COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, April 6, 2022; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ22-01 being the request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (the southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

2. Public Hearing for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road. [Ward 1]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park, CIP #28030. [Wards 3 & 5]

2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West Locust Street (Michigan Avenue to Clark Street) Pavement Resurfacing project, CIP #35054. [Wards 1 & 4]

3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the City Hall Exterior Repairs project, CIP #23067. [Ward 3]

4. Public Hearing on the proposed Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Project at West 62nd Street and North Elmwood Avenue. [Ward 2]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

<u>COMMUNITY DEVELOPMENT</u>

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ22-01 being the request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (the southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

2. First Consideration: Ordinance for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road. [Ward 1]

3. Resolution approving Case F22-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fifth Addition for a 50-lot subdivision on 11.38 acres located south of Olde Brandy Lane and west of Mississippi Avenue. [Ward 8]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

   Ganzo's Mexican Restaurant, Ganzo's Cinco de Mayo 5K & Fiesta; Saturday, May 7, 2022; 6:00 a.m. – 11:00 a.m.; **Closures:** northbound North Marquette Street from West Kimberly Road to West 41st Street (northbound from West Kimberly Road to 3923 North Marquette Street closed until 6:00 p.m. for the Fiesta); West 41st Street from Marquette Street to Division Street; easternmost northbound lane of Division Street from West 41st Street to West 53rd Street; southernmost eastbound lane of West 53rd Street from Division Street to Northwest Boulevard; southbound Northwest Boulevard from West 53rd Street to Taylor Street; Taylor Street from Northwest Boulevard to West 52nd Street; West 52nd Street/Garner Drive from Taylor Street to West 51st Street; West 51st Street from West 52nd Street/Garner Drive to Fillmore Lane; Fillmore Lane from West 51st Street to West 46th Street; West 46th Street from Fillmore Lane to Marquette Street; Marquette Street from West 46th Street to finish line at Ganzo's Restaurant. Volunteers will be present throughout the neighborhoods to assist residents who need to enter and exit. [Wards 7 & 8]

   Quad Cities Bicycle Club; 2022 Kwik Star Criterium; Village of East Davenport; 4:00 a.m. – 9:00 p.m. Monday, May 30, 2022; **Closures:** Mound Street from East 11th Street to East 12th Street; East 12th Street/Fulton Avenue from Mound Street to Glenwood Avenue; Glenwood Avenue from Fulton Avenue to Hillcrest Avenue; Hillcrest Avenue from Glenwood Avenue to River Street; East 11th Street from Mound Street to River Street. [Ward 5]

   Cornbelt Running Club; Bix 7 Event; Genesis Sports Medicine Brady Street

Sprints; Thursday, July 28, 2022 6:00 p.m. - 9:00 p.m.; **Closure:** Brady Street from 5th Street to 11th Street. [Ward 3]

Cornbelt Running Club; Bix 7 Event; Arconic Jr Bix; Friday, July 29, 2022 1:00 p.m. - 9:00 p.m.; **Closures:** East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from 3rd to 4th. [Ward 3]

2. Motion approving noise variance requests for outdoor events on the listed dates and times.

   Ganzo's Mexican Restaurant; Cinco de Mayo Fiesta; 3923 North Marquette Street; Saturday, May 7, 2022 10:30 a.m. - 6:00 p.m.; Outdoor music, over 50 dBA. [Ward 7]

   Dustin Drenth; Graduation Party; 3427 North Elmwood Avenue; Saturday, May 14, 2022 5:30 p.m. - 8:45 p.m.; Outdoor band, over 50 dBA. [Ward 2]

3. Motion approving beer and liquor license applications.

   A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

   Ward 2

   The Devil's Door (The Devil's Door, LLC) - 4908 N Pine St - Outdoor Area - New License - License Type: Class C Liquor **pending staff review*

   Ward 3

   RME Courtyard (River Music Experience) - 121 W 2nd St - Recurring Temporary License - Outdoor Area - License Type: Class C Liquor **pending staff review*

   Ward 5

   The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Rd - Temporary Outdoor Event April 28 - License Type: Beer/Wine **pending staff review*

   B. Annual license renewals (with outdoor area renewals as noted):

   Ward 1

   Gunchies (Conrad Holdings, LLC) - 2905 Telegraph Rd - Outdoor Area - License Type: Class C Liquor

   Ward 3

   Redstone Room (River Music Experience) - 129 Main St (2nd Floor) - License Type: Class C Liquor

   Lopiez Pizza (Lopez Curse, LLC) - 429 E 3rd St #1 - License Type: Class C Liquor

Taste of Ethiopia (Taste of Ethiopia, LLC) - 102 S Harrison St #300 - Outdoor Area - License Type: Beer/Wine

Scotts Shovelhead Shed (SSS, Inc) - 220 N Pine St - Outdoor Area - License Type: Class C Liquor

Geezer's Drafthouse (Geezers, Inc) - 1654 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

The Meat Market (Weetbruch Enterprises, Inc) - 1629 Washington St - Outdoor Area - License Type: Class C Liquor

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc) - 2815 W Locust St - Outdoor Area - License Type: Class C Liquor

Famous Liquors (Jay Liquor, Inc) - 2604 W Locust St - License Type: Class E Liquor

Firehouse Bar & Grill (Firehouse Bar & Grill, Inc) - 2006 Hickory Grove Rd - Outdoor Area - License Type: Class C Liquor

Ward 5

Save More (Guru Nanak Food Mart, Inc) - 405 E Locust St - License Type: Class E Liquor

Stadium Club (Sis, Inc) - 2828 Brady St - License Type: Class C Liquor

The 11th St Precinct Bar and Grill (Carpe Diem I, LLC) - 2108 E 11th St - Outdoor Area - License Type: Class C Liquor

Jesse's Mart (Guru Nanak Petro Mart, Inc) - 412 E Locust St - License Type: Class C Beer

W-Mart (Kuntidharma, LLC) - 1205/1207 E Locust St - License Type: Class E Liquor

Ward 6

Your Pie (The Gizzeria Group, Inc) - 4520 E 53rd St #400 - Outdoor Area - License Type: Beer/Wine

Los Agaves Mexican Grill (Los Agaves, Inc) - 4882 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Aldi Inc #80 (Aldi, Inc - Corporation) - 5262 Elmore Ave - License Type: Class C Beer

Bad BoyZ Pizza & Pub (3 Bad GirlZ, Ltd) - 4706 Utica Ridge Rd - Outdoor Area -

License Type: Class C Liquor

Lindsay Park Yacht Club (Lindsay Park Yacht Club, Inc) - 2101 E River Dr - Outdoor Area - License Type: Class A Liquor

Ward 8

Cracker Barrel #161 (Cracker Barrel Old Country Store) - 300 Jason Way Ct - Outdoor Area - License Type: Beer/Wine

C. Request for exemptions for 19- and 20-year-olds on premises:

Ward 3

RME Courtyard (River Music Experience) - 121 W 2nd St - Outdoor Area - License Type: Class C Liquor

Redstone Room (River Music Experience) - 129 Main St (2nd Floor) - License Type: Class C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Third Consideration: Ordinance amending Section 15.16.015 entitled "The National Electrical Code" of the Municipal Code of Davenport, Iowa. [All Wards]
2. Third Consideration: Ordinance amending Section 15.16.030 entitled "Chapter 1, modified" of the Municipal Code of Davenport, Iowa. [All Wards]
3. Third Consideration: Ordinance amending Section 15.12.044 (Reserved) of the Municipal Code of Davenport, Iowa. [All Wards]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park, CIP #28030. [Wards 3 & 5]
5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West Locust Street (Michigan Avenue to Clark Street) Resurfacing project, CIP #35054. [Wards 1 & 4]
6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the City Hall Exterior Repairs project, CIP #23067. [Ward 3]
7. Resolution amending the Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]
8. Resolution overruling objections for the Resolution of Necessity covering the 2022

50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

9. Resolution adopting the Resolution of Necessity for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]
10. Resolution ordering preparation of detailed plans, specifications, contract notice to bidders, and publication of the notice of Hearing and notice to bidders covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]
11. Resolution awarding a contract for the CY 2022 City Property Sidewalk Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $149,795, CIP #28028. [All Wards]
12. Resolution awarding a contract for the CY 2022 ADA Ramp Program to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $241,675, CIP #28024. [All Wards]
13. Resolution awarding a contract for the CY 2022 Sidewalk Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $196,070, CIP #28028. [All Wards]
14. Resolution awarding a one-year contract with the option for two one-year renewals for the Root Control Program to Duke's Root Control, Inc of Syracuse, New York. [All Wards]
15. Resolution awarding a contract for the West 41st Street (Sturdevant Street to Marquette Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of $816,642, CIP #35054. [Ward 7]
16. Resolution awarding a contract for the Ripley Street (51st Street to 53rd Street) Reconstruction project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $406,467, CIP #35054. [Ward 7]
17. Resolution awarding a contract for the FY 2023 DOT Full Depth Patching project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $167,520, CIP #35045. [All Wards]
18. Resolution awarding a contract for the Modern Woodmen Park Secure Parking Lot project to Emery Construction Group Inc of Moline, Illinois in the amount of $329,467.25, CIP #23049. [Ward 3]
19. Resolution awarding a professional services contract for federal consultant and advocacy work to Rasky Partners, Inc of Boston, Massachusetts in the amount of $120,000, CIP #60015. [All Wards]
20. Resolution accepting work completed under the FY 2019 and FY 2020 Manhole Rehabilitation project by Save Our Sewers, Inc of Cedar Rapids, Iowa in the amount of $2,116,314.92, CIP #30045. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

VII. FINANCE

1. First Consideration: Ordinance amending Section 2.63.030 entitled "Composition" of the Davenport Municipal Code to reduce the number of members on the Design Review Board from eleven to nine and to adjust qualifications. [All Wards]
2. First Consideration: Ordinance amending Section 13.16.108 entitled “Property lien for unpaid fees” of the Davenport Municipal Code to rename it "Unpaid fees" and include new methods of collecting outstanding utility fees. [All Wards]
3. Resolution setting a Public Hearing to amend the FY 2022 Operating and Capital Improvement Budgets. [All Wards]
4. Resolution awarding a contract for the Gateway to the East and Gateway to the West Signs project to General Constructors Inc of Bettendorf, Iowa in the amount of $140,855, CIP #23059. [Wards 1 & 6]
5. Resolution authorizing early redemption of General Obligation Corporate Bonds, Series 2014A and General Obligation Refunding Bonds, Series 2014B. [All Wards]
6. Resolution approving the purchase of a 70-foot aerial truck from Altec Industries of Creedmoor, North Carolina in the amount of $206,131 using Sourcewell contract #012418-ALT. [All Wards]
7. Resolution approving a one-year lease agreement with five one-year options between the City of Davenport and Family Resources, Inc for the lease of City-owned property located at the Annie Wittenmyer Complex. [Ward 5]
8. Motion approving the annual payment for the City's Pure Storage annual warranty and maintenance coverage to Insight Public Sector of Des Moines, Iowa in the amount of $69,187.44. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

IX. PURCHASES OF $10,000 TO $50,000 (For Information Only)

1. Shive-Hattery | Whalen Park walking path design | Amount: $11,750
2. Shive Hattery | Goose Creek Park restroom design | Amount: $13,700
3. Douglas Industries | Soccer Complex goal replacement | Amount: $20,530
4. CXT Inc | Goose Creek Park restroom building | Amount: $45,447

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit.

Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/6/2022**

Subject:
Public Hearing for Case REZ22-01 being the request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (the southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Recommendation:
Hold the Hearing.

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create two (2) new single-family lots.

The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The petitioner owns approximately 59.15 acres of which 9.15 acres is subject to this rezoning request. The owner intends to subdivide the subject property to create two new single-family lots along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned.

The Plan & Zoning Commission reviewed Case REZ22-01 at its March 15, 2022 meeting and have recommended approval (10-0) with the following condition and findings:

Condition:

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

A staff report has been attached with a full analysis.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Staff Report
🗋	Backup Material	Plat of Subdivision-Fennelly's South Utah Addition
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Spot Zoning Fact Sheet
🗋	Backup Material	Application
🗋	Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/1/2022 - 2:09 PM

Ordinance No. _____

An ORDINANCE for Case REZ22-01 being the request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (the southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District."

Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning; Thence North 01°30'35" West, continuing along said west line of said Northwest Quarter, a distance of 465.20 feet; Thence North 88°03'42" East, a distance of 844.98 feet; Thence South 01°39'49" East, a distance of 231.00 feet; Thence North 88°02'25" East, a distance of 187.83 feet; Thence South 02°07'02" East, a distance of 1035.90 feet to the Point of Beginning. The above described real estate contains 10.28 acres, more or less. For the purpose of this description, the west line of the Northwest Quarter of Section 31, has an observed bearing of North 01°30'35" West.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

Condition: No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Section 3. At its March 15, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-01 to the City Council with a recommendation for approval subject to the listed findings and condition.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan & Zoning Commission-Staff Report
March 15, 2022

Case REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create two new single-family lots.

The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The petitioner owns approximately 59.15 acres of which 9.15 acres is subject to this rezoning request. The owner intends to subdivide the subject property to create two new single-family lots along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit single-family dwellings in an agricultural district, which are under 38 acres in area. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification and is consistent with similar land uses on South Utah Avenue.

Comprehensive Plan:
Within Existing Urban Service Area: No
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The property is designated Agricultural Reserve (AR) and Open Space/Public Land (OS) in the Davenport +2035 Land Use Plan.

1. Agricultural Reserve (AR) - Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.
2. Open Space/Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development - This future land use is not associated with the subject property; however it is found of the remainder of the applicants land.

Zoning:
The property is currently zoned S-AG Agricultural District. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments. Single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture are permitted within the S-AG District.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

Technical Review:

1. Zoning: The two proposed single-family lots identified on the submitted subdivision plat satisfy the minimum lot area and width requirements. The R-1 Single-Family Residential District requires a minimum lot size of 20,000 square feet (.46 acres) and a minimum lot width of 100 feet. Lot 1 is 217,802 square feet (5 acres) and 231.03 feet in width. Lot 2 is 180,776 square feet (4.15 acres) and 231 feet in width.
2. Legal: In considering spot-zoning, courts generally determine whether the zoning relates to the compatibility of the surrounding uses. One of the most important criteria is the extent to which the requested zoning is consistent with the comprehensive plan. Spot zoning is rebutted when the challenged zoning is found to be consistent with present surrounding uses or the comprehensive plan. Given the presently existing R-1 districts in relation to the S-AG zoning in the area, similar land use, and consistency with the comprehensive plan, it is the City's Legal staff's opinion this is not spot zoning.
3. Utilities: The property will be served by water, gas and electric utilities, but will not be served by sanitary sewer. Any dwellings will be served by a private septic system, which will require approval by the Scott County Health Department.

Approval Standards for Map Amendments (Chapter 17.14.040):
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Response: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. This land use category is designated for areas located outside of the Urban Service Boundary, which are unlikely to develop in the foreseeable future. Uses should be restricted to agriculture and open space, with only limited residential development needing minimal urban services.

Based on the submitted subdivision plat, the applicant is limited to a total of three single-family homes on 59.15 acres (the 2 proposed single-family lots in R-1 and an additional single-family home in S-AG). To ensure lower intensity residential development, Staff is recommending no more than two residential lots be platted within the subject property. This will further encourage compatibility with the large lots in the surrounding area.

It is staff's opinion that the rezoning request meets the Comprehensive Plan's threshold for limited residential development and minimal urban services.

b. The compatibility with the zoning of nearby property.

Staff Response: South Utah Avenue, north of West River Drive and South of Telegraph Road, consists of a mix of properties zoned either R-1 Single-Family Residential District or S-AG Agricultural District. Rezoning the southwest 9.15 acres to residential is compatible with the existing zoning districts along the South Utah Avenue corridor. The petitioner's remaining 50 acres of land will remain under the S-AG zoning, thereby retaining the low density housing, farming, and open space character of the neighborhood.

It is staff's opinion that the proposed amendment is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: There are fifteen continuous lots along the east side of Utah Avenue, south of the subject property, containing single-family dwellings. Rezoning the site for the establishment of two new single-family lots is consistent with the development of the surrounding area. The proposed 5 acre lot and 4.15 acre lot far exceed the lot sizes of other R-1 zoned property along South Utah Avenue. This reduced density creates a balance between residential and agriculturally zoned property.

It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Response: Rezoning the property to R-1 Single-Family Residential District will not be detrimental to the surrounding area, which is predominantly single-family dwellings, agriculture, and open space. It is staff's opinion that owners of agriculturally zoned property will not be negatively impacted if the rezoning request is approved. In addition, the R-1 District is the most comparable zoning district to the S-AG Agricultural District in terms of dimensional standards and principal uses. The use restrictions imposed on the surrounding neighborhood will remain consistent should the property be rezoned to R-1.

It is staff's opinion that the proposed zoning map amendment will develop in a manner that promotes the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Response: A residence on an agricultural site may be established if the property is a minimum of 38 acres. Given the petitioner owns 59.15 acres, one single-family home may currently be developed on the property. Based on the plat of subdivision submitted by the applicant, a total of three homes can be constructed on the 59.15 acre property: one dwelling on Lot 1, one dwelling on Lot 2, and one dwelling on the 50 acre agriculturally zoned parcel.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The two proposed single-family lots, which has necessitated the zoning map amendment, far exceed the minimum standards of the R-1 Residential Single-Family Zoning District. The minimum lot area in the R-1 District is 20,000 square feet (0.46 acres) while the proposed lots are 217,802 square feet (5 acres) and 180,776 square feet (4.15 acres) respectively.

It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the March 1, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written responses from adjacent property owners. During the March 1, 2022 Plan and Zoning Commission public hearing, a representative of 245 South Utah Avenue spoke in opposition to the rezoning request. The abutting property owner to the north and west, John Gerdes, spoke in favor of the rezoning. A prospective buyer of Lot 1 was also in attendance to speak in favor of the petition.

Staff will apprise the Commission of any additional correspondence at the March 15, 2022 Plan and Zoning Commission meeting.

Staff Recommendation
Staff recommends Case REZ22-01 be forwarded to the City Council with a recommendation for approval, subject to the following condition.

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

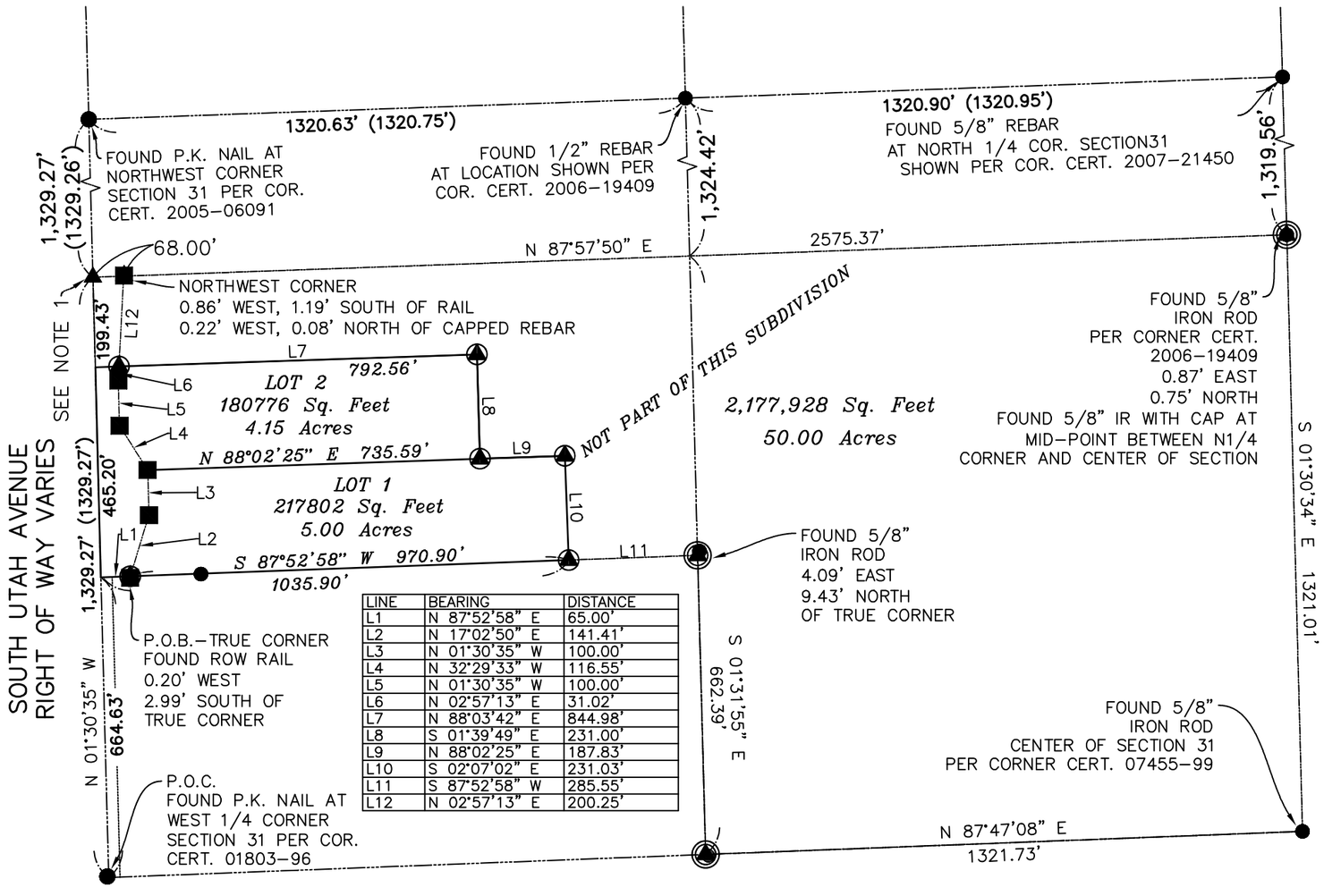
INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M.,
DAVENPORT, SCOTT COUNTY, IOWA

GRAPHIC SCALE
300 0 300
(IN FEET)
1 inch = 300 ft.



LINE	BEARING	DISTANCE
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L2	N 17°02'50" E	141.41'
L3	N 01°30'35" W	100.00'
L4	N 32°29'33" W	116.55'
L5	N 01°30'35" W	100.00'
L6	N 02°57'13" E	31.02'
L7	N 88°03'42" E	844.98'
L8	S 01°39'49" E	231.00'
L9	N 88°02'25" E	187.83'
L10	S 02°07'02" E	231.03'
L11	S 87°52'58" W	285.55'
L12	N 02°57'13" E	200.25'

LEGEND

- REBAR OR PIPE, FOUND
- REBAR WITH RED, PLASTIC CAP #10135, FOUND
- 5/8" REBAR WITH GREEN, PLASTIC CAP #18465, FOUND
- 5/8" REBAR WITH GREEN, PLASTIC CAP #18465, SET
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- R.O.W. RAIL, FOUND
- SURVEY BOUNDARY
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE

I HEREBY VERIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. DATE

REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 01-10-2022	SCALE: 1" = 300'	DRAWN BY: SEM	CHECKED BY: JWA

PREPARED FOR: PATRICK FENNELLY
2313 W. LOMBARD STREET
DAVENPORT, IA 52804

PAGE: 1 OF 1

DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY. IOWA

Legal Description:
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Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;
Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning;
Thence North 01°30'35" West, continuing along said west line of said Northwest Quarter, a distance of 465.20 feet;
Thence North 88°03'42" East, a distance of 844.98 feet;
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Thence North 88°02'25" East, a distance of 187.83 feet;
Thence South 02°07'02" East, a distance of 231.03 feet;
Thence South 87°52'58" West, a distance of 1035.90 feet to the Point of Beginning.
The above described real estate contains 10.28 acres, more or less.
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THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: _____ DATE: _____
MIDAMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
IOWA-AMERICAN WATER COMPANY

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
METRONET

BY: _____ DATE: _____
MEDIACOM

PLANNING AND ZONING COMMISION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 9.15
TOTAL R.O.W. ACREAGE: 1.13
TOTAL SITE ACREAGE: 10.28
FRONT YARD BUILDING SETBACK: 30'

LAND SURVEYOR

ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
4900 38TH AVENUE, SUITE 1
MOLINE, ILLINOIS 61265
309-524-3124

OWNER

Patrick Fennelly
2313 W. Lombard St.
Davenport, IA 52804
563-529-9916

ATTORNEY

VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

Abbitt Survey & Development, PLLC
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2313 W. LOMBARD STREET
DAVENPORT, IA 52804

PAGE: 1 OF 1

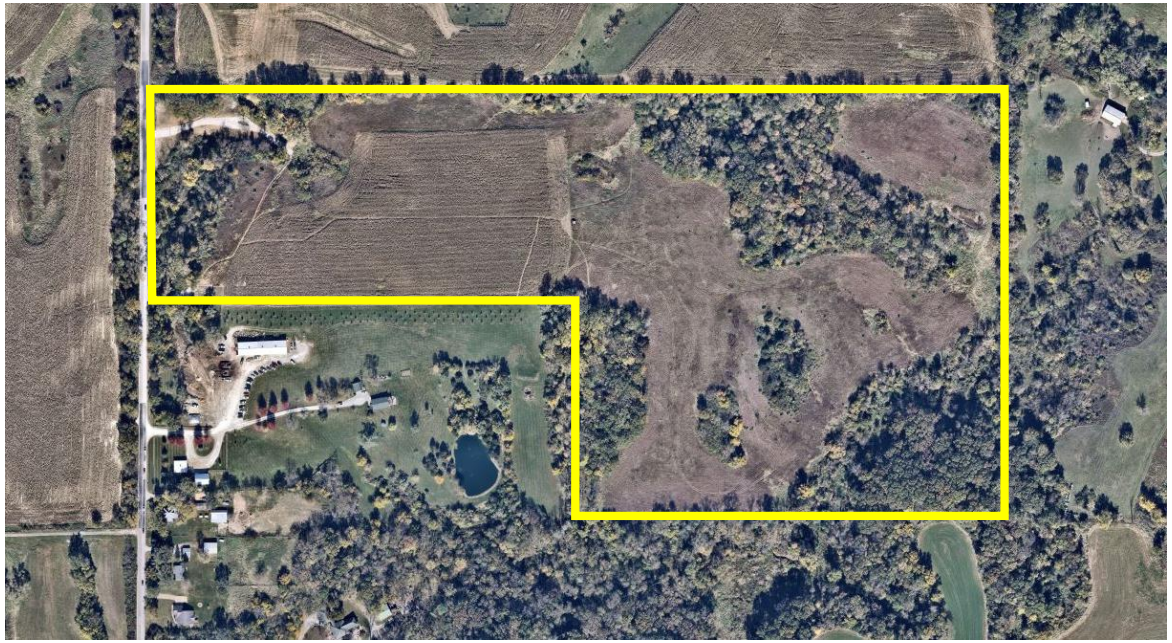
DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

Vicinity Map

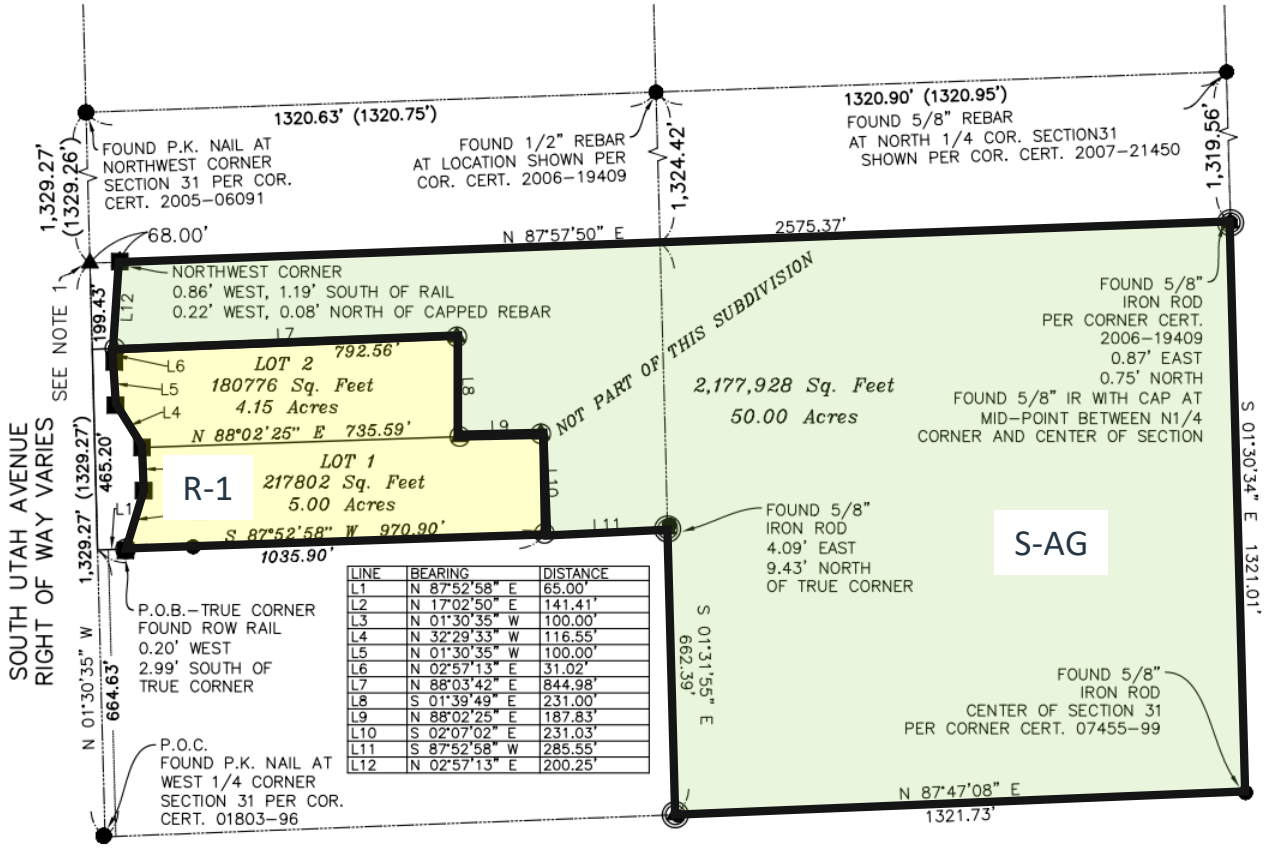
DAVENPORT
IOWA | USA

Current Use of the Site: Farming & Open Space

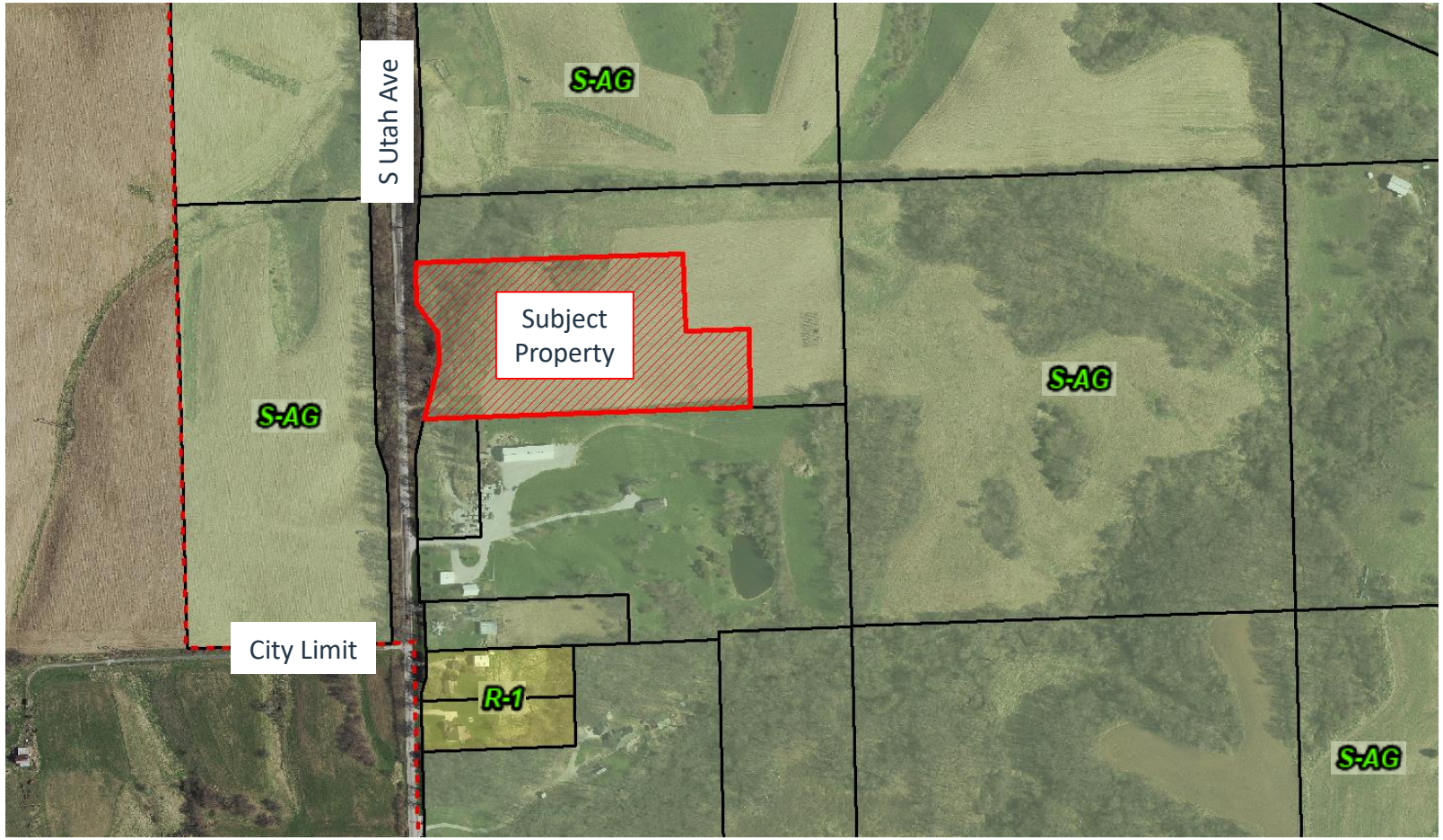


Purpose for the Request

- Purpose: Create two new single-family lots
- Draft subdivision plat has been provided.
- Only Lot 1 & 2 will be rezoned to R-1.
- Remainder of the property will remain S-AG

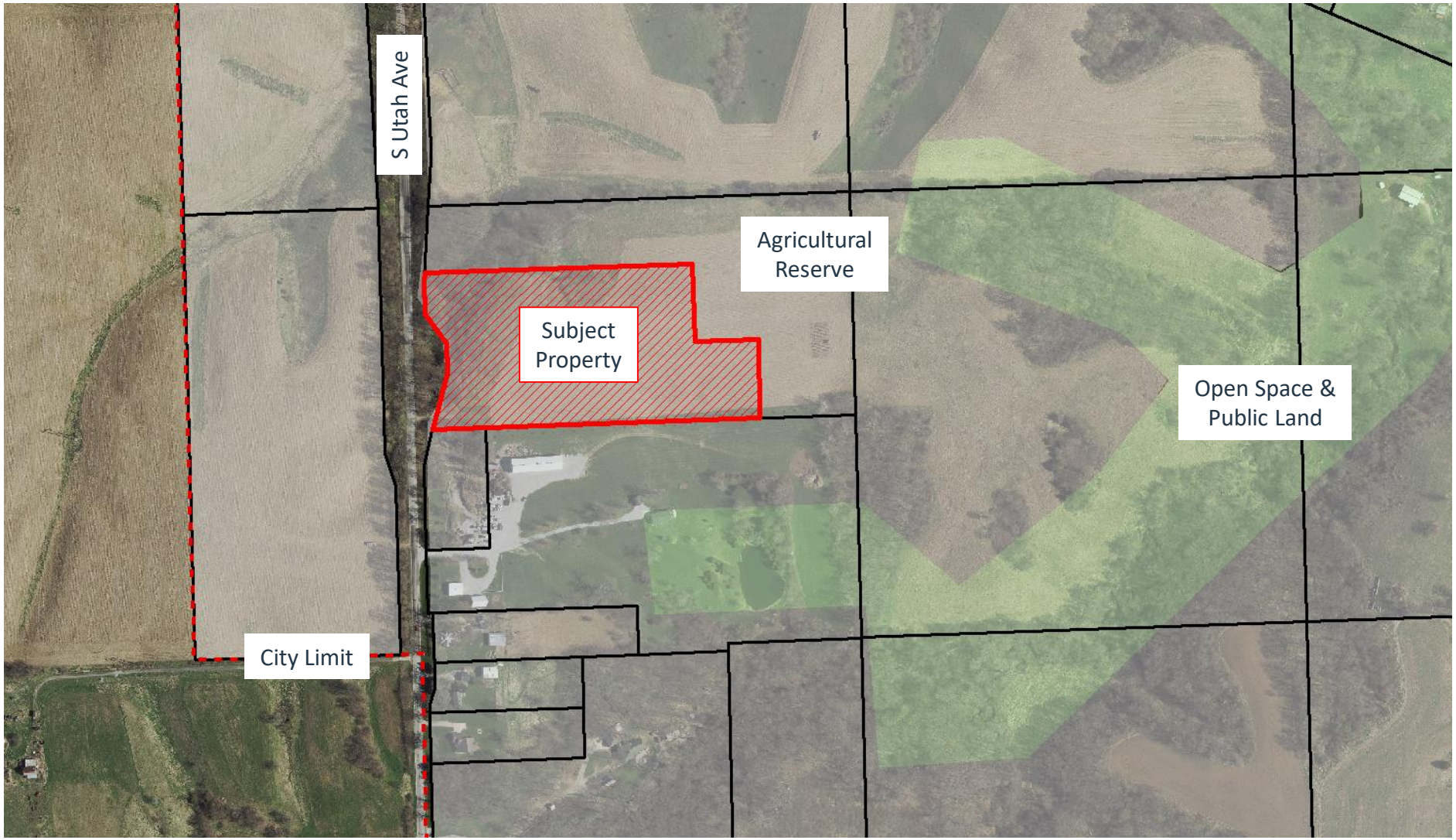


Zoning Map



Rezone from S-AG Agricultural District to R-1 Single-Family Residential District

Future Land Use Map



Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

Planning and Zoning Fact Sheet

IOWA STATE UNIVERSITY
Extension and Outreach
Community and Economic Development

Iowa State University Extension and Outreach does not discriminate on the basis of age, disability, ethnicity, gender identity, genetic information, marital status, national origin, pregnancy, race, religion, sex, sexual orientation, socioeconomic status, or status as a US veteran. Direct inquiries to the Diversity Officer, 515-294-1482, extdiversity@iastate.edu.

