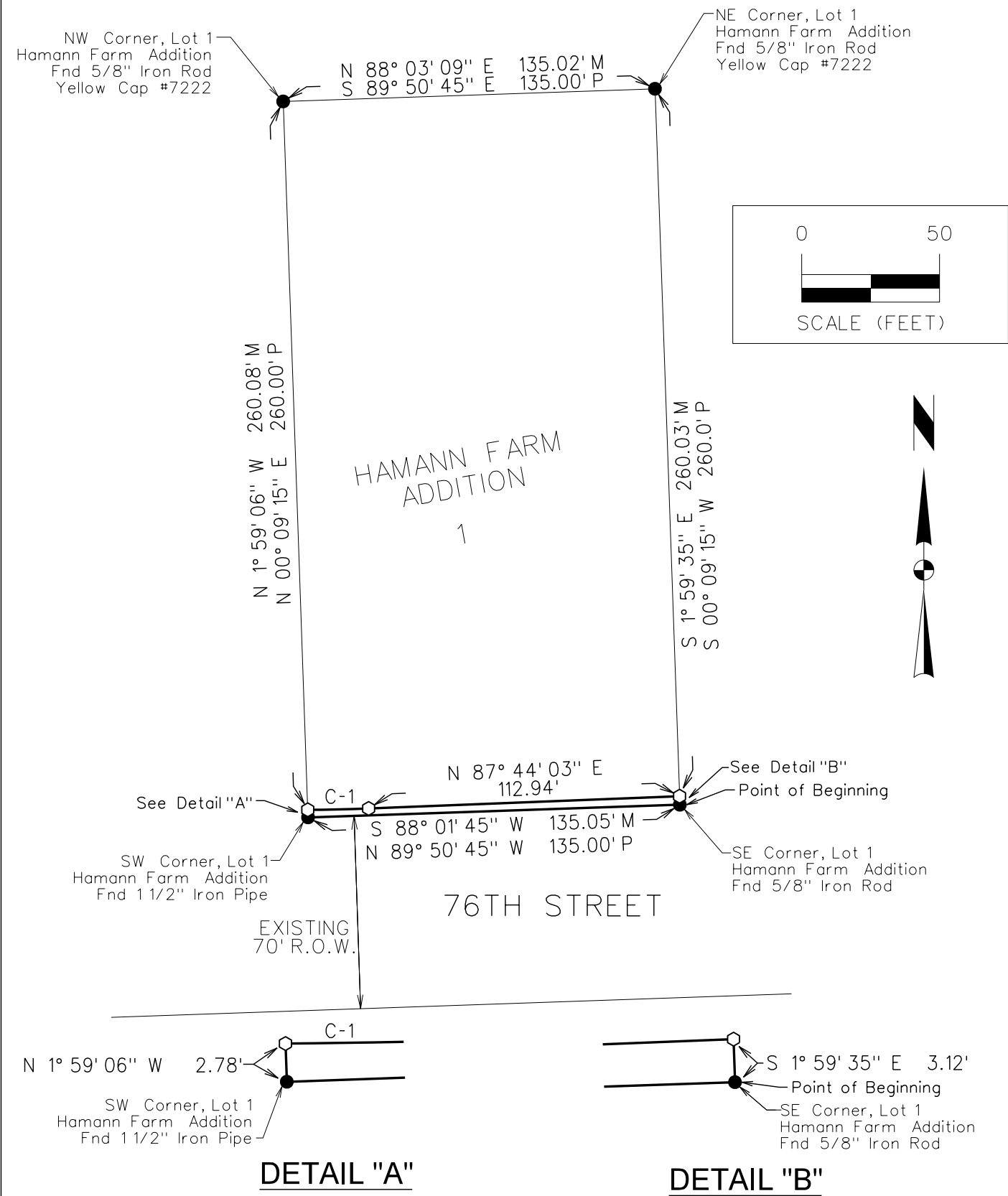
PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWF

RIGHT OF WAY ACQUISITION PLAT



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

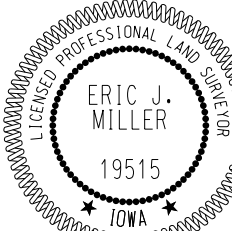
10-26-2016

OWNER

EARL GLAUS

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⌚	⌚
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	-----	



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

SHEET 1 OF 2

RIGHT OF WAY ACQUISITION PLAT

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWF



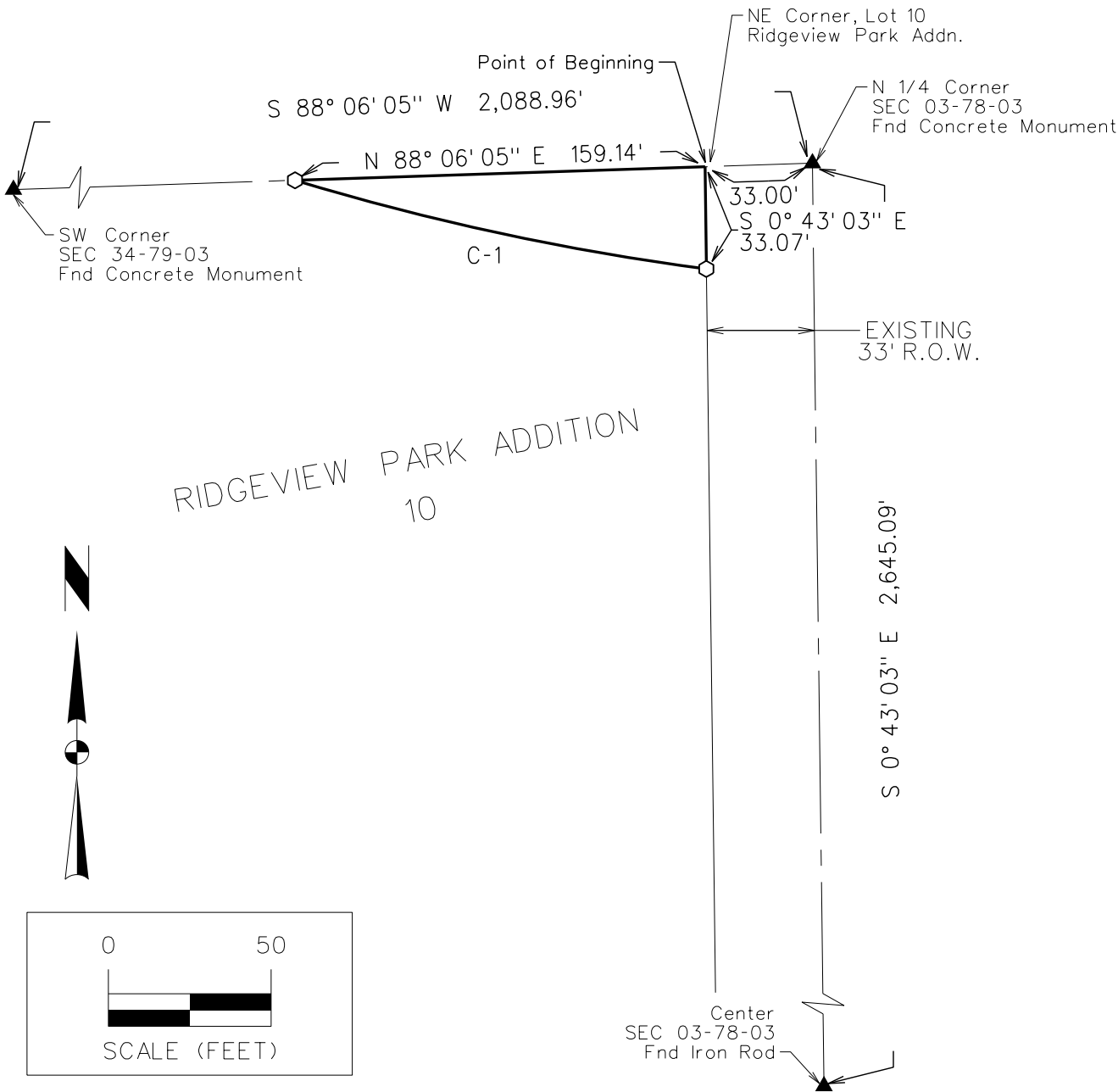
SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

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
RIGHT OF WAY ACQUISITION PLAT

SHEET 2 OF 2

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWf



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

RIGHT OF WAY ACQUISITION 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

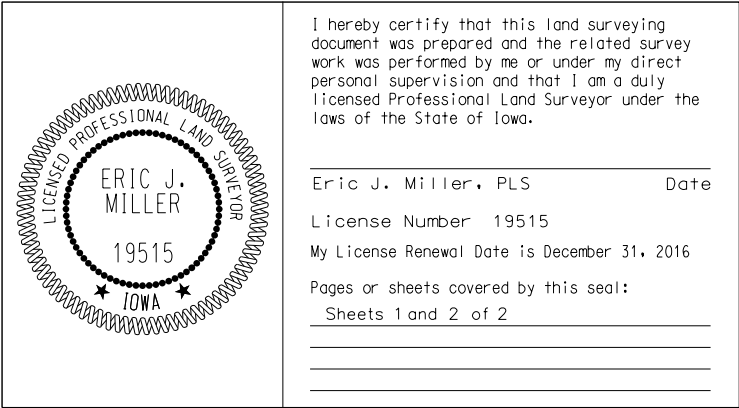
<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
Control Point	○ CP	
Bench Mark	⦿	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection 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



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

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

Sheet 1 of 2

1110686

Project No:

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404

SNYDER & ASSOCIATES, INC.

686

2

m\2017\projects\111.0686...svnrpl_78in.s\code\plots\005_AB_ACO.DCN	11/1/2016 3:09:34 PM	Snyder E.W.O.	Y:\open\sple.tbl Y:\print_drivers\Block_Gray\VRB\BWhalWeap\FDF_printing
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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'

0 60

SCALE (FEET)



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	DAVENPOF	EDMARK A		
1	W0301-39	2116 W 75	Single-Fam	STEPHEN C	2116 W 75	DAVENPOF			
2	W0301-40	2114 W 75	Single-Fam	MARY J BR	2114 W 75	DAVENPOF			
3	W0301-41	2112 W 75	Single-Fam	KEVIN R NI	2112 W 75	DAVENPOF			
4	W0301-42	2110 W 75	Single-Fam	ALVIN L EL	2110 W 75	DAVENPOF	AND WIFE		
5	W0301-43	2108 W 75	Single-Fam	MICHAEL A	2108 W 75	DAVENPOF	DEAHL RO		
6	W0302-01	2106 W 75	Single-Fam	RAMONA	1509 BROV	BETTENDO			
7	W0302-02	2104 W 75	Single-Fam	MARY L MI	2104 W 75	DAVENPOF			
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	DAVENPOF			
10	W0302-05	2014 W 75	Single-Fam	ROGER L G	2014 W 75	DAVENPOF	GORDON E		
11	W0302-06	2012 W 75	Single-Fam	WAYNE &	2325 W 57	DAVENPOF			
12	W0302-07	2010 W 75	Single-Fam	NICHOLAS	2010 W 75	DAVENPOF			
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	DAVENPOF	STRASSER .		
15	W0302-10	2004 W 75	Single-Fam	JANN J STA	2004 W 75	DAVENPOF			
16	W0302-11	2005 W 75	Single-Fam	BENJIMAN	2005 W 75	DAVENPOF			
17	W0302-12	2007 W 75	Single-Fam	HERCHEL E	2007 W 75	DAVENPOF	ANDERSON		
18	W0302-27	2009 W 75	Single-Fam	PAUL R REI	2009 W 75	DAVENPOF			
19	W0302-28	2011 W 75	Single-Fam	RONDA JE	2011 W 75	DAVENPOF			
20	W0302-29	2013 W 75	Single-Fam	ROGER L G	2014 W 75	DAVENPOF	GORDON E		
21	W0302-44	2103 W 75	Single-Fam	BAKER RL	2103 W 75	DAVENPOF	RUBIO JOH		
22	W0303-16	7510 PACII	Single-Fam	IGNACIO E	7510 PACII	DAVENPOF			
23	W0303-17	7602 PACII	Two-Famil	BECKER DC	1808 W 51	DAVENPOF			
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 STAF	5625 HILLS	DAVENPOF			
29	W0303-28	1904 W 75	Two-Famil	GOLD STAF	5625 HILLS	DAVENPOF			
30	W0303-29	7509 PACII	Single-Fam	PATTI J JOF	7509 PACII	DAVENPOF			
31	W0303-30	1911 W 75	Single-Fam	OF DAVEN	ATTN: FIN	DAVENPOF			
32	W0303-31	1907 W 75	Single-Fam	OF DAVEN	ATTN: FIN	DAVENPOF			
33	W0305-07			SB REAL ES	350 JOHN I	MOLINE IL			
34	W3355-05	2240 W 76		DRBE PROI	2345 4TH I	MOLINE IL			
35	W3355-12	W 76TH ST		CETEK INC	2235 W 76	DAVENPOF			
36	W3355-13	2235 W 76		CETEK INC	2235 W 76	DAVENPOF			
37	W3449-05			NANCY L S	108 7TH ST	DURANT I	A JFSJA HAM		
38	W3453-01	1500 W 76		HARDI INC	1500 W 76	DAVENPOF			
39	W3453-03	7805 N DI\		RENO INVE	26860 169	LONG GRO			
40	W0301-17	2109 W 75	Single-Fam	KIRK D FOF	2109 W 75	DAVENPOF			
41	W0301-18	2111 W 75	Single-Fam	ERIC W WE	2111 W 75	DAVENPOF	WEEKS KA		
42	W0302-45	2105 W 75	Single-Fam	CRYSTAL P	2105 W 75	DAVENPOF			
43	W0302-46	2107 W 75	Single-Fam	LLC OSZFC	6434 DIVIS	DAVENPOF			
44	W0303-32	1903 W 75	Single-Fam	OF DAVEN	ATTN: FIN	DAVENPOF			
45	W3451-01	7616 N DI\	Single-Fam	RANDY A H	2520 E LOI	ELDRIDGE	HAMANN I		