Complete application can be emailed to: planning@davenportiowa.com

Property Address* Parcel #93117-04

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Patrick J. Fennelly
Company:
Address: 2313 W. Lombard St
City/State/Zip: Davenport Iowa 52804
Phone: 563 529-9916
Email: pat@patrickfennelly.com

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)

Name: Abbitt Survey
Company:
Address: 4900 38th Ave Suite #1
City/State/Zip Moline IL 61265
Phone: 309-314-0177
Email: jim@abbittsurvey.com

Architect (if applicable)

Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)

Name: Mike Gorsline
Company: VB&G
Address: 5119 Utica Ridge Rd.
City/State/Zip: Davenport Iowa 52807
Phone: 563 324-0441
Email: Mike@vb-law.com

***If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Application Form Type:

Plan and Zoning Commission

- [x] Zoning Map Amendment (Rezoning)
- [ ] Planned Unit Development
- [ ] Zoning Ordinance Text Amendment
- [ ] Right-of-way or Easement Vacation
- [ ] Voluntary Annexation

Zoning Board of Adjustment

- [ ] Zoning Appeal
- [ ] Special Use
- [ ] Hardship Variance

Design Review Board

- [ ] Design Approval
- [ ] Demolition Request in the Downtown
- [ ] Demolition Request in the Village of East Davenport

Historic Preservation Commission

- [ ] Certificate of Appropriateness
- [ ] Landmark Nomination
- [ ] Demolition Request

Administrative

- [ ] Administrative Exception
- [ ] Health Services and Congregate Living Permit

Request:

Existing Zoning: S-AG

Proposed Zoning Map Amendment: R-1

Purpose of the Request:

(2) new lots
5 Acre & 4.15 Acre to R-1

Total Land Area: 9.15 Acres Please Select

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Patti J Tunnell Date: 1-24-2022

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Werderitch Date: 1-24-22

Planning staff

Date of the Public Hearing: 3-1-22

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

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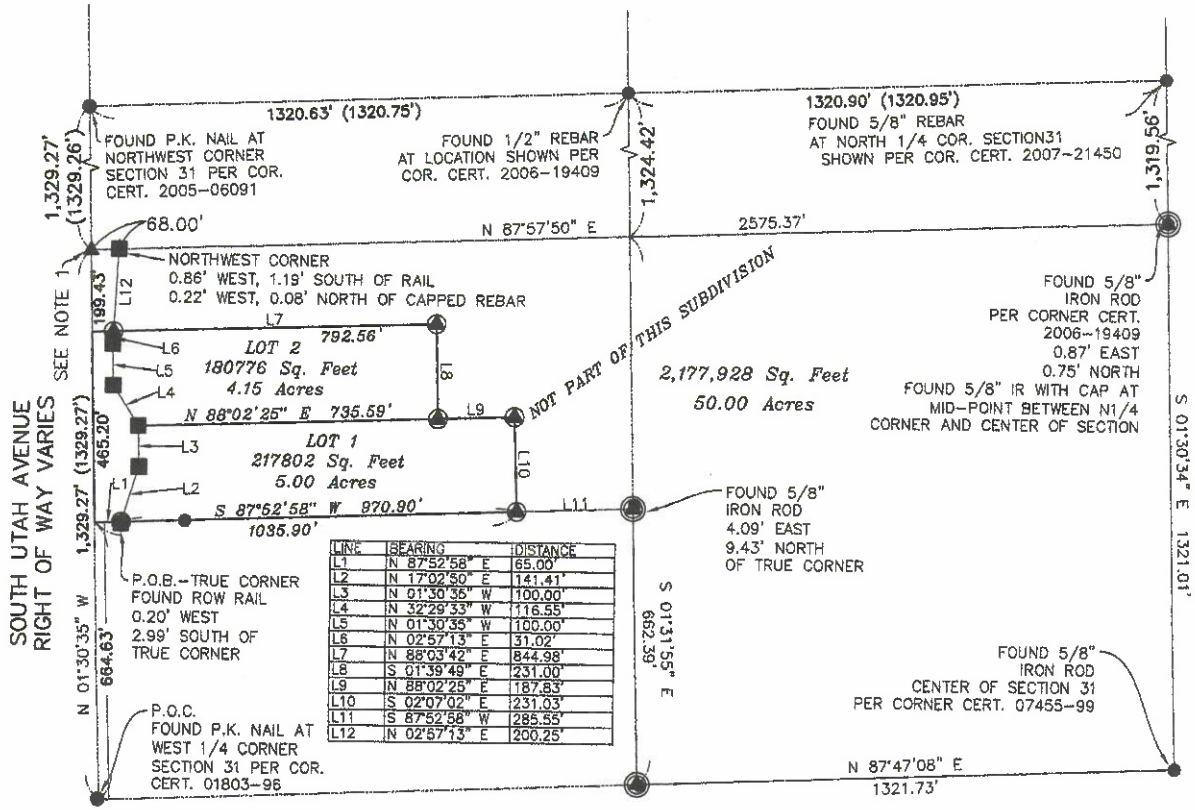

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JAMES W. ABBITT JR.
18465
IOWA

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ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 01-10-2022	SCALE: 1" = 300'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: PATRICK FENNELLY 2313 W. LOMBARD STREET DAVENPORT, IA 52804		PAGE: 1 OF 1	
		DRAWING No.:	
DRAWING TITLE: PLAT OF SUBDIVISION		21-398-IADA-B-FENNELLY	

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APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

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PLANNING AND ZONING COMMISION
BY: _____ DATE: _____

DAVENPORT CITY COUNCIL
BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

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PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 9.15
TOTAL R.O.W. ACREAGE: 1.13
TOTAL SITE ACREAGE: 10.28
FRONT YARD BUILDING SETBACK: 30'

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CONTACT: JIM ABBITT
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MOLINE, ILLINOIS 61265
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OWNER

Patrick Fennelly
2313 W. Lombard St.
Davenport, IA 52804
563-529-9916

ATTORNEY

VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
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DRAWING TITLE: PLAT OF SUBDIVISION		21-398-IADA-B-FENNELLY	

Doc ID: 021211170002 Type: LAN
Recorded: 10/02/2017 at 12:55:12 PM
Fee Amt: $296.20 Page 1 of 2
Revenue Tax: $279.20
Scott County Iowa
Rita A. Vargas Recorder
File 2017-00026306

Prepared by: Marie R. Tarbox, Gosma, Tarbox & Associates, PLC 201 W. 2nd St, Ste. 401, Davenport IA 52801 563-459-0180
Return to: Return To: VBG
Address Tax Statement: P. Fennelly 2313 W. Lombard St Davenport IA 52804

TRUSTEE DEED

For the consideration of One Dollar and other valuable consideration, **Richard J. Coussens, Trustee of the SJC Family Trust under the Richard J. Coussens and Sandra J. Coussens Revocable Trust**, does hereby convey to Patrick J. Fennelly, an undivided one-half interest in the following described real estate in Scott County, Iowa:

North Half of the Southwest Quarter of the Northwest Quarter and Southeast Quarter of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th P.m., together with an easement for right of way purposes over and across the West 25 feet of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 31, Township and Range aforesaid.

Except that portion thereof conveyed to the State of Iowa by Warranty Deed dated May 9, 1967 and recorded in Book 306 of Deeds at page 325, in the office of the recorder of Scott County, Iowa.

Subject to easements and restrictions of record.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 29 day of September, 2017.

SJC FAMILY TRUST UNDER THE
RICHARD J. COUSSENS & SANDRA J.
COUSSENS, REVOCABLE TRUST

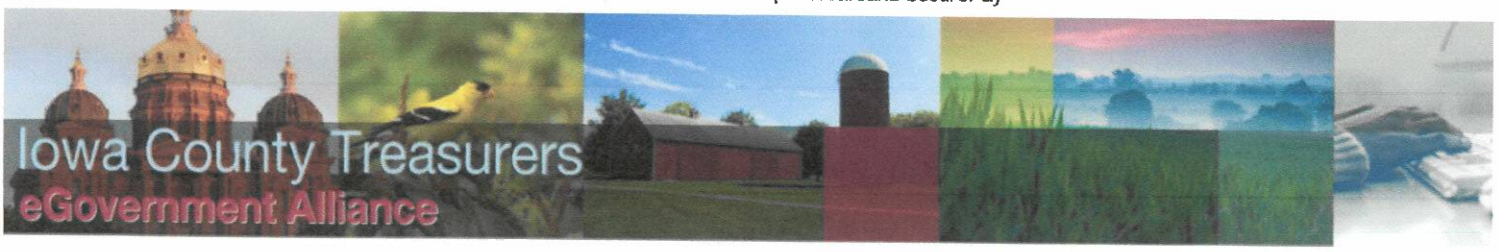
BY: _____
Richard J. Coussens, Trustee

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this 29 day of September, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Richard J. Coussens**, Trustee of the SJC Family Trust Under the Richard J. Coussens and Sandra J. Coussens Revocable Trust, who executed the foregoing instrument and acknowledged that he, as the fiduciary, executed the instrument as his voluntary act and deed.

MARIE ROLLING-TARBOX
Commission Number 745343
My Commission Expires
7-19-2019

_____
Notary Public for the State of Iowa



Payment Receipt

Property Tax

Parcel Number(s)	Tax Year	County Name	Amount
S3117-04	2020	Scott	$284.00
S3119-05	2020	Scott	$371.00

Merchant Name	County Treasurer Internet
First Name	Patrick
Middle Initial	J
Last Name	Fennelly
Address	2313 W. Lombard
City	davenport
Country	United States
State	Iowa
Postal Code	52804
Phone	US +1 563-529-9916
Email Address	pat@patrickfennelly.com
Bill Payment Amount	$655.00
Conv. Fee	$14.74
Total Payment Amount	$669.74
Credit Card Number	xxxxxxxxxxxx7888
Expiration Date	xx / xxxx
Name on Card	Patrick Fennelly
Card Verification Number	xxx

Payment successful!

Amount Charged	$669.74
Transaction ID	176536897
Payment Date / Time	1/23/2022 7:52:16 PM Central

Email Address:

Payment email already sent to pat@patrickfennelly.com

Email Additional Receipt

Print Receipt

Finish

Privacy Policy | Terms of Use

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Committee of the Whole

Date: 4/6/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-04).

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

Case REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

At its March 15, 2022 meeting, the Plan and Zoning Commission recommended approval of the aforementioned case with the following findings and condition:

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

Condition:

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, April 6, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

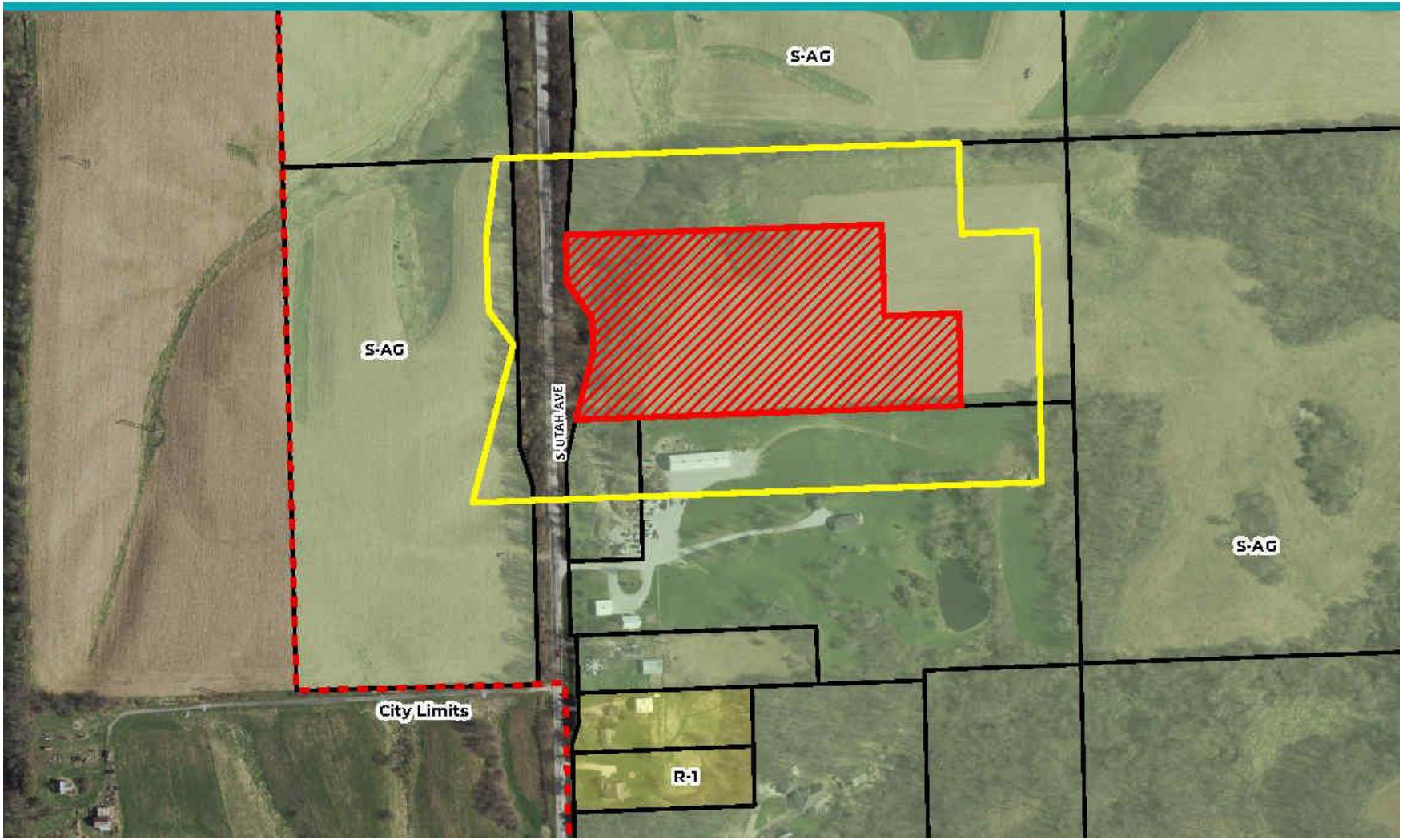
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Rezoning Request

Case REZ22-01
Rezone from S-AG Agricultural District to R-1 Single-Family Residential District

Subject Property
200' Notification Boundary
0 200 400
Feet



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | contactus@davenportiowa.com
davenportiowa.com/DNS

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/6/2022**

Subject:
Public Hearing for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road. [Ward 1]

Recommendation:
Hold the Hearing.

Background:
The purpose of the of the right-of-way alley vacation is to facilitate development of five (5) commercial lots located at 2340 Rockingham Road to allow for the development of a Dollar General store. Attached is a site plan for the future development of the site.

A legal description of the proposed right-of-way vacation is attached. The land area to be vacated is approximately 4,600 square feet.

The Plan & Zoning Commission reviewed Case ROW22-02 at its March 15, 2022 meeting and has recommended the request be forwarded to City Council for approval (10-0) with the following conditions:

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. An ingress/egress easement shall be granted for the access of solid waste services/ collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.
3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office; City staff shall review the Plat of Survey prior to recording.
4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Exhibit	P&Z Staff Report
🗋	Exhibit	Public Hearing Notice
🗋	Exhibit	Site Plan
🗋	Exhibit	Application

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/1/2022 - 2:10 PM

Ordinance No. _____

An ORDINANCE for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF BLOCK 1 OF A.M. COOKS ADDITION TO DAVENPORT, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN DEED BOOK 92 AT PAGE 323 OF THE RECORDS OF THE SCOTT COUNTY RECORDER'S OFFICE; THENCE N57°00'30"E, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCEOF 27.46 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N57°00'30"E, 176.30 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC DME RAILROAD; THENCE S71°13'09"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 24.33 FEET; THENCE S53°19'36"W, 162.87 FEET; THENCE S66°39'30"W, 29.23 FEET; THENCE N32°59'30"W, 24.67 FEET, TO THE POINT OF BEGINNING. SAID PUBLIC ALLEY VACATION CONTAINS 4,593 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2. The vacation (abandonment) is subject to the following conditions:

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.
3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office; City staff shall review the Plat of Survey prior to recording.
4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Department: DNS
Contact Info: Scott Koops | 563-328-6701

City of Davenport
Plan and Zoning Commission

Date
3/15/2022

Subject:
Case ROW22-02: Request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the partial alley right-of-way at 2340 Rockingham Road in Case ROW22-02 to the City Council with a recommendation for approval subject to the listed conditions.

Findings:

1. The public alley right-of-way in question is not necessary for traffic circulations purposes provided they City's solid waste services access needs are met as conditioned.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.
3. Economic vitality will be strengthened in a stressed commercial neighborhood.

Conditions:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.

3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office. City staff shall review the Plat of Survey prior to recording.

4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

Background:
Dollar General is proposing a 10,640 square feet (sf) retail store for this the property at 2340 Rockingham Road along both sides of the alley right-of-way. The site plan (attached) depicts the store in the southwest corner of the lot with parking being located in the east, northeast and northwest of the store on both sides of the alley which is to be vacated. This request is to allow for the proposed site plan configuration which would have a parking drive aisle and the site's loading dock access located in the vacated right-of-way.

The legal description of the proposed vacation is attached. The land area to be vacated is 4,593sf., more or less.

Analysis:

Comprehensive Plan:
Davenport 2035+ Classification: Residential General
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Zoning:
The subject property and adjacent properties are zoned C-2 Corridor Commercial Zoning District. Adjacent to the north across the railroad right-of-way is a single-family dwelling zoned R-4C Single & Two Family Residential Zoning District.

Technical Review:
Streets. The alley between Rockingham Road and Boies Avenue abutting 2340 Rockingham is the portion of the alley to be vacated by this request. All existing utilities located in the alley right-of-way would remain in their present location and shall be granted easements rights. Should the request be approved an access easement for City solid waste service vehicles will be obtained to provide access to both Boies and Rockingham.
Storm Water. A 10 inch stormwater sewer main is located within the alleys right-of-way.
Sanitary Sewer. No sanitary sewer service is located within the alley right-of-way.
Other Utilities. Overhead utilities are located within the existing alley right-of-way.
Emergency Services. The proposed alley right-of-way and would not have any affect on emergency services.
Parks/Open Space. This proposed vacation would not impact any existing or planned parks or public open spaces.

Public Input:
Neighborhood Meeting (held 2-22-22) and Public Flearing notices were sent to property owners within 200 feet of the proposed right-of-way vacation and to additional properties on the city block served by the alley right-of-way.

Present at the neighborhood meeting were First Ward Alderman Dunn, Plan and Zoning Chairman Inghram, Glen Meisner representing the petitioner, and city staff. No one from the general public attended the meeting. In addition to the mailings to adjacent property owners a public hearing notice was published in the Quad City Times per State Code requirements.

ATTACHMENTS:

Type	Description
Exhibit	Application
Exhibit	Site Plan
Exhibit	Legal Description
Exhibit	Neighborhood Meeting Notice
Exhibit	Public Hearing Notice

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan & Zoning Commission

Date: 3/1/2022 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 5:00:00 PM **Subject:** Hearing for right-of-way abandonment request before Plan & Zoning Commission

29 Notices Sent
Alderman Dunn
Ward 1

To: All property owners within 200' of the subject property **2340 Rockingham RD:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a right-of-way abandonment request. The purpose of the right-of-way abandonment request is to remove portions of public right-of-way from public use.

Request/Case Description
Case ROW22-02: Request of The Overland group on behalf of Dollar General for the right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

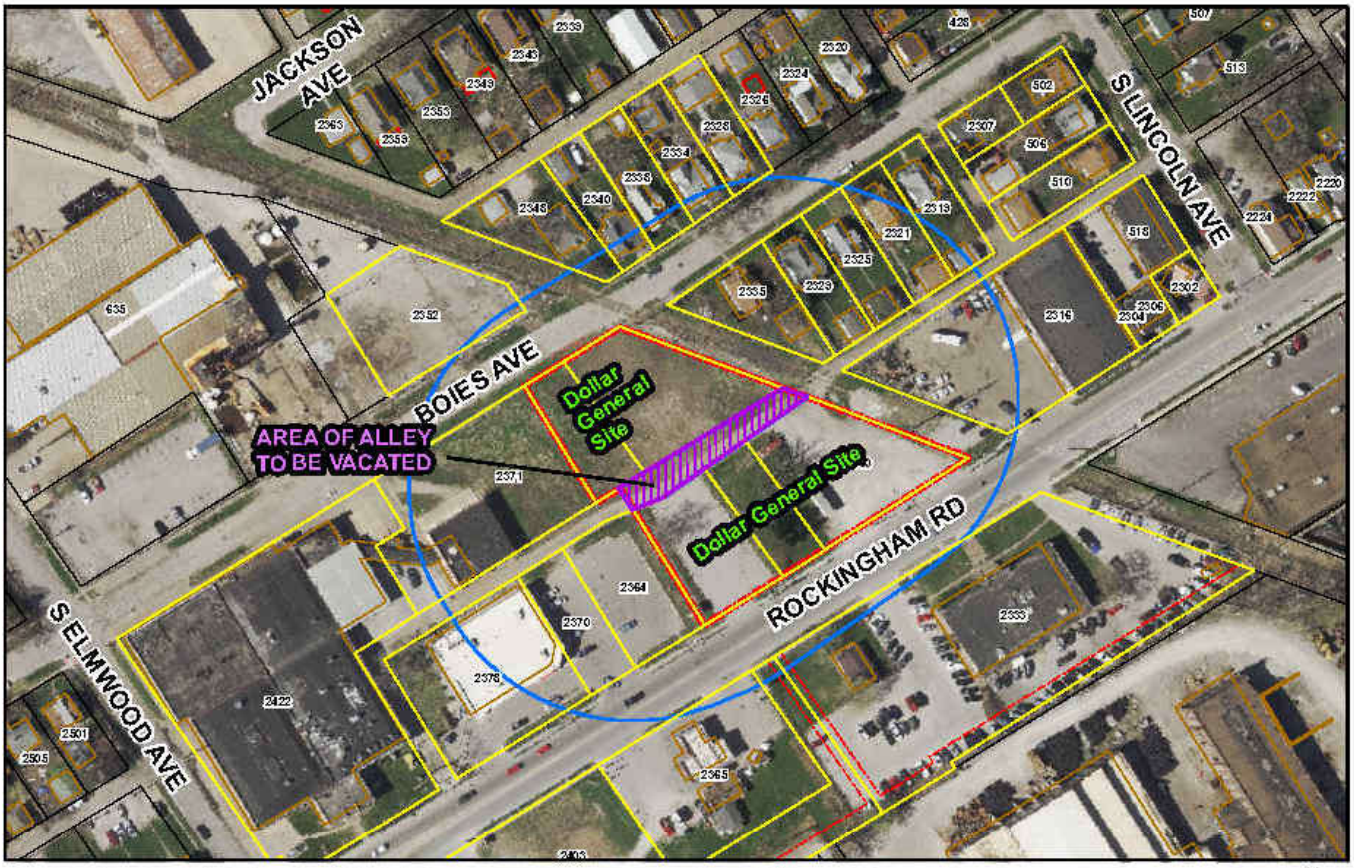
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701 . Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

ZBA: Adjacent Property Owner Notice Area

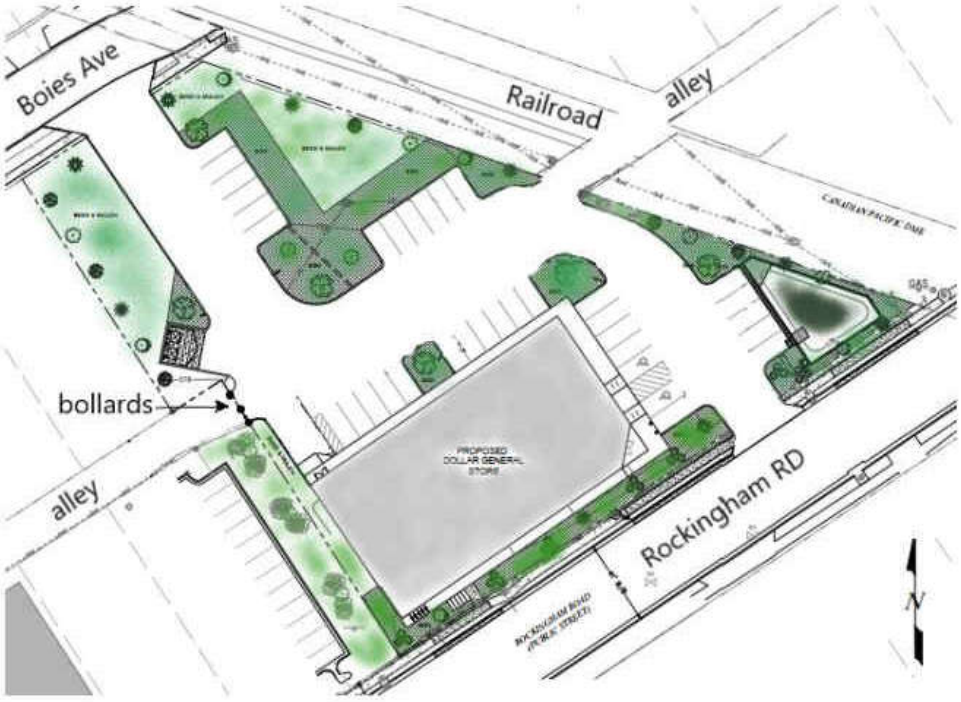


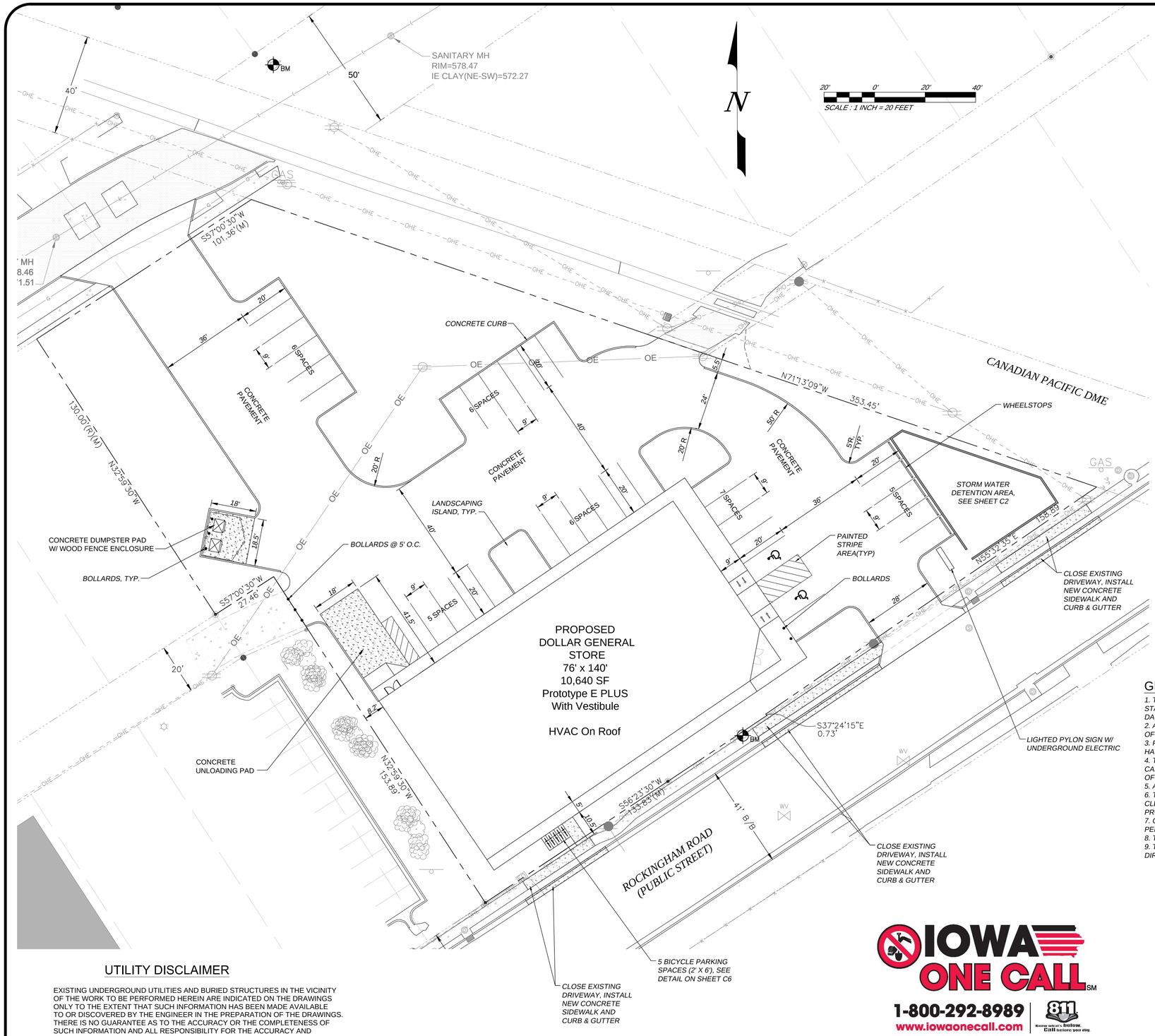
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 50 100 200 Feet

N

Public Alley to be Vacated | Noticed Property Owners | 200ft Buffer | Dollar General Site Boundary





STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
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- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

SEAL:

RUSSELL W. DOSS 20087 LICENSED PROFESSIONAL ENGINEER IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss — 12/1/2020
(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19-4763
Site# 19DR247

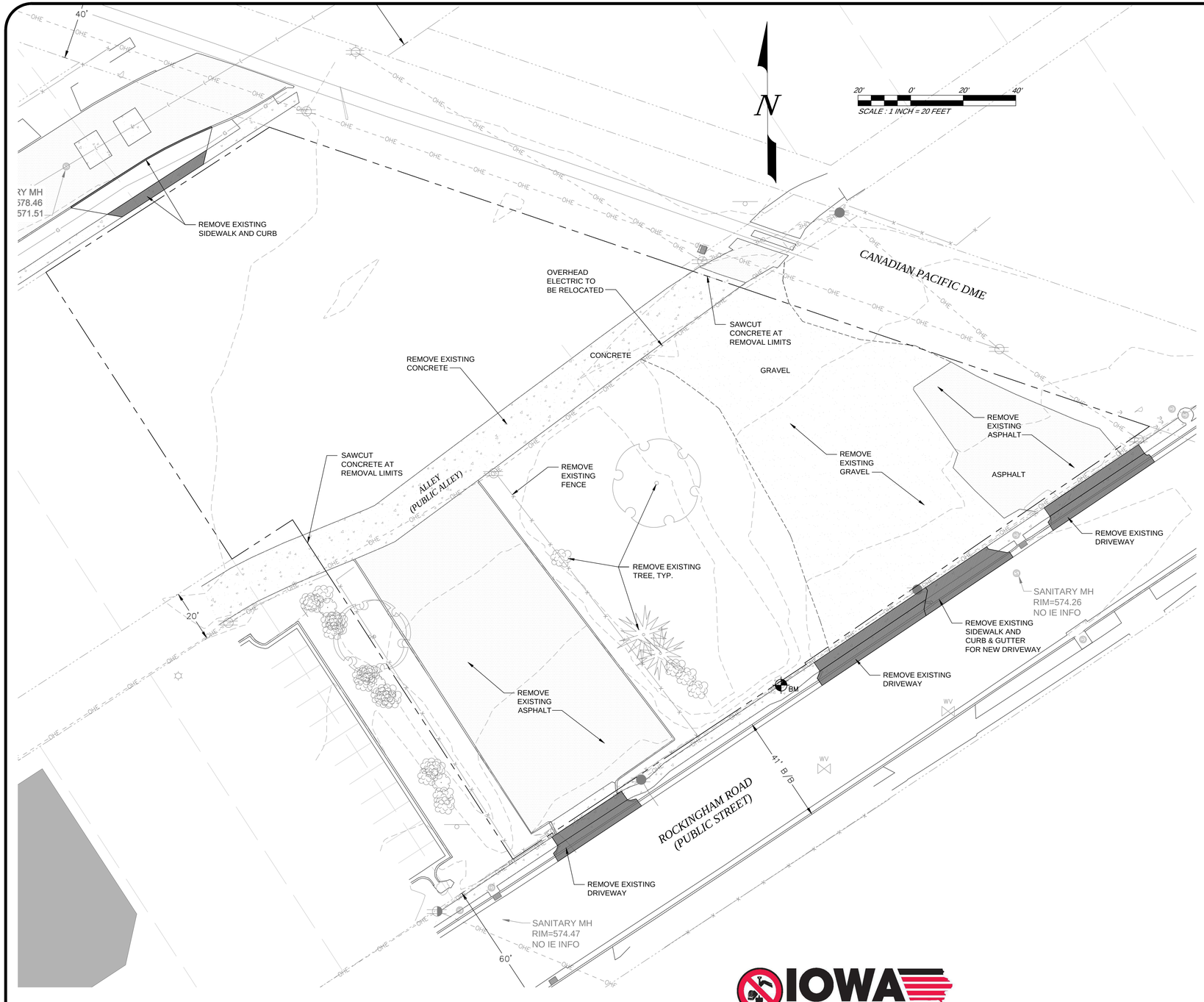
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



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IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

DEMOLITION NOTES:

1) BUILDING DEMOLITION SHALL CONFORM TO ALL OSHA, EPA, STATE OF IOWA, AND CITY OF DAVENPORT REQUIREMENTS.

2) GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS SHALL BE GRANTED ACCESS TO THE SITE.

3) EXCESS MATERIALS SHALL BE DISPOSED OF PROPERLY, AND IN A TIMELY MANNER.

4) PRIOR TO DEMOLITION, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY SERVICE CONNECTIONS.

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 19422-A
Store Type: DG Commercial Infill

NO.	DATE	DESCRIPTION	BY

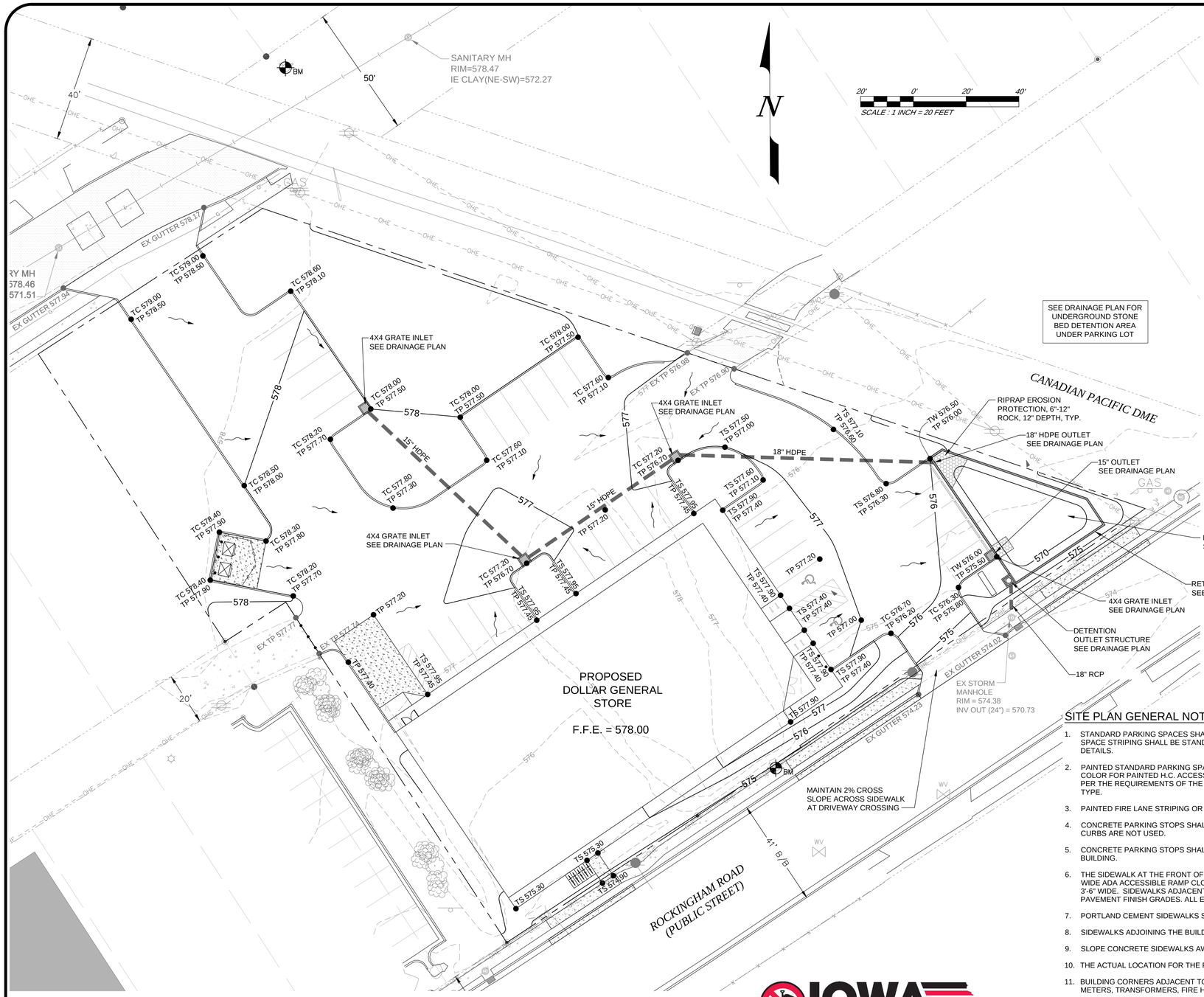
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rustyd@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



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UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SITE PLAN GENERAL NOTES:

1. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
2. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURSIDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
3. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
4. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
5. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
6. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
7. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
8. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
9. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
10. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
11. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
12. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
13. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
14. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
15. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

UTILITY DISCLAIMER

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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-253
Store Opening Date: TBD

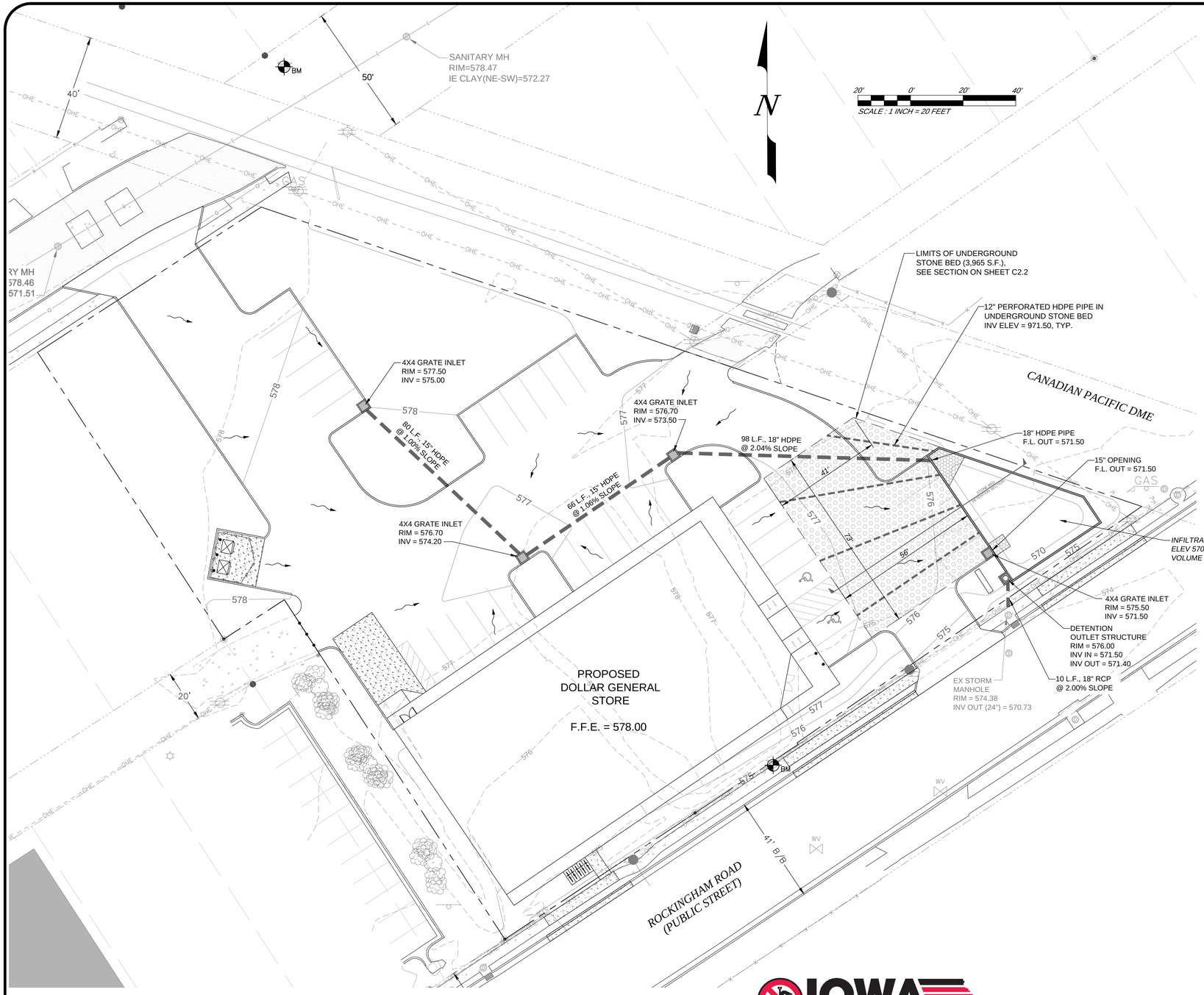
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO. 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rust@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA
GRADING PLAN

SHEET
C2



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
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- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
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- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
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- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
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- (M) - MEASURED DIMENSIONS
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- SIGN
- UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

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DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 19-XXXXX-XXX-XXX
Store Opening: XX/XX/XX

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEERS
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
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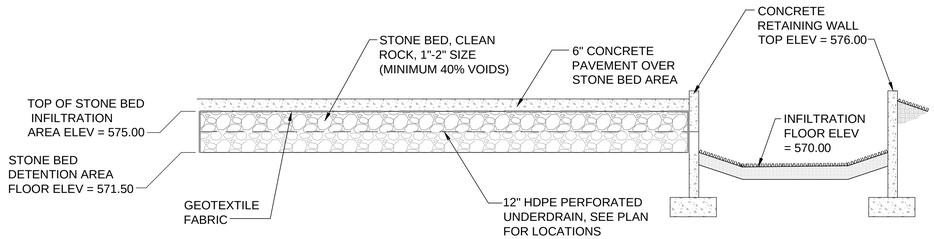
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

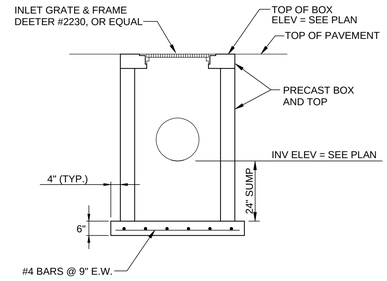
DRAINAGE PLAN

SHEET
C2.1



STONE BED DETENTION SECTION

NOT TO SCALE



GRATE INLET DETAIL

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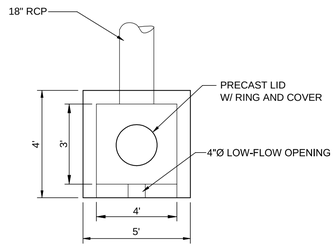
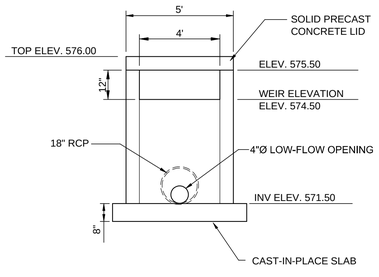
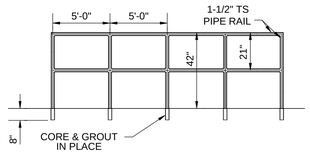


PLAN



FRONT ELEVATION



HAND RAIL DETAIL

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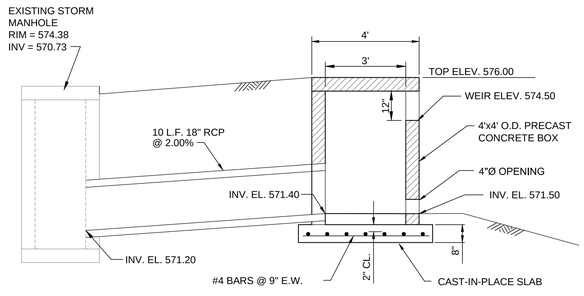
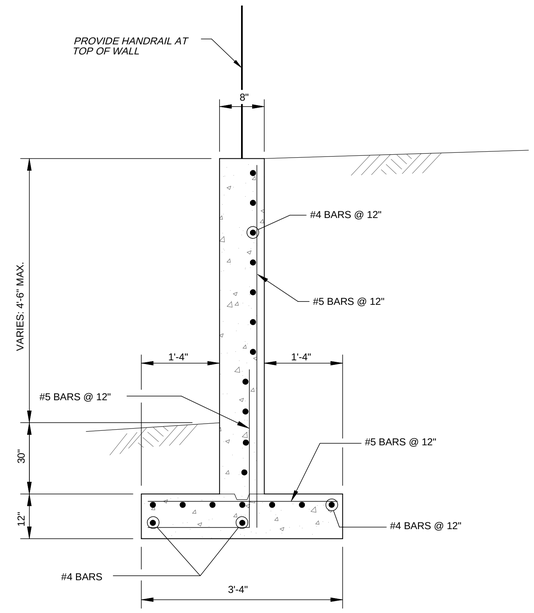


PRECAST CONCRETE STRUCTURES SHALL
BE DESIGNED FOR HS-20 LOADING.