46 W3451-01 7616 N DIV

JFSJA HAM 19051 220 DAVENPOF 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
				RIDGEVIEW		18	6	1961 N	R
				RIDGEVIEW		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 /		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

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:

Tuesday, May 02, 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	4/13/2017 - 11:39 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
Report of City Council Activity

ATTACHMENTS:

Type	Description
▣ Cover Memo	Report od City Council Activity

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:42 AM

Report of the City Council Activity

April 12, 2017 Meeting –

Adopted 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) containing one (1) commercial lot.

Adopted Resolution 2017-140 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
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
Minutes of the 04-04-17 City Plan and Zoning Commission meeting

ATTACHMENTS:

Type	Description
▯ Cover Memo	Minutes 04-04-17

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:45 AM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

TUESDAY APRIL 04, 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 CANCELLED

PUBLIC HEARING AGENDA

OLD BUSINESS – None

NEW BUSINESS – None

Next Public Hearing:

Tuesday, April 18, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The meeting was called to order at 5:00 p.m., there was no public hearing.

- I. Roll Call of the Membership**
Present: Connell, Hepner, Inghram, Kelling, Maness, Martinez , Quinn, Reinartz. and Tallman.
Excused: Lammers and Medd
Absent: None.
Staff: Flynn, Wille, Leabhart and attorney Heyer.
- II. Report of the City Council Activity**
- III. Secretary's Report** March 14, 2017 meeting minutes were approved
- IV. Report of the Comprehensive Plan Committee** – No report
- V. Zoning Activity**
 - A. Old Business** – None
 - B. New Business** - None
- VI. Subdivision Activity**
 - A. Old Business** – None

B. New Business –

1. Case No. F17-05: the final plat of the Villas of Pheasant Creek Second Addition being a replat of part of Lot 25 of Villas of Pheasant Creek First Addition located east of Jersey Ridge Road and north of East 46th Street containing 35 single family lots.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-05 to the City Council for approval subject to the following conditions:

1. Construction plans for streets and sewers will need to be reviewed and approved prior to the plat being submitted to City Council;
2. Plans for grading, erosion control, detention and infiltration along with supporting calculations will need to be submitted and approved prior to the plat being submitted to City Council;
3. Lots abutting this easement will need to have their lowest floor, including basement, one (1) foot above the 100-year flood (storm) elevation for Hanlin's Creek;
4. The caption regarding "below the overflow elevation at Lorton Avenue" be removed and the 100-year storm/flood elevation be determined for Hanlin's Creek and shown on the plat;
5. Easements containing public sewer should be dedicated as "sewer" easements rather than being incorporated in a utility easement;
6. Either a cul-de-sac of some sort or panhandle lots for lots 1 and 2 with a private drive access to the homes will need to be created. The City would prefer the panhandle lot scenario. An easement for access to the drainage easement within the panhandle(s) or at the end of the cul-de-sac will need to be dedicated;
7. Each side of the loop or circular street will need to be named differently for addressing purposes and public safety.

On a motion by Hepner, seconded by Connell, the City Plan and Zoning Commission forwards Case No. F17-05 to the City Council for approval subject to the above stated conditions.

2. Case No. F17-06: the final plat of Quinn's Outlots Second Addition being a replat of part of Lot 5 of the Replat of Quinn's Outlots, located east of Pine Street and south of West 49th Street(4821 N pine St), containing two (2) single family lots.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-06 to the City Council for approval subject to the following conditions:

1. All utility easements shall be shown; at a minimum, a 15' utility easement shall be shown along all street frontages.
2. No additional driveway access points shall be allowed.

On a motion by Hepner, seconded by Connell, the City Plan and Zoning Commission forwards Case No. F17-06 to the City Council for approval subject to the above stated conditions.

VII. Other Business – Annual meeting: election of officers – The following officers were approved by separate voice vote:

Secretary: Dave Tallman
Vice-Chairman: Jim Connell
Chairperson: Bob Inghram

VIII. Future Business – Preview of items for the April 18th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- 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.
- 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.
- F17-08: the final plat of Bryr’s 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.
- 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.

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

Flynn reminded commissioners of the plan and zoning commissioner’s workshop and three commissioners indicated they would be attending: Inghram, Reinartz and Connell.

IX. Adjourn – meeting was adjourned at 5:20 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, April 18, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

March 22, 2017 Meeting –

Resolution approving Case No. F16-17 being the final plat of Crystal Creek Eighth Addition, located west of Zenith Avenue and north of Emerald and Crystal Creek Drives containing four (4) residential lots on 19.77 acres, more or less. [Ward 1]

Resolution approving Case No. F15-18 being the final plat of Green AutoPark First Addition, also being in part a replat of Lot 1 of the Replat of the Replat of Lot 2 of Mel Foster Co. Properties Inc. Commercial Park 1st Addition, part of Lot 2 of Hampton Inn Addition, and all of Lot 4 and part of Lot 5 of Margaret B. Denkmann's 1st Addition all to the City of Davenport, located at 3210 East Kimberly Road containing 1 commercial lot. [Ward 6]

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:47 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:46 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:

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.

ATTACHMENTS:

Type	Description
▣ Cover Memo	F17-08 background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:52 AM



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

Meeting Date: April 18, 2017
Request: Final Plat Bryr's Addition
Case No.: F17-08
Applicant: Behncke Construction Co. & Bryr Services

Recommendation:

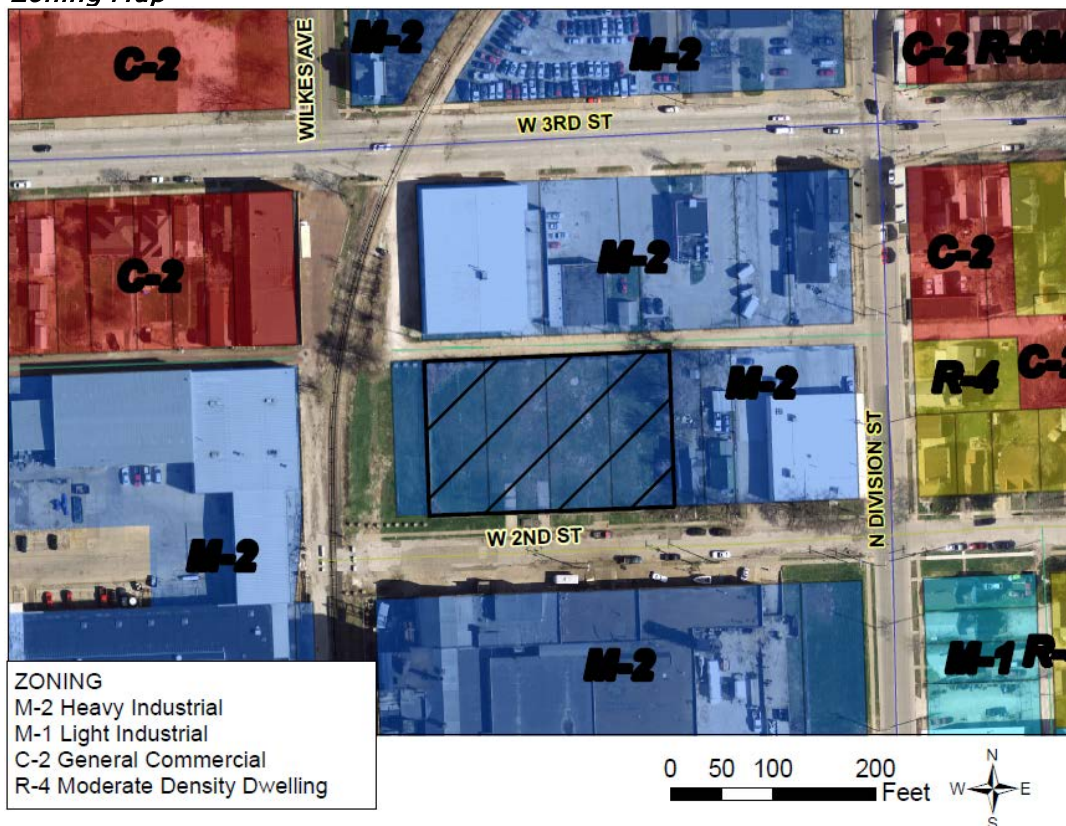
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-08 to the City Council for approval subject to the listed conditions.

Introduction:

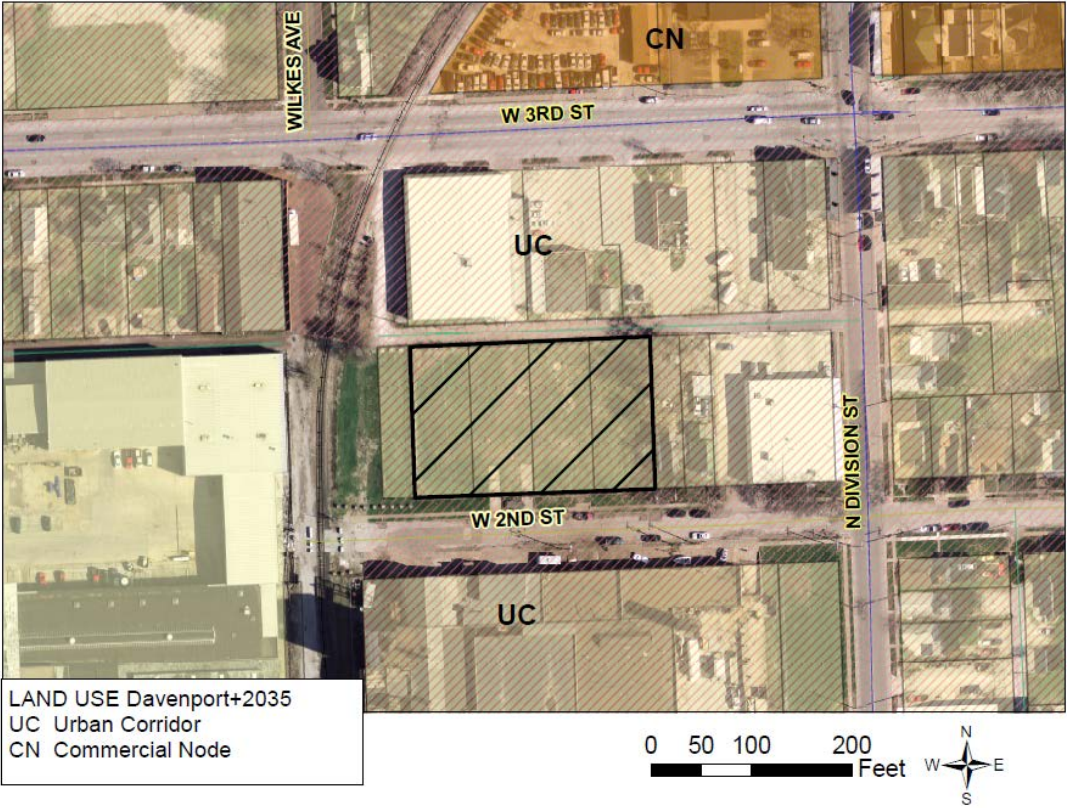
Petition of Behncke Construction Co. and Bryr Services for approval of a two lot subdivision to consolidate four lots to allow the construction of two commercial buildings. The plat contains 0.83 acres, more or less.