PROFILE

DETENTION OUTLET DETAILS

NOT TO SCALE



CONCRETE RETAINING WALL DETAIL

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development #19215

NO.	DATE	DESCRIPTION	BY

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RUSSELL W. DOSS
20087
IOWA

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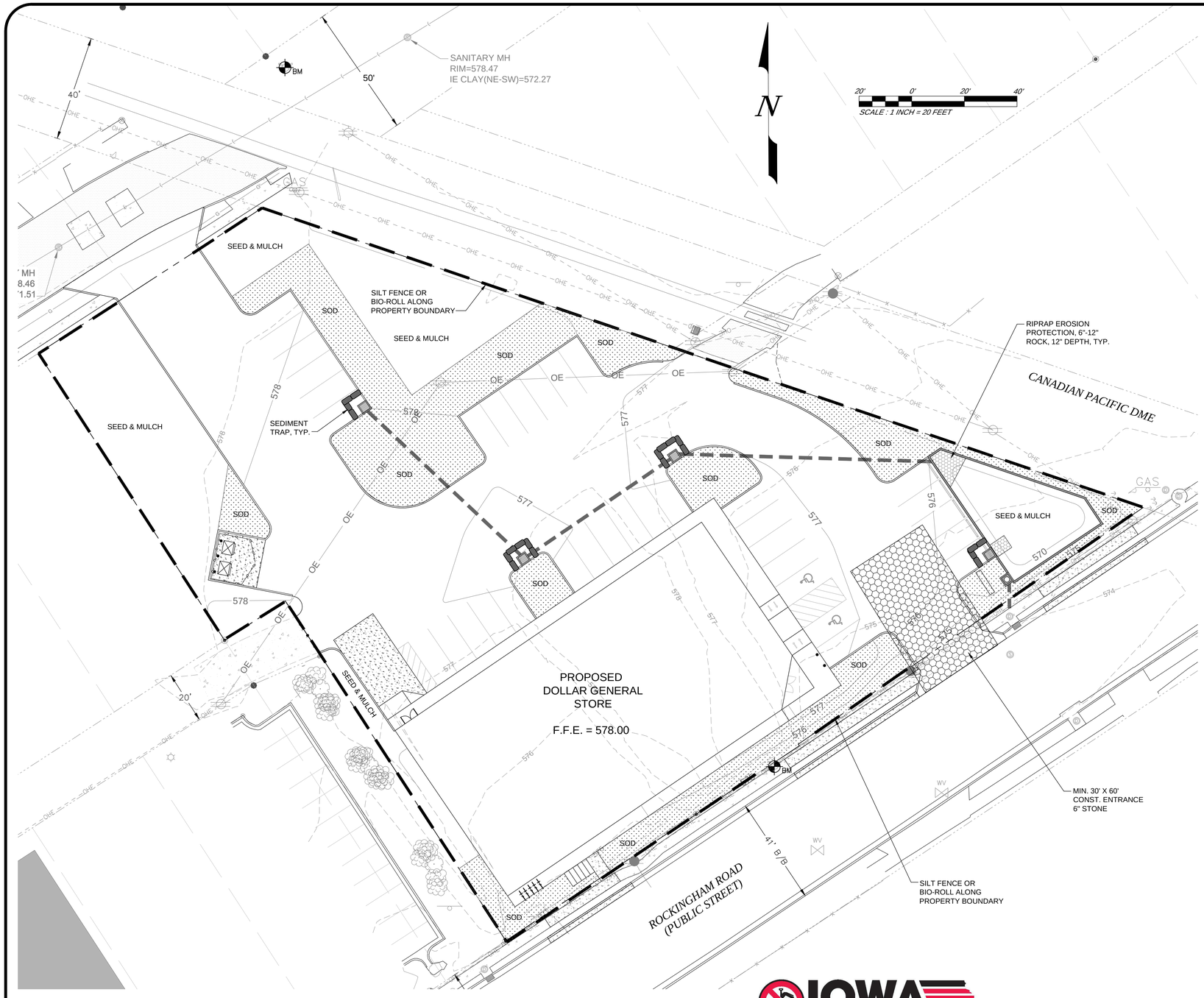
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE DETAILS

SHEET
C2.2



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DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-253
Site Plan Submission 2.0

NO.	DATE	DESCRIPTION	BY

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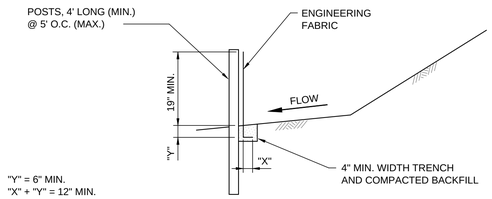
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL PLAN

SHEET
C3

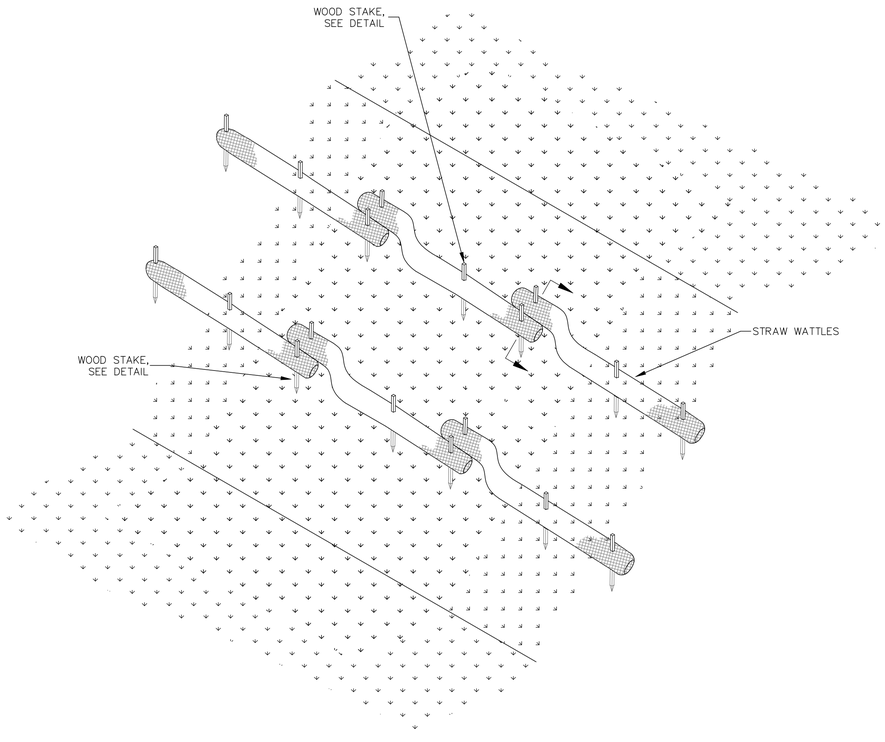
NOTES:

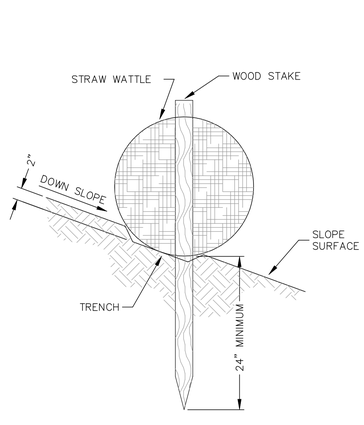
1. THE MININIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END.
2. SECURE FABRIC TO POSTS.

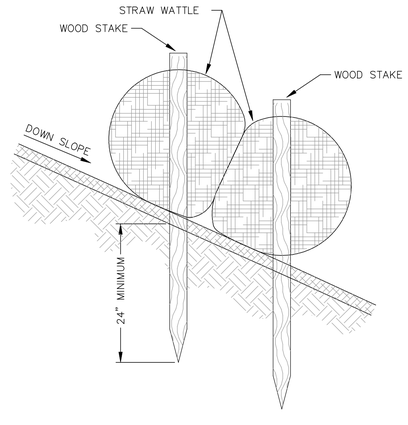


SILT FENCE DETAIL

NOT TO SCALE







BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.

4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 23470
Store Opening: Summer 2020

NO.	DATE	DESCRIPTION	BY

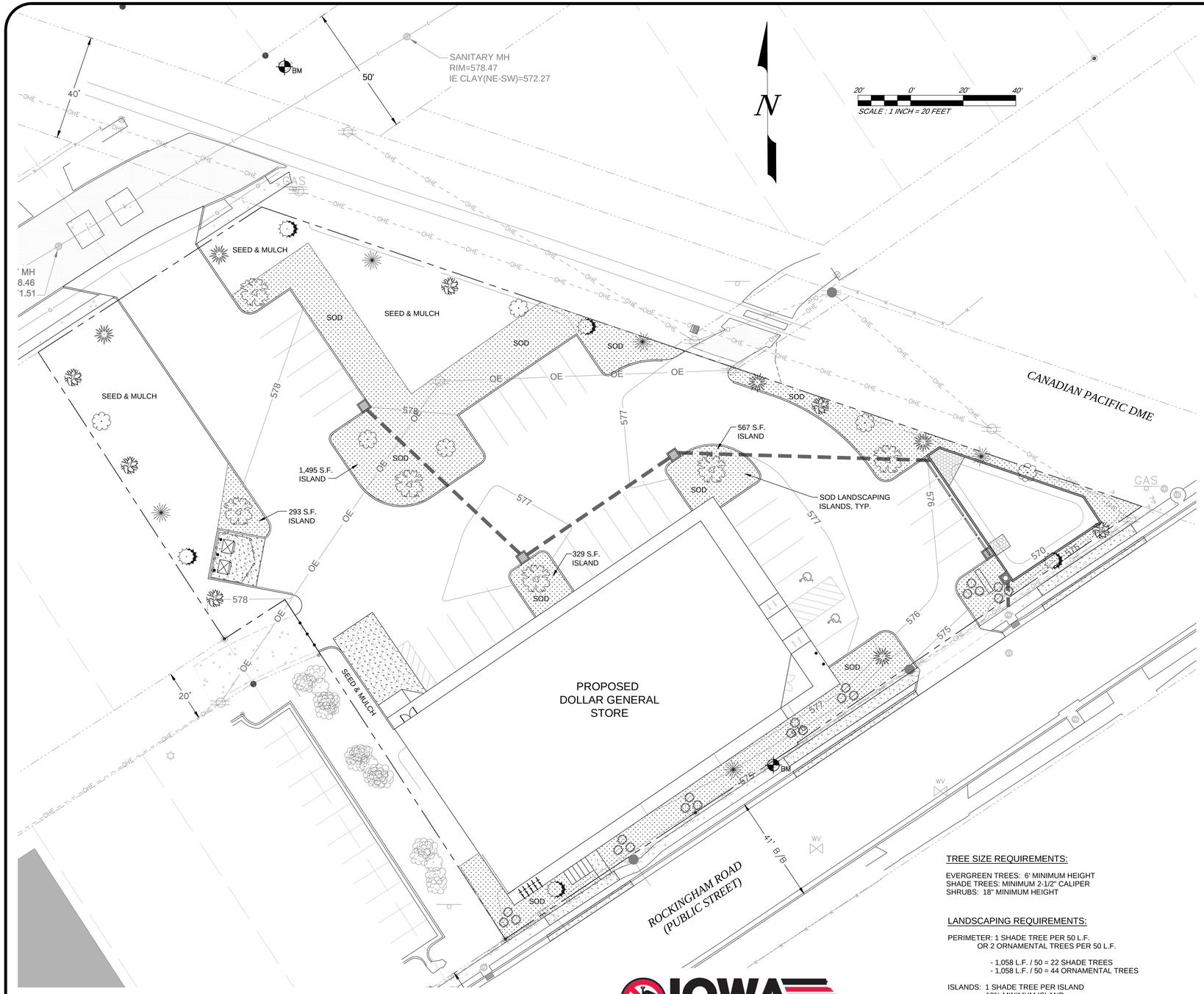
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



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- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

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PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES		
6	ACER FREEMANII 'MARMO'	MARMO RED MAPLE
6	BETULA NIGRA	RIVER BIRCH
6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
EVERGREEN TREES		
5	PICEA ABIES	NORWAY SPRUCE
5	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE
5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS		
21	BERBERIS THUNBERGII	CRIMSON PYGMY & GOLDEN NUGGET

TREE SIZE REQUIREMENTS:

EVERGREEN TREES: 6' MINIMUM HEIGHT
SHADE TREES: MINIMUM 2-1/2" CALIPER
SHRUBS: 18" MINIMUM HEIGHT

LANDSCAPING REQUIREMENTS:

PERIMETER: 1 SHADE TREE PER 50 L.F.
OR 2 ORNAMENTAL TREES PER 50 L.F.

- 1,058 L.F. / 50 = 22 SHADE TREES
- 1,058 L.F. / 50 = 44 ORNAMENTAL TREES

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

- 23,204 S.F. * 10% = 2,320 S.F. ISLAND REQUIRED
- 4 ISLANDS = 4 SHADE TREES

TREES: 26 TOTAL SHADE TREES
- MAXIMUM 40% OF ONE SPECIES
- MINIMUM 5 SPECIES

ISLANDS: 2,684 S.F. PROVIDED > 2,320 S.F. REQUIRED

LANDSCAPING SYMBOL LEGEND

MARMO RED MAPLE
NORWAY SPRUCE
RIVER BIRCH
BLUE SPRUCE
REDMOND LINDEN
DOUGLAS FIR
CRIMSON PYGMY & GOLDEN NUGGET

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Store Number 24763-N-253

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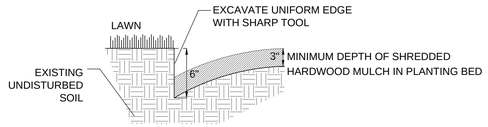
DOLLAR GENERAL
DAVENPORT, IOWA

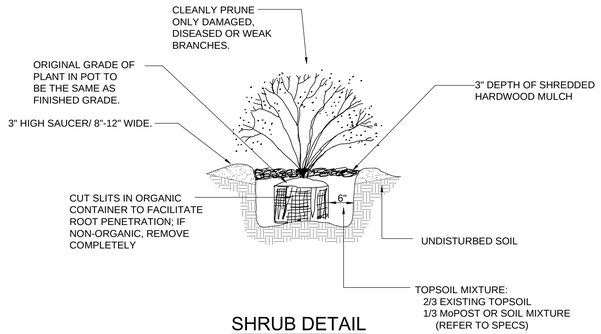
LANDSCAPING PLAN

SHEET
C5



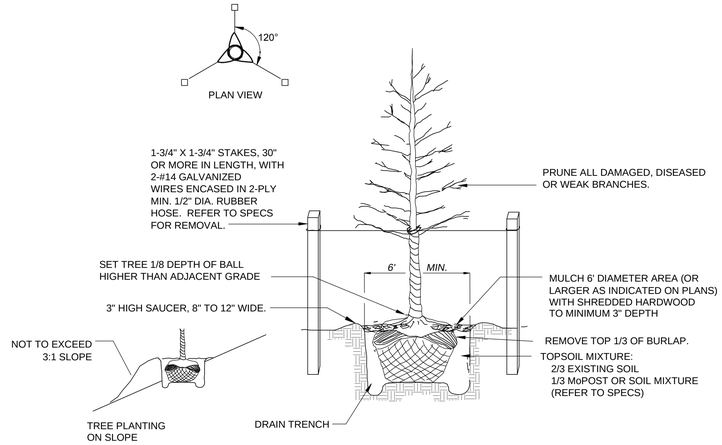
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

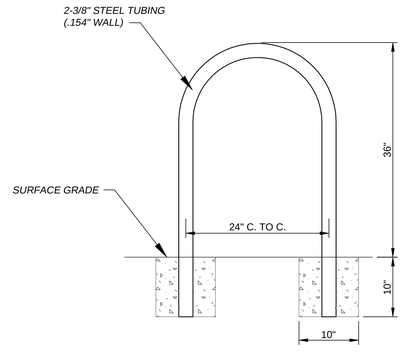
NO SCALE

LANDSCAPE NOTES:

1. *ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.*
2. *ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.*
3. *ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.*
4. *MAXIMUM GRADING SHALL NOT EXCEED 4:1.*
5. *CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.*

IRRIGATION NOTES:

1. *IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.*
2. *IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.*
3. *LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.*



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development #10,415
Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

NO.	DATE	DESCRIPTION	BY

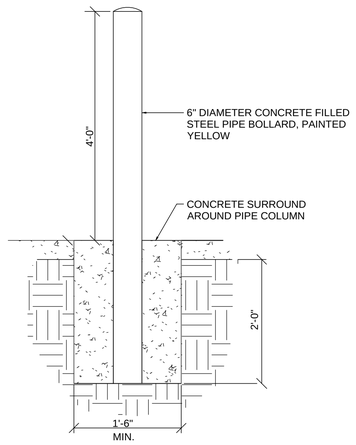
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rust@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

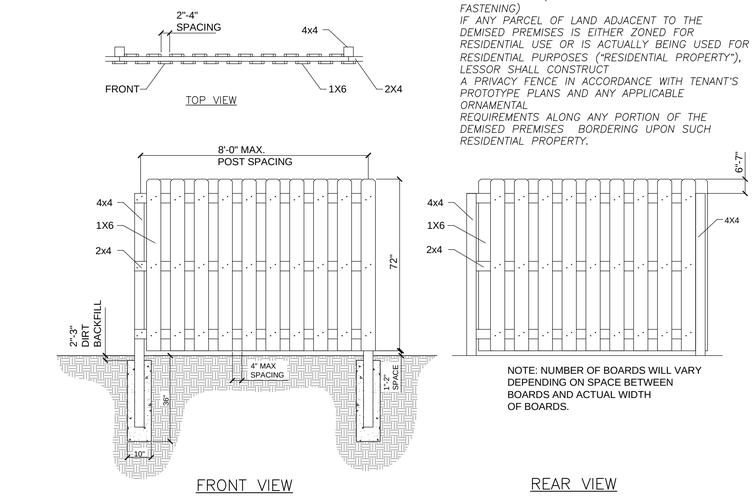
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

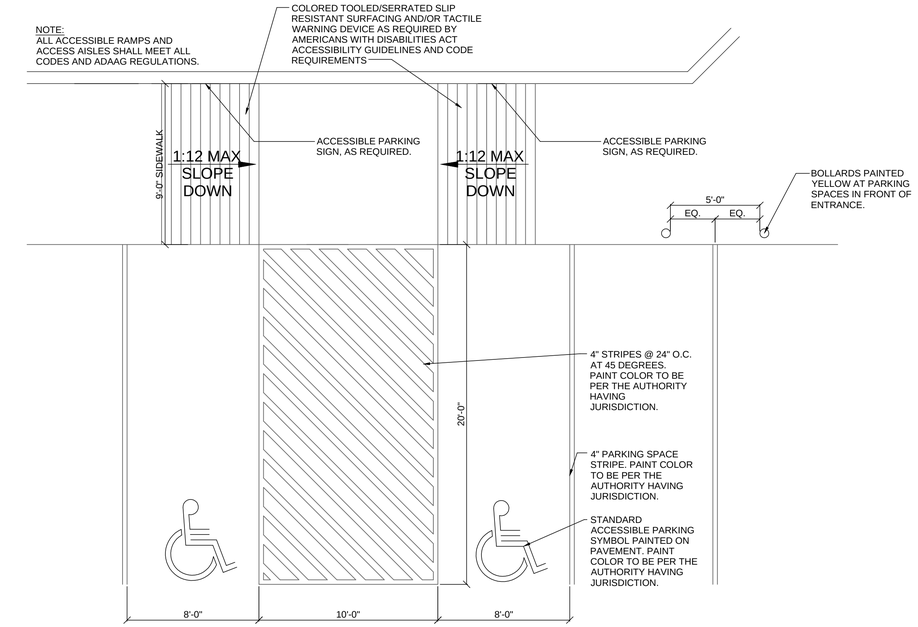


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

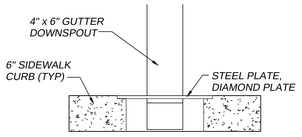
WOOD FENCE DETAIL

NOT TO SCALE



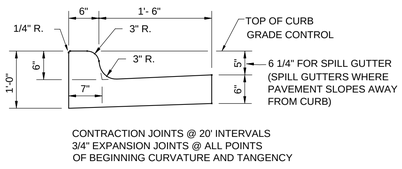
FRONT ENTRY PLAN

NOT TO SCALE



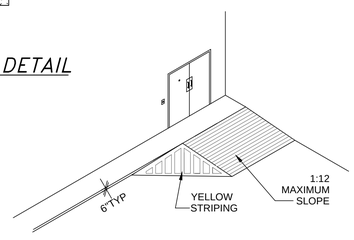
GUTTER DOWNSPOUT DETAIL @ SIDEWALK

NOT TO SCALE



CONCRETE CURB & GUTTER DETAIL

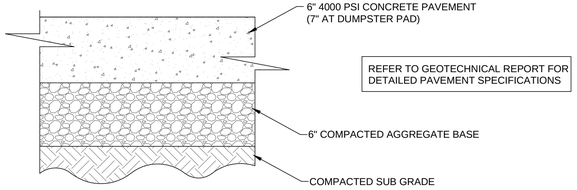
NOT TO SCALE



SIDE ENTRY DETAIL

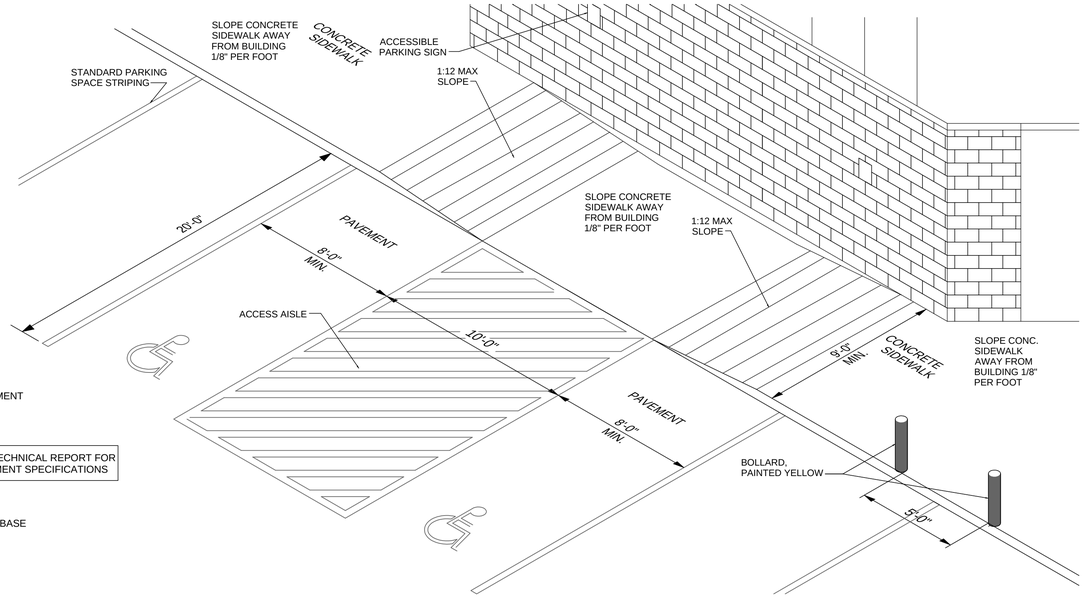
NOT TO SCALE

STRIPING NOTES	
YELLOW CURBING AND BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



CONCRETE PAVEMENT SECTION

NOT TO SCALE



FRONT ENTRY ISOMETRIC

NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store number/planning number: 19763
Store manager/planning manager: TBD

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

RUSSELL W. DOSS 20087
LICENSED PROFESSIONAL ENGINEER
IOWA

NO.	DATE	DESCRIPTION	BY

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 2340 Rockingham Road
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Rod Hamby
Company:	The Overland Group
Address:	1598 Imperial Center, Suite 2001
City/State/Zip:	West Plains, MO 65775
Phone:	417-256-4790
Email:	rodhamby@theoverlandgroup.com

Owner (if different from Applicant)

Name:	Gregg Hempel / James Wolters
Company:	JEGCQ / SJM
Address:	951 Rolff St / 2122 Winding Hill Rd
City/State/Zip	Davenport / Davenport
Phone:	563-359-7112 / 563-920-8233
Email:	mschnell@shlawdav.com /

Engineer (if applicable)

Name:	Rusty Doss
Company:	Overland Engineering, LLC
Address:	1598 Imperial Center, Suite 2009
City/State/Zip	West Plains, MO 65775
Phone:	417-256-8150
Email:	rusty@overlandeng.com

Architect (if applicable)

Name:	
Company	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☑
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Request:

Vacation of alley between parcels J0040-061, J0040-05, J0040-04, J0040-42, and J0040-21.

Total Land Area: 4,593 Square Feet

Submittal Requirements:

- The completed application form.
- Required fee: $400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Rod Hamby Date: 01/21/2022

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

DESCRIPTION - PUBLIC ALLEY VACATION

Commencing at the Southwest Corner of Lot 10 of Block 1 of A.M. Cooks Addition to Davenport, Iowa, in accordance with the Plat thereof Recorded in Deed Book 92 at Page 323 of the Records of the Scott County Recorder's Office; Thence N57°00'30"E, along the South Line of said Lot 10, a distance of 27.46 feet, to the POINT OF BEGINNING; Thence continuing N57°00'30"E, 176.30 feet, to a Point on the Westerly Right-of-Way Line of the Canadian Pacific DME Railroad; Thence S71°13'09"E, along said Westerly Right-of-Way Line, 24.33 feet; Thence S53°19'36"W, 162.87 feet; Thence S66°39'30"W, 29.23 feet; Thence N32°59'30"W, 24.67 feet, to the POINT OF BEGINNING. Said Public Alley Vacation contains 4,593 square feet and is subject to easements and restrictions of record.

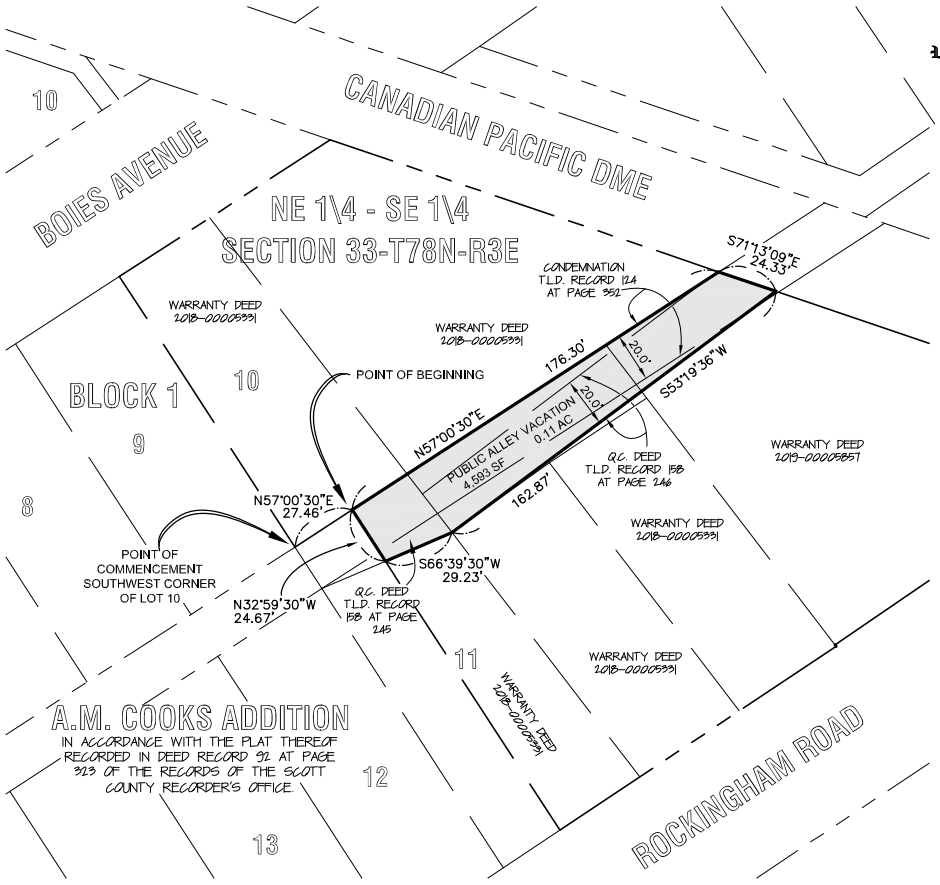
LOCATION:	SURVEY REQUESTED BY:
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN. DAVENPORT, SCOTT COUNTY, IOWA.	OVERLAND ENGINEERING, LLC 1598 IMPERIAL CENTER, SUITE 2009 WEST PLAINS, MO 65775
LAND SURVEYOR:	PROPRIETOR OR OWNER:
GLEN D. MEISNER P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	CITY OF DAVENPORT 226 WEST 4TH STREET DAVENPORT, IOWA 52801
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

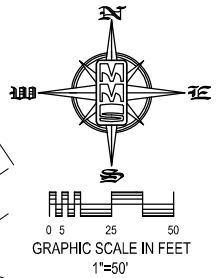
FOR COUNTY RECORDER'S USE

PUBLIC ALLEY VACATION PLAT

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN

DAVENPORT, SCOTT COUNTY, IOWA





LEGEND AND NOTES

●	– PROPERTY CORNER(S), FOUND (as noted)
○	– PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
———	– PROPERTY &/or BOUNDARY LINES
———	– RIGHT-OF-WAY LINES
——— — ———	– CENTER LINES
——— ———	– LOT LINES, PLATTED OR BY DEED
- - - - - - -	– EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	– RECORDED DIMENSIONS
(M)	– MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DESCRIPTION - PUBLIC ALLEY VACATION

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SEAL

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.

_____ 20____

GLEN D. MEISNER
P.L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

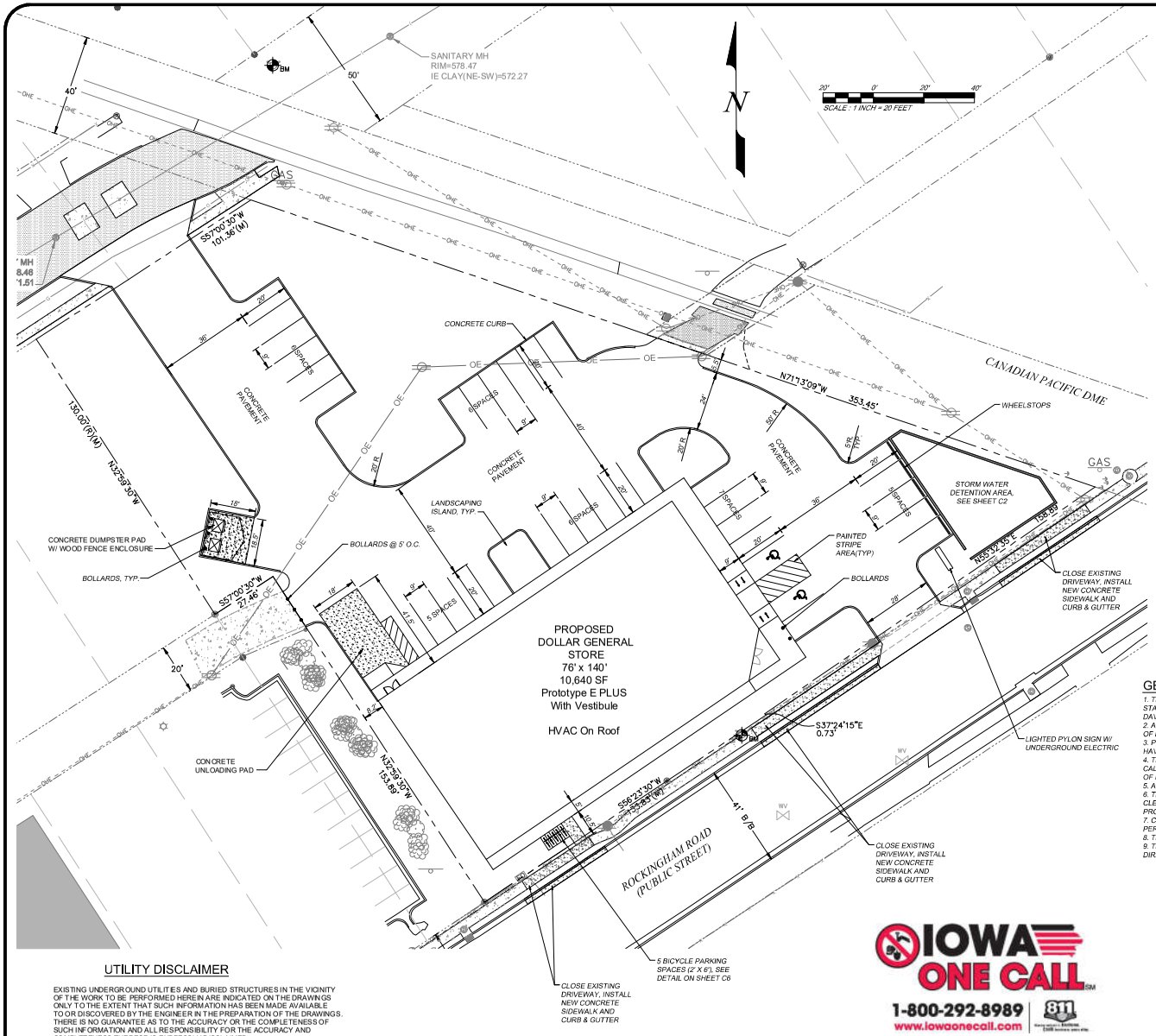
Date	Revision
01-26-2022	PER GDM REVIEW

PUBLIC ALLEY VACATION PLAT

DAVENPORT
SCOTT COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-25-2022	
Designed by: OVERLAND	Field Book No: 1331
Drawn by: RLW	Scale: 1"=50'
Checked by: GDM	Sheet No: 1
Project No: IC 9426-030	of: 1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/ ILLOW, PLASTIC LS CAP NO. 9 WILL UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE REINFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss 12/1/2020

(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: Lease Number:

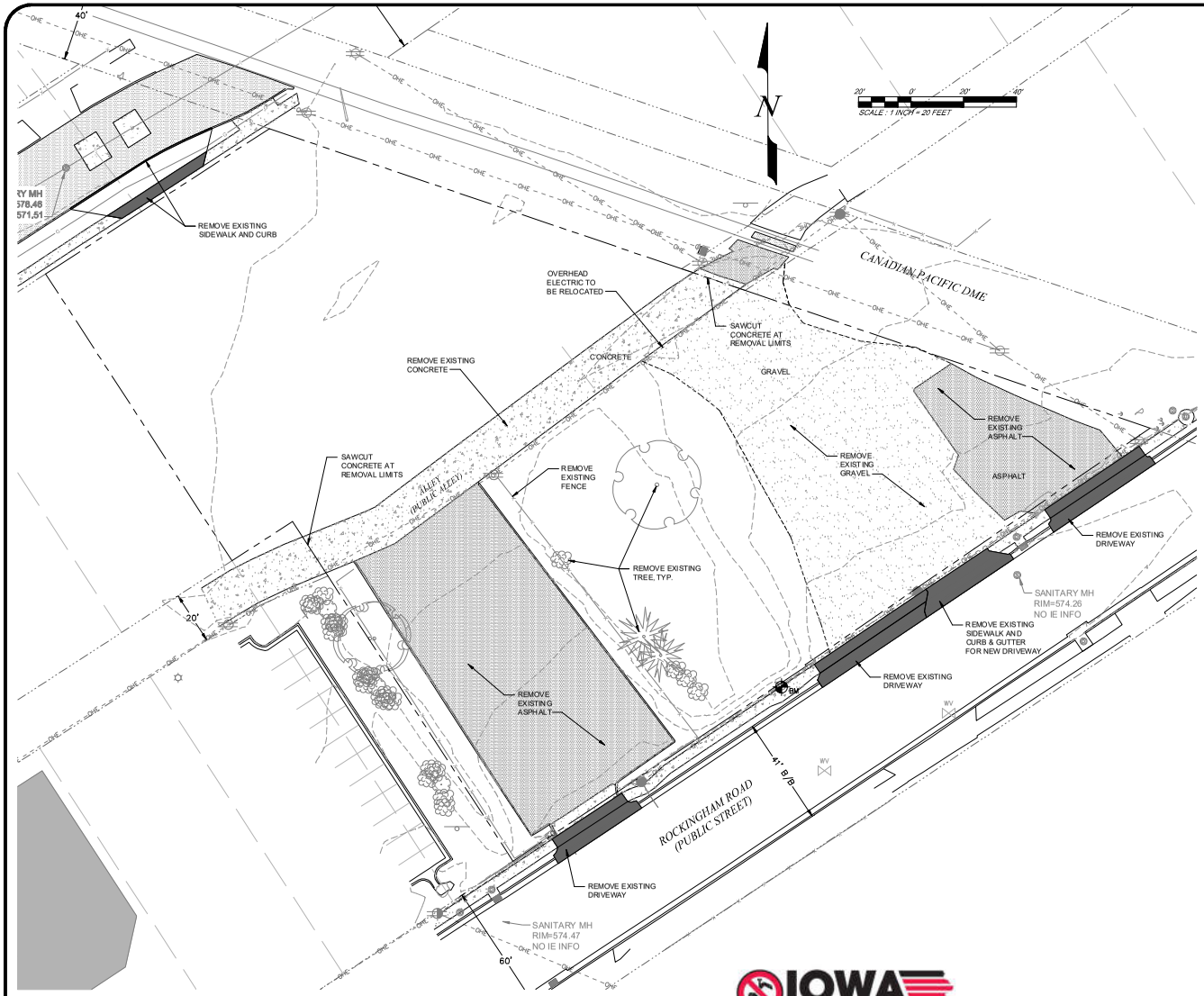
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8500 FAX: (417) 256-8512
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER SET 5/8" REBAR W/ ELLOW, PLASTIC CAP NO. 9161 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
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- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- Boring - SOIL BORING LOCATION
- BM - BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DEMOLITION NOTES:

1) BUILDING DEMOLITION SHALL CONFORM TO ALL OSHA, EPA, STATE OF IOWA, AND CITY OF DAVENPORT REQUIREMENTS.

2) GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS SHALL BE GRANTED ACCESS TO THE SITE.

3) EXCESS MATERIALS SHALL BE DISPOSED OF PROPERLY, AND IN A TIMELY MANNER.

4) PRIOR TO DEMOLITION, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY SERVICE CONNECTIONS.

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

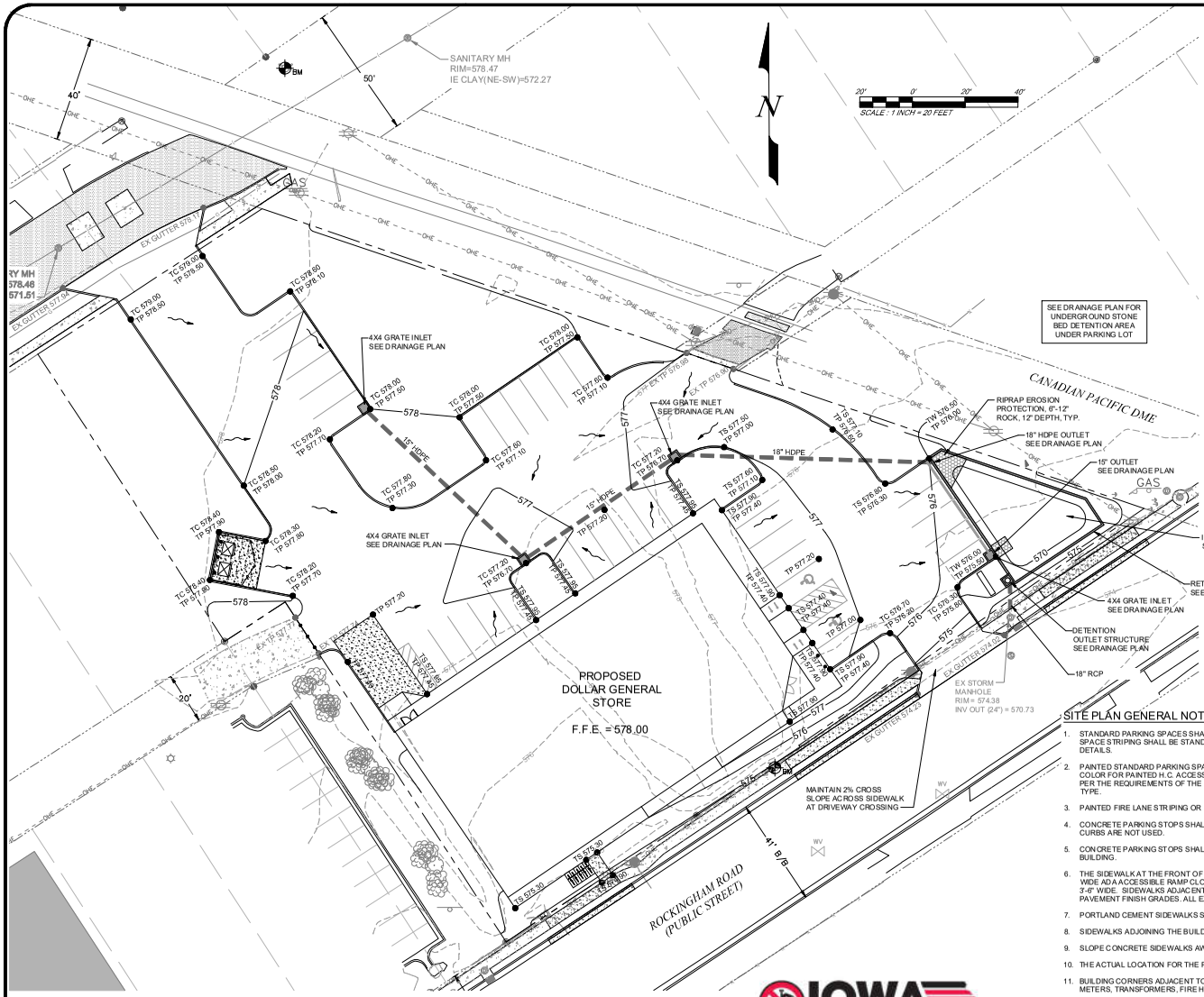
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8500 FAX: (417) 256-8512
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/ ILLOW, PLASTIC LS CAP NO. 9 16 SUNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBEROPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
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- FENCE LINE SHOT
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- SIGN
- CLEAN OUT UTILITY CLEANOUT
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- STORM GRATE INLET
- STORM CURB INLET
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- MANHOLE (UNKNOWN)
- MONITOR MONITORING WELL
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- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SITE PLAN GENERAL NOTES:

1. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
2. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
3. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
4. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
5. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
6. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
7. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
8. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
9. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
10. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
11. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
12. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
13. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
14. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
15. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

UTILITY DISCLAIMER

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IOWA ONE CALL SM
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811

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 23000 | District 07

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
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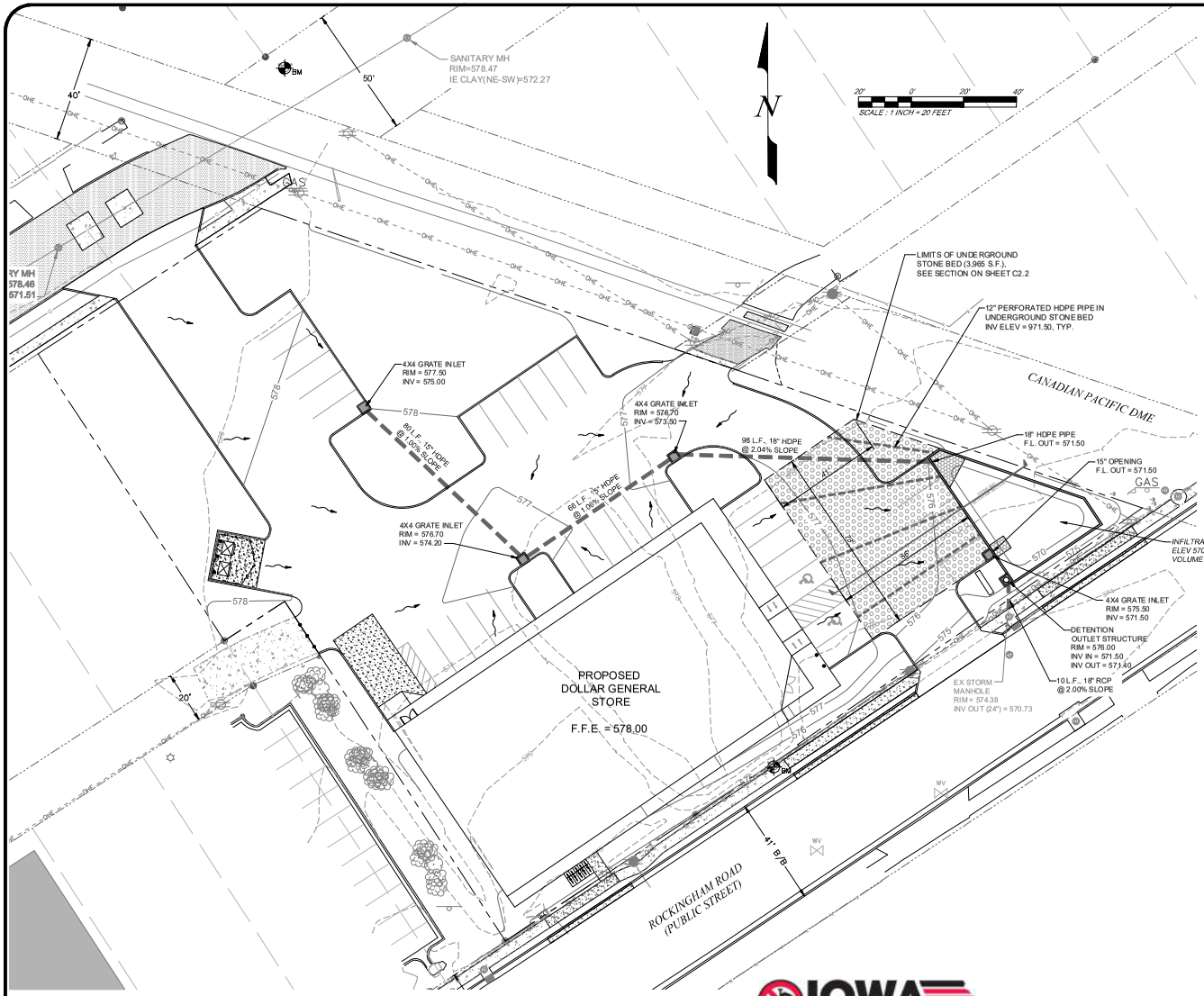
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

GRADING PLAN

SHEET
C2



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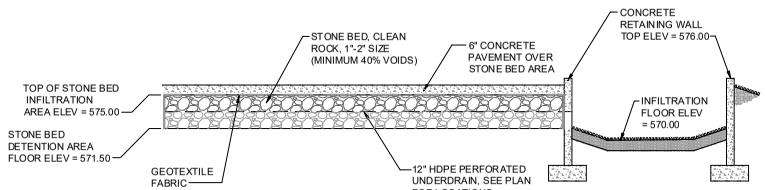
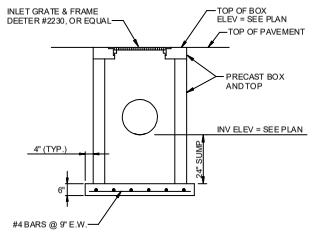
DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE PLAN

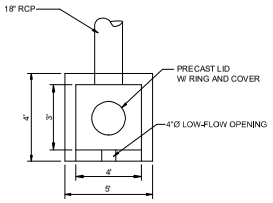
SHEET
C2.1



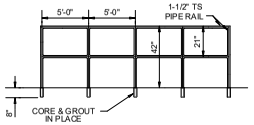
STONE BED DETENTION SECTION
NOT TO SCALE



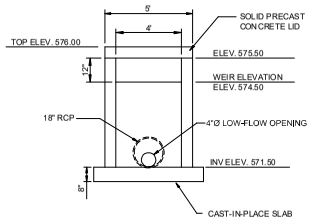
GRATE INLET DETAIL
NOT TO SCALE



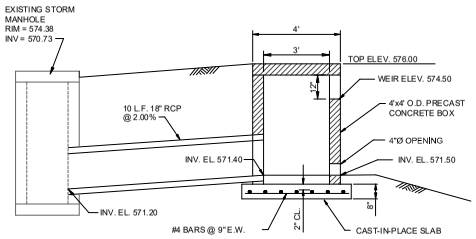
PLAN



HAND RAIL DETAIL
NO SCALE



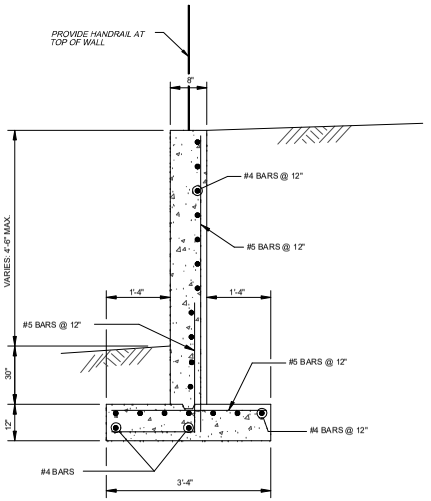
FRONT ELEVATION



PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.

PROFILE

DETENTION OUTLET DETAILS
NOT TO SCALE



CONCRETE RETAINING WALL DETAIL
NOT TO SCALE

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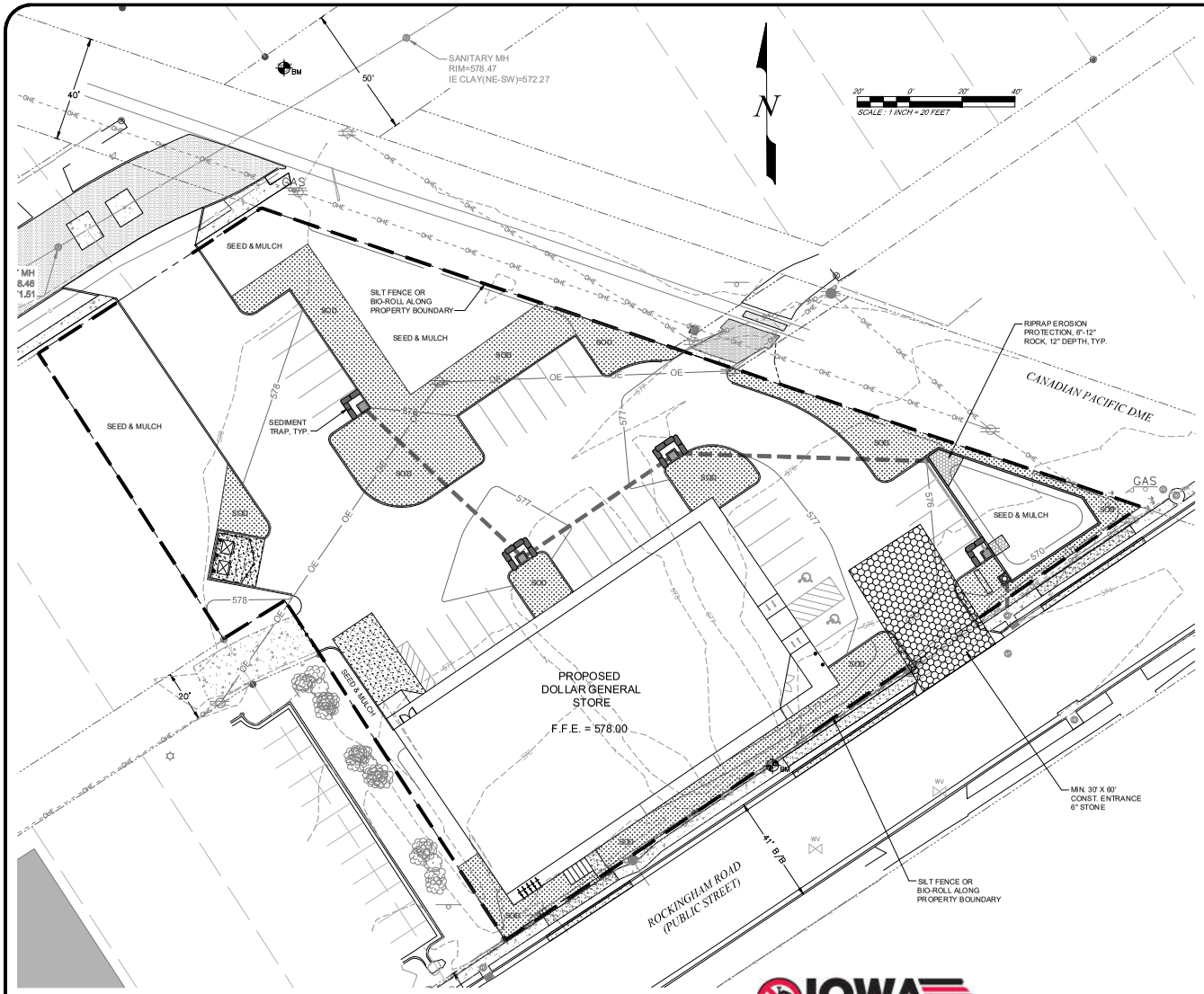
DOLLAR GENERAL
DAVENPORT, IOWA
DRAINAGE DETAILS

SHEET
C2.2



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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 24417
Project Number: 24417-24-001

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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russ@overlandeng.com

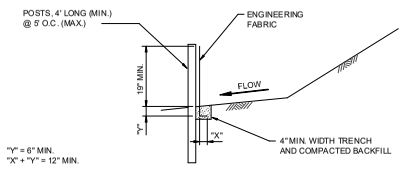
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION
CONTROL PLAN

SHEET
C3

NOTES:

1. THE MININIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END.
2. SECURE FABRIC TO POSTS.



SILT FENCE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

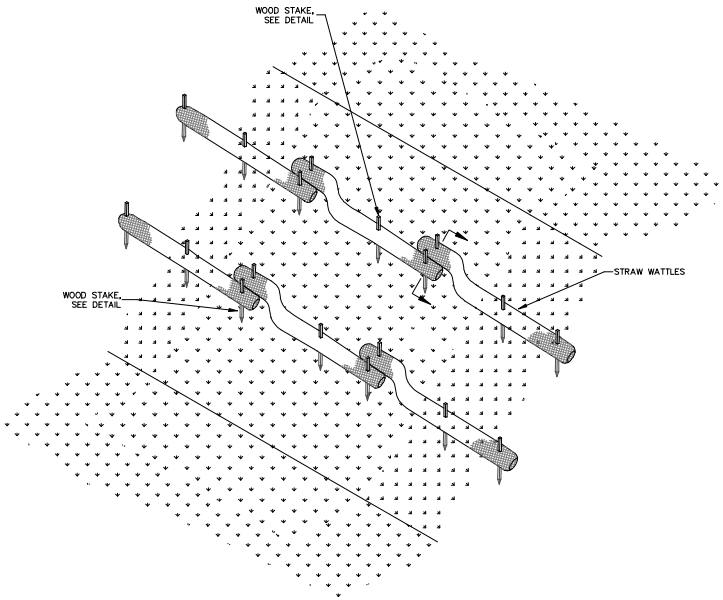
1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

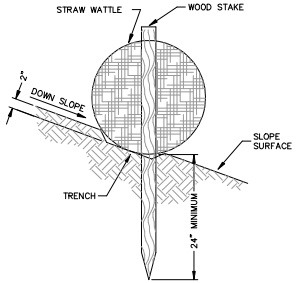
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

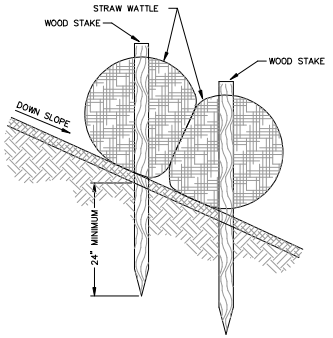
3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.

4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.







BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

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DOLLAR GENERAL
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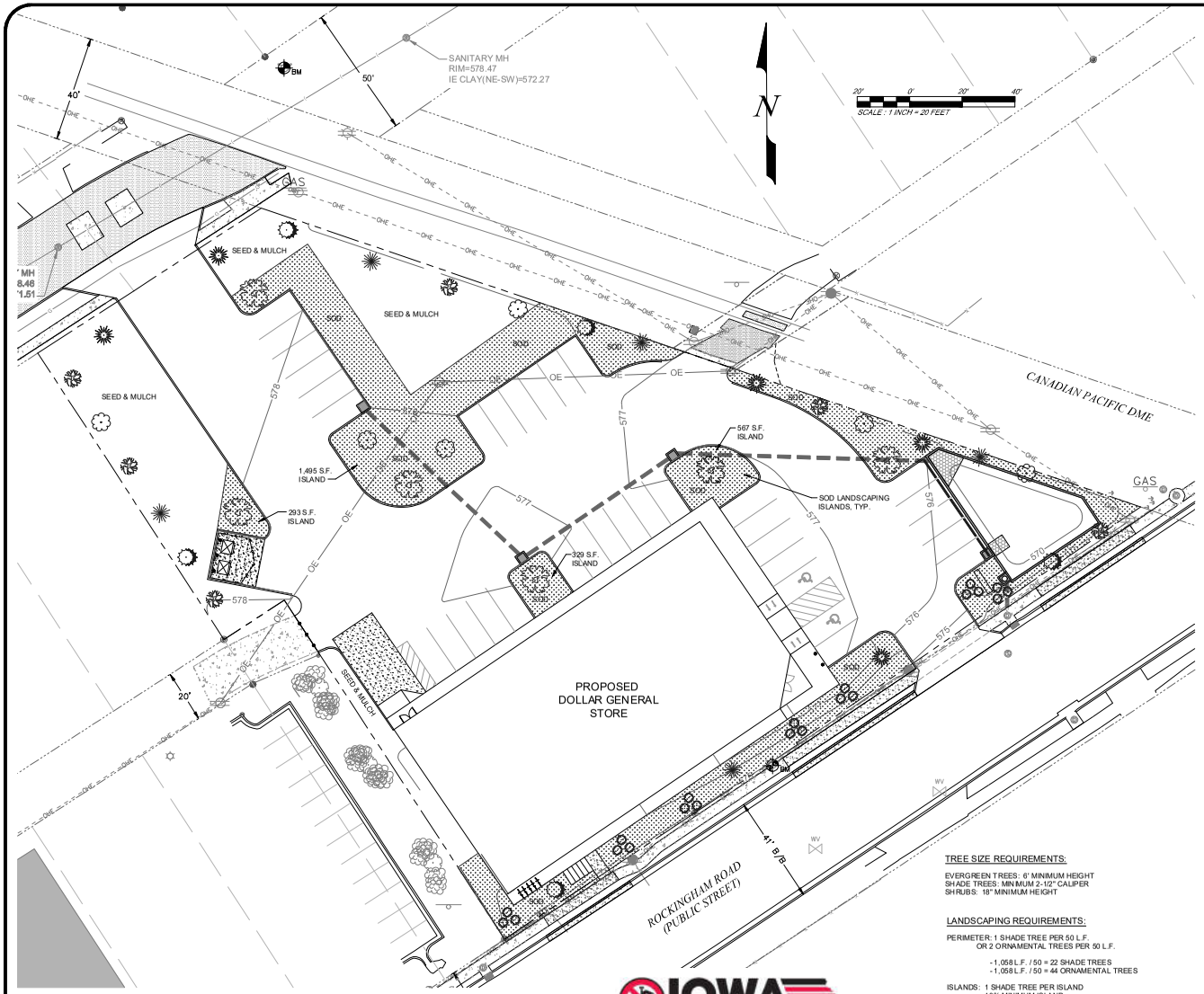
SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



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PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES		
6	ACER FREEMANII 'MARMO'	MARMO RED MAPLE
6	BETULA NIGRA	RIVER BIRCH
6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
EVERGREEN TREES		
5	PICEA ABIES	NORWAY SPRUCE
5	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE
5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS		
21	BERBERIS THUNBERGII	CRIMSON PYGMY & GOLDEN NUGGET

TREE SIZE REQUIREMENTS:

EVERGREEN TREES: 6' MINIMUM HEIGHT
SHADE TREES: MINIMUM 2-1/2" CALIPER
SHRUBS: 18" MINIMUM HEIGHT

LANDSCAPING REQUIREMENTS:

PERIMETER: 1 SHADE TREE PER 50 L.F.
OR 2 ORNAMENTAL TREES PER 50 L.F.

-1,058 L.F. / 50 = 22 SHADE TREES
-1,058 L.F. / 50 = 44 ORNAMENTAL TREES

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

-23,204 S.F. * 10% = 2,320 S.F. ISLAND REQUIRED
- 4 ISLANDS = 4 SHADE TREES

TREES: 26 TOTAL SHADE TREES
- MAXIMUM 40% OF ONE SPECIES
- MINIMUM 5 SPECIES

ISLANDS: 2,684 S.F. PROVIDED > 2,320 S.F. REQUIRED

LANDSCAPING SYMBOL LEGEND

- *MARMO RED MAPLE*
- *RIVER BIRCH*
- *REDMOND LINDEN*
- *NORWAY SPRUCE*
- *BLUE SPRUCE*
- *DOUGLAS FIR*
- *CRIMSON PYGMY & GOLDEN NUGGET*

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

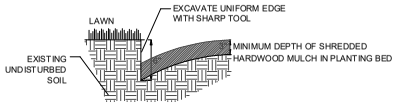
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-6500 FAX: (417) 256-6512
russ@overlandeng.com

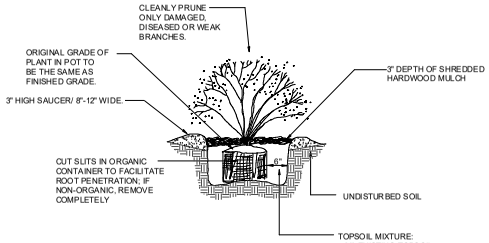
DOLLAR GENERAL
DAVENPORT, IOWA
LANDSCAPING PLAN

SHEET
C5



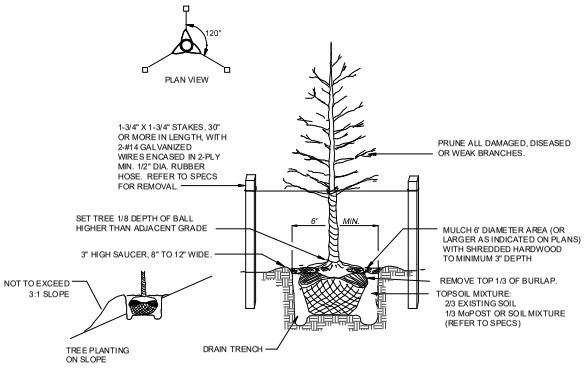
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

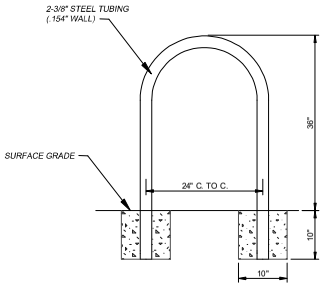
NO SCALE

LANDSCAPE NOTES:

1. *ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.*
2. *ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.*
3. *ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.*
4. *MAXIMUM GRADING SHALL NOT EXCEED 4:1.*
5. ***CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.***

IRRIGATION NOTES:

1. *IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.*
2. *IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.*
3. *LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.*



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

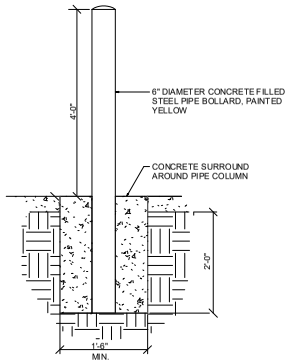
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8052 FAX: (417) 256-8052
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

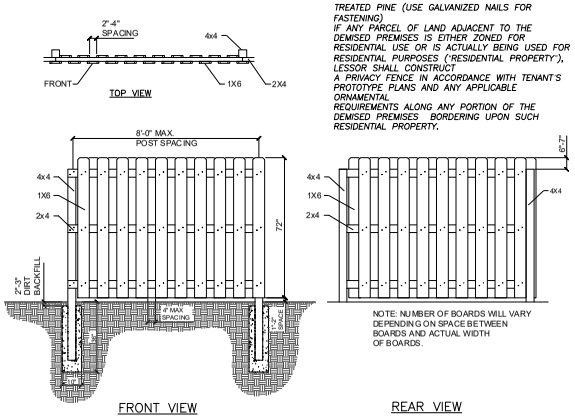
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

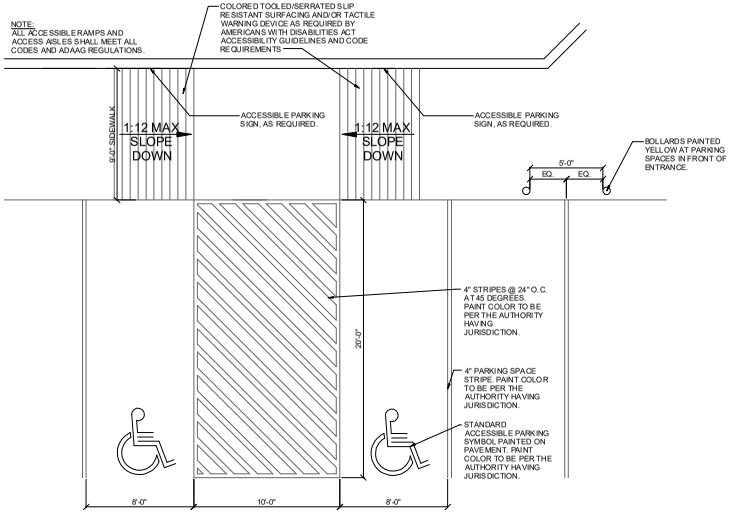


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

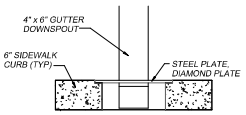
WOOD FENCE DETAIL

NOT TO SCALE



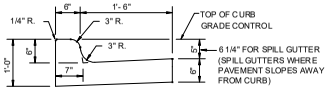
FRONT ENTRY PLAN

NOT TO SCALE



GUTTER DOWNSPOUT DETAIL @ SIDEWALK

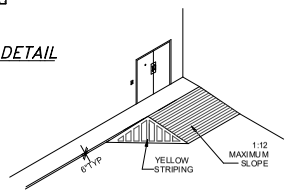
NOT TO SCALE



CONTRACTION JOINTS @ 20' INTERVALS
3/4" EXPANSION JOINTS @ ALL POINTS OF BEGINNING CURVATURE AND TANGENCY

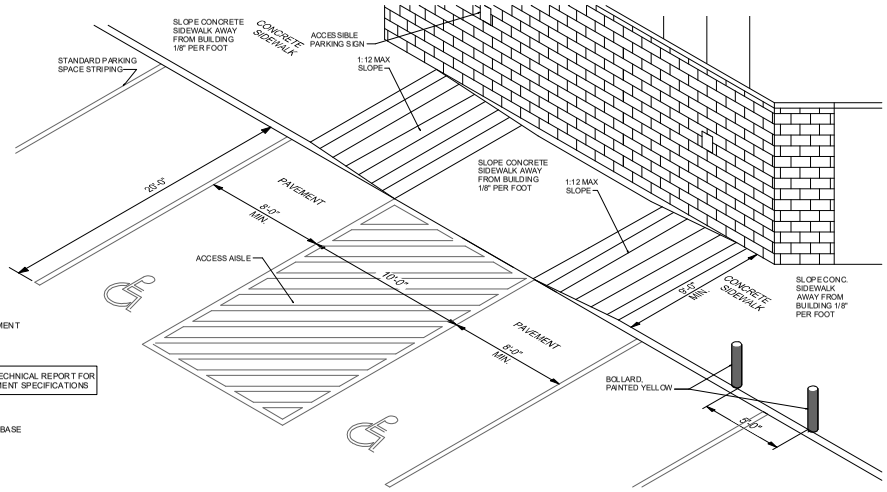
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



SIDE ENTRY DETAIL

NOT TO SCALE

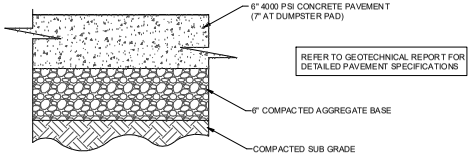


FRONT ENTRY ISOMETRIC

NOT TO SCALE

STRIPING NOTES

YELLOW CURBING AND BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



CONCRETE PAVEMENT SECTION

NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8002 FAX: (417) 256-8012
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/6/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park, CIP #28030. [Wards 3 & 5]

Recommendation:
Hold the Hearing.

Background:
This project will remove and replace deteriorated pavement sections within the riverfront trail from Mound Street to the east City limits and at River Heritage Park. Work will be completed during the summer of 2022.

Funding is available through CIP #28030. The estimated project cost is $145,000.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	PH Notice for River Front Trail Patching

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:13 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 10:13 AM
City Clerk	Thorndike, Tiffany	Approved	3/31/2022 - 2:12 PM

Notice of Hearing

on Proposed Plans, Specifications, and Proposed Contract for the

River Front Trail Patching Project from
Mound Street to the East City Limits and at
River Heritage Park

Notice is hereby given that at 5:30 P.M., on Wednesday April 6th, 2022 at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications, and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto. PO 2020/2006051

Brian Krup,
Deputy City Clerk
Publish on March 30, 2022

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/6/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West Locust Street (Michigan Avenue to Clark Street) Pavement Resurfacing project, CIP #35054. [Wards 1 & 4]

Recommendation:
Hold the Hearing.

Background:
This project consists of the milling and overlay of the existing deteriorated pavement on West Locust Street from North Michigan Avenue to North Clark Street, approximately 1,400 feet in length.

This project has been designed by the City's Engineering Division. No right-of-way or temporary construction easements are required. The proposed total cost of the project is currently estimated at $437,000, with construction expected to begin in the summer of 2022.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	PH Publication
🗋	Backup Material	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:14 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 10:15 AM
City Clerk	Thorndike, Tiffany	Approved	3/31/2022 - 2:12 PM

Customer Ad Proof

60046877 DAVENPORT PUBLIC WORKS-legal Order Nbr 122498

Publication	**Quad-City Times**		
Contact	DAVENPORT PUBLIC WORKS-legal	PO Number	2208660
Address 1	226 W 4TH ST	Rate	Legal
Address 2		Order Price	15.72
City St Zip	DAVENPORT IA 52801	Amount Paid	0.00
Phone	5633267704	Amount Due	15.72
Fax			
Section	Notices & Legals	Start/End Dates	03/31/2022 - 03/31/2022
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	30
Ad Key	122498-1	Salesperson(s)	Legals 211
Keywords	W. Locust Street Pavement Resurfacing Project (N.	Taken By	Michelle McCoy
Notes			

Ad Proof

NOTICE

Notice of Hearing
on Proposed Plans, Specifications and
Proposed Contract for the
W. Locust Street Pavement Resurfacing
Project (N. Michigan Ave. to N. Clark St.)

Notice is hereby given that at 5:30 P.M., on Wednesday, April 6, 2022, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto. (P.O. 2022/2208660)

Brian J. Krup,
Deputy City Clerk

Davenport, Iowa
March 22, 2022

MEMORANDUM

Date: March 30, 2022

To: Brian Krup, Deputy City Clerk

From: Steve Math, Project Engineer

Re: **W. Locust Street Pavement Resurfacing Project**
(N. Michigan Ave. to N. Clark St.)
CIP #35054

The following enclosed documents that pertain to the referenced construction project must be filed in your office prior to their approval by the Council:

1. Plans
2. Specifications
3. Form of Contract
4. The estimated cost is $437,000

Please file them accordingly. Thank you.

Cc: Brian Schadt, City Engineer
Eric Longlett, Engineering Manager
file

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
4/6/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the City Hall Exterior Repairs project, CIP #23067. [Ward 3]

Recommendation:
Hold the Hearing.

Background:
The project includes cleaning, restoration, and tuck pointing of the existing masonry; replacement of down spouts; new sealant around windows; and painting of the clock at City Hall. This work is needed to maintain the water tightness of the exterior envelope of the building.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 10:12 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 10:13 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 10:01 AM

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **4/6/2022**

Subject:
Public Hearing on the proposed Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Project at West 62nd Street and North Elmwood Avenue. [Ward 2]

Recommendation:
Hold the Hearing.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream bank's stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where ½ of the total cost to reconstruct or stabilize the stream is paid for by the City and the other ½ is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The City has received one (1) petition for a stream located within the City of Davenport as noted below:

The east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue just to the west of North Thornwood Avenue.

The maximum estimated cost of these improvements is $96,590 with an operating budgeted amount of $40,000 as engineering, design, labor and equipment costs are included in the estimate but paid out of Salary and Equipment funds. This will be an in-house project constructed by City staff.

Due to the assessments, half of the project expense would eventually be recouped by the City. State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date or project start. This is one of those actions. This is the Public Hearing on the Resolution of Necessity. If a remonstrance is filed at the time of the Hearing the project will not move forward. If no remonstrance is filed at the time of the Hearing a unanimous vote of the Council is still required to pass the Resolution of Necessity.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:39 AM

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/13/2022**

Subject:
First Consideration: Ordinance for Case REZ22-01 being the request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (the southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create two new single-family lots.

The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The petitioner owns approximately 59.15 acres of which 9.15 acres is subject to this rezoning request. The owner intends to subdivide the subject property to create two new single-family lots along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned.

The Plan & Zoning Commission reviewed Case REZ22-01 at its March 15, 2022 meeting and recommended approval (10-0) with the following condition and findings:

Condition:

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

A staff report has been attached with a full analysis.

ATTACHMENTS:

Type	Description

Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Plat of Subdivision-Fennelly's South Utah Addition
Backup Material	Zoning & Future Land Use Map
Backup Material	Spot Zoning Fact Sheet
Backup Material	Application
Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/1/2022 - 2:10 PM

Ordinance No. _____

An ORDINANCE for Case REZ22-01 being the request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (the southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District."

Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning; Thence North 01°30'35" West, continuing along said west line of said Northwest Quarter, a distance of 465.20 feet; Thence North 88°03'42" East, a distance of 844.98 feet; Thence South 01°39'49" East, a distance of 231.00 feet; Thence North 88°02'25" East, a distance of 187.83 feet; Thence South 02°07'02" East, a distance of 1035.90 feet to the Point of Beginning. The above described real estate contains 10.28 acres, more or less. For the purpose of this description, the west line of the Northwest Quarter of Section 31, has an observed bearing of North 01°30'35" West.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

Condition: No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Section 3. At its March 15, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-01 to the City Council with a recommendation for approval subject to the listed findings and condition.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan & Zoning Commission-Staff Report
March 15, 2022

Case REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create two new single-family lots.

The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The petitioner owns approximately 59.15 acres of which 9.15 acres is subject to this rezoning request. The owner intends to subdivide the subject property to create two new single-family lots along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit single-family dwellings in an agricultural district, which are under 38 acres in area. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification and is consistent with similar land uses on South Utah Avenue.

Comprehensive Plan:
Within Existing Urban Service Area: No
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The property is designated Agricultural Reserve (AR) and Open Space/Public Land (OS) in the Davenport +2035 Land Use Plan.