AREA CHARACTERISTICS:

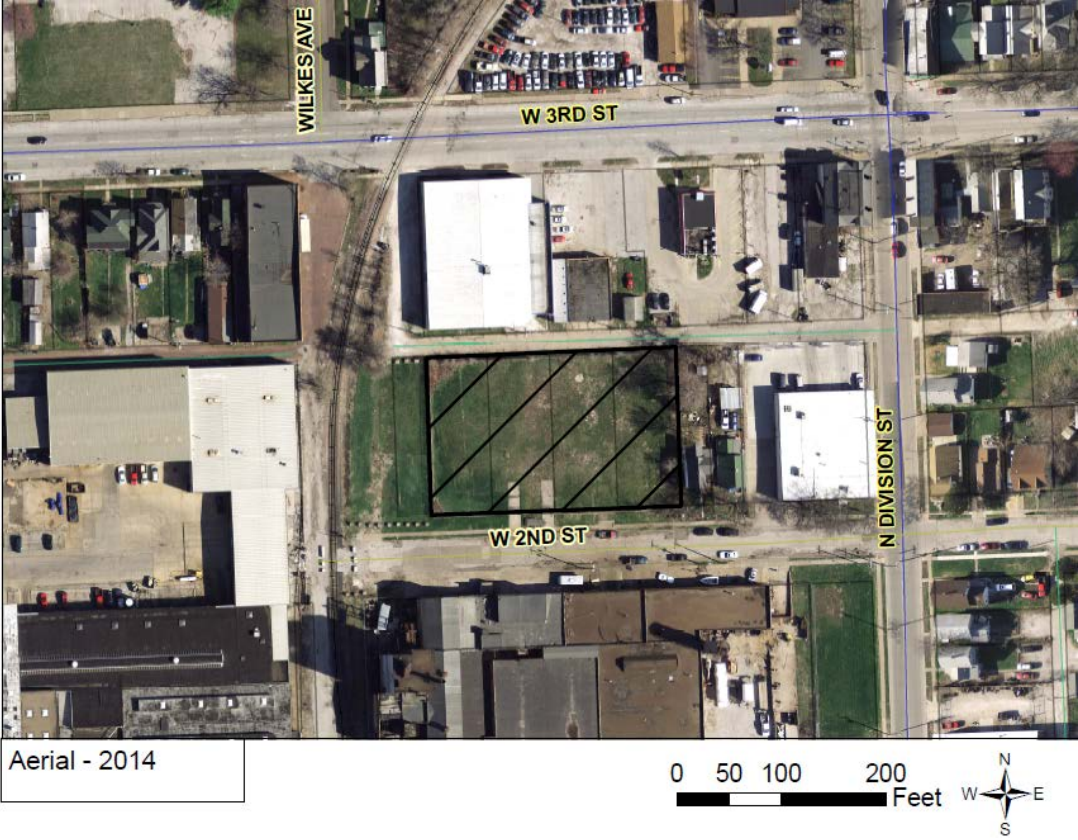
Zoning Map



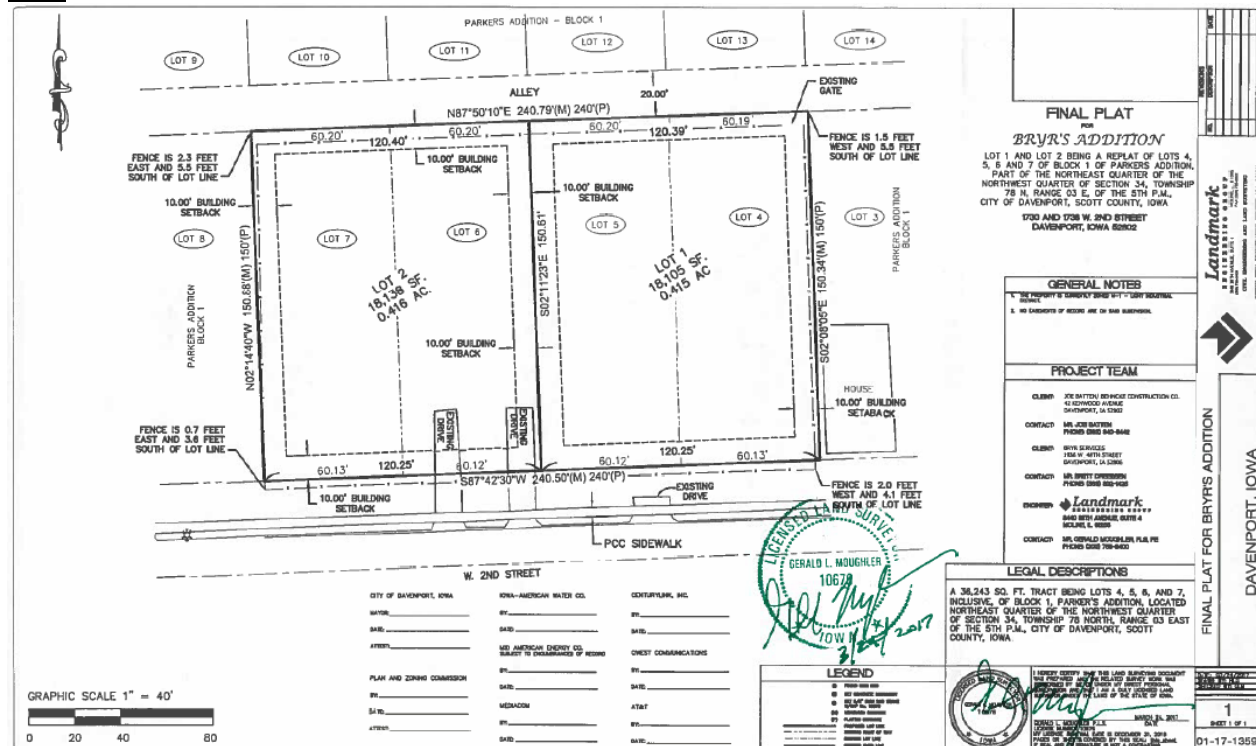
Land Use Map



Aerial Photo



Plat



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

Proposed Land Use Designation:

Urban Corridor (UC) – Generally established corridor along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to the street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

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 – promoting land development that conserves land; and reuse existing sites over new construction in undeveloped areas.

Technical Review:

Streets. The plat is located along the north side of West 2nd Street west of Division Street. There is an alley adjacent to the north. West 2nd Street is a dead-end street with bollards near the railroad tracks.

Storm Water. The stormwater infrastructure is located in Division Street and west of the railroad track. No detention is required however the infiltration (retention) requirement does apply.

Sanitary Sewer. Sanitary sewer service is located in 2nd Street (15-inch line).

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

Emergency Services. The property is located approximately 1-1/4 mile from three stations: the Central Fire Station, which is located at 331 Scott Street; Station No. 5, which is located at 2808 Telegraph Road; and Station No. 6, which is located at 1735 West Pleasant 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 petitioners are proposing a two lot subdivision to allow for two separate warehouse buildings to service their individual businesses.

There are lots of "found" lot corners but none of them are called out so we need either two lot corners or two quarter sections. Section 354.6 and 355.8 of the Iowa Code requires that a plat shall give reference to two section corners or two established monuments within the official plat." The plat shows several found monuments but at least two monuments in existing lot corners will need to be identified on the plat.

No utility easements are shown. Section 354.6 also requires that easements necessary for the orderly development of the land within the plat shall be shown and the purpose of the easement be clearly stated. Section 16.24.060 of the Davenport City Code requires easements where needed. Typically there is a fifteen foot easment provided for in the front yard.

Section 16.24.090 of the Davenport City Code requires building lines shown on the plat. Building lines should follow the required setbacks in Section 17.42.010.

There is extraneous material on the plat, fence and driveway locations which can be removed. The name and address of the owner(s) or their agents be added to the plat.

STAFF RECOMMENDATION

Findings:

The plat conforms to the comprehensive plan

The plat promotes infill development

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.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

From: [Leabhart, Tom](#)
To: [Wille, Wayne](#)
Subject: RE: Two new plats Lampton 1st and Bryr's
Date: Tuesday, April 11, 2017 11:57:28 AM
Attachments: [image001.png](#)

Also if it's worth mentioning, the existing fence and driveways could be removed from the plat.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Leabhart, Tom
Sent: Tuesday, April 11, 2017 11:54 AM
To: Wille, Wayne
Subject: RE: Two new plats Lampton 1st and Bryr's
Wayne,

I am a day late, sorry, pretty standard stuff.

1. Need typical 15' utility easement along the front.
2. Survey monuments with description and ties to two quarter corners or previously established lot corners are missing.
3. Name and address of developer/owner.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Wille, Wayne
Sent: Thursday, March 30, 2017 12:41 PM
To: Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Gleason, Nicole; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Hocker, Ron; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Kull, David; Leabhart, Tom; Longlett, Eric; Maloney, Kike; McFarland, Lindsay; McGee, Mike; Miers, Dan; Miller, Nate; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Schnauber, Eric; Sim, Nicholas; Statz, Gary; Tate, Art; Wahlheim, Derek; Wille, Wayne
Subject: Two new plats Lampton 1st and Bryr's

Please review these two plats and comment by Monday April 10th. Thank you.

Wayne Wille, CFM - Planner II

Community Planning Division

226 W 4th St - Davenport IA 52801

563-326-6172 - wtw@ci.davenport.ia.us

563-326-7765 - planning@ci.davenport.ia.us

[Click here for more information about the Zoning Ordinance Rewrite.](#) **Spread the Word!**



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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: BRYR'S Addition

LOCATION: W. 2nd STREET, LOTS 4,5,6+7 PARKER'S Addition

DEVELOPER: Name: JOE BATTEN / BEHNCKE CONST & BRETT DRESSEN
Address: 1936 W. 48th STREET
DAVENPORT, IOWA 52806
Phone: (563) 940-8442 FAX: (563) 320-1425
Mobile Phone: _____ Email: bryrservices@hotmail.com
behnckekonstruktion@gmail.com

ENGINEER: Name: Michael SHAMSIE, PE / LANDMARK ENGR'G GRP, INC.
Address: 3440 38th AVENUE, Suite 4 Moline, IL 61265
Phone: (309) 755-3400 FAX: (309) 517-6457
Mobile Phone: (309) 269-6350 Email: mits.shamsie@landgroup.biz

ATTORNEY: Name: Jeno Berta
Address: _____
Phone: 480-334-1542 FAX: _____
Mobile Phone: _____ Email: Jeno630@aol.com

OWNER: Name: JOE BATTEN / BRETT DRESSEN
Address: 1936 W. 48th STREET, DAVENPORT, IA 52806
Phone: (563) 320-1425 Email: joe - behnckekonstruktion@gmail.com
Mobile Phone: (563) 940-8442 Email: Brett - bryrservices@hotmail.com

NUMBER OF LOTS: 2 ACRES: _____
SF 2F MF & EST. UNITS COMM (IND)

STREETS ADDED: NONE 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 <u>\$450⁰⁰</u>
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.**

DOCUMENTS TO BE SUBMITTED FOR SUBDIVISION REVIEW

PRELIMINARY PLAT SUBMISSIONS

Note: The following documents are required for preliminary plat submission to the

Plan and Zoning Commission:

- ☒ 1. Six (6) full size copies of final plat and one (1) reduced copy (11" x 17" or smaller)
- ☐ 2. Subdivision reference sheet (complete)
- ☒ 3. One digital drawing file (PDF preferred)
- ☒ 4. Processing fee (*Note: A delay in processing is likely if fee does not accompany submission documents*)

Community Development Committee of City Council:

- ☐ 1. Six (6) full size copies of corrected preliminary plat and one (1) reduced copy. These copies need to be stamped by the Plan and Zoning Commission as meeting their requirements.

FINAL PLAT SUBMISSIONS

Note: The following documents are required for final plat submission to the:

Plan and Zoning Commission:

- ☐ 1. Six (6) full size copies of final plat and one (1) reduced copy (11" x 17" or smaller)
- ☐ 2. Subdivision reference sheet (complete)
- ☐ 3. Processing fee (*Note: A delay in processing is likely if fee does not accompany submission documents*)

City Council:

- ☐ 1. Twenty-one (21) full size copies of corrected final plat with the original mylar/sepia and one (1) reduced copy. These copies and original need to be signed/stamped by the utility companies and the Plan and Zoning Commission.
 - ☐ 2. Three (3) copies of certified plans showing the improvements that have been constructed. In lieu of actual construction a bond or assessment waiver assuring construction according to Chapter 16.28. These may still be submitted directly to the Engineering Division of Public Works or to the Planning & Land Use Office.
 - ☐ 3. One (1) digital drawing file (PDF preferred)
 - ☐ 4. Reforestation fee.
 - ☐ 5. Petition signed by the property owner requesting approval of the plat.
 - ☐ 6. Letter of certification by the surveyor that all monuments are in place as per Section 16.28.030(d) (surveyor's certificate).
 - ☐ 7. State approved plans and profiles of all sanitary sewers and appurtenances.
 - ☐ 8. State approved erosion control plans.
 - ☐ 9. Letter from the developer's engineer stating the quantities of excavation, pavement, sidewalks, sewers, and other necessary improvements, if a surety bond is to be filed.
 - ☐ 10. Hold-harmless agreement protecting the City from any damages, claims, or suits resulting from the construction and development by the owner and/or subdivider. Said agreement shall be approved as to format by the city attorney's office and recorded with the plat.
 - ☐ 11. Mayor's and clerk's certificate.
 - ☐ 12. Signed owner's dedicatory certificate.
 - ☐ 13. Signed certificate from the County Treasurer.
 - ☐ 14. Signed consent to platting where applicable.
 - ☐ 15. Signed certificate from the owner's and/or subdivider's attorney.
 - ☐ 16. Auditor's certificate of plat's unique name.
-

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 12:14 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:

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.

ATTACHMENTS:

Type	Description
▣ Cover Memo	F17-07 background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:50 AM



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

Meeting Date: April 18, 2017
Request: Final Plat Lampton 1st
Case No.: F17-07
Applicant: MidAmerican Energy Company

Recommendation:

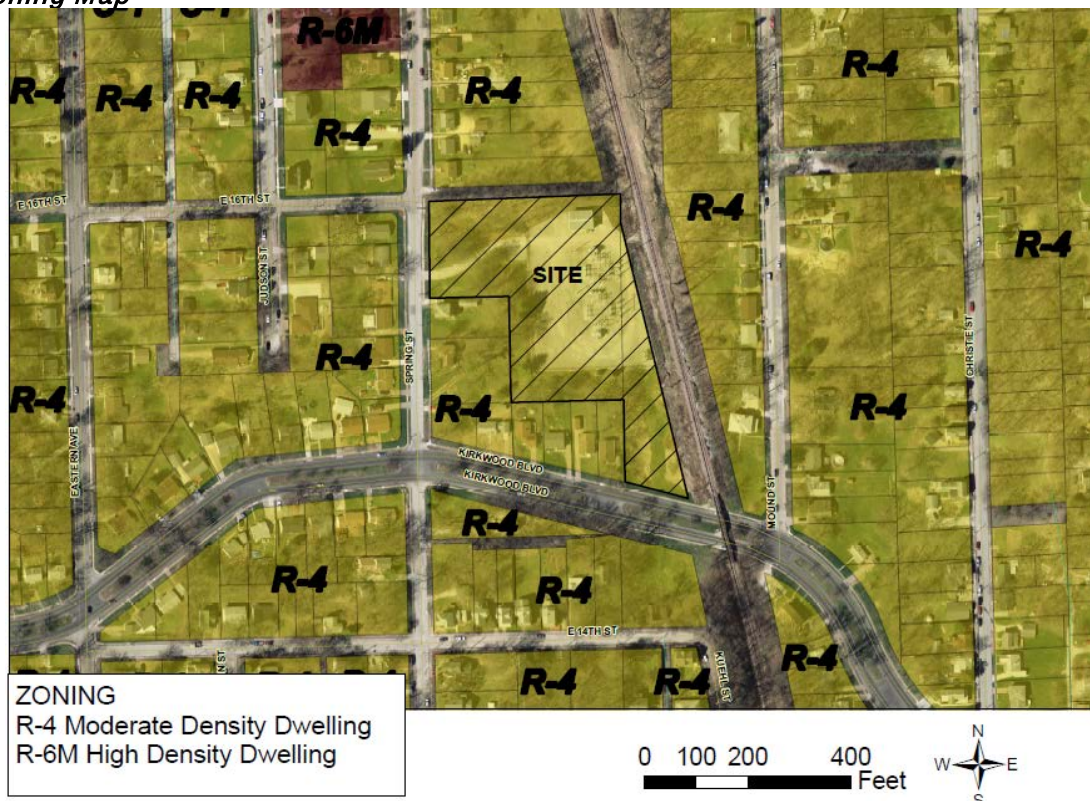
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-07 to the City Council for approval subject to the listed conditions.

Introduction:

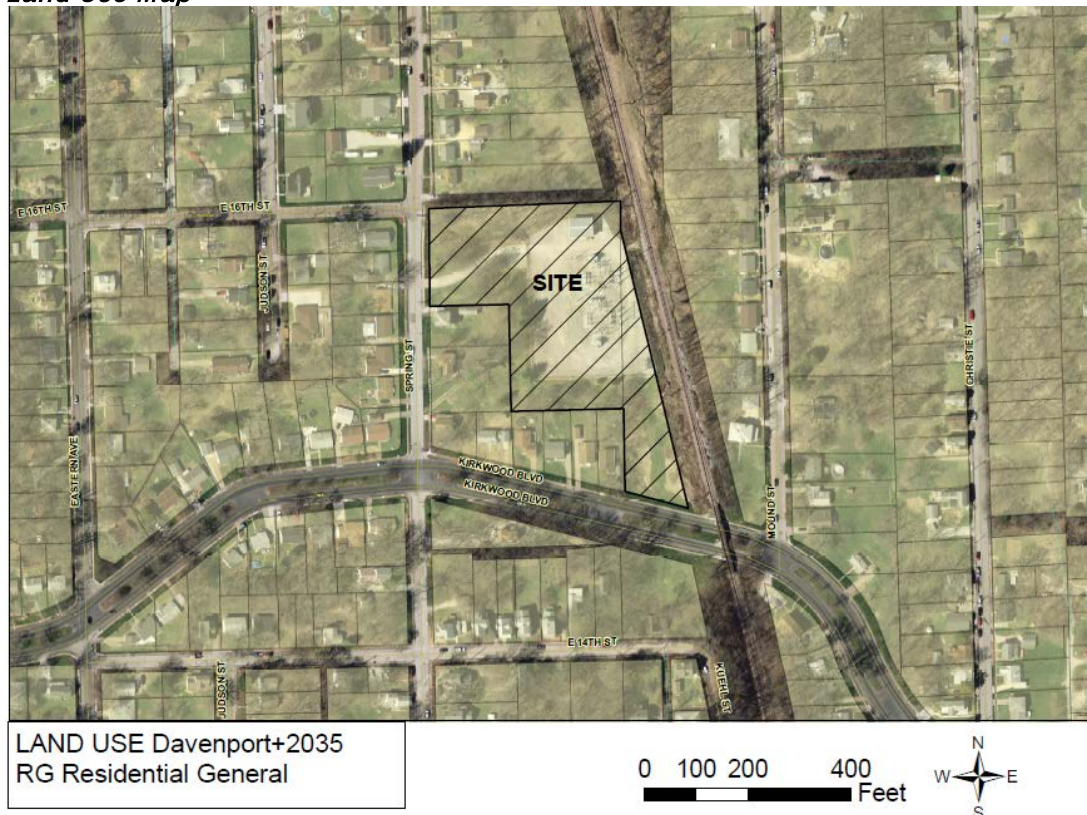
Petition of MidAmerican Energy Company for the approval of a two lot subdivision which allows the split of the property for conveyance to an adjacent owner. The plat contains 3.37 acres, more or less.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Aerial Photo

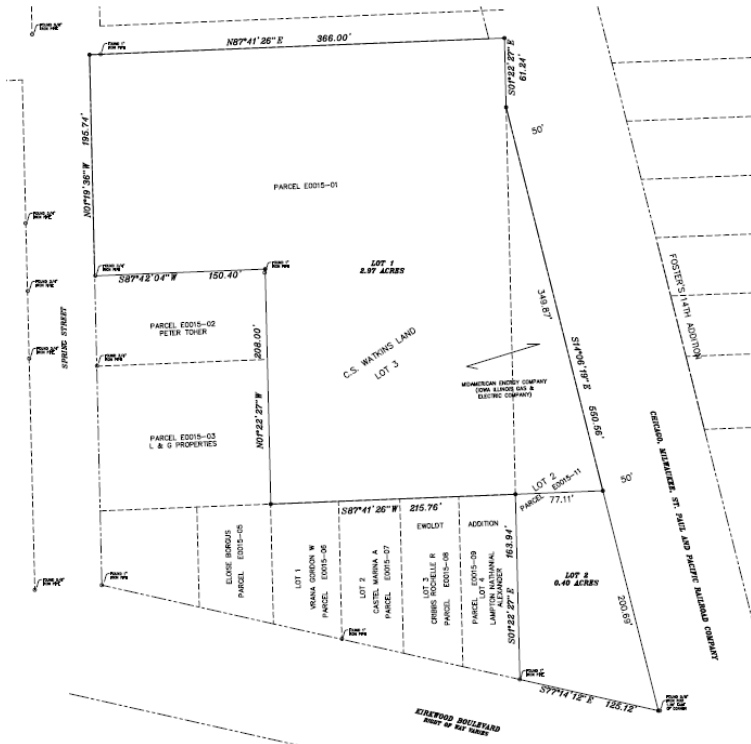


Plat

LAMPTON 1ST ADDITION

TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF PART OF LOTS 2 & 3 OF CS WATKINS LAND,
ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 42, PAGE 228;
BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH P.M. IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



ZONING & LOT INFORMATION:

CURRENT ZONING: RESIDENTIAL, R-4
PROPOSED ZONING: NO CHANGE IS REQUESTED
TOTAL NUMBER OF LOTS: 2
TOTAL ACRES OF LOTS: 3.37
TOTAL R.O.W. ACRES: 0
TOTAL SITE ACRES: 3.37

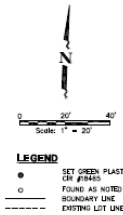
LAND SURVEYOR

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

OWNER

MidAmerican Energy
P.O. Box 3006
Sioux City, IA 51102

ATTORNEY



LEGEND

● SET GREEN PLASTIC OR #8445
○ FOUND AS NOTED
--- BOUNDARY LINE
--- EXISTING LOT LINE

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 – Promote development that conserves land; and reuse of existing sites is preferred over new construction in undeveloped areas.

Housing Diversity – Promote the location of housing near public transportation and employment centers.

Zoning:

The area is zoned “R-4” Moderate Density Dwelling District. Single family residential is allowable and the substation is permitted by special use permit.

Technical Review:

Streets. The subject property is located both Spring Street and Kirwood Boulevard.

Storm Water. Stormwater infrastructure is located in Kirkwood Boulevard. There is surface drainage along the railroad. Lot 2 has surface drainage running across it; a check of the City's GIS indicates a drainage way (blue line). A drainage easement should be required and if the intent is to build on this lot this drainage should be addressed sooner than later.



Sanitary Sewer. Sanitary sewer service is located in Spring Street and Kirwood Boulevard as well as along the east side of the railroad track.

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

Emergency Services. The property is located under 1/3 mile from Fire Station No. 4, which is located at 1805 East Locust Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The proposal would allow a single family residence on proposed Lot 2. The bearing along the north line of Lot 2 is missing. No building setback lines are shown.

There are lots of “found” lot corners but none of them are called out so we need either two lot corners or two quarter sections. Section 354.6 and 355.8 of the Iowa Code requires that a plat shall give reference to two section corners or two established monuments within the official plat.” The plat shows several found monuments but at least two monuments in existing lot corners will need to be identified on the plat.

No utility easements are shown. Section 354.6 also requires that easements necessary for the orderly development of the land within the plat shall be shown and the purpose of the easement be clearly stated. Section 16.24.060 of the Davenport City Code requires easements where needed. Typically there is a fifteen foot easment provided for in the front yard.