1. Agricultural Reserve (AR) - Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.
2. Open Space/Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development - This future land use is not associated with the subject property; however it is found of the remainder of the applicants land.

Zoning:
The property is currently zoned S-AG Agricultural District. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments. Single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture are permitted within the S-AG District.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

Technical Review:

1. Zoning: The two proposed single-family lots identified on the submitted subdivision plat satisfy the minimum lot area and width requirements. The R-1 Single-Family Residential District requires a minimum lot size of 20,000 square feet (.46 acres) and a minimum lot width of 100 feet. Lot 1 is 217,802 square feet (5 acres) and 231.03 feet in width. Lot 2 is 180,776 square feet (4.15 acres) and 231 feet in width.
2. Legal: In considering spot-zoning, courts generally determine whether the zoning relates to the compatibility of the surrounding uses. One of the most important criteria is the extent to which the requested zoning is consistent with the comprehensive plan. Spot zoning is rebutted when the challenged zoning is found to be consistent with present surrounding uses or the comprehensive plan. Given the presently existing R-1 districts in relation to the S-AG zoning in the area, similar land use, and consistency with the comprehensive plan, it is the City's Legal staff's opinion this is not spot zoning.
3. Utilities: The property will be served by water, gas and electric utilities, but will not be served by sanitary sewer. Any dwellings will be served by a private septic system, which will require approval by the Scott County Health Department.

Approval Standards for Map Amendments (Chapter 17.14.040):
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Response: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. This land use category is designated for areas located outside of the Urban Service Boundary, which are unlikely to develop in the foreseeable future. Uses should be restricted to agriculture and open space, with only limited residential development needing minimal urban services.

Based on the submitted subdivision plat, the applicant is limited to a total of three single-family homes on 59.15 acres (the 2 proposed single-family lots in R-1 and an additional single-family home in S-AG). To ensure lower intensity residential development, Staff is recommending no more than two residential lots be platted within the subject property. This will further encourage compatibility with the large lots in the surrounding area.

It is staff's opinion that the rezoning request meets the Comprehensive Plan's threshold for limited residential development and minimal urban services.

b. The compatibility with the zoning of nearby property.

Staff Response: South Utah Avenue, north of West River Drive and South of Telegraph Road, consists of a mix of properties zoned either R-1 Single-Family Residential District or S-AG Agricultural District. Rezoning the southwest 9.15 acres to residential is compatible with the existing zoning districts along the South Utah Avenue corridor. The petitioner's remaining 50 acres of land will remain under the S-AG zoning, thereby retaining the low density housing, farming, and open space character of the neighborhood.

It is staff's opinion that the proposed amendment is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: There are fifteen continuous lots along the east side of Utah Avenue, south of the subject property, containing single-family dwellings. Rezoning the site for the establishment of two new single-family lots is consistent with the development of the surrounding area. The proposed 5 acre lot and 4.15 acre lot far exceed the lot sizes of other R-1 zoned property along South Utah Avenue. This reduced density creates a balance between residential and agriculturally zoned property.

It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Response: Rezoning the property to R-1 Single-Family Residential District will not be detrimental to the surrounding area, which is predominantly single-family dwellings, agriculture, and open space. It is staff's opinion that owners of agriculturally zoned property will not be negatively impacted if the rezoning request is approved. In addition, the R-1 District is the most comparable zoning district to the S-AG Agricultural District in terms of dimensional standards and principal uses. The use restrictions imposed on the surrounding neighborhood will remain consistent should the property be rezoned to R-1.

It is staff's opinion that the proposed zoning map amendment will develop in a manner that promotes the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Response: A residence on an agricultural site may be established if the property is a minimum of 38 acres. Given the petitioner owns 59.15 acres, one single-family home may currently be developed on the property. Based on the plat of subdivision submitted by the applicant, a total of three homes can be constructed on the 59.15 acre property: one dwelling on Lot 1, one dwelling on Lot 2, and one dwelling on the 50 acre agriculturally zoned parcel.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The two proposed single-family lots, which has necessitated the zoning map amendment, far exceed the minimum standards of the R-1 Residential Single-Family Zoning District. The minimum lot area in the R-1 District is 20,000 square feet (0.46 acres) while the proposed lots are 217,802 square feet (5 acres) and 180,776 square feet (4.15 acres) respectively.

It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the March 1, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written responses from adjacent property owners. During the March 1, 2022 Plan and Zoning Commission public hearing, a representative of 245 South Utah Avenue spoke in opposition to the rezoning request. The abutting property owner to the north and west, John Gerdes, spoke in favor of the rezoning. A prospective buyer of Lot 1 was also in attendance to speak in favor of the petition.

Staff will apprise the Commission of any additional correspondence at the March 15, 2022 Plan and Zoning Commission meeting.

Staff Recommendation
Staff recommends Case REZ22-01 be forwarded to the City Council with a recommendation for approval, subject to the following condition.

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

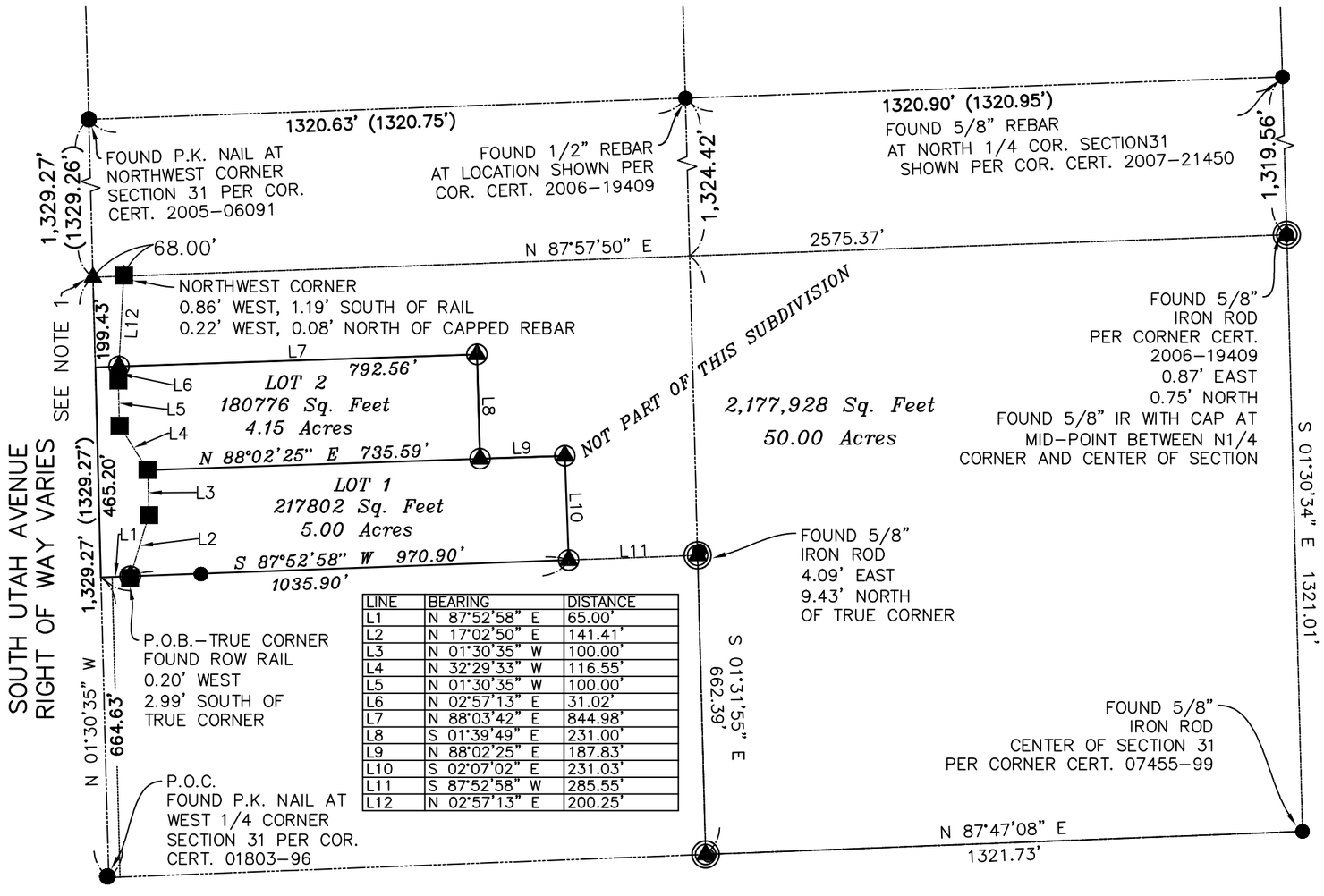
INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M.,
DAVENPORT, SCOTT COUNTY, IOWA

GRAPHIC SCALE
300 0 300
(IN FEET)
1 inch = 300 ft.



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- 5/8" REBAR WITH GREEN, PLASTIC CAP #18465, FOUND
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I HEREBY VERIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. DATE

REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 01-10-2022	SCALE: 1" = 300'	DRAWN BY: SEM	CHECKED BY: JWA

PREPARED FOR: PATRICK FENNELLY
2313 W. LOMBARD STREET
DAVENPORT, IA 52804

PAGE: 1 OF 1

DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY. IOWA

Legal Description:
Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:
Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;
Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning;
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APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
IOWA-AMERICAN WATER COMPANY

BY: _____ DATE: _____
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METRONET

BY: _____ DATE: _____
MEDIACOM

PLANNING AND ZONING COMMISION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 9.15
TOTAL R.O.W. ACREAGE: 1.13
TOTAL SITE ACREAGE: 10.28
FRONT YARD BUILDING SETBACK: 30'

LAND SURVEYOR

ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
4900 38TH AVENUE, SUITE 1
MOLINE, ILLINOIS 61265
309-524-3124

OWNER

Patrick Fennelly
2313 W. Lombard St.
Davenport, IA 52804
563-529-9916

ATTORNEY

VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

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PAGE: 1 OF 1

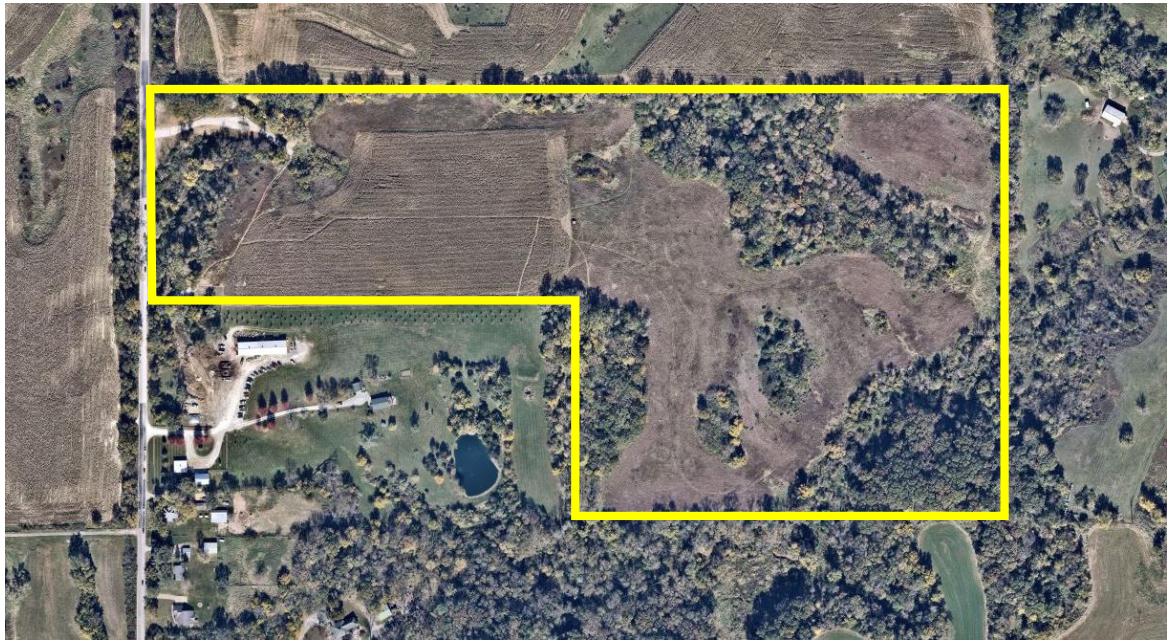
DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

Vicinity Map

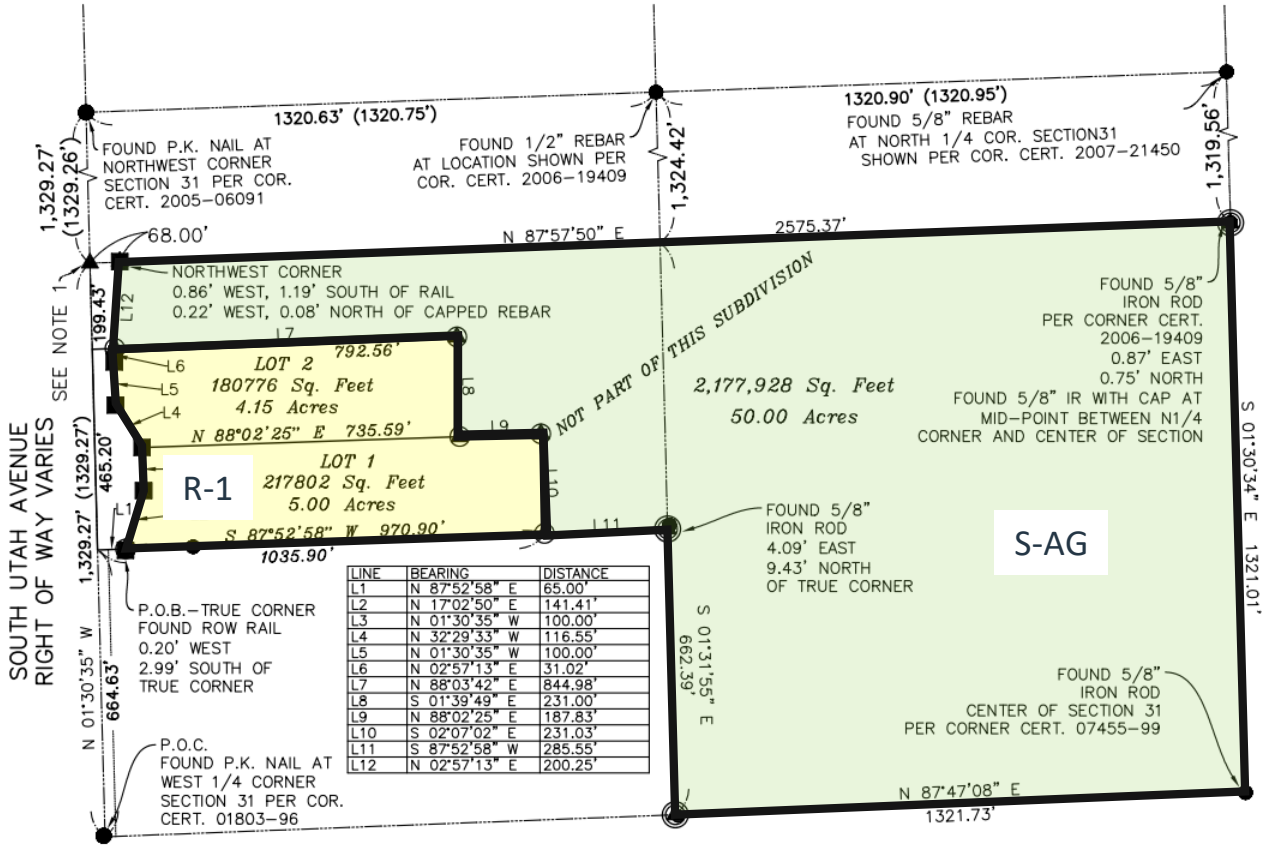
DAVENPORT
IOWA | USA

Current Use of the Site: Farming & Open Space

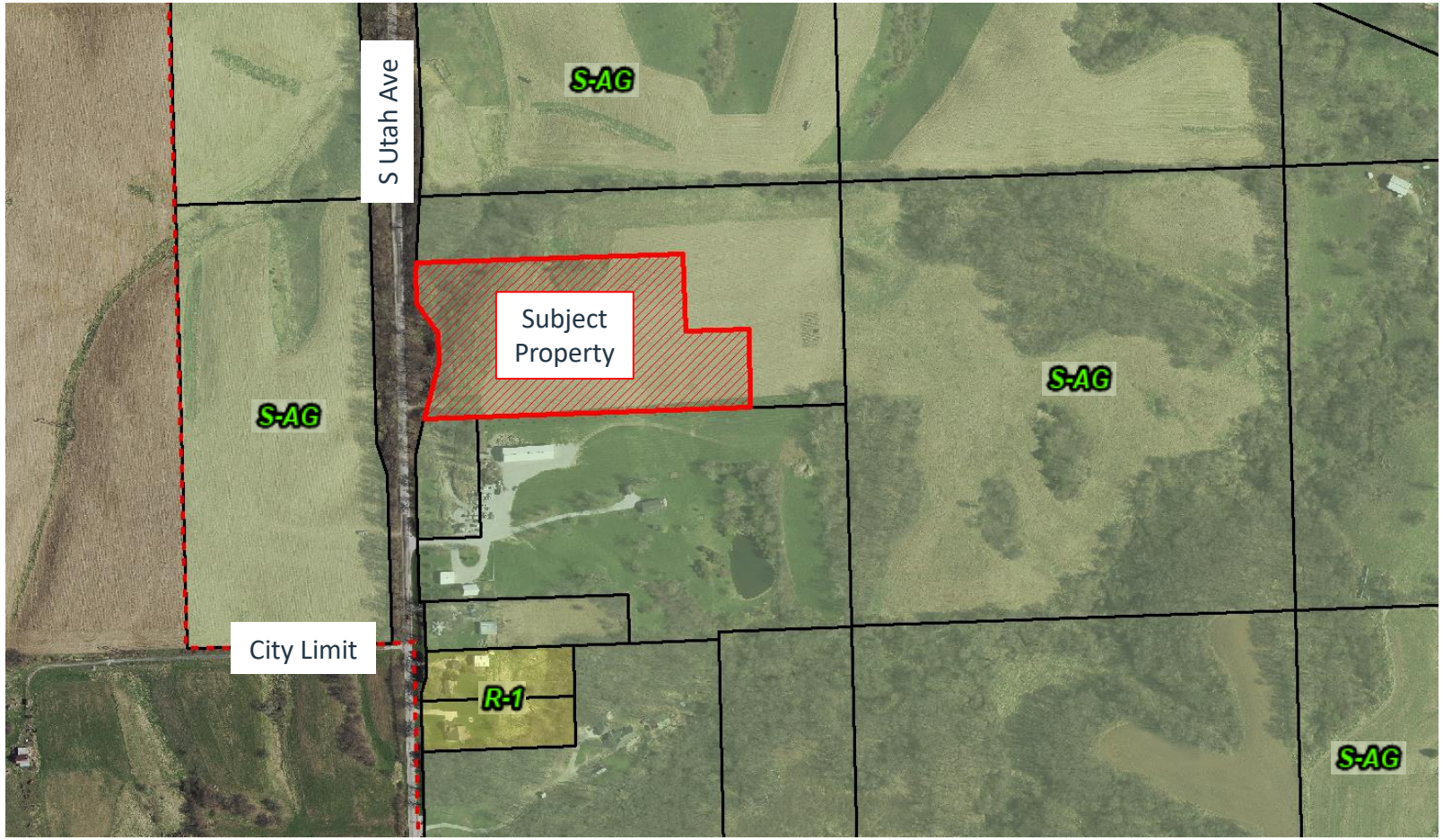


Purpose for the Request

- Purpose: Create two new single-family lots
- Draft subdivision plat has been provided.
- Only Lot 1 & 2 will be rezoned to R-1.
- Remainder of the property will remain S-AG

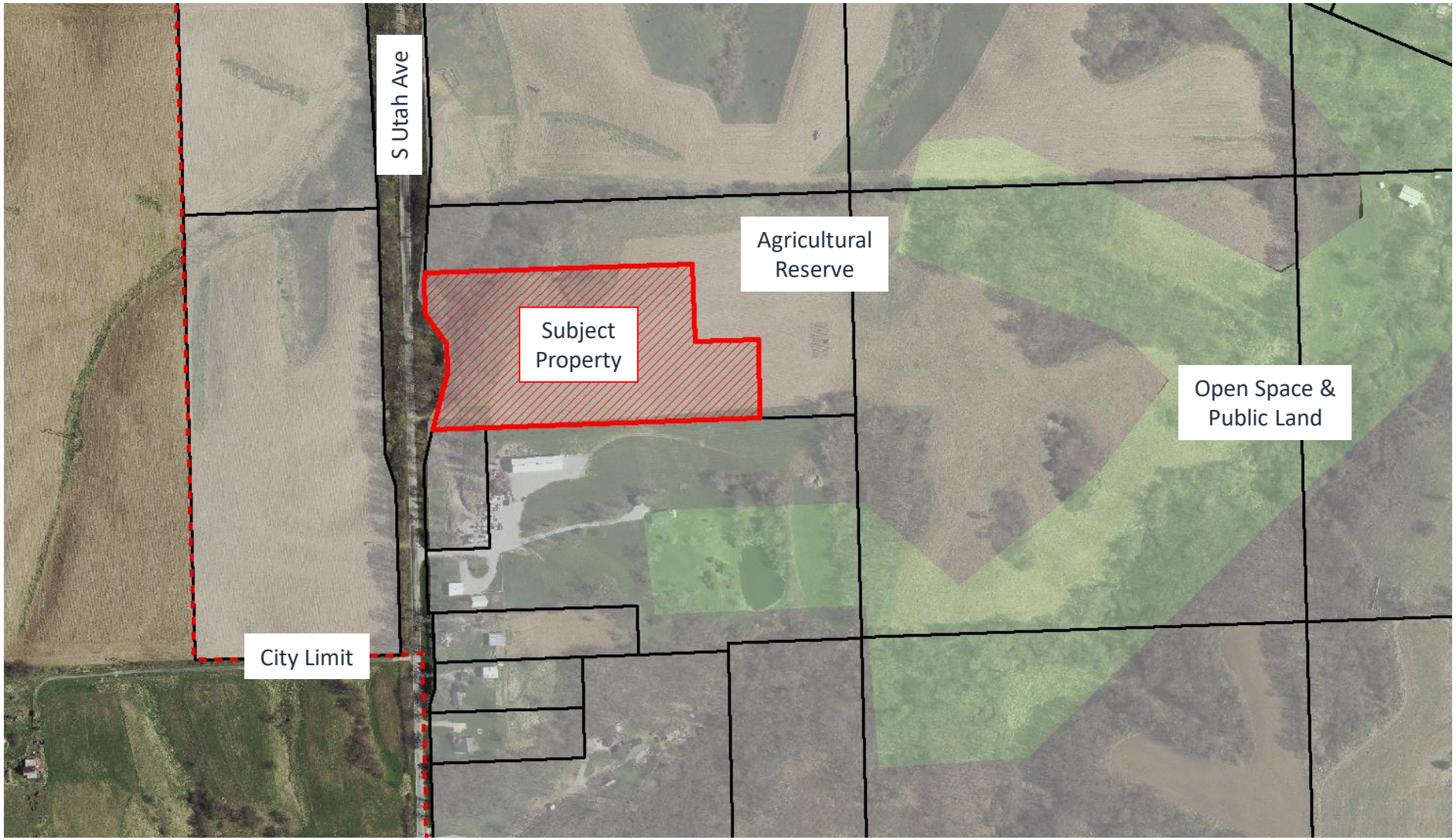


Zoning Map



Rezone from S-AG Agricultural District to R-1 Single-Family Residential District

Future Land Use Map



Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

Planning and Zoning Fact Sheet

IOWA STATE UNIVERSITY
Extension and Outreach
Community and Economic Development

Iowa State University Extension and Outreach does not discriminate on the basis of age, disability, ethnicity, gender identity, genetic information, marital status, national origin, pregnancy, race, religion, sex, sexual orientation, socioeconomic status, or status as a US veteran. Direct inquiries to the Diversity Officer, 515-294-1482, extdiversity@iastate.edu.

Complete application can be emailed to: planning@davenportiowa.com

Property Address* Parcel #93117-04

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Patrick J. Fennelly
Company:
Address: 2313 W. Lombard St
City/State/Zip: Davenport Iowa 52804
Phone: 563 529-9916
Email: pat@patrickfennelly.com

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)

Name: Abbitt Survey
Company:
Address: 4900 38th Ave Suite #1
City/State/Zip Moline IL 61265
Phone: 309-314-0177
Email: jim@abbittsurvey.com

Architect (if applicable)

Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)

Name: Mike Gorsline
Company: VB&G
Address: 5119 Utica Ridge Rd.
City/State/Zip: Davenport Iowa 52807
Phone: 563 324-0441
Email: Mike@vb-law.com

***If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Application Form Type:

Plan and Zoning Commission

- [x] Zoning Map Amendment (Rezoning)
- [ ] Planned Unit Development
- [ ] Zoning Ordinance Text Amendment
- [ ] Right-of-way or Easement Vacation
- [ ] Voluntary Annexation

Zoning Board of Adjustment

- [ ] Zoning Appeal
- [ ] Special Use
- [ ] Hardship Variance

Design Review Board

- [ ] Design Approval
- [ ] Demolition Request in the Downtown
- [ ] Demolition Request in the Village of East Davenport

Historic Preservation Commission

- [ ] Certificate of Appropriateness
- [ ] Landmark Nomination
- [ ] Demolition Request

Administrative

- [ ] Administrative Exception
- [ ] Health Services and Congregate Living Permit

Request:

Existing Zoning: S-AG

Proposed Zoning Map Amendment: R-1

Purpose of the Request:

(2) new lots
5 Acre & 4.15 Acre to R-1

Total Land Area: 9.15 Acres Please Select

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Patti J Tunnell Date: 1-24-2022

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Werderitch Date: 1-24-22

Planning staff

Date of the Public Hearing: 3-1-22

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

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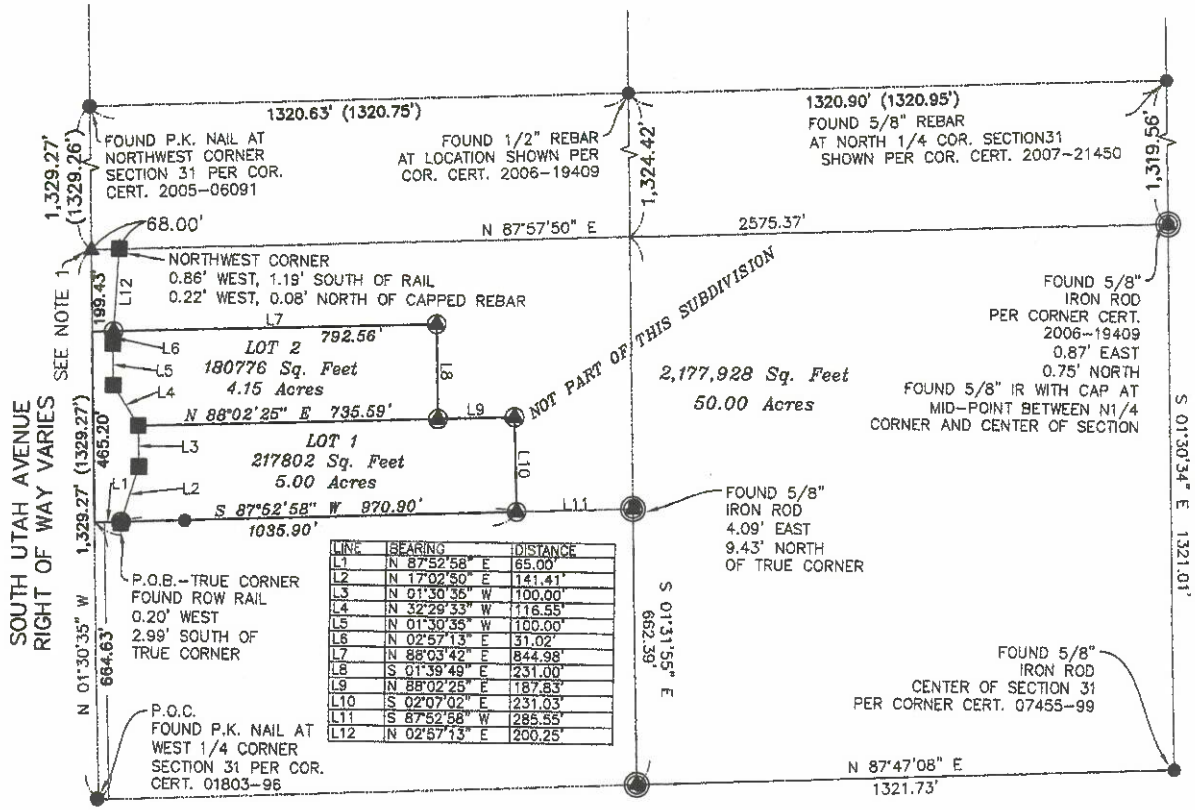

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JAMES W. ABBITT JR.
18465
IOWA

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MOLINE, ILLINOIS 61265
PH. 309-524-3124

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PREPARED FOR: PATRICK FENNELLY 2313 W. LOMBARD STREET DAVENPORT, IA 52804		PAGE: 1 OF 1	
		DRAWING No.:	
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DAVENPORT CITY COUNCIL
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ATTEST: _____ DATE: _____

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Doc ID: 021211170002 Type: LAN
Recorded: 10/02/2017 at 12:55:12 PM
Fee Amt: $296.20 Page 1 of 2
Revenue Tax: $279.20
Scott County Iowa
Rita A. Vargas Recorder
File 2017-00026306

Prepared by: Marie R. Tarbox, Gosma, Tarbox & Associates, PLC 201 W. 2nd St, Ste. 401, Davenport IA 52801 563-459-0180
Return to: Return To: VBG
Address Tax Statement: P. Fennelly 2313 W. Lombard St Davenport IA 52804

TRUSTEE DEED

For the consideration of One Dollar and other valuable consideration, **Richard J. Coussens, Trustee of the SJC Family Trust under the Richard J. Coussens and Sandra J. Coussens Revocable Trust**, does hereby convey to Patrick J. Fennelly, an undivided one-half interest in the following described real estate in Scott County, Iowa:

North Half of the Southwest Quarter of the Northwest Quarter and Southeast Quarter of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th P.m., together with an easement for right of way purposes over and across the West 25 feet of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 31, Township and Range aforesaid.

Except that portion thereof conveyed to the State of Iowa by Warranty Deed dated May 9, 1967 and recorded in Book 306 of Deeds at page 325, in the office of the recorder of Scott County, Iowa.

Subject to easements and restrictions of record.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 29 day of September, 2017.

SJC FAMILY TRUST UNDER THE
RICHARD J. COUSSENS & SANDRA J.
COUSSENS, REVOCABLE TRUST

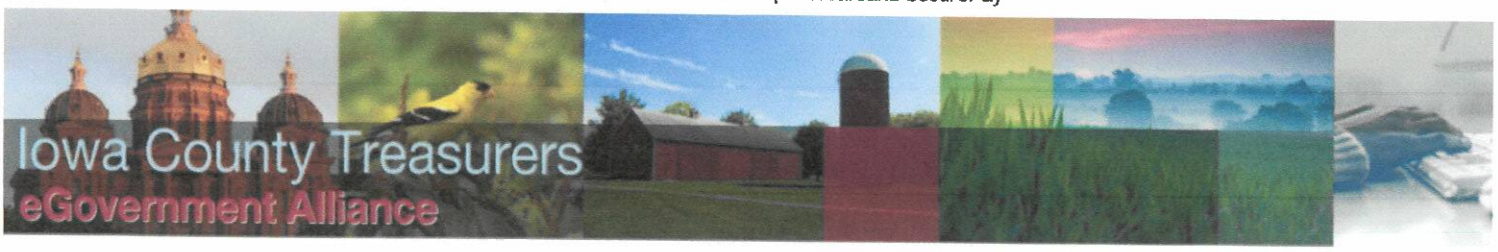
BY: _____
Richard J. Coussens, Trustee

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this 29 day of September, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Richard J. Coussens**, Trustee of the SJC Family Trust Under the Richard J. Coussens and Sandra J. Coussens Revocable Trust, who executed the foregoing instrument and acknowledged that he, as the fiduciary, executed the instrument as his voluntary act and deed.

MARIE ROLLING-TARBOX
Commission Number 745343
My Commission Expires
7-19-2019

_____
Notary Public for the State of Iowa



Payment Receipt

Property Tax

Parcel Number(s)	Tax Year	County Name	Amount
S3117-04	2020	Scott	$284.00
S3119-05	2020	Scott	$371.00

Merchant Name	County Treasurer Internet
First Name	Patrick
Middle Initial	J
Last Name	Fennelly
Address	2313 W. Lombard
City	davenport
Country	United States
State	Iowa
Postal Code	52804
Phone	US +1 563-529-9916
Email Address	pat@patrickfennelly.com
Bill Payment Amount	$655.00
Conv. Fee	$14.74
Total Payment Amount	$669.74
Credit Card Number	xxxxxxxxxxxx7888
Expiration Date	xx / xxxx
Name on Card	Patrick Fennelly
Card Verification Number	xxx

Payment successful!

Amount Charged	$669.74
Transaction ID	176536897
Payment Date / Time	1/23/2022 7:52:16 PM Central

Email Address:

Payment email already sent to pat@patrickfennelly.com

Email Additional Receipt

Print Receipt

Finish

Privacy Policy | Terms of Use

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Committee of the Whole

Date: 4/6/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-04).

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

Case REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

At its March 15, 2022 meeting, the Plan and Zoning Commission recommended approval of the aforementioned case with the following findings and condition:

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

Condition:

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, April 6, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

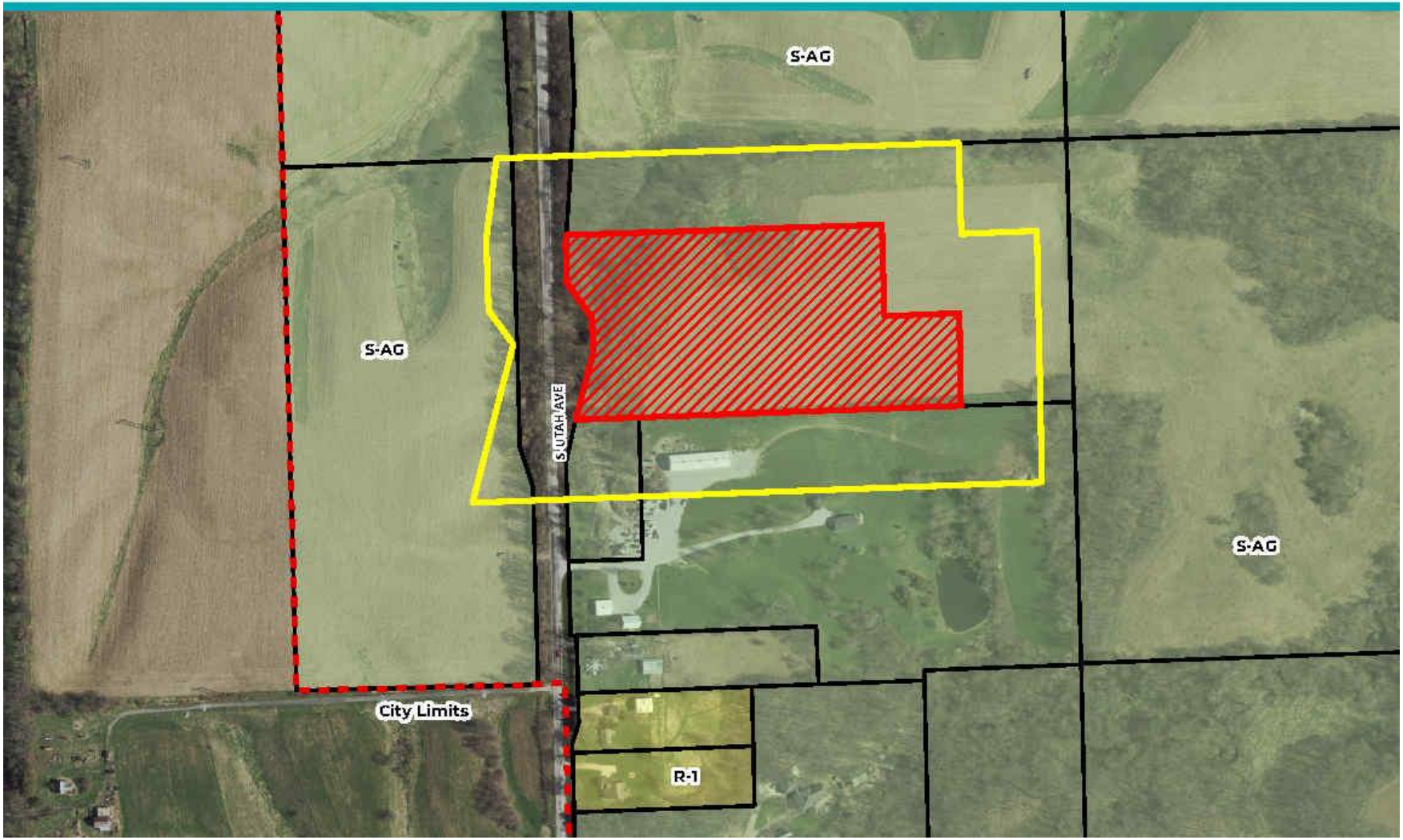
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Rezoning Request

Case REZ22-01
Rezone from S-AG Agricultural District to R-1 Single-Family Residential District

Subject Property
200' Notification Boundary
0 200 400
Feet



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | contactus@davenportiowa.com
davenportiowa.com/DNS

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/13/2022**

Subject:
First Consideration: Ordinance for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the of the right-of-way alley vacation is to facilitate development of five (5) commercial lots located at 2340 Rockingham Rd to allow for the development of a Dollar General store. Attached is a site plan for the future development of the site.

A legal description of the proposed right-of-way vacation is attached. The land area to be vacated is approximately 4,600 square feet.

The Plan and Zoning Commission reviewed Case ROW22-02 at its March 15, 2022 meeting and has recommended the request be forwarded to City Council for approval (10-0) with the following conditions:

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

2. An ingress/egress easement shall be granted for the access of solid waste services/ collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.

3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office; City staff shall review the Plat of Survey prior to recording.

4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Exhibit	P&Z Staff Report
Exhibit	Public Hearing Notice
Exhibit	Site Plan
Exhibit	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/1/2022 - 2:11 PM

Ordinance No. _____

An ORDINANCE for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF BLOCK 1 OF A.M. COOKS ADDITION TO DAVENPORT, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN DEED BOOK 92 AT PAGE 323 OF THE RECORDS OF THE SCOTT COUNTY RECORDER'S OFFICE; THENCE N57°00'30"E, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCEOF 27.46 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N57°00'30"E, 176.30 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC DME RAILROAD; THENCE S71°13'09"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 24.33 FEET; THENCE S53°19'36"W, 162.87 FEET; THENCE S66°39'30"W, 29.23 FEET; THENCE N32°59'30"W, 24.67 FEET, TO THE POINT OF BEGINNING. SAID PUBLIC ALLEY VACATION CONTAINS 4,593 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2. The vacation (abandonment) is subject to the following conditions:

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.
3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office; City staff shall review the Plat of Survey prior to recording.
4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Department: DNS
Contact Info: Scott Koops | 563-328-6701

City of Davenport
Plan and Zoning Commission

Date
3/15/2022

Subject:
Case ROW22-02: Request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the partial alley right-of-way at 2340 Rockingham Road in Case ROW22-02 to the City Council with a recommendation for approval subject to the listed conditions.

Findings:

1. The public alley right-of-way in question is not necessary for traffic circulations purposes provided they City's solid waste services access needs are met as conditioned.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.
3. Economic vitality will be strengthened in a stressed commercial neighborhood.

Conditions:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.

3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office. City staff shall review the Plat of Survey prior to recording.

4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

Background:
Dollar General is proposing a 10,640 square feet (sf) retail store for this the property at 2340 Rockingham Road along both sides of the alley right-of-way. The site plan (attached) depicts the store in the southwest corner of the lot with parking being located in the east, northeast and northwest of the store on both sides of the alley which is to be vacated. This request is to allow for the proposed site plan configuration which would have a parking drive aisle and the site's loading dock access located in the vacated right-of-way.

The legal description of the proposed vacation is attached. The land area to be vacated is 4,593sf., more or less.

Analysis:

Comprehensive Plan:
Davenport 2035+ Classification: Residential General
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Zoning:
The subject property and adjacent properties are zoned C-2 Corridor Commercial Zoning District. Adjacent to the north across the railroad right-of-way is a single-family dwelling zoned R-4C Single & Two Family Residential Zoning District.

Technical Review:
Streets. The alley between Rockingham Road and Boies Avenue abutting 2340 Rockingham is the portion of the alley to be vacated by this request. All existing utilities located in the alley right-of-way would remain in their present location and shall be granted easements rights. Should the request be approved an access easement for City solid waste service vehicles will be obtained to provide access to both Boies and Rockingham.
Storm Water. A 10 inch stormwater sewer main is located within the alleys right-of-way.
Sanitary Sewer. No sanitary sewer service is located within the alley right-of-way.
Other Utilities. Overhead utilities are located within the existing alley right-of-way.
Emergency Services. The proposed alley right-of-way and would not have any affect on emergency services.
Parks/Open Space. This proposed vacation would not impact any existing or planned parks or public open spaces.

Public Input:
Neighborhood Meeting (held 2-22-22) and Public Flearing notices were sent to property owners within 200 feet of the proposed right-of-way vacation and to additional properties on the city block served by the alley right-of-way.

Present at the neighborhood meeting were First Ward Alderman Dunn, Plan and Zoning Chairman Inghram, Glen Meisner representing the petitioner, and city staff. No one from the general public attended the meeting. In addition to the mailings to adjacent property owners a public hearing notice was published in the Quad City Times per State Code requirements.

ATTACHMENTS:

Type	Description
Exhibit	Application
Exhibit	Site Plan
Exhibit	Legal Description
Exhibit	Neighborhood Meeting Notice
Exhibit	Public Hearing Notice

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan & Zoning Commission

Date: 3/1/2022 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 5:00:00 PM **Subject:** Hearing for right-of-way abandonment request before Plan & Zoning Commission

29 Notices Sent
Alderman Dunn
Ward 1

To: All property owners within 200' of the subject property **2340 Rockingham RD:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a right-of-way abandonment request. The purpose of the right-of-way abandonment request is to remove portions of public right-of-way from public use.

Request/Case Description
Case ROW22-02: Request of The Overland group on behalf of Dollar General for the right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

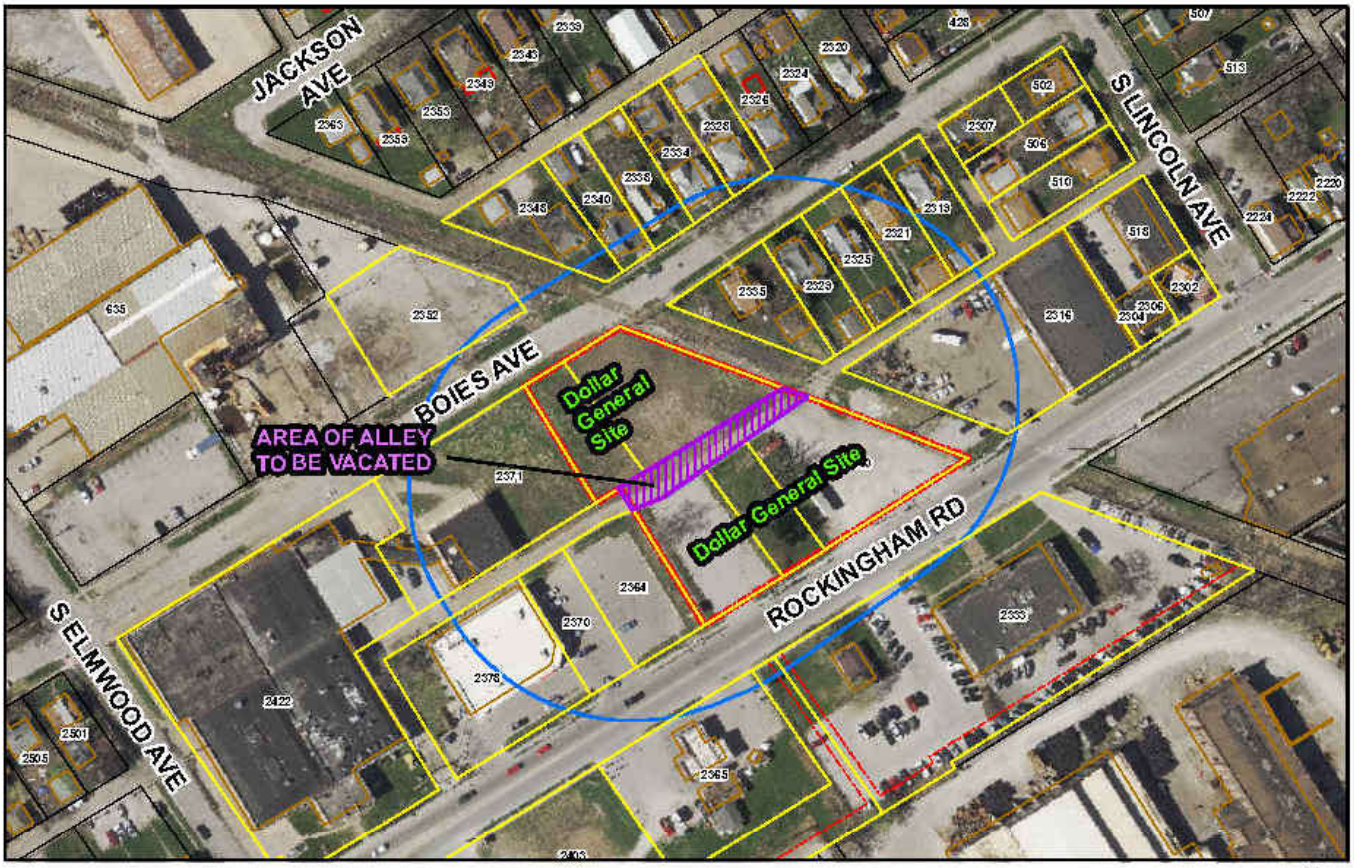
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701 . Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

ZBA: Adjacent Property Owner Notice Area

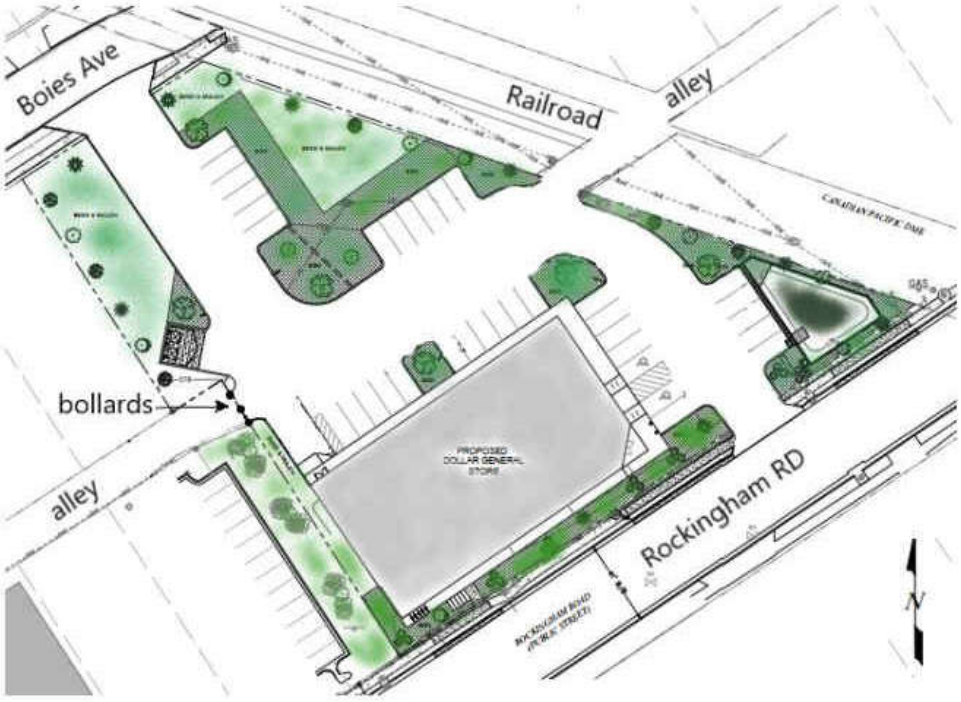


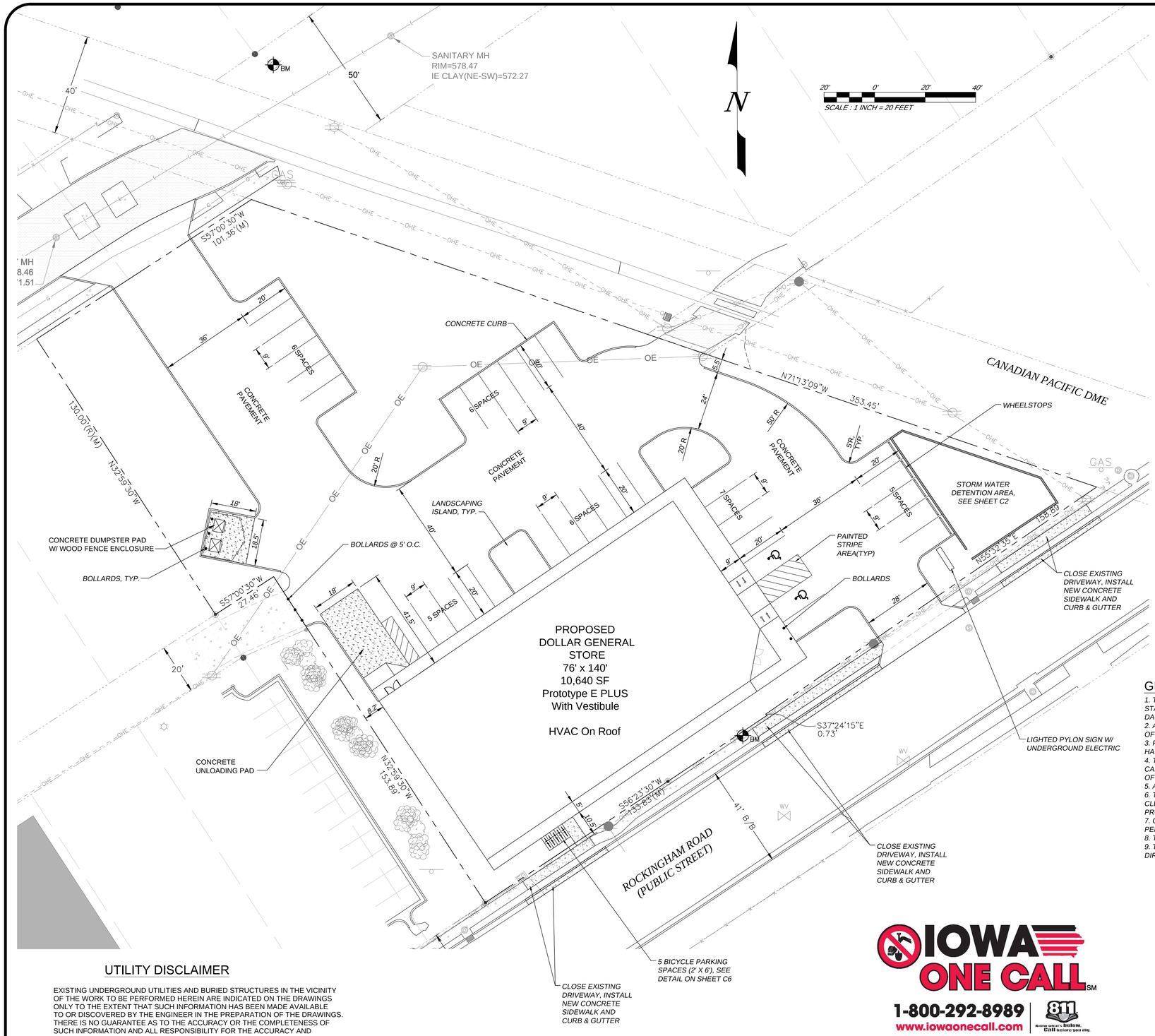
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 50 100 200 Feet

N

Public Alley to be Vacated | Noticed Property Owners | 200ft Buffer | Dollar General Site Boundary





STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

SEAL:

RUSSELL W. DOSS 20087 LICENSED PROFESSIONAL ENGINEER IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss — 12/1/2020
(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19-4763
Site# 19DR247

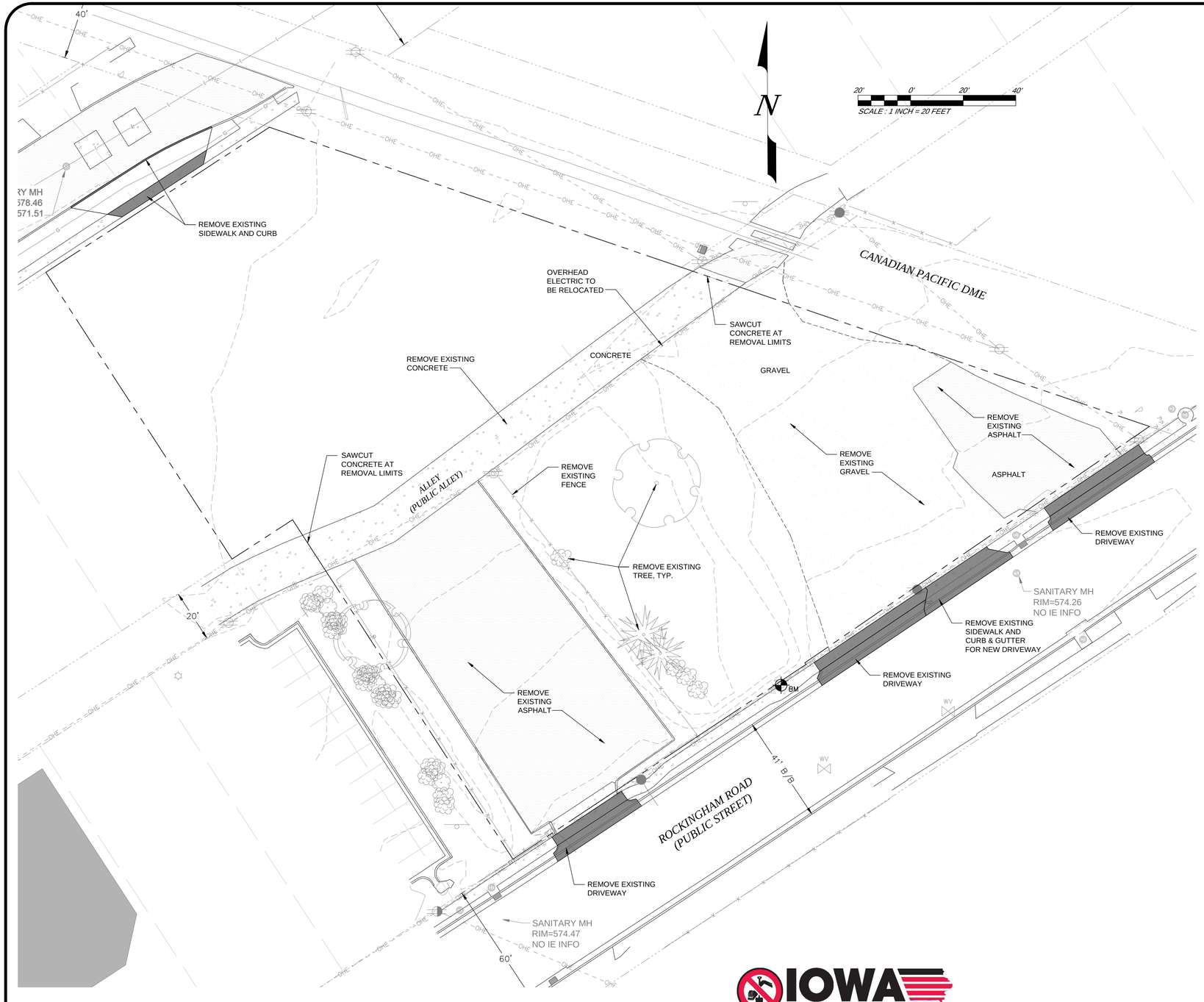
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



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- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
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- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
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IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

DEMOLITION NOTES:

1) BUILDING DEMOLITION SHALL CONFORM TO ALL OSHA, EPA, STATE OF IOWA, AND CITY OF DAVENPORT REQUIREMENTS.

2) GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS SHALL BE GRANTED ACCESS TO THE SITE.

3) EXCESS MATERIALS SHALL BE DISPOSED OF PROPERLY, AND IN A TIMELY MANNER.

4) PRIOR TO DEMOLITION, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY SERVICE CONNECTIONS.

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 19422-A
Store Type: DG Commercial Infill

NO.	DATE	DESCRIPTION	BY

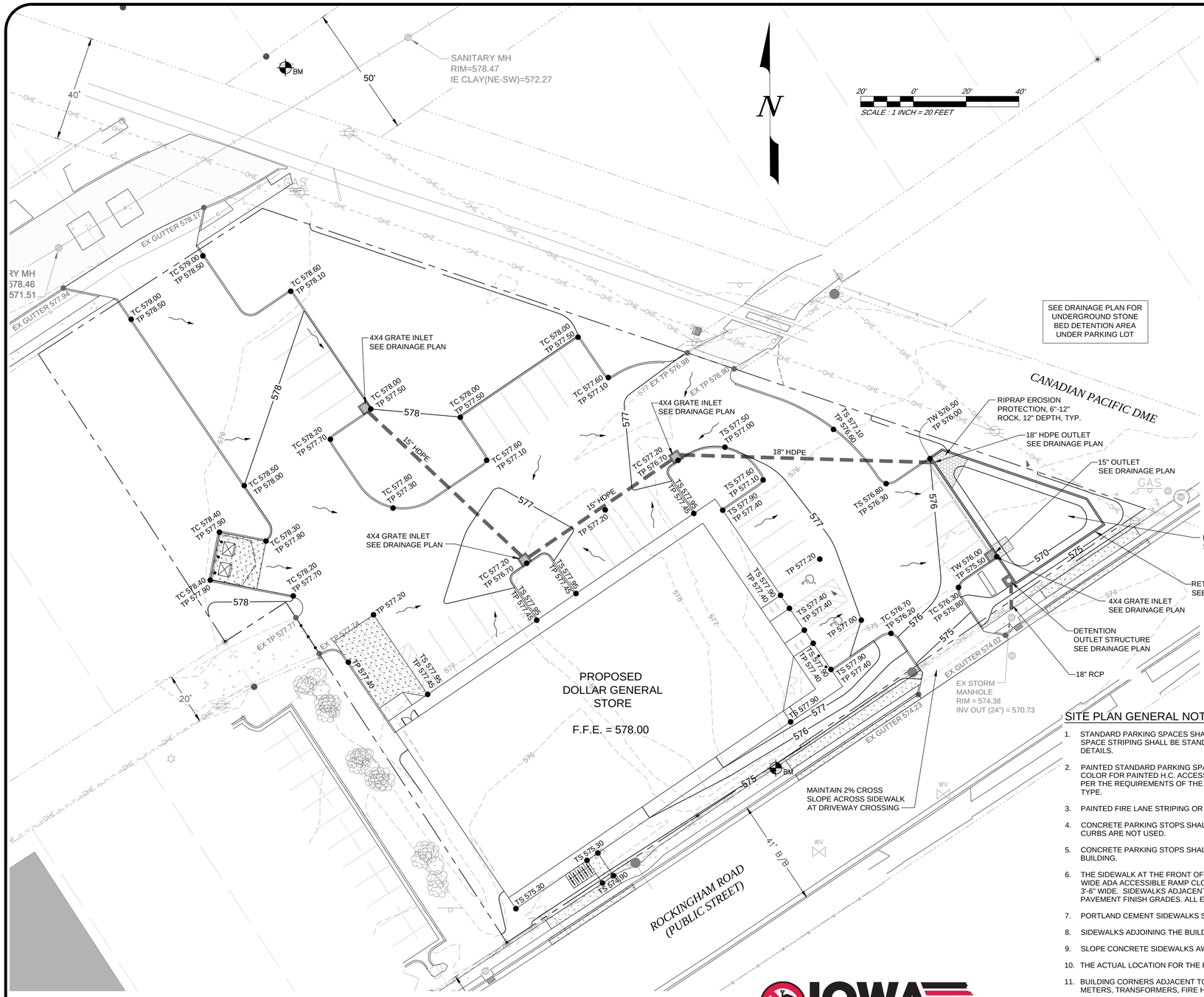
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rustyd@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT - HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- BORING - SOIL BORING LOCATION
- BM - BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SITE PLAN GENERAL NOTES:

1. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
2. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURSIDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
3. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
4. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
5. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
6. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
7. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
8. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
9. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
10. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
11. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
12. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
13. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
14. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
15. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-253
Store Opening Date: TBD

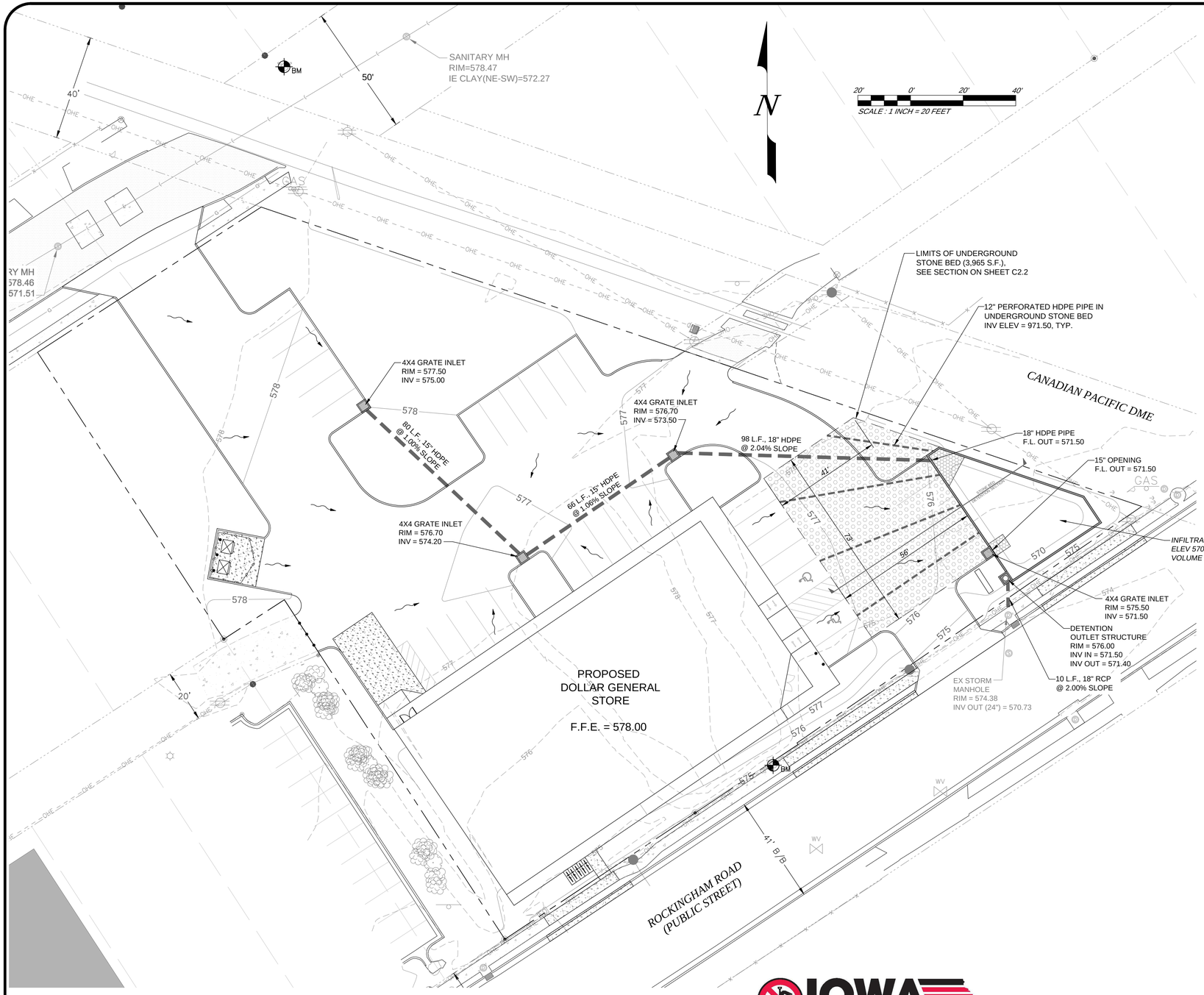
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO. 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rust@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA
GRADING PLAN

SHEET
C2



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DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 19-XXXXX-XXX-XXX
Store Opening: XX/XX/XX

NO.	DATE	DESCRIPTION	BY

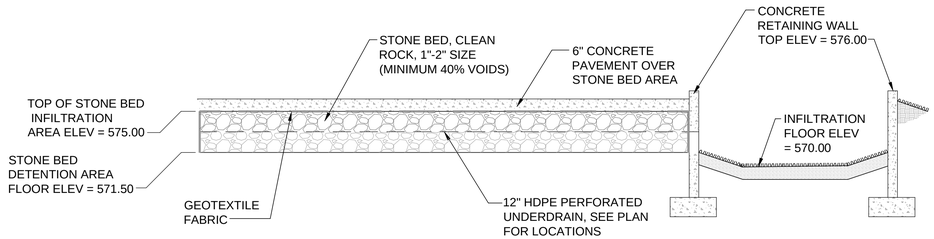
LICENSED PROFESSIONAL ENGINEERS
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

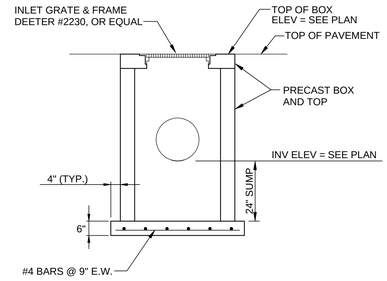
DRAINAGE PLAN

SHEET
C2.1



STONE BED DETENTION SECTION

NOT TO SCALE



GRATE INLET DETAIL

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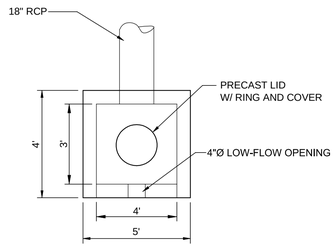
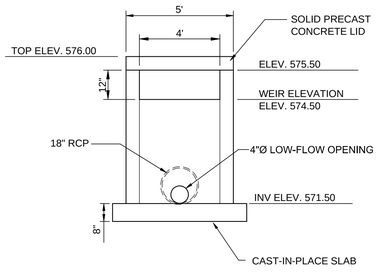
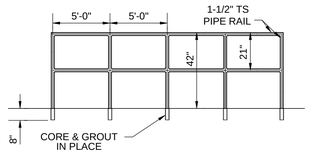


PLAN

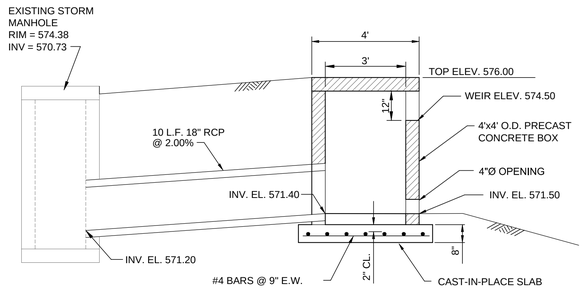


FRONT ELEVATION



HAND RAIL DETAIL

NO SCALE

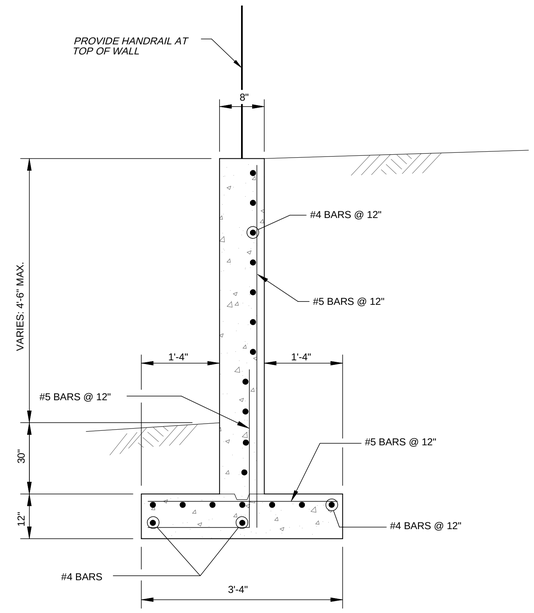


PRECAST CONCRETE STRUCTURES SHALL
BE DESIGNED FOR HS-20 LOADING.

PROFILE

DETENTION OUTLET DETAILS

NOT TO SCALE



CONCRETE RETAINING WALL DETAIL

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development #19215

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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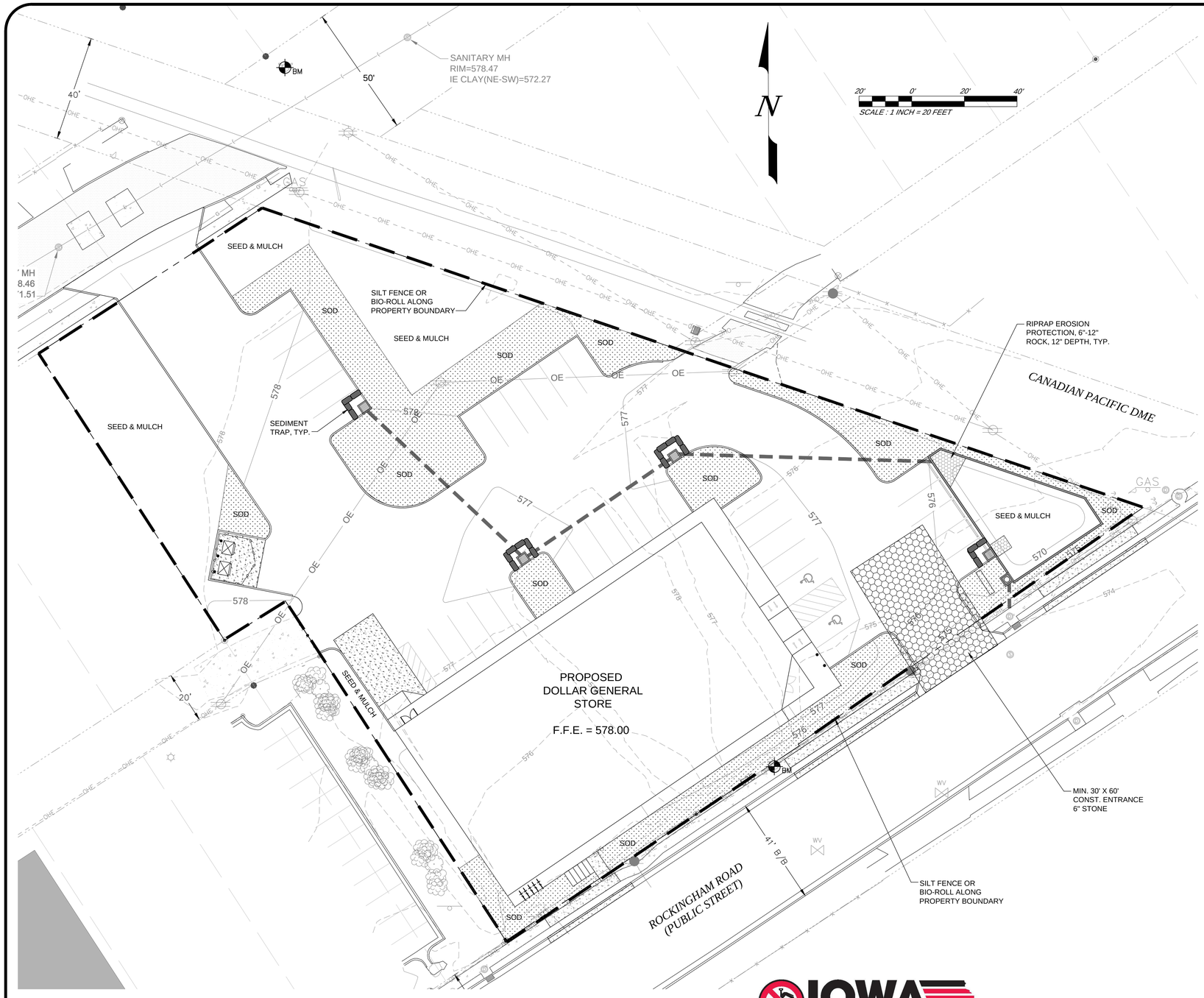
DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE DETAILS

SHEET
C2.2



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DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-253
Site Plan Submission 2.0

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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rusty@overlandeng.com

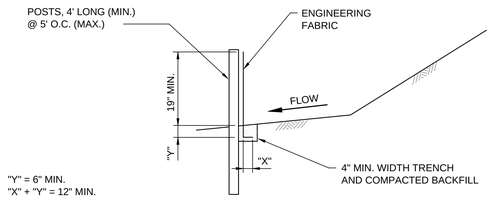
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL PLAN

SHEET
C3

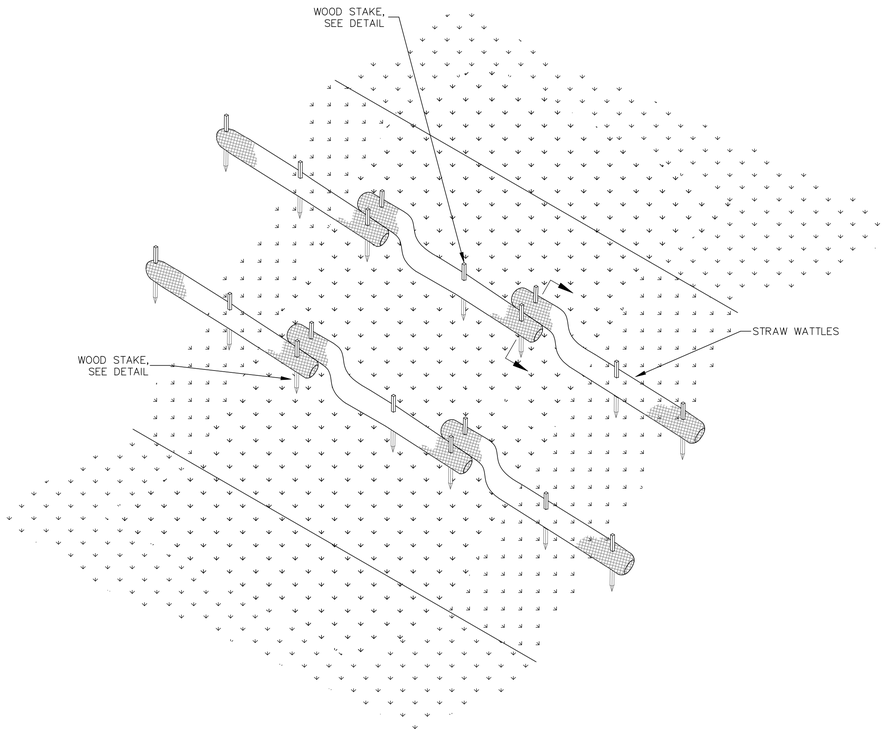
NOTES:

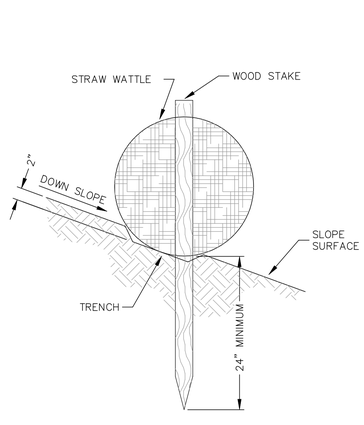
1. THE MININIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END.
2. SECURE FABRIC TO POSTS.

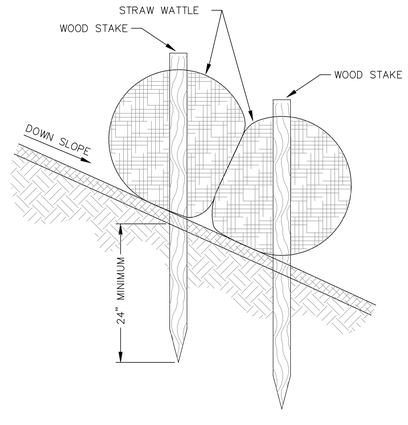


SILT FENCE DETAIL

NOT TO SCALE







BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.

4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 23470
Store Opening: Summer 2020

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
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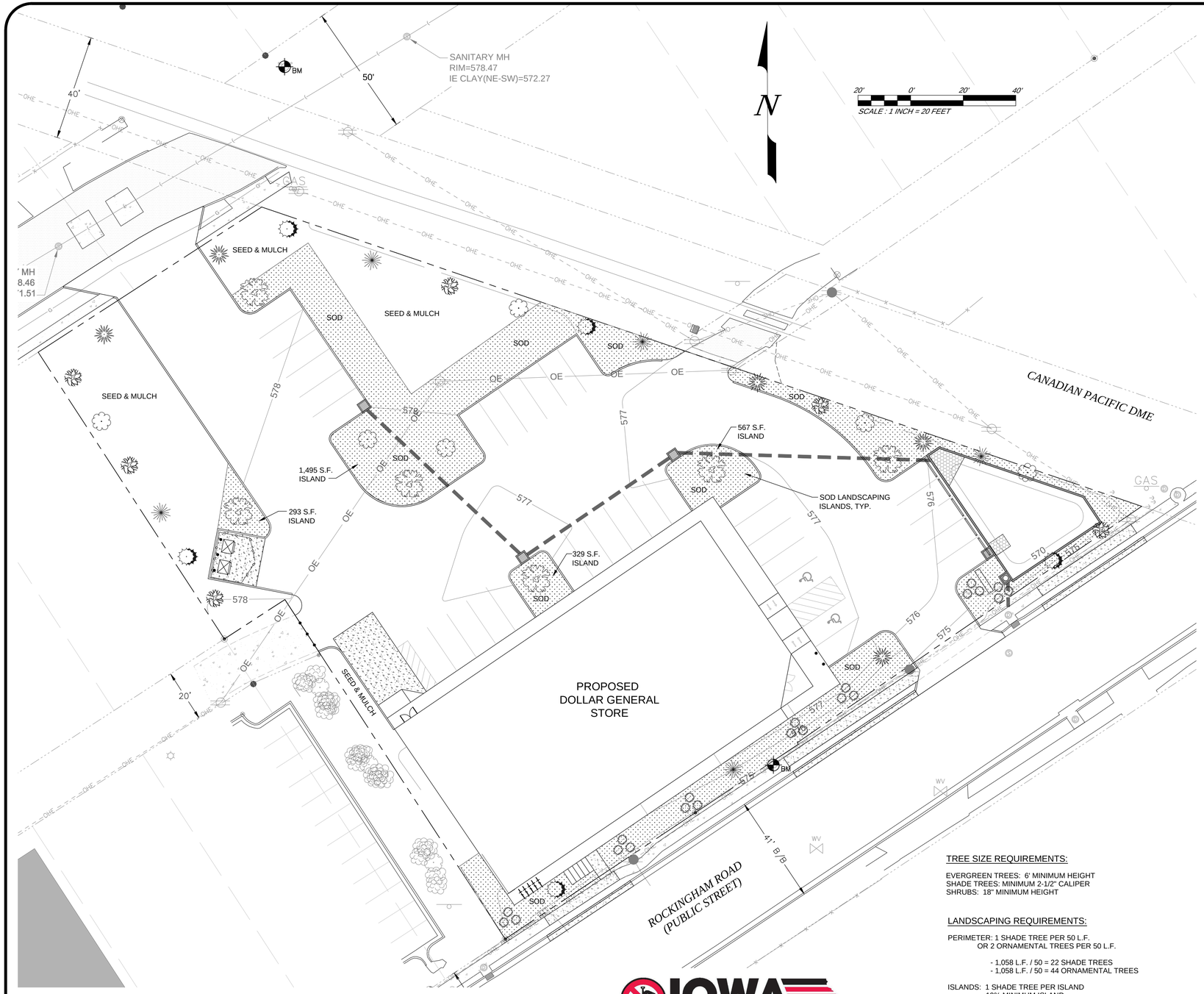
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



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PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES		
6	ACER FREEMANII 'MARMO'	MARMO RED MAPLE
6	BETULA NIGRA	RIVER BIRCH
6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
EVERGREEN TREES		
5	PICEA ABIES	NORWAY SPRUCE
5	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE
5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS		
21	BERBERIS THUNBERGII	CRIMSON PYGMY & GOLDEN NUGGET

TREE SIZE REQUIREMENTS:

EVERGREEN TREES: 6' MINIMUM HEIGHT
SHADE TREES: MINIMUM 2-1/2" CALIPER
SHRUBS: 18" MINIMUM HEIGHT

LANDSCAPING REQUIREMENTS:

PERIMETER: 1 SHADE TREE PER 50 L.F.
OR 2 ORNAMENTAL TREES PER 50 L.F.