Staff Recommendation:

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:

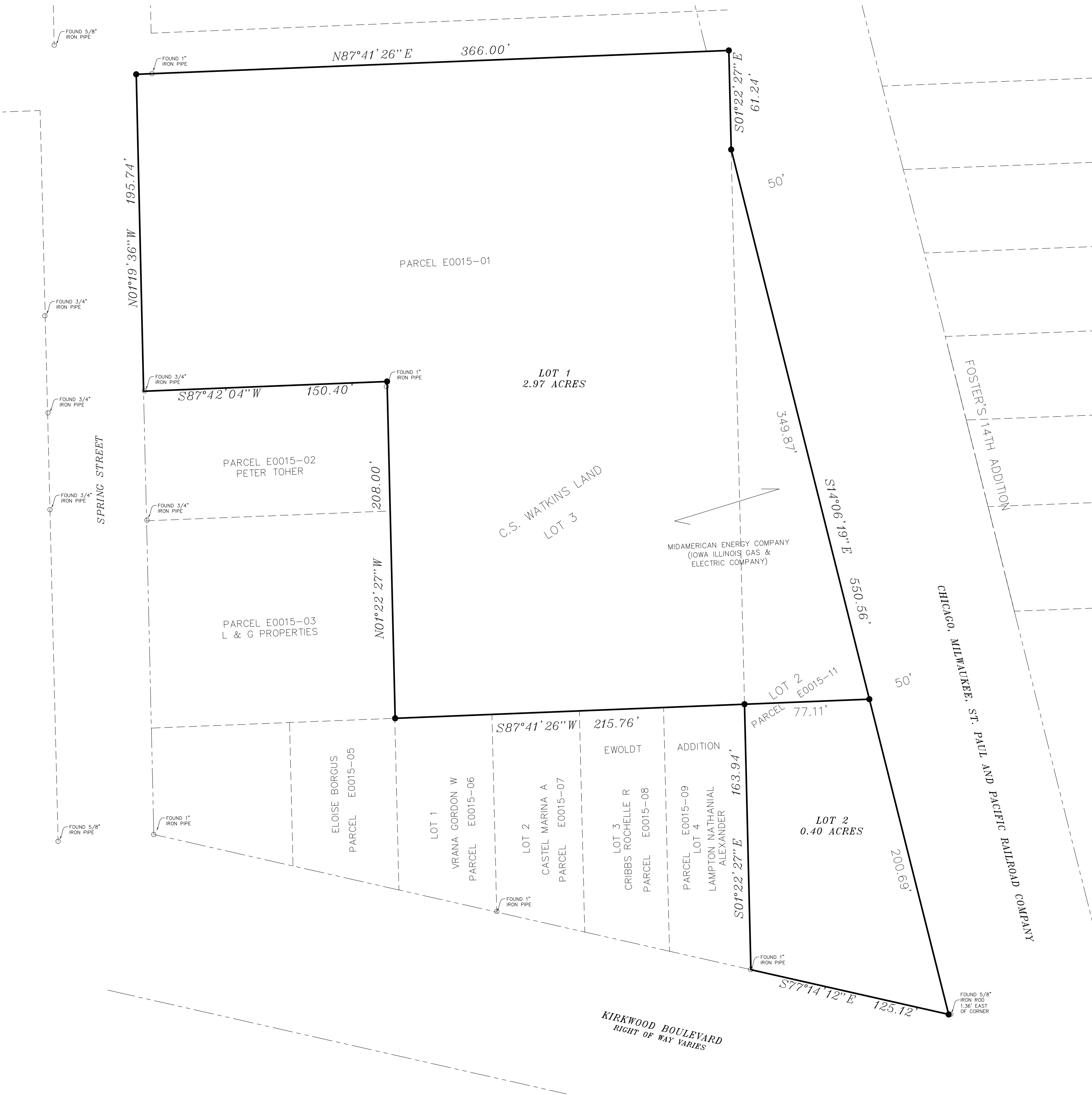
1. The plat be tied to either two existing subdivision corners or two quarter section corners, and these corners are identified on the plat.
2. That the bearing for the north line of lot 2 be added.
3. That a front building setback line be shown.
4. That at least a fifteen foot utility easement be added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

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division

PLAT OF SUBDIVISION
LAMPTON 1ST ADDITION
TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF PART OF LOTS 2 & 3 OF CS WATKINS LAND,
ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 42, PAGE 229;
BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



ZONING & LOT INFORMATION:

CURRENT ZONING: RESIDENTIAL, R-4
PROPOSED ZONING: NO CHANGE IS REQUESTED
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TOTAL ACREAGE OF LOTS: 3.37
TOTAL R.O.W. ACREAGE: 0
TOTAL SITE ACREAGE: 3.37

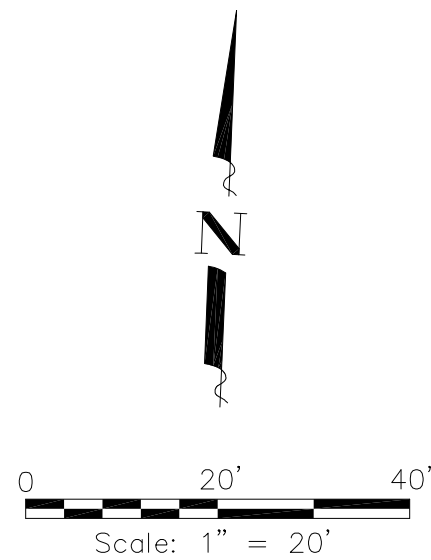
LAND SURVEYOR

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

OWNER

MidAmerican Energy
P.O. Box 3006
Sioux City, IA 51102

ATTORNEY



LEGEND

- SET GREEN PLASTIC CIR #18465
- FOUND AS NOTED
- BOUNDARY LINE
- - - - - EXISTING LOT LINE

MIDAMERICAN ENERGY COMPANY

BY: _____
DATE: _____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY
MID-AMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER COMPANY

BY: _____
DATE: _____

CENTURYLINK

BY: _____
DATE: _____

MEDIACOM

BY: _____
DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed 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

MID AMERICAN ENERGY
P.O, BOX 3006 SIOUX CITY, IA 51102

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE: 1" = 1"
DRAWN BY: JLR
CHECKED BY: JWA
DATE: 2/28/17

4700 Kennedy Drive
(309) 792-9350

East Moline, Illinois 61244
Fax (309) 792-8974

Design Firm License: Illinois#184-000816
Copyright 2017 By McClure Engineering Associates, Inc.

PLAT OF SUBDIVISION

LAMPTON 1ST ADDITION DAVENPORT, IOWA

FILE NAME: T:\ADA116.034\TASK 270_KIRKWOOD\DWG\16034_KIRKWOOD.dwg JOB NUMBER: 01-13-16-034

SHEET NO.
1
OF 1

From: [Leabhart, Tom](#)
To: [Wille, Wayne](#)
Cc: [Kay, Amy](#)
Subject: RE: Two new plats Lampton 1st
Date: Tuesday, April 11, 2017 12:29:13 PM
Attachments: [image001.png](#)

Wayne,

So these comments are for Lampton, my previous comments were for Bryr's.

1. The north line of lot is missing a bearing.
2. No building setback lines are shown.
3. No utility easements are shown.
4. There are lots of "found" lot corners but none of them are called out so we need either two lot corners or two quarter sections.
5. Lot 2 has surface drainage running across it. Enough that there is the infamous blue line in GIS. I think we should have a drainage easement. If the intent is to build on this lot drainage will have to be addressed.

Let me know if you have any questions, thanks.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Wille, Wayne

Sent: Thursday, March 30, 2017 12:41 PM

To: Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Gleason, Nicole; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Hocker, Ron; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Kull, David; Leabhart, Tom; Longlett, Eric; Maloney, Kike; McFarland, Lindsay; McGee, Mike; Miers, Dan; Miller, Nate; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Schnauber, Eric; Sim, Nicholas; Statz, Gary; Tate, Art; Wahlheim, Derek; Wille, Wayne

Subject: Two new plats Lampton 1st and Bryr's

Please review these two plats and comment by Monday April 10th. Thank you.

Wayne Wille, CFM - Planner II

Community Planning Division

226 W 4th St - Davenport IA 52801

563-326-6172 - wtw@ci.davenport.ia.us

563-326-7765 - planning@ci.davenport.ia.us

[Click here for more information about the Zoning Ordinance Rewrite.](#) **Spread the Word!**



**CITY OF DAVENPORT
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
SUBDIVISION REFERENCE FILE**



PRELIM / **FINAL** / PUD (circle the appropriate designation)

LAMPTON 1st ADDITION

SUBDIVISION NAME: RE-PLAT OF PART OF LOTS 2 & 3 of CS Watkins Land Addition

LOCATION: North of Kirkwood and east of Spring Street

DEVELOPER: Name: MidAmerican Energy Company
Address: PO Box 4350, DAVENPORT, IA
Phone: 563-333-8150 Dawn Carlson
Mobile Phone: _____ Email: DMCarlson@midamerican.com

ENGINEER: Name: MCCLURE ENGINEERING ASSOCIATES, INC.
SURVEYOR Address: 4700 KENNEDY DRIVE, EAST MOLINE, IL
Phone: 309-792-9350 FAX: 309-792-8974
Mobile Phone: _____ j.abbitt@mcclureengineering.com

ATTORNEY: Name: Jon Andreasen
Address: 666 Grand Ave. Des Moines, IA 50309-2580
Phone: 515-281-2642 FAX: 515-242-4398
Mobile Phone: _____ Email: _____

OWNER: Name: SAME AS DEVELOPER
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: jaandreasen@midamerican.com

NUMBER OF LOTS: 2 ACRES: 3.37
SF 2F MF & EST. UNITS COMM IND ZONED R-4

STREETS ADDED: N / A LINEAR FEET

Fee per Plat		Fee
Ten or fewer lots (< 10 lots)		\$400 plus \$25/lot = \$450
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 & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:

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.

ATTACHMENTS:

Type	Description
▣ Cover Memo	P17-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 11:54 AM



City of Davenport

Community Planning & Economic Development
Department

PREVIEW STAFF REPORT

Meeting Date: April 04, 2017
Request: Preliminary Plat Falcon Pointe Subdivision
Case No.: P17-01
Applicant: Grunwald Land

Recommendation:

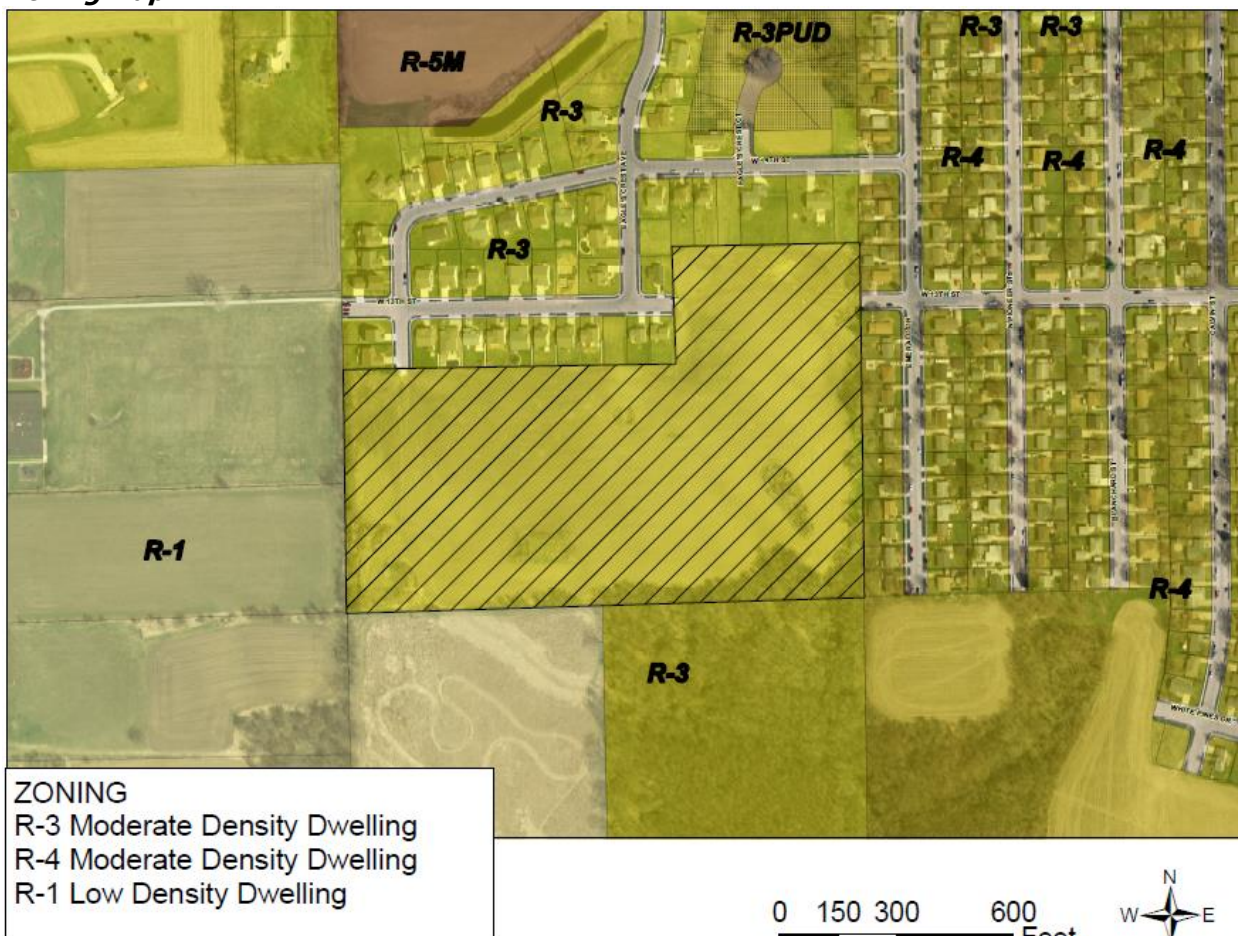
Staff recommends the Plan and Zoning Commission forward Case No. P17-01 to the City Council for approval subject to the listed conditions.

Introduction:

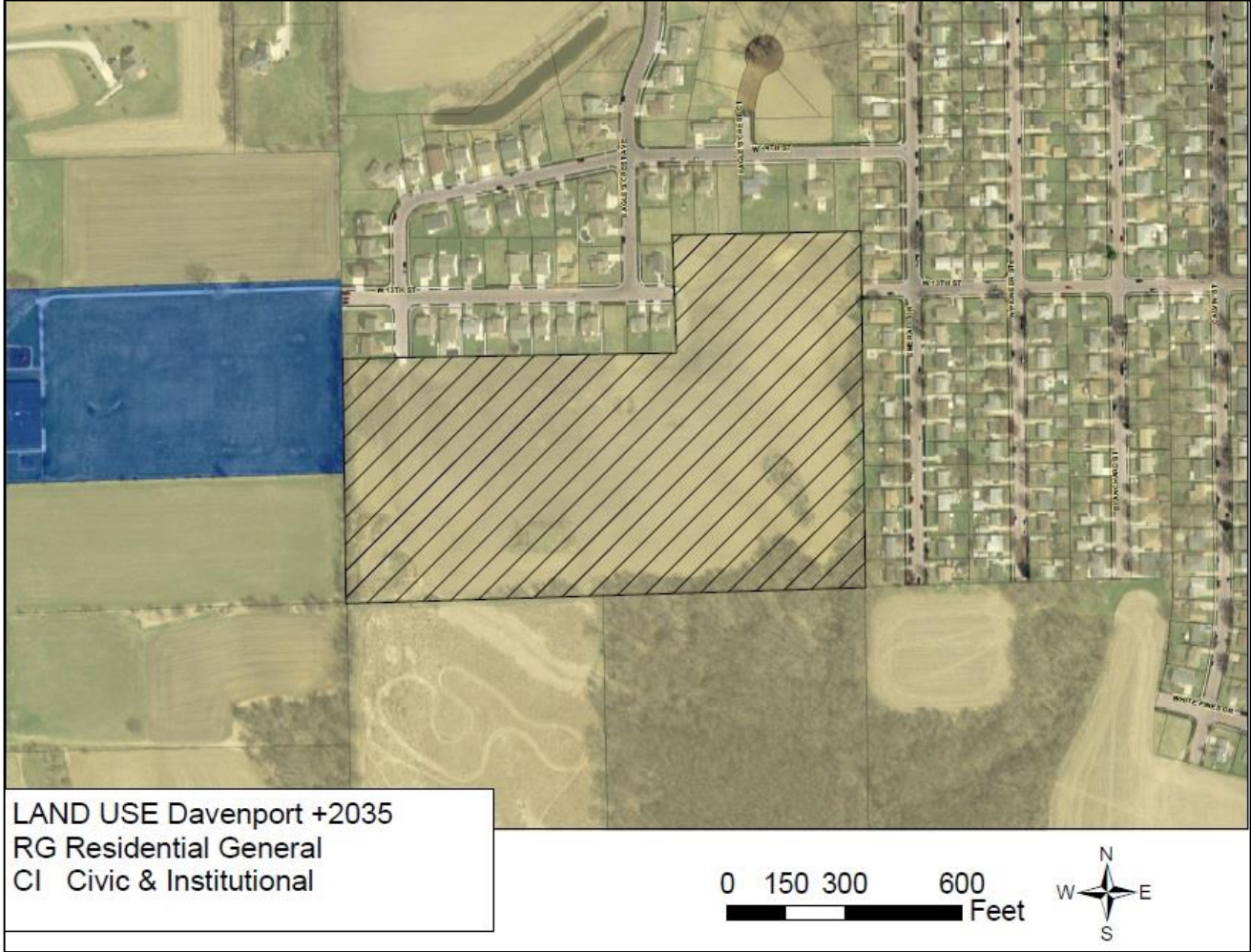
Petition of Grunwald Land for approval of a preliminary plat to develop 70 lots of single family residential south of the Eagle's Crest development. The plat contains 22.15 acres, more or less.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Aerial Photo





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

Zoning:

The area has been zoned for residential for quite some time. There area was preliminary platted as part of the Eagle's Crest development around 2000.

Technical Review:

Streets: The subject plat connects 13th Street from Eagle's Crest Second Addition to Royal Tee 7th Addition and extends Eagle's Crest Drive further south. Falcon Pointe Avenue also extends further south to allow additional residential development.

Storm Water: Stormwater infrastructure will be extended with this plat to a detention area further south on land owned by the developer with drainage easements proposed for extending the storm lines.

Sanitary Sewer: Sanitary sewer service will also be extended into this development.

Other Utilities: This is an urban area and normal utility services are available. There is also a high pressure gas line easement running through the area.

Emergency Services: The property is located just over 2 miles from both Fire Station No. 5, which is located at 2808 Telegraph Road and Fire Station No. 6, which is located at 1735 West Pleasant Street.

Parks/Open Space: The proposed rezoning does not impact any existing or planned parks or public open spaces.

Comments from Technical Review Committee:

From: Leabhart, Tom, P.E. Davenport Public Works

- 1) Existing zoning is to be shown.
- 2) Easements containing sewer are to include "sewer" in their name.

Public Input:

No public hearing is required for a Preliminary plat

Discussion:

The proposal would allow single-family residences and extends residential development southerly.

Staff Recommendation:

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.

Prepared by:



Scott Koops, AICP - Planner II



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
4/18/2017

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 East Rusholme Street and East Lombard Street; and Denison Avenue between the west line of Adams Street and the railroad.

Recommendation:

There is no recommendation at this time

ATTACHMENTS:

Type	Description
▣ Backup Material	ROW 17-02 - Preview Staff Report
▣ Backup Material	ROW 17-02 - Aerial Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 12:03 PM



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

Meeting Date: April 18, 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



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.

Technical Review:

Technical review comments will be provided at the May 2, 2017 Plan and Zoning Commission Public Hearing.

Public Input:

Notices will be sent to properties within 200 feet of the proposed right-of-way vacation in advance of the May 2, 2017 Plan and Zoning Commission Public Hearing.

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:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", is written over a horizontal line.

Ryan Rusnak, AICP
Planner III



Subject Property

N



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

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
▣ Cover Memo	F17-09 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 12:07 PM



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

Meeting Date: April 18, 2017
Request: Final Plat Riverview on 6th Subdivision
Case No.: F17-09
Applicant: City of Davenport – Community Planning & Economic Development

Recommendation:

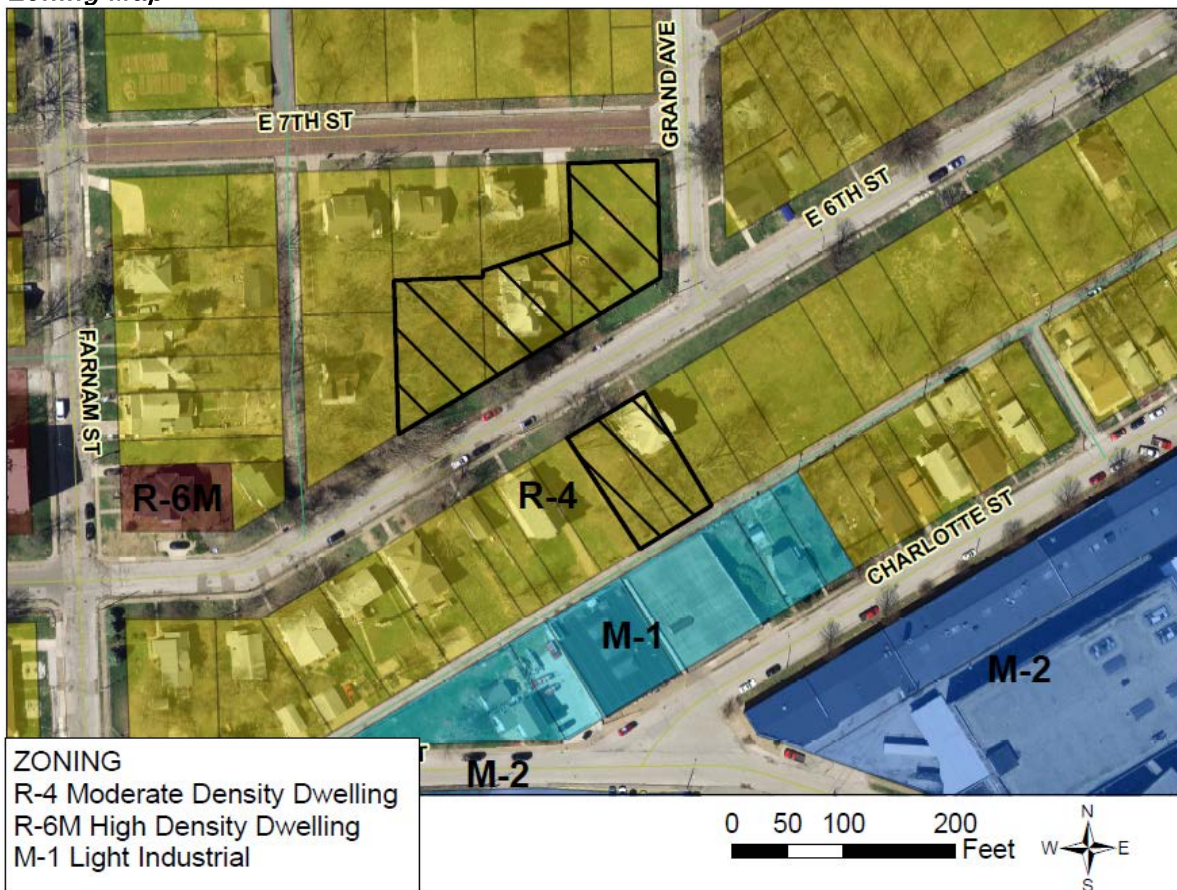
Preview - There is no recommendation at this time.