- 1,058 L.F. / 50 = 22 SHADE TREES
- 1,058 L.F. / 50 = 44 ORNAMENTAL TREES

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

- 23,204 S.F. * 10% = 2,320 S.F. ISLAND REQUIRED
- 4 ISLANDS = 4 SHADE TREES

TREES: 26 TOTAL SHADE TREES
- MAXIMUM 40% OF ONE SPECIES
- MINIMUM 5 SPECIES

ISLANDS: 2,684 S.F. PROVIDED > 2,320 S.F. REQUIRED

LANDSCAPING SYMBOL LEGEND

MARMO RED MAPLE
NORWAY SPRUCE
RIVER BIRCH
BLUE SPRUCE
REDMOND LINDEN
DOUGLAS FIR
CRIMSON PYGMY & GOLDEN NUGGET

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-253

NO.	DATE	DESCRIPTION	BY

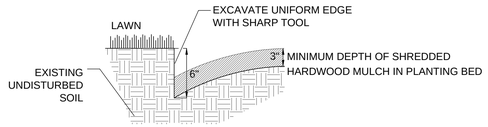
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1508 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

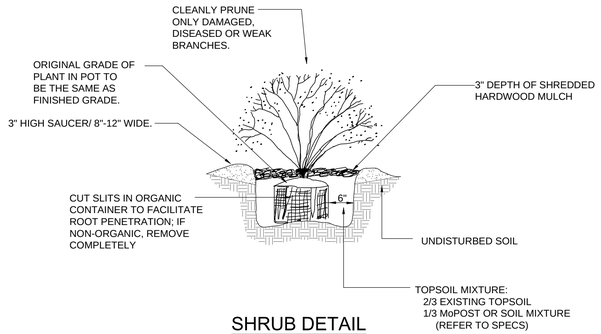
LANDSCAPING PLAN

SHEET
C5



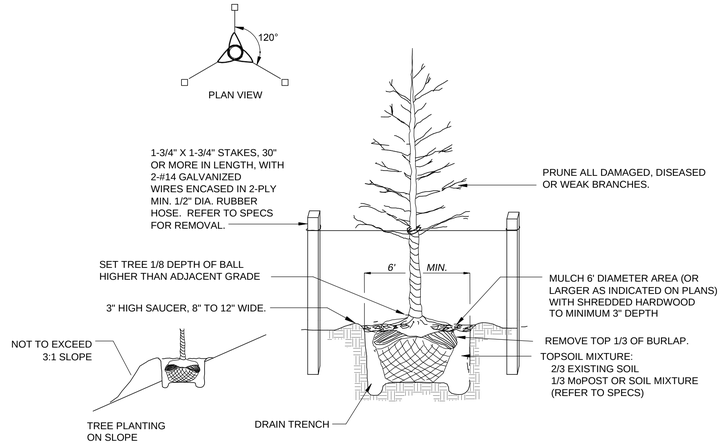
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

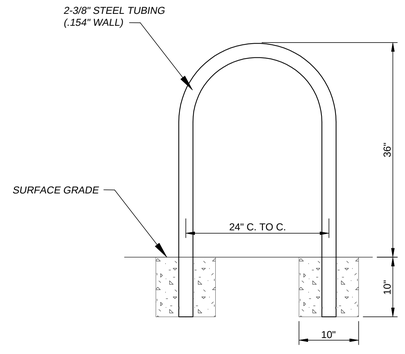
NO SCALE

LANDSCAPE NOTES:

1. *ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.*
2. *ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.*
3. *ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.*
4. *MAXIMUM GRADING SHALL NOT EXCEED 4:1.*
5. *CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.*

IRRIGATION NOTES:

1. *IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.*
2. *IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.*
3. *LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.*



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development #10,415
Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

NO.	DATE	DESCRIPTION	BY

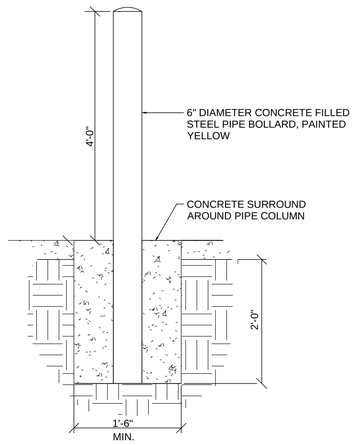
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rust@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

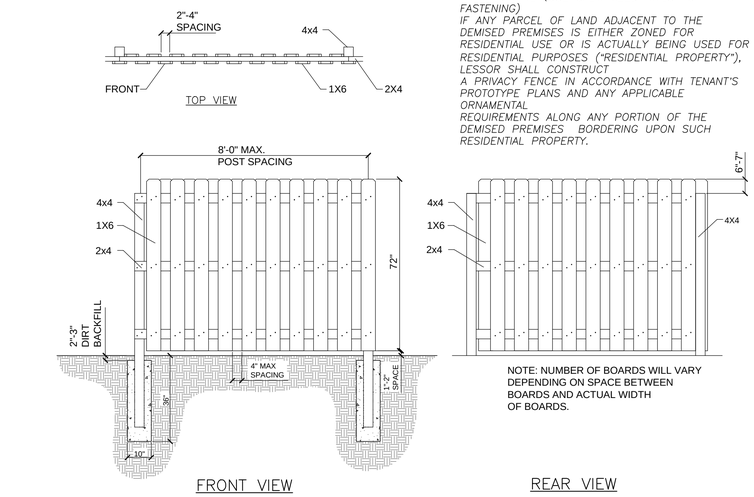
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

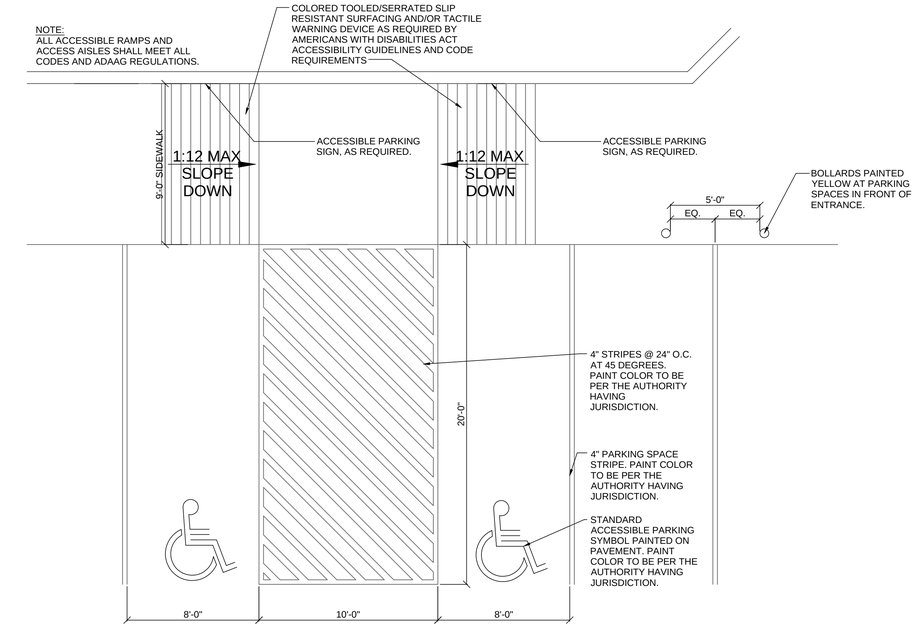


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

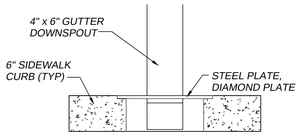
WOOD FENCE DETAIL

NOT TO SCALE



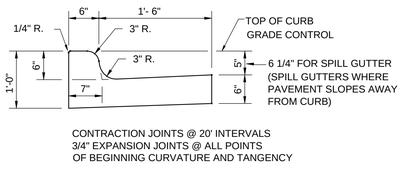
FRONT ENTRY PLAN

NOT TO SCALE



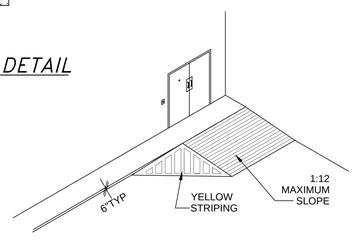
GUTTER DOWNSPOUT DETAIL @ SIDEWALK

NOT TO SCALE



CONCRETE CURB & GUTTER DETAIL

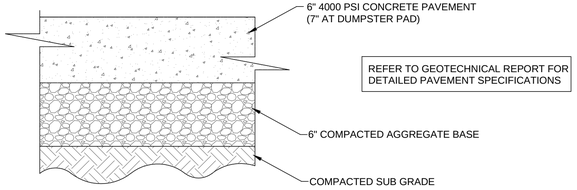
NOT TO SCALE



SIDE ENTRY DETAIL

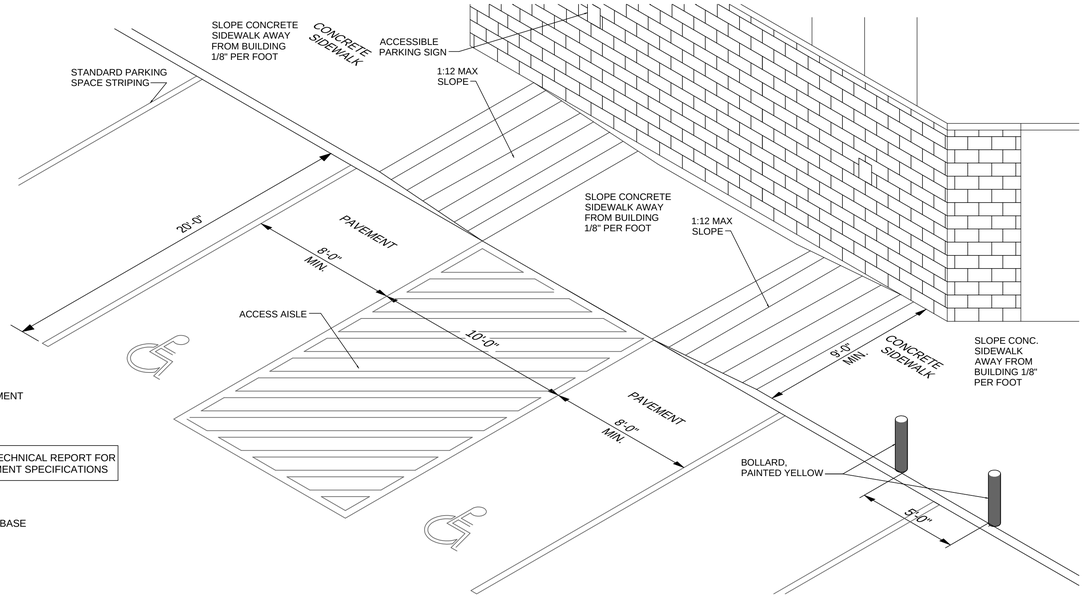
NOT TO SCALE

STRIPING NOTES	
YELLOW CURBING AND BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



CONCRETE PAVEMENT SECTION

NOT TO SCALE



FRONT ENTRY ISOMETRIC

NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store number/planning number: 19763
Store manager/planning manager: TBD

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

RUSSELL W. DOSS 20087
LICENSED PROFESSIONAL ENGINEER
IOWA

NO.	DATE	DESCRIPTION	BY

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 2340 Rockingham Road
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Rod Hamby
Company:	The Overland Group
Address:	1598 Imperial Center, Suite 2001
City/State/Zip:	West Plains, MO 65775
Phone:	417-256-4790
Email:	rodhamby@theoverlandgroup.com

Owner (if different from Applicant)

Name:	Gregg Hempel / James Wolters
Company:	JEGCQ / SJM
Address:	951 Rolff St / 2122 Winding Hill Rd
City/State/Zip	Davenport / Davenport
Phone:	563-359-7112 / 563-920-8233
Email:	mschnell@shlawdav.com /

Engineer (if applicable)

Name:	Rusty Doss
Company:	Overland Engineering, LLC
Address:	1598 Imperial Center, Suite 2009
City/State/Zip	West Plains, MO 65775
Phone:	417-256-8150
Email:	rusty@overlandeng.com

Architect (if applicable)

Name:	
Company	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☑
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Request:

Vacation of alley between parcels J0040-061, J0040-05, J0040-04, J0040-42, and J0040-21.

Total Land Area: 4,593 Square Feet

Submittal Requirements:

- The completed application form.
- Required fee: $400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Rod Hamby Date: 01/21/2022

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

DESCRIPTION - PUBLIC ALLEY VACATION

Commencing at the Southwest Corner of Lot 10 of Block 1 of A.M. Cooks Addition to Davenport, Iowa, in accordance with the Plat thereof Recorded in Deed Book 92 at Page 323 of the Records of the Scott County Recorder's Office; Thence N57°00'30"E, along the South Line of said Lot 10, a distance of 27.46 feet, to the POINT OF BEGINNING; Thence continuing N57°00'30"E, 176.30 feet, to a Point on the Westerly Right-of-Way Line of the Canadian Pacific DME Railroad; Thence S71°13'09"E, along said Westerly Right-of-Way Line, 24.33 feet; Thence S53°19'36"W, 162.87 feet; Thence S66°39'30"W, 29.23 feet; Thence N32°59'30"W, 24.67 feet, to the POINT OF BEGINNING. Said Public Alley Vacation contains 4,593 square feet and is subject to easements and restrictions of record.

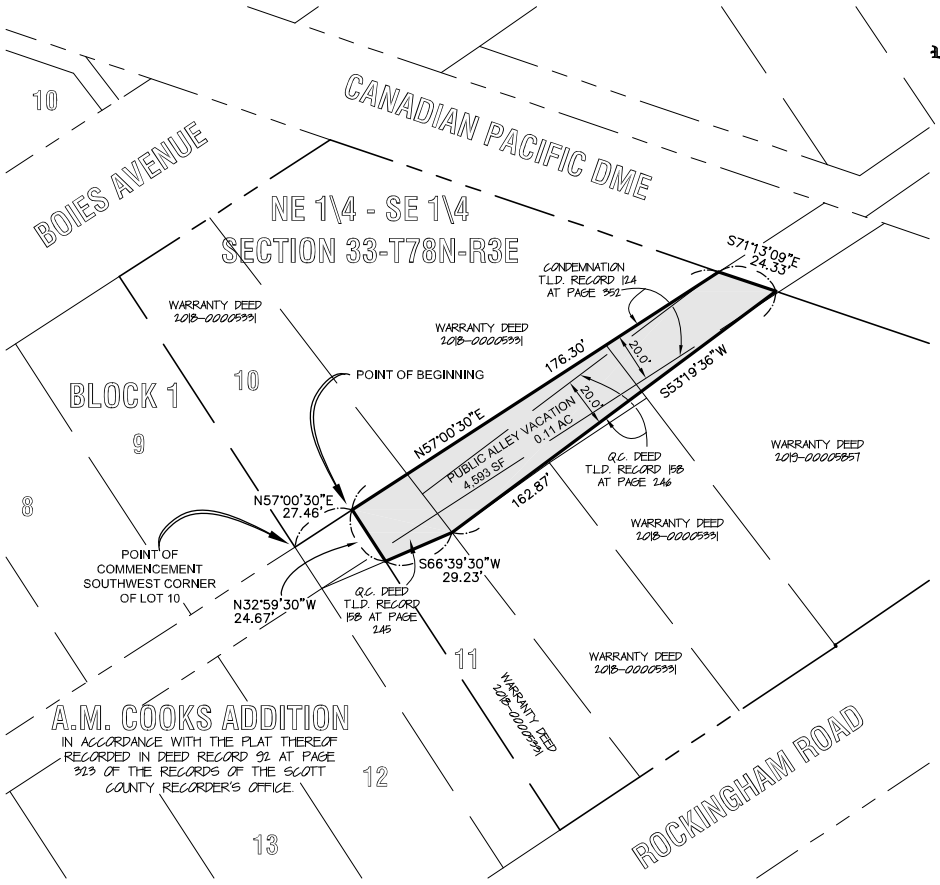
LOCATION:	SURVEY REQUESTED BY:
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN. DAVENPORT, SCOTT COUNTY, IOWA.	OVERLAND ENGINEERING, LLC 1598 IMPERIAL CENTER, SUITE 2009 WEST PLAINS, MO 65775
LAND SURVEYOR:	PROPRIETOR OR OWNER:
GLEN D. MEISNER P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	CITY OF DAVENPORT 226 WEST 4TH STREET DAVENPORT, IOWA 52801
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

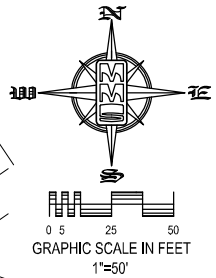
FOR COUNTY RECORDER'S USE

PUBLIC ALLEY VACATION PLAT

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN

DAVENPORT, SCOTT COUNTY, IOWA





LEGEND AND NOTES

●	– PROPERTY CORNER(S), FOUND (as noted)
○	– PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
———	– PROPERTY &/or BOUNDARY LINES
———	– RIGHT-OF-WAY LINES
——— — ———	– CENTER LINES
——— ———	– LOT LINES, PLATTED OR BY DEED
- - - - - - -	– EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	– RECORDED DIMENSIONS
(M)	– MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DESCRIPTION - PUBLIC ALLEY VACATION

Commencing at the Southwest Corner of Lot 10 of Block 1 of A.M. Cooks Addition to Davenport, Iowa, in accordance with the Plat thereof Recorded in Deed Book 92 at Page 323 of the Records of the Scott County Recorder's Office; Thence N57°00'30"E, along the South Line of said Lot 10, a distance of 27.46 feet, to the POINT OF BEGINNING; Thence continuing N57°00'30"E, 176.30 feet, to a Point on the Westerly Right-of-Way Line of the Canadian Pacific DME Railroad; Thence S71°13'09"E, along said Westerly Right-of-Way Line, 24.33 feet; Thence S53°19'36"W, 162.87 feet; Thence S66°39'30"W, 29.23 feet; Thence N32°59'30"W, 24.67 feet, to the POINT OF BEGINNING. Said Public Alley Vacation contains 4,593 square feet, and is subject to easements and restrictions of record.

SEAL

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.

_____ 20____

GLEN D. MEISNER
P.L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

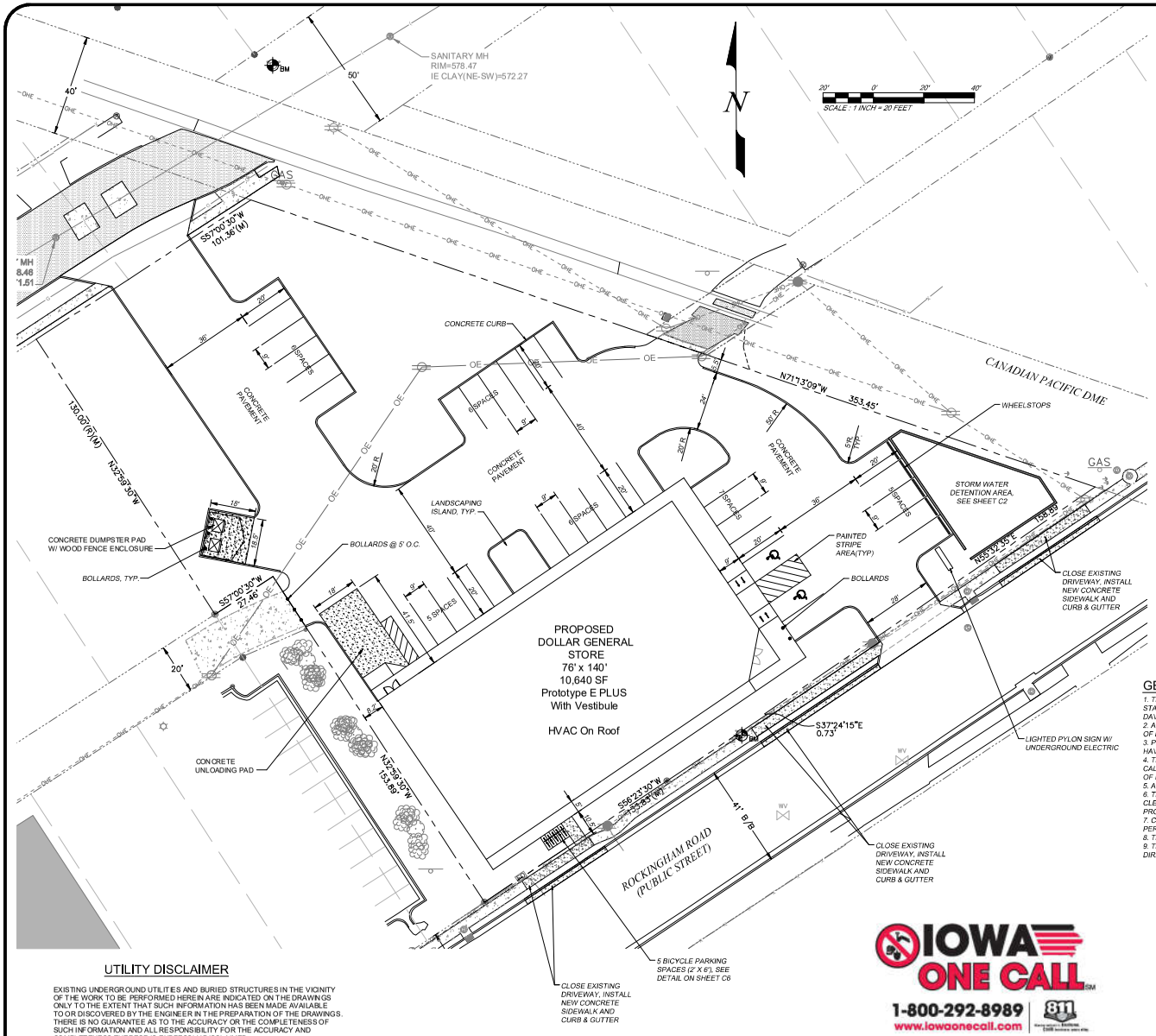
Date	Revision
01-26-2022	PER GDM REVIEW

PUBLIC ALLEY VACATION PLAT

DAVENPORT
SCOTT COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-25-2022	
Designed by: OVERLAND	Field Book No: 1331
Drawn by: RLW	Scale: 1"=50'
Checked by: GDM	Sheet No: 1
Project No: IC 9426-030	of: 1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/ ILLOW, PLASTIC LS CAP NO. 9 WILL UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE REINFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss 12/1/2020

(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: Lease Number:

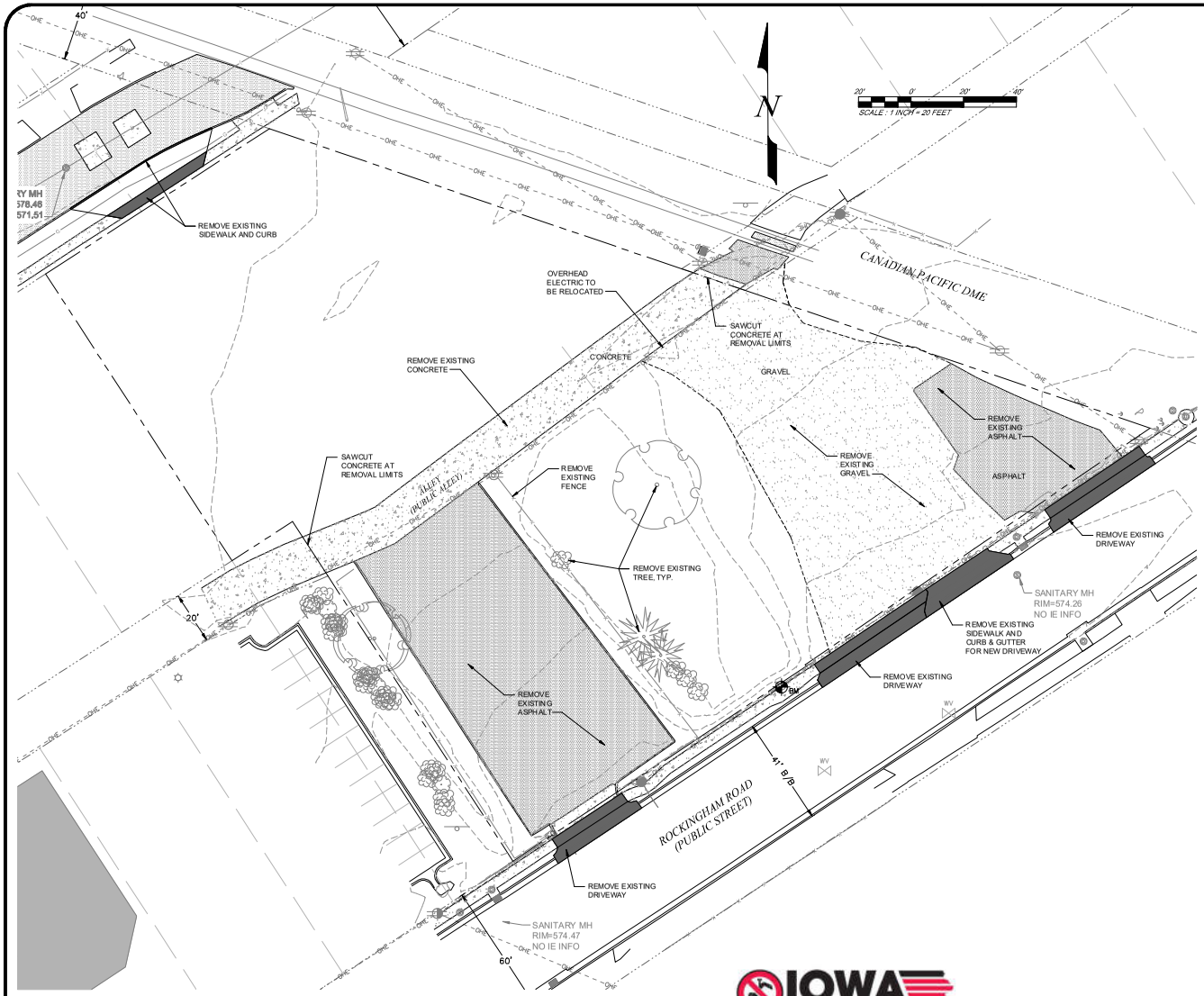
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8500 FAX: (417) 256-8512
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER SET 5/8" REBAR W/ ELLOW, PLASTIC CAP NO. 9161 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- Boring - SOIL BORING LOCATION
- BM - BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DEMOLITION NOTES:

1) BUILDING DEMOLITION SHALL CONFORM TO ALL OSHA, EPA, STATE OF IOWA, AND CITY OF DAVENPORT REQUIREMENTS.

2) GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS SHALL BE GRANTED ACCESS TO THE SITE.

3) EXCESS MATERIALS SHALL BE DISPOSED OF PROPERLY, AND IN A TIMELY MANNER.

4) PRIOR TO DEMOLITION, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY SERVICE CONNECTIONS.

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.

UTILITY DISCLAIMER

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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
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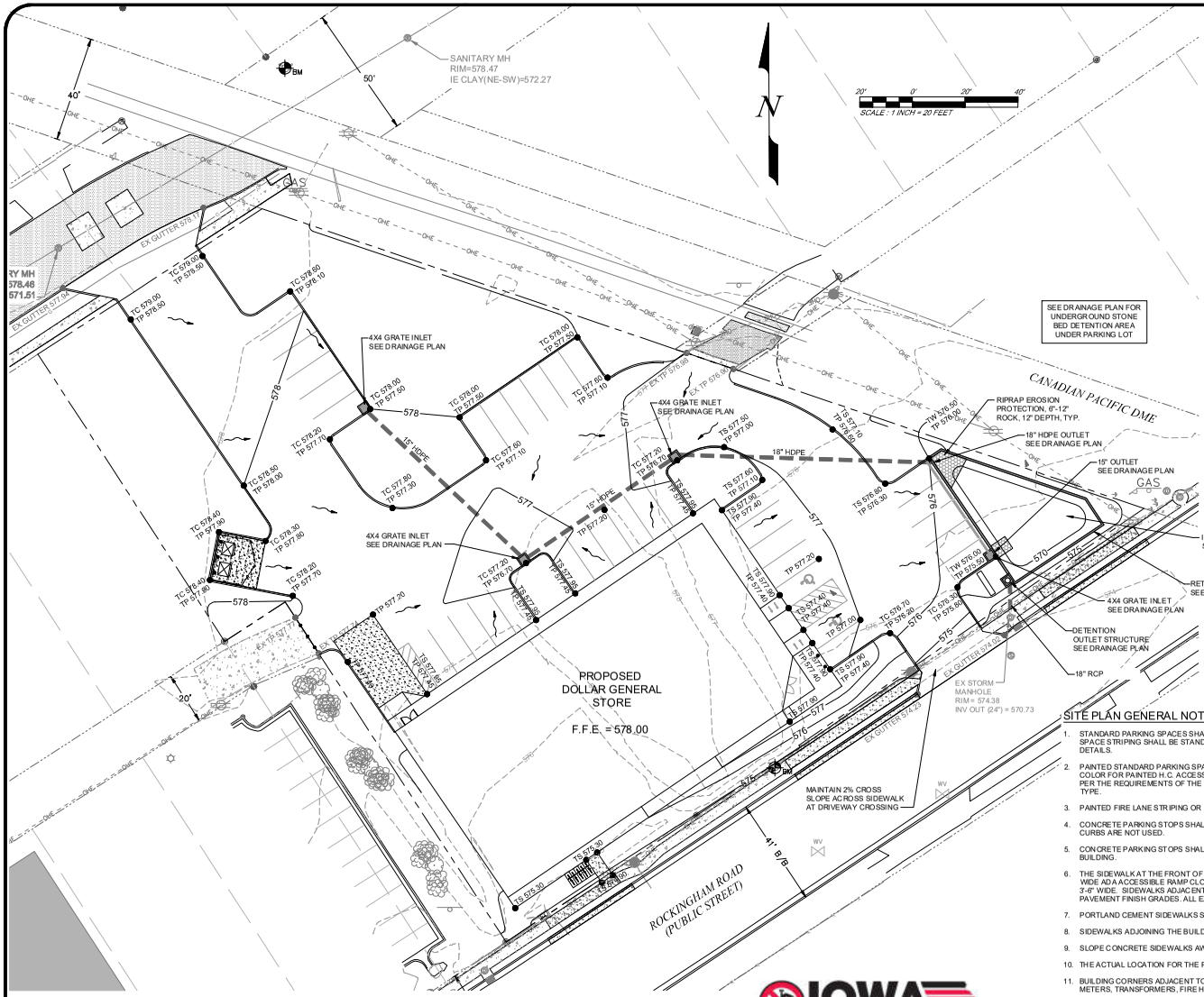
DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



STANDARD LEGEND AND NOTES

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- STORM GRATE INLET
- STORM CURB INLET
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- MANHOLE (UNKNOWN)
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- GAS METER
- AIR CONDITIONER
- GUY WIRE
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- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
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- ELECTRIC MANHOLE
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- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

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SITE PLAN GENERAL NOTES:

1. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
2. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
3. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
4. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
5. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
6. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
7. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
8. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
9. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
10. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
11. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
12. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
13. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
14. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
15. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

UTILITY DISCLAIMER

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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 23000 | District 07

NO.	DATE	DESCRIPTION	BY

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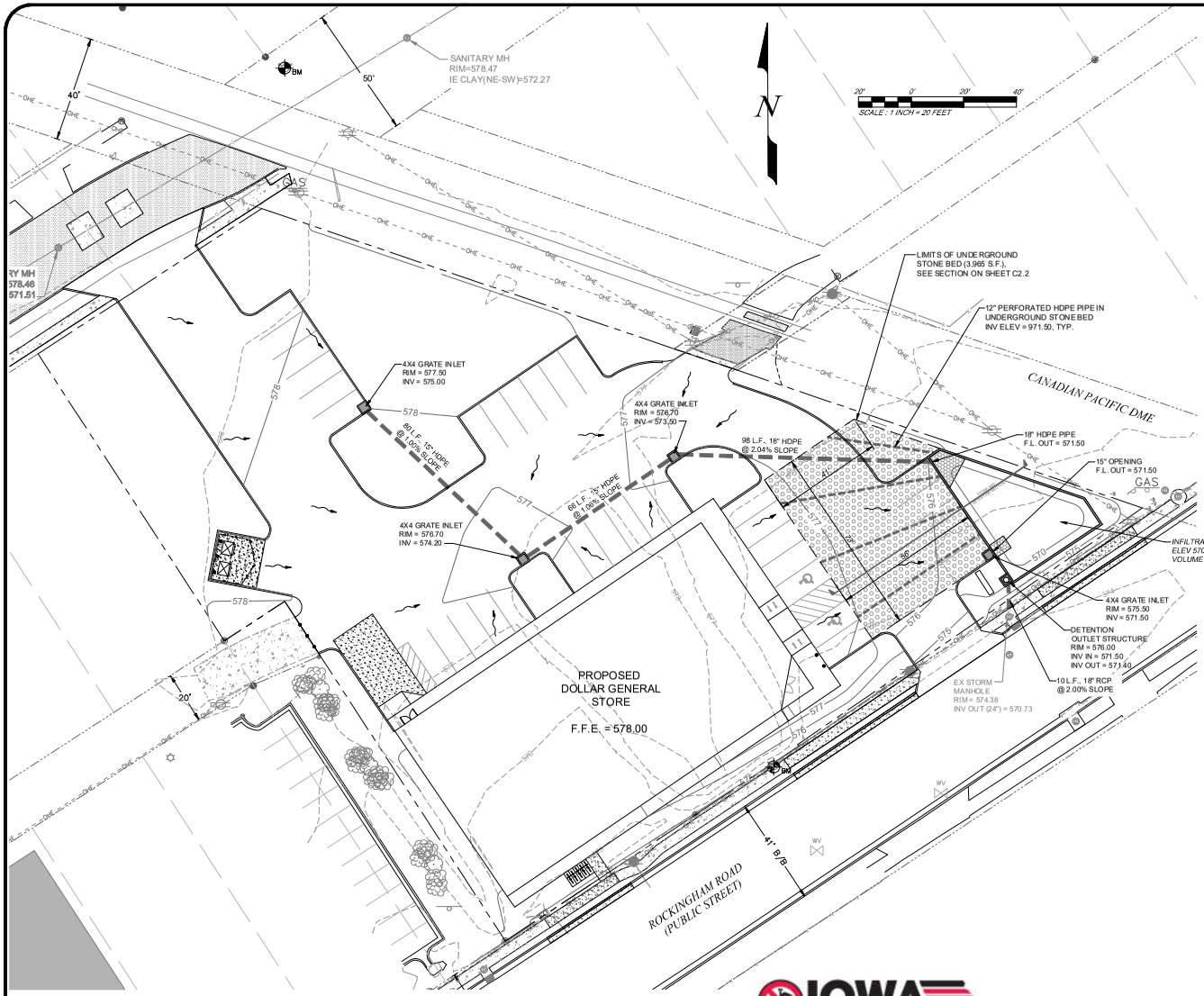
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

GRADING PLAN

SHEET
C2



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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

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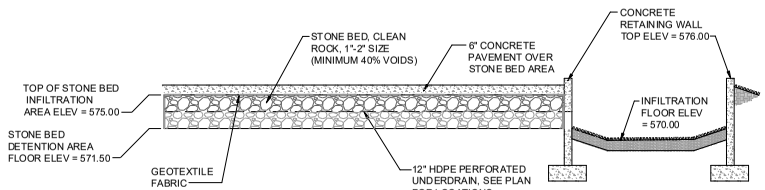
russ@overlandeng.com

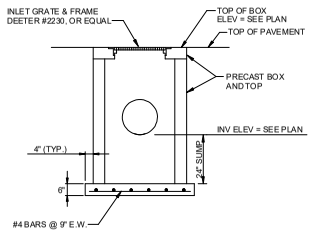
DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE PLAN

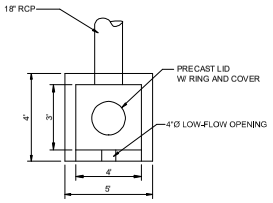
SHEET
C2.1



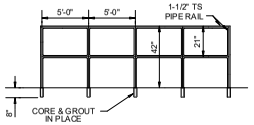
STONE BED DETENTION SECTION
NOT TO SCALE



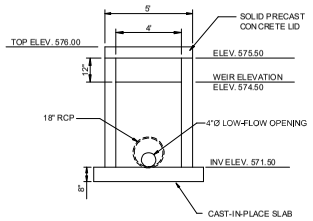
GRATE INLET DETAIL
NOT TO SCALE



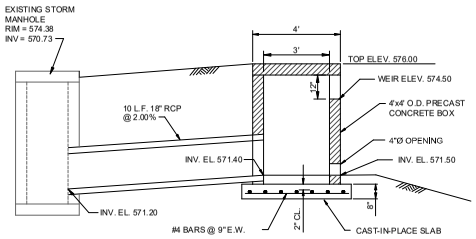
PLAN



HAND RAIL DETAIL
NO SCALE



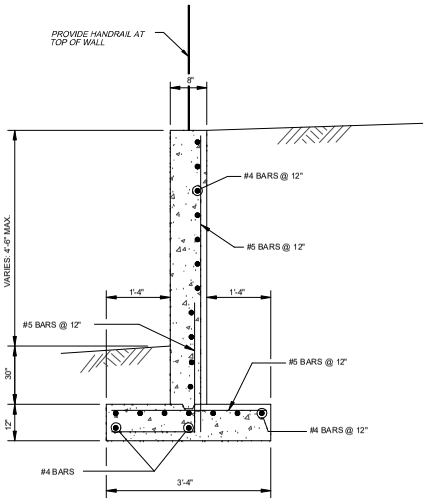
FRONT ELEVATION



PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.

PROFILE

DETENTION OUTLET DETAILS
NOT TO SCALE



CONCRETE RETAINING WALL DETAIL
NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
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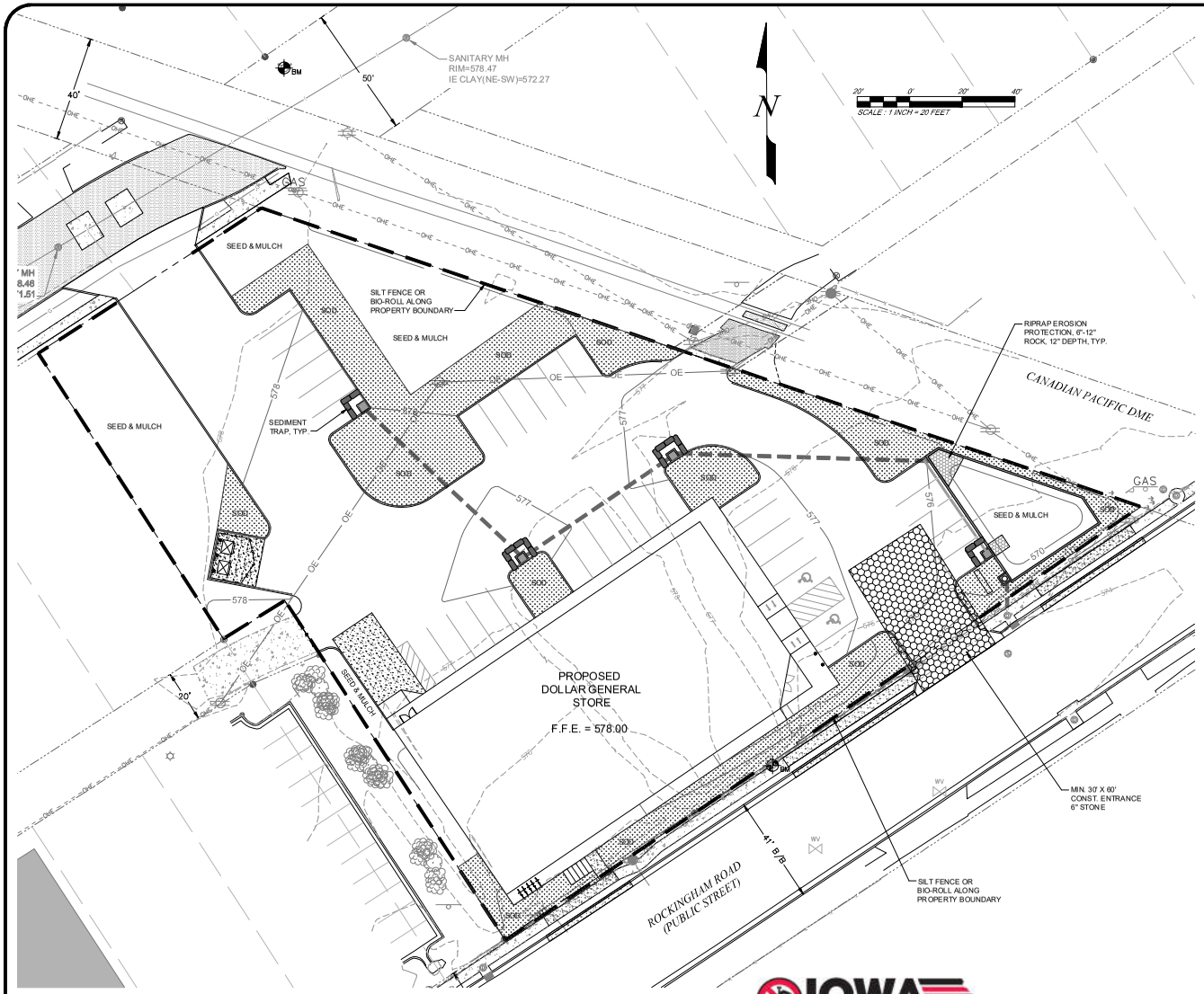
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA
DRAINAGE DETAILS

SHEET
C2.2



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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 24417
Project Number: 24417-24-001

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
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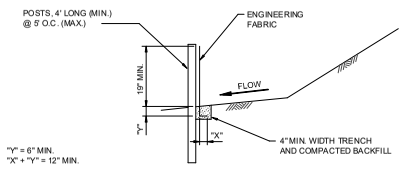
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION
CONTROL PLAN

SHEET
C3

NOTES:

1. THE MININIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END.
2. SECURE FABRIC TO POSTS.



SILT FENCE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

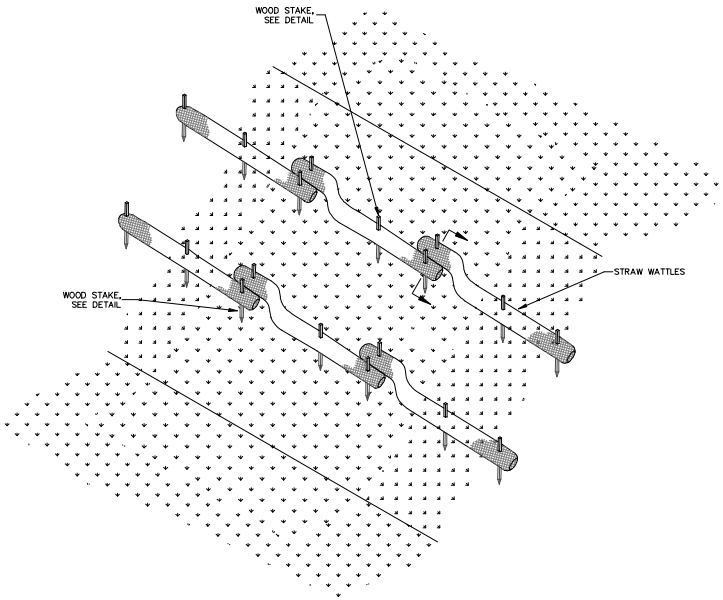
1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

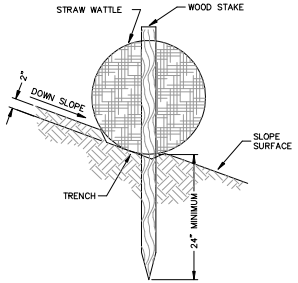
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

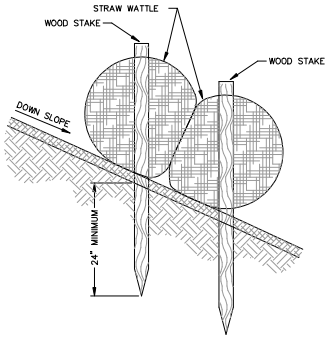
3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.

4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.







BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

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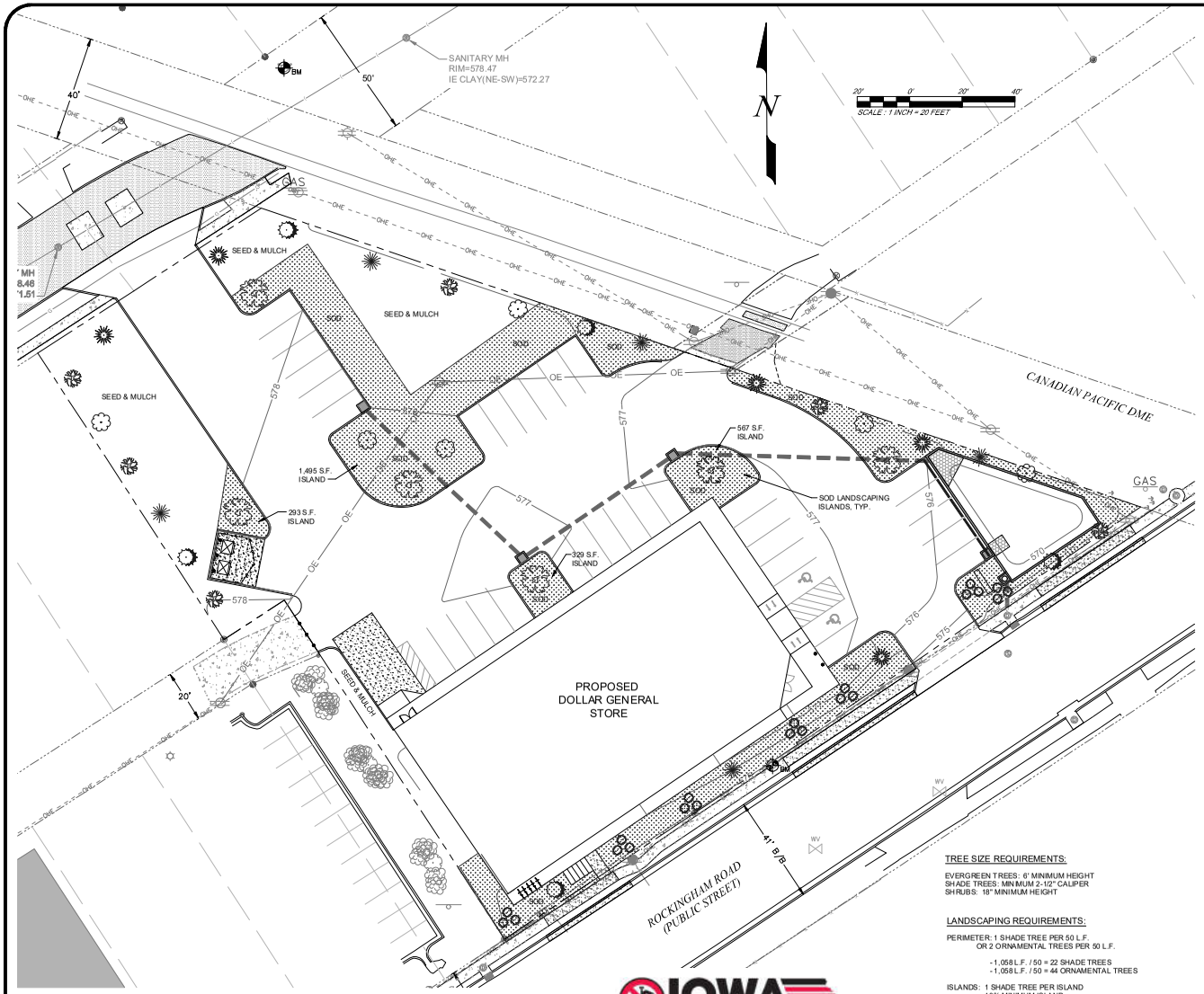
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/ ILLOW, PLASTIC LEGACPAD, S 16SUNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES		
6	ACER FREEMANII 'MARMO'	MARMO RED MAPLE
6	BETULA NIGRA	RIVER BIRCH
6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
EVERGREEN TREES		
5	PICEA ABIES	NORWAY SPRUCE
5	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE
5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS		
21	BERBERIS THUNBERGII	CRIMSON PYGMY & GOLDEN NUGGET

TREE SIZE REQUIREMENTS:

EVERGREEN TREES: 6' MINIMUM HEIGHT
SHADE TREES: MINIMUM 2-1/2" CALIPER
SHRUBS: 18" MINIMUM HEIGHT

LANDSCAPING REQUIREMENTS:

PERIMETER: 1 SHADE TREE PER 50 L.F.
OR 2 ORNAMENTAL TREES PER 50 L.F.

-1,058 L.F. / 50 = 22 SHADE TREES
-1,058 L.F. / 50 = 44 ORNAMENTAL TREES

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

-23,204 S.F. * 10% = 2,320 S.F. ISLAND REQUIRED
- 4 ISLANDS = 4 SHADE TREES

TREES: 26 TOTAL SHADE TREES
- MAXIMUM 40% OF ONE SPECIES
- MINIMUM 5 SPECIES

ISLANDS: 2,684 S.F. PROVIDED > 2,320 S.F. REQUIRED

LANDSCAPING SYMBOL LEGEND

- *MARMO RED MAPLE*
- *RIVER BIRCH*
- *REDMOND LINDEN*
- *NORWAY SPRUCE*
- *BLUE SPRUCE*
- *DOUGLAS FIR*
- *CRIMSON PYGMY & GOLDEN NUGGET*

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

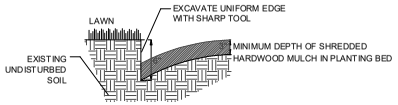
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-6500 FAX: (417) 256-6512
russ@overlandeng.com

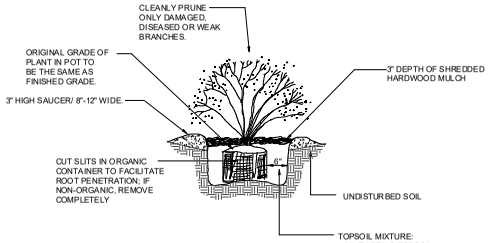
DOLLAR GENERAL
DAVENPORT, IOWA
LANDSCAPING PLAN

SHEET
C5



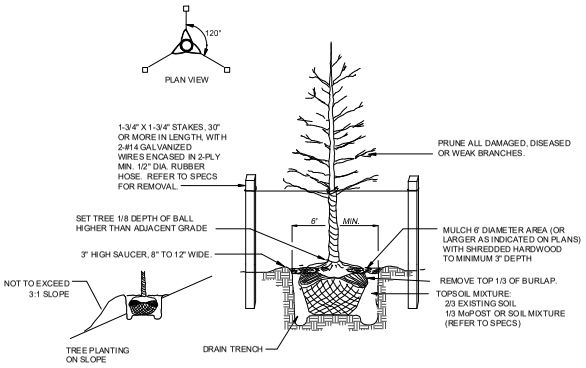
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

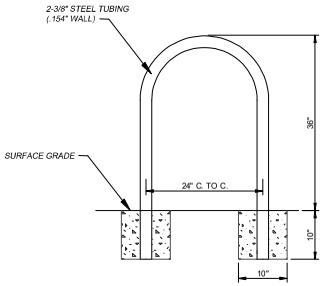
NO SCALE

LANDSCAPE NOTES:

1. *ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.*
2. *ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.*
3. *ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.*
4. *MAXIMUM GRADING SHALL NOT EXCEED 4:1.*
5. ***CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.***

IRRIGATION NOTES:

1. *IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.*
2. *IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.*
3. *LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.*



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

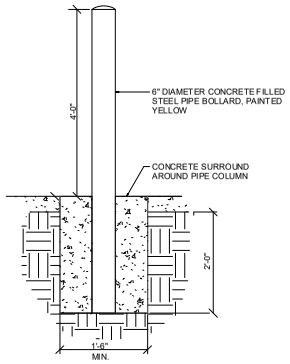
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8052 FAX: (417) 256-8052
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

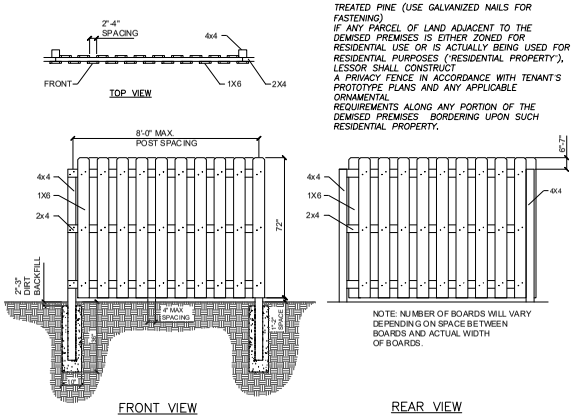
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

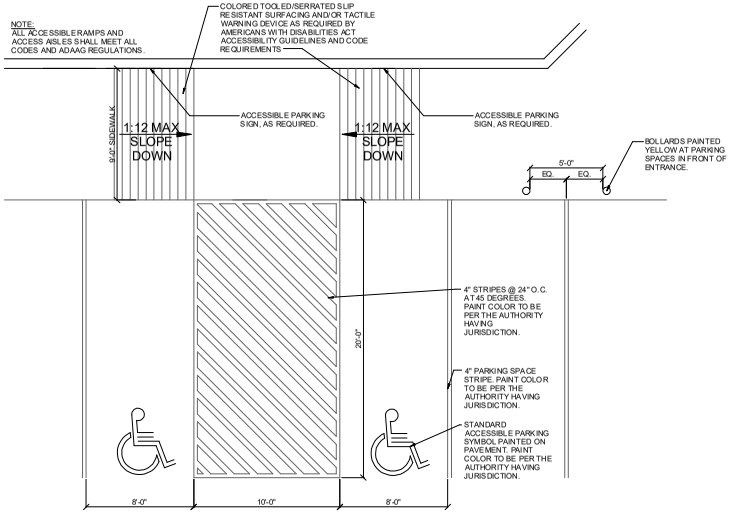


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

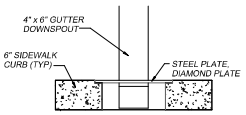
WOOD FENCE DETAIL

NOT TO SCALE



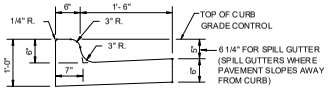
FRONT ENTRY PLAN

NOT TO SCALE



GUTTER DOWNSPOUT DETAIL @ SIDEWALK

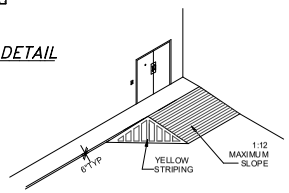
NOT TO SCALE



CONTRACTION JOINTS @ 20' INTERVALS
3/4" EXPANSION JOINTS @ ALL POINTS OF BEGINNING CURVATURE AND TANGENCY

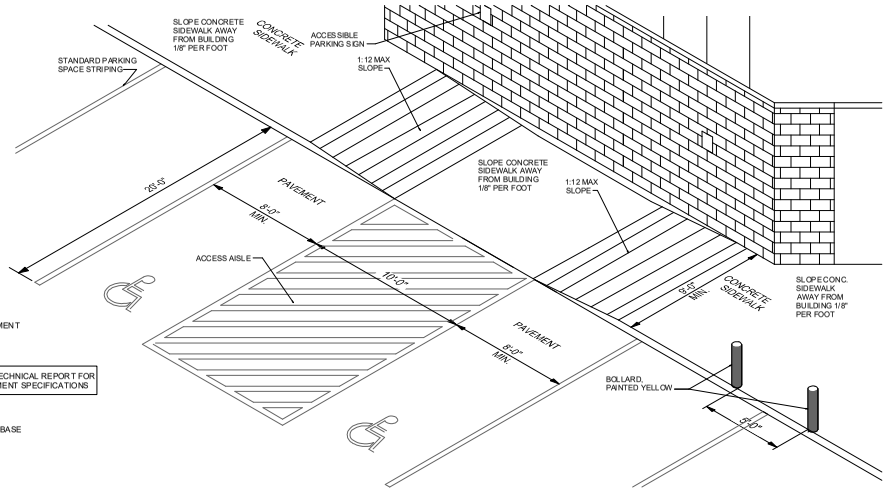
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



SIDE ENTRY DETAIL

NOT TO SCALE

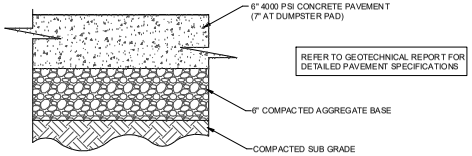


FRONT ENTRY ISOMETRIC

NOT TO SCALE

STRIPING NOTES

YELLOW CURBING AND BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



CONCRETE PAVEMENT SECTION

NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8002 FAX: (417) 256-8012
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/13/2022**

Subject:
Resolution approving Case F22-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fifth Addition for a 50-lot subdivision on 11.38 acres located south of Olde Brandy Lane and west of Mississippi Avenue. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The subdivision is for 50 single-family lots on 11.38 acres of property to facilitate residential development. This plat is a continuation of the Prairie Heights neighborhood and will serve as the final phase of development.

The Plan and Zoning Commission reviewed Case F22-02 at its March 1, 2022 meeting and has recommended approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG)

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

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

Zoning:

The property is currently zoned R-4 Single-Family and Two-Family Residential Zoning District.

Technical Review:

- Streets: The property currently has access via Olde Brandy Lane and Parkview Lane. With this subdivision, the applicant proposes the addition of College Avenue and Deere Creek Lane, totaling 1,615 linear feet of new street added to the City. All streets as shown meet Davenport Municipal Code requirements.
- Storm Water: The development will include more than 5,000 square feet of hard surface. Outlot A in Prairie Heights 3rd Addition was designed to serve as water detention for this development at full build out. With R-4 zoning, the maximum impervious surface coverage is 60% of each of the lots. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure on Olde Brandy Lane and Parkview Lane.
- Other Utilities: Other normal utility services are available.

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat Page 1
🗋	Backup Material	Final Plat Page 2
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/1/2022 - 2:12 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F22-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fifth Addition for a 50-lot subdivision on 11.38 acres located south of Olde Brandy Lane and west Mississippi Avenue.

WHEREAS, the Plan and Zoning Commission reviewed Case F22-02 at the March 1, 2022 regularly scheduled meeting with a recommendation for approval subject to two conditions; and

WHEREAS, the conditions have been added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Prairie Heights Fifth Addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by Prairie Heights Development LLC, be the same and is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and instructed to certify to the adoption of this resolution on said plat.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

FINAL PLAT
PRAIRIE HEIGHTS FIFTH ADDITION
DAVENPORT, IOWA

LEGAL DESCRIPTION

LOT 21 OF PRAIRIE HEIGHTS FOURTH ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF DAVENPORT, AS RECORDED IN DOCUMENT #2021-00023563 OF THE SCOTT COUNTY RECORDER'S OFFICE, SCOTT COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 11.38 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 1-T78N-R3E
QUARTER SECTION: SE 1/4
CITY: DAVENPORT
SUBDIVISION: PRAIRIE HEIGHTS FOURTH ADD
BLOCK: NA
LOT(S): NA

MINIMUM LOW OPENING ELEVATIONS

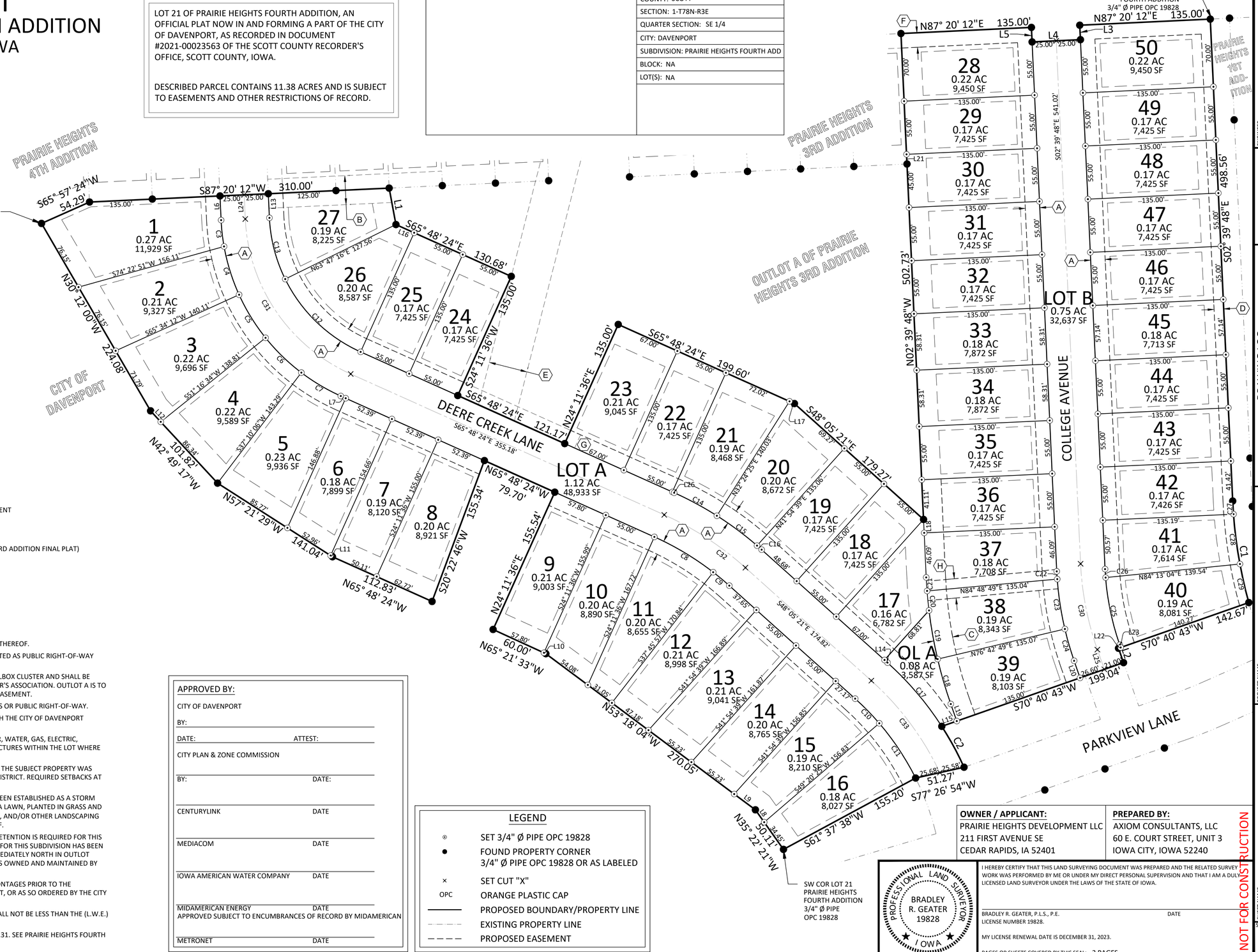
LOTS 17 - 27: 701.00'

KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 30' STORM SEWER AND DRAINAGE EASEMENT
- (C) 20' STORM SEWER AND DRAINAGE EASEMENT
- (D) 10' PUBLIC UTILITY EASEMENT
- (E) EXISTING 40' SANITARY SEWER AND DRAINAGE EASEMENT
- (F) 15' SANITARY SEWER AND DRAINAGE EASEMENT
- (G) SANITARY SEWER AND DRAINAGE EASEMENT (PER THIRD ADDITION FINAL PLAT)
- (H) 20' STORM SEWER EASEMENT

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DEERE CREEK LANE AND COLLEGE AVENUE SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY UPON RECORDING OF THIS PLAT.
3. OUTLOT A IS FOR THE PURPOSE OF GREENSPACE AND A MAILBOX CLUSTER AND SHALL BE OWNED AND MAINTAINED BY THE CLIENT AND HOMEOWNER'S ASSOCIATION. OUTLOT A IS TO BE COVERED BY A BLANKET STORM SEWER AND DRAINAGE EASEMENT.
4. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. AT THE TIME OF RECORDING AND ACCEPTANCE BY THE CITY, THE SUBJECT PROPERTY WAS ZONED R-4 SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DISTRICT. REQUIRED SETBACKS AT TIME OF RECORDED ARE: FRONT: 20' REAR: 20' SIDE: 5'.
8. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
9. STORM WATER QUALITY TREATMENT AND STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION HAS BEEN MADE IN THE REGIONAL DETENTION FACILITY LOCATED IMMEDIATELY NORTH IN OUTLOT PRAIRIE HEIGHTS 3RD ADDITION. THIS DETENTION FACILITY IS OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT.
11. THE LOW WATER ENTRY ELEVATION FOR ANY DWELLING SHALL NOT BE LESS THAN THE (L.W.E.) ELEVATION LISTED.
12. BENCHMARK #20203 CUT "X" ON BIKE TRAIL ELEVATION 722.31. SEE PRAIRIE HEIGHTS FOURTH ADDITION FOR LOCATION.



APPROVED BY:

CITY OF DAVENPORT

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

CENTURYLINK _____ DATE _____

MEDIACOM _____ DATE _____

IOWA AMERICAN WATER COMPANY _____ DATE _____

MIDAMERICAN ENERGY _____ DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

METRONET _____ DATE _____

LEGEND

- ⊙ SET 3/4" Ø PIPE OPC 19828
- ● FOUND PROPERTY CORNER 3/4" Ø PIPE OPC 19828 OR AS LABELED
- × SET CUT "X"
- OPC ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT

OWNER / APPLICANT:
PRAIRIE HEIGHTS DEVELOPMENT LLC
211 FIRST AVENUE SE
CEDAR RAPIDS, IA 52401

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

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: 2 PAGES

NOT FOR CONSTRUCTION

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220
ENGINEER:

0 25 50

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	RESPONSE TO COMMENTS	2022-02-24

PROJECT NAME: PRAIRIE HEIGHTS FIFTH ADDITION
CLIENT NAME: PRAIRIE HEIGHTS DEVELOPMENT LLC
SHEET NAME: FINAL PLAT
DESIGN PROFESSIONAL: BOELK
PROJECT NO.: 19-0095
SHEET NUMBER: 1 OF 2

Feb 24, 2022 - 1:33pm S:\PROJECTS\190095\05 Design\Civil-Survey\Plats\FIFTH ADDITION\190095 - FP-FIFTH ADD.dwg

FINAL PLAT
PRAIRIE HEIGHTS FIFTH ADDITION
DAVENPORT, IOWA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	106.44	480.00	12°42'17"	S09° 01' 14"E	106.22
C2	48.14	325.00	8°29'15"	S28° 33' 18"E	48.10
C3	27.39	210.00	7°28'23"	S06° 23' 59"E	27.37
C4	52.39	210.00	14°17'38"	S17° 16' 59"E	52.25
C5	52.39	210.00	14°17'38"	S31° 34' 37"E	52.25
C6	51.71	210.00	14°06'29"	S45° 46' 40"E	51.58
C7	47.56	210.00	12°58'30"	S59° 19' 09"E	47.45
C8	71.06	300.00	13°34'20"	S59° 01' 13"E	70.90
C9	21.70	300.00	4°08'42"	S50° 09' 42"E	21.70
C10	35.66	275.00	7°25'45"	S44° 22' 27"E	35.63
C11	68.02	275.00	14°10'16"	S33° 34' 27"E	67.84
C12	110.57	160.00	39°35'40"	S46° 00' 34"E	108.38
C13	65.76	160.00	23°32'57"	S14° 26' 16"E	65.30
C14	50.17	350.00	8°12'49"	S61° 41' 59"E	50.13
C15	51.73	350.00	8°28'08"	S53° 21' 31"E	51.69
C16	6.32	350.00	1°02'06"	S48° 36' 24"E	6.32
C17	86.73	324.95	15°17'34"	S40° 26' 38"E	86.47
C18	48.45	460.00	6°02'06"	S16° 18' 14"E	48.43
C19	51.07	460.00	6°21'38"	S10° 06' 22"E	51.04
C20	20.25	460.00	2°31'20"	S05° 39' 53"E	20.25
C21	13.97	460.00	1°44'25"	S03° 32' 00"E	13.97
C22	8.03	332.52	1°22'59"	S03° 32' 39"E	8.03
C23	52.22	332.52	8°59'54"	S08° 44' 06"E	52.17
C24	34.23	332.52	5°53'52"	S16° 10' 58"E	34.21
C25	71.17	275.00	14°49'42"	S11° 54' 26"E	70.97
C26	8.78	275.00	1°49'47"	S03° 34' 41"E	8.78
C27	13.58	480.00	1°37'14"	S03° 28' 42"E	13.58
C28	51.96	480.00	6°12'10"	S07° 23' 24"E	51.94
C29	40.89	480.00	4°52'53"	S12° 55' 56"E	40.88
C30	90.69	309.00	16°48'59"	S11° 04' 18"E	90.37
C31	203.88	185.00	63°08'36"	S34° 14' 05"E	193.72
C32	100.50	325.00	17°43'03"	S56° 56' 52"E	100.10
C33	119.29	300.00	22°46'55"	S36° 41' 53"E	118.50

LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.32	S10° 33' 00"E
L2	15.75	S19° 19' 17"E
L3	15.00	N02° 39' 48"W
L4	50.00	N87° 20' 12"E
L5	15.00	S02° 39' 48"E
L6	25.00	N02° 39' 48"W
L7	5.52	S65° 48' 24"E
L8	15.66	N35° 22' 21"W
L9	27.28	N53° 18' 04"W
L10	2.20	N65° 21' 33"W
L11	2.31	N57° 21' 29"W
L12	15.48	N42° 49' 17"W
L13	25.00	N02° 39' 48"W
L14	4.14	S48° 05' 21"E
L15	16.44	S70° 40' 43"W
L16	20.68	S65° 48' 24"E
L17	5.58	S65° 48' 24"E
L18	13.89	S02° 39' 48"E
L19	18.67	S19° 19' 17"E
L20	18.67	S19° 19' 17"E
L21	10.00	N02° 39' 48"W
L22	2.40	S70° 40' 43"W
L23	2.92	S19° 19' 17"E
L24	25.00	N02° 39' 48"W
L25	21.64	S19° 28' 47"E
L26	2.01	S65° 48' 24"E

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	RESPONSE TO COMMENTS	2022-02-24

PROJECT NAME: PRAIRIE HEIGHTS FIFTH ADDITION

CLIENT NAME: PRAIRIE HEIGHTS DEVELOPMENT LLC

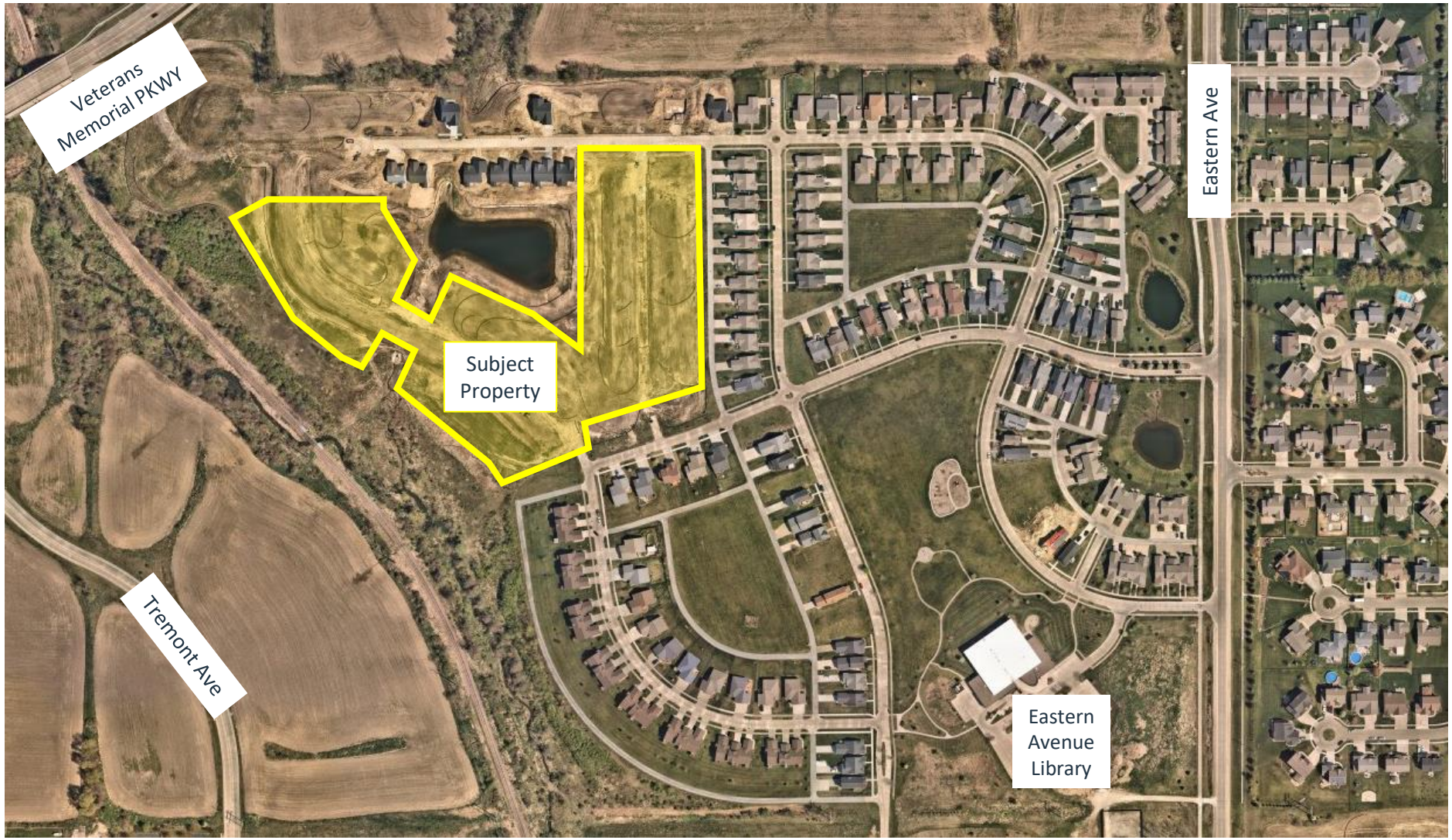
SHEET NAME: FINAL PLAT

PROJECT NO.: 19-0095

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 2 OF 2

Vicinity Map

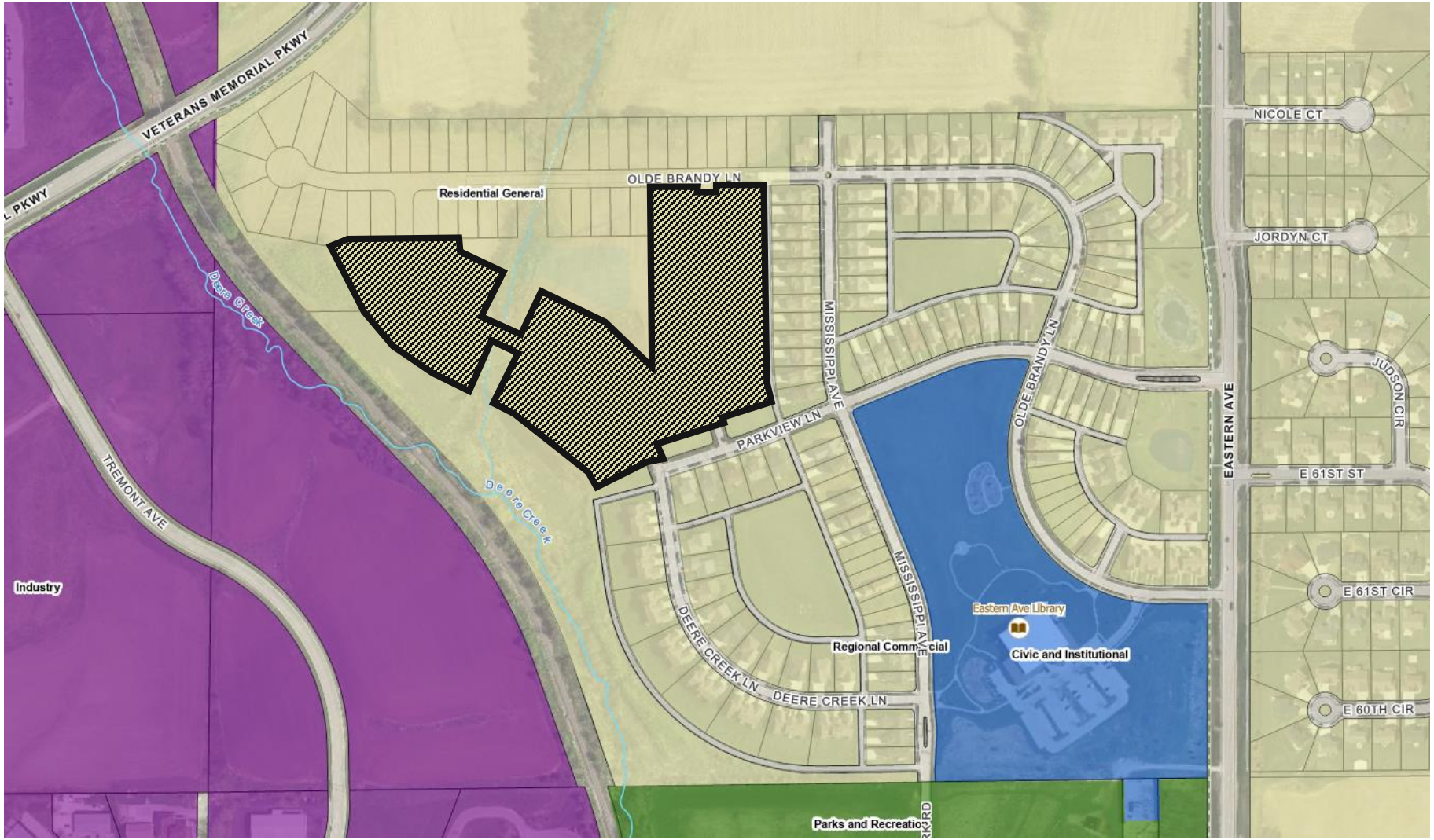