Introduction:

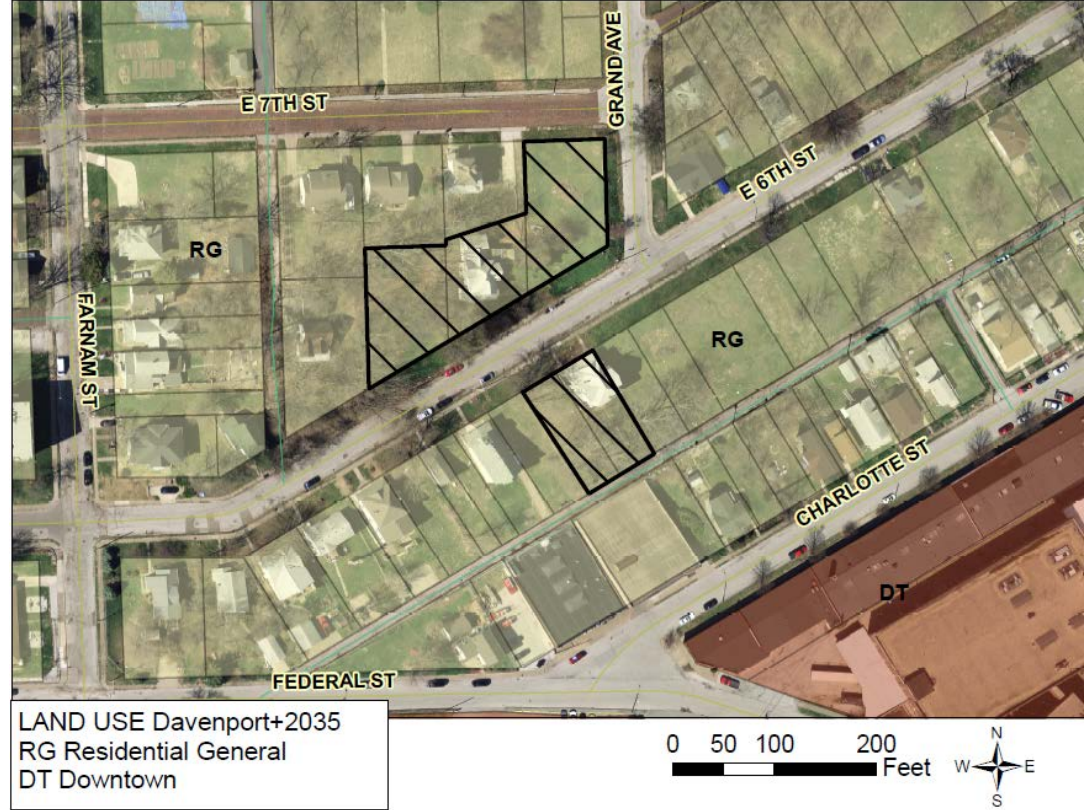
Petition of the Department of Community Planning & Economic Development of the City of Davenport for approval of a three lot subdivision to consolidate five parcels into three lots to allow the construction of three single family residences. The plat contains 0.84 acres, more or less.

AREA CHARACTERISTICS:

Zoning Map



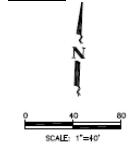
Land Use Map



Aerial Photo

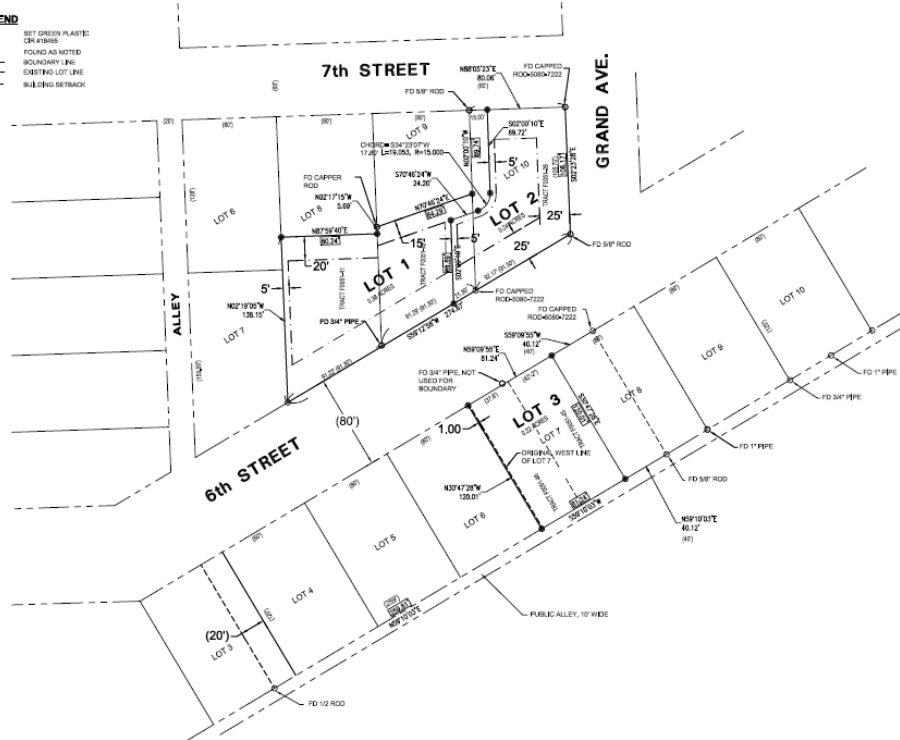


Plat



LEGEND

- SET GREEN PLASTIC: CHAIN
- FOUND AS NOTED
- BOUNDARY LINE
- EXISTING LOT LINE
- - - BUILDING SETBACK



ORIGINAL DESCRIPTION OF PROPERTY

PARCELS: P000141
A tract of land described as beginning on a point on the East line of Lot 8 Block 146, 100 feet south of the North line of said Lot 8, thence due West 100 feet to the North line of said Lot 8, thence due North 100 feet to the place of beginning.

PARCELS: P000142
South Part of Lot 8 in Block 146 of LeClaire's 12th Addition to the City of Davenport, Iowa, thence Easting to a point on the East line of the North line of said Lot 8, thence Easting to the place of beginning.

PARCELS: P000143
Lot 10 in Block 146 of LeClaire's 12th Addition to the City of Davenport, Iowa, thence Easting to a point on the East line of Lot 8, Block 146, thence Easting to the place of beginning.

PARCELS: P000144
The easterly 27.2 feet of Lot 7 and the easterly one foot of Lot 8, Block 146.

PARCELS: P000145
Part of Lot 7 in Block 125, LeClaire's 12th Addition to the City of Davenport, Iowa, thence Easting to the North line of Lot 7, thence Easting 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 SITE ACREAGE: 0.84

LAND SURVEYOR

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

OWNER

CITY OF DAVENPORT

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 the 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; stormwater flow is overland.

Sanitary Sewer. Sanitary sewer service 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.

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 petitioners are proposing a three lot subdivision to allow for single family residential infill development.

STAFF RECOMMENDATION

This is a preview report and no recommendation is made at this time.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF A PART OF LOTS 8, 9, AND LOT 10, BLOCK 146, AND LOT 11, BLOCK 147, AND A PART OF LOT 6, BLOCK 125, LECLAIRE'S 12TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

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.

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.

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

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.

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 422"; 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, 422" to the place of beginning.

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

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

CITY OF DAVENPORT

BY: _____

DATE: _____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY
CITY OF DAVENPORT

BY: _____

DATE: _____

BY: _____

DATE: _____

BY: _____

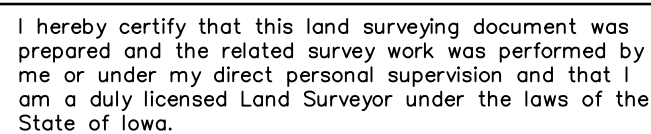
DATE: _____

BY: _____

DATE: _____

BY: _____

DATE: _____



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.

SHEET NO.

1
OF 1

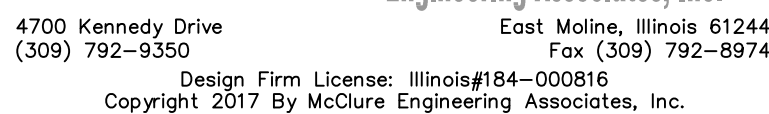
THE CITY OF DAVENPORT
DAVENPORT, IOWA 52801

REVISIONS		
NO.	ITEM	DATE

DRAWN BY: DEL

CHECKED BY: JWA

DATE: 3/24/17



PLAT OF SUBDIVISION

DAVENPORT, IOWA

FILE NAME: T:\IADA117.049\RIVERVIEW ON 6TH SUBDIVISION.dwg

JOB NUMBER: 01-13-17-049

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: RIVERVIEW ON GTH

LOCATION: GRAND AVENUE AT GTH 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 & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

Subject:
1st Quarter 2017 Development report

ATTACHMENTS:

Type	Description
▯ Cover Memo	1st quarter report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/13/2017 - 12:10 PM



Community Planning & Economic Development (CPED)

Community Planning — 2017 1st Quarter Development Report

Building GREAT Neighborhoods

Growing GREAT Jobs

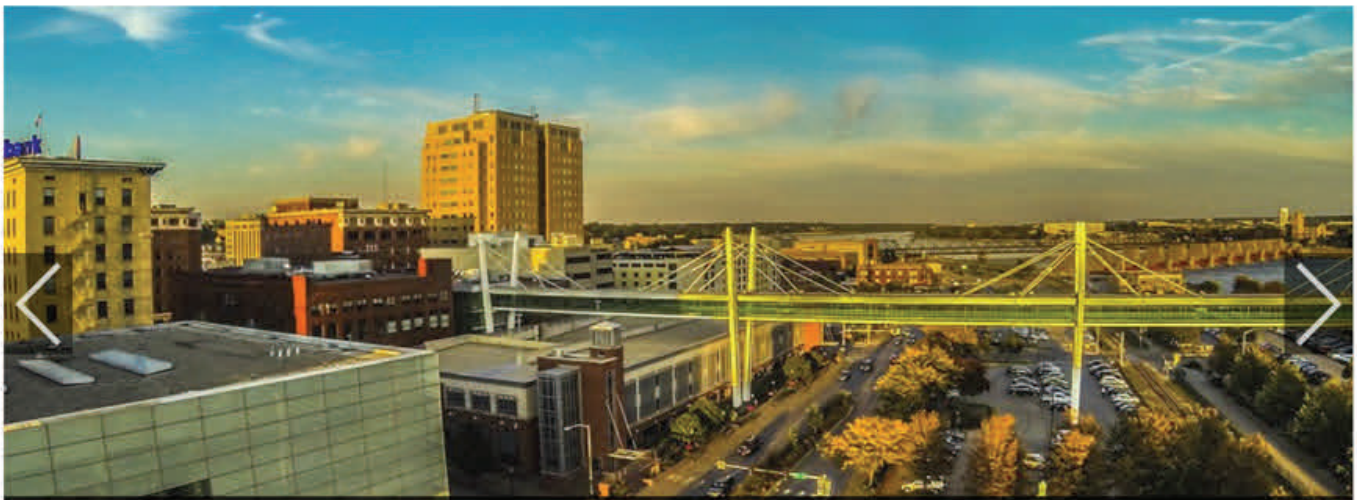
Envisioning a GREAT Future

GREAT City | **GREAT Life**

The Development Report is an annual publication that presents a summary of the zoning and development related activities in the City of Davenport. The quarterly reports are an attempt to provide more timely and detailed development information. As such analysis of the details is not preformed as in the annual report. Note: The City assumes no liability from the use of the information provided herein.

The Community Planning Division is staff to several review boards and commissions. These include the Plan and Zoning Commission, the Zoning Board of Adjustment, the Historic Preservation Commission and the Design Review Board.

Community Planning Division staff consists of a Senior Manager, a Planner III and two Planner II positions. Staff certifications include AICP and CFM.



Monthly Totals

Community Planning Division
Quarterly Activity Report
2017 - Jan to March



PLAN & ZONING COMMISSION	Jan	Feb	March	Qrtly
Rezoning Petitions	2	0	0	2
Final Subdivision Plats	1	0	3	4
Preliminary Subdivision Plats	0	0	0	0
Street Vacations & Name Change	1	0	0	1
Final Development Plans	0	1	0	1
Flood Plain Variances	0	0	0	0
Ordinance Text Amendments	0	0	0	0
Comp Plan / Econ Dev Reviews (includes SSMID & EDA)	0	0	0	0
Item Totals	4	1	3	8

Design Review Board	5	6	5	16
Site Plan Review	0	0	3	3

ZONING BOARD OF ADJUSTMENT	Jan	Feb	March	Qrtly
Hardship Variances	1	0	2	3
Special Use Permits	1	0	0	2
Home Occupation Permits	0	0	1	2
Special Exceptions	0	0	0	0
Appeals of Admin Decisions	0	0	0	0
Item Totals	2	0	3	5

HISTORIC PRESERVATION	Jan	Feb	March	Qrtly
Landmark Designations	0	0	0	0
Certificates of Appropriateness	0	0	1	1
Demolition Reviews	0	0	0	0
Environmental Reviews (Section 106)	8	3	1	12
Item Totals	8	3	2	13

MISCELLANEOUS	Jan	Feb	March	Qrtly
Flood Plain Inquiries	5	13	12	30
Flood Plain Development Permits	0	2	0	2
Liquor License Reviews	20	32	19	71
Sign Permit Reviews	6	3	4	13
Item Totals	31	50	35	116

1st QUARTER NARRATIVE

Plan & Zoning Commission

Rezoning activity –

Two (2) rezoning petitions were submitted for review during the first quarter of 2017. Both were approved by Council.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
REZ17-01	City of Davenport	S of Slopertown Rd & E of Hillandale Rd	40.0	A-1 to M-1	02/08/17 2017-47	102.02	81
REZ17-02	City of Davenport	S of Slopertown Rd & W of Division St	158.62	A-1 to M-1	02/08/17 2017-48	102.02	81

Final Development Plan activity –

One (1) final development plan was submitted for consideration and recommended for approval. It was approved by Council.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
FDP17-01	Geifman Food Stores Inc	4939 Utica Ridge Rd	0.69	PDD	03/08/17 2017-95	129.02	62

Subdivision activity –

Four (4) final plats were submitted for consideration. Three plats have been approved by Council. One (1) plat remains for Council submission. All plats were replats of existing subdivisions re-configuring lots. One plat added a new lot for development.

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct
F17-01	Westport	7.23 10.35	R-5M R-4	54	Pending submission		125.02	13
F17-02	Windmill Hill 3rd	0.68	C-1	1	04-12-17		121	41
F17-03	Daisy Fields	0.53	R-2	2	04-12-17		130	63
F17-04	Cross 1st	0.82	PDD	1	Pending submission		124	13

Right-of-Way Vacation activity –

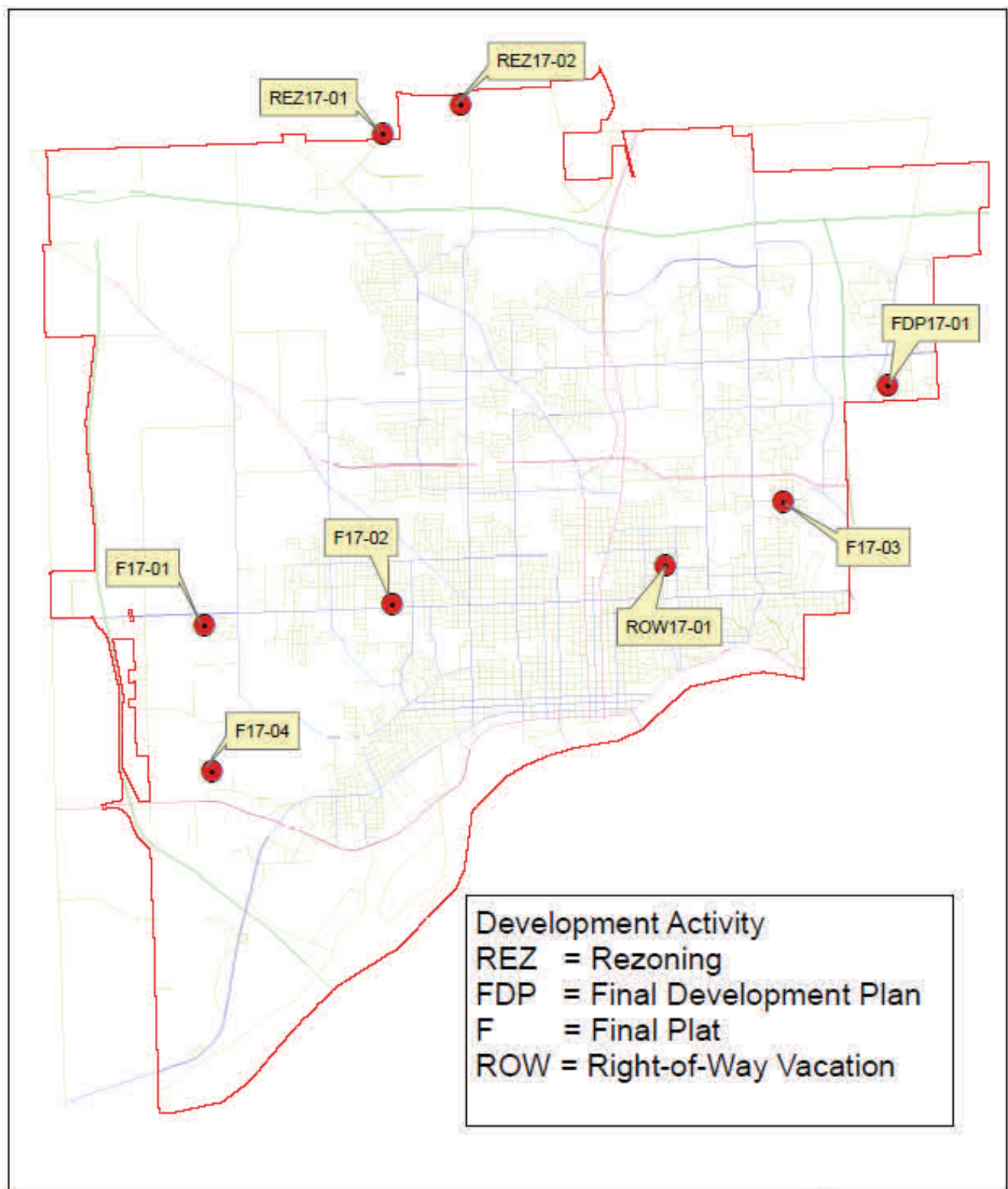
One (1) request to vacate public right-of-way or easements was submitted for consideration but was withdrawn by the applicant.

Case #	Petitioner	Type	Location	Area Square Feet	Council Action	Census Tract	Ward/ Precinct
ROW17-01	St Paul The Apostle Church	Street	E Rusholme St btw Carey and Arlington	36,700	Withdrawn	116	52

Miscellaneous activity –

One (1) Economic Development issue recommended an expansion of the North Urban Renewal Area.

Plan and Zoning Commission Development Activity Map



0 0.5 1 2
Miles



Zoning Board of Adjustment

Zoning Board of Adjustment

There were five (5) petitions made to the Board of Adjustment during the first quarter of 2016; three (3) hardship variances and one each for Special use permit and Home Occupation Permit.

The special use permits was for a class A service station The variances involve signage, a second garage and a front yard building encroachment. The home occupation was for a hair salon.

Case No.	Petitioner	Location	Request	Result
SUP17-01	Hy-Vee	3200 E Kimberly Rd	Class A service station	Approved
HV17-01	Jasveer Saini	1802 W 7th St	Signage	Approved
HV17-02	Rodger Dengler	2806 N Gayman Ave	2nd garage	
HV17-03	Mount Olive Church	1020 Ripley St	Bldg encroachment	Approved
HOP17-01	Mary Mensch	3234 Boies Ave	Salon	

Historic Preservation Commission

Historic Preservation Commission

The HPC reviewed one (1) Certificates of Appropriateness (COA) and supported a request for rehabilitation of Buchanan School. (13) environmental reviews were also reviewed by staff.

One work session was held to develop 2-year goals for the Commission.

Case No.	Petitioner	Location	Request	Result
COA17-01	City of Davenport	Credit Island	Warming house repairs	Approved

Design Review Board

Design Review Board -

Sixteen (16) cases were brought before the Board for their consideration in the first quarter of 2017. The majority, just under two-thirds or ten (10) of the cases were located in the Downtown Design Overlay District (DDOD). Almost one-fifth or three (3) of the cases were located in the Hilltop Campus area. Two (2) cases were Residential Infill requests and the remaining one (1) was located in the Historic Shopping District of the Village of East Davenport.

Case No.	District	Petitioner	Location	Request	Result
DR17-01	RIDO	Habitat for Humanity	901 Farnam St	SF	Approved
DR17-02	RIDO	Habitat for Humanity	504 W 11th St	SF	Approved
DR17-03	DDOD	Marion Meginnis	421, 425 & 427 Brady St	Bldg Rehab	Approved
DR17-04	DDOD	Andrew Dasso	304 E 3rd St	Bldg Rehab & site improvments	Approved
DR17-05	DDOD	Andrew Dasso	315 Pershing Ave	Bldg Rehab & addition into r-o-w	Approved
DR17-06	HCVOD	Palmer Lange Sign	1000 Brady St	Signage	Approved
DR17-07	DDOD	Joseph & Michelle Stroehle	520 W 2nd St	Wall sign	Approved
DR17-08	DDOD	Y&J Properties	610 W 3rd St	Bldg Rehab	Approved
DR17-09	DDOD	Y&J Properties	439 E 3rd St	Bldg Rehab	Approved
DR17-10	DDOD	Y&J Properties	735 Federal St	Staircase	Approved
DR17-11	DDOD	City of Davenport	318 Ripley & 425 W 4th Sts	Streetscape	Approved
DR17-12	HCVOD	Loretta Hoogerhyde	1525 Harrison St	Wall sign	Approved
DR17-13	DDOD	Dav Public Library	3212 Main St	Banner signs	Approved
DR17-14	HSD	Young Sign	1109 Mound St	Wall sign	Approved
DR17-15	HCVOD	Tony Fuhs	1524 Harrison St	Bldg Rehab	Approved
DR17-16	DDOD	Andy Freitag	421 W River Dr	Ext grow wall	Approved

Permit Activity

New Construction Permits				
Owner	Type	Location	Value	Ward
Beaver Builders	SF	4022 Kathleen Way	\$ 269,000	
Diamond Builders	SF	2503 Pheasant Crk Dr	\$ 164,800	
Pearson Building Pursuits	SF	1435 W 40th St	\$ 162,500	
Pearson Building Pursuits	SF	1439 W 40th St	\$ 162,500	
Robson Homes Inc	SF	5988 Mississippi Ave	\$ 140,000	
Robson Homes Inc	SF	6008 Mississippi Ave	\$ 140,000	
Colin Woods	SF	2541 Pheasant Crk Cir	\$ 149,600	
Robson Homes Inc	SF	1608 Parkview Ln	\$ 140,000	
Robson Homes Inc	SF	1609 Parkview Ln	\$ 140,000	
Robson Homes Inc	SF	1614 Parkview Ln	\$ 140,000	
Robson Homes Inc	SF	1615 Parkview Ln	\$ 140,000	
Robson Homes Inc	SF	1620 Parkview Ln	\$ 140,000	
Robson Homes Inc	SF	1627 Parkview Ln	\$ 140,000	
Robson Homes Inc	SF	5994 Mississippi Ave	\$ 140,000	
Robson Homes Inc	SF	6002 Mississippi Ave	\$ 140,000	
Robson Homes Inc	SF	6020 Mississippi Ave	\$ 140,000	
Seth Woods	SF	4036 Thomas Pointe Rd	\$ 410,000	
Advance Homes	SF	4918 Emeis View Ct	\$ 154,500	
Advance Homes	SF	5318 Baraboo Ct	\$ 159,000	
Green Thumbers	Comm	3030 Brady St	\$ 42,718	
Dan Dolan Homes	SF	6481 Fairhaven Rd	\$ 189,900	
Robson Homes Inc	SF	1556 Parkview Ln	\$ 140,000	
JP Condon Inc	SF	6428 Fairhaven Rd	\$ 402,700	
Classic Development Co Inc	SF	1215 Waverly Rd	\$ 170,000	
JP Condon Inc	SF	6302 Lillie Ave	\$ 208,350	
TW Development	SF	2465 Pheasant Creek Cir	\$ 169,600	
Kroenke Group	Comm	5611 Elmore Ave	\$ 2,186,350	

Building Summary

Building Permit Review - New Construction						
Permit Type	Jan	Feb	Mar	Qtrly		Resid Units
Residential - Single Family	6	12	6	24		24
Residential - Multi-Family	0	0	0	0		
Commercial	0	1	1	2		
Industrial	0	0	0	0		
Item Totals	6	13	7	26		

Building Permit Review - Demolitions						
Permit Type	Jan	Feb	Mar	Qtrly		Resid Units
Residential - Single Family	5	1	1			7
Residential - Multi-Family	0	0	0			
Commercial	0	0	1			
Industrial	0	0	0			
Item Totals	5	1	2			

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743

Date
4/18/2017

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 02, 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	4/13/2017 - 12:17 PM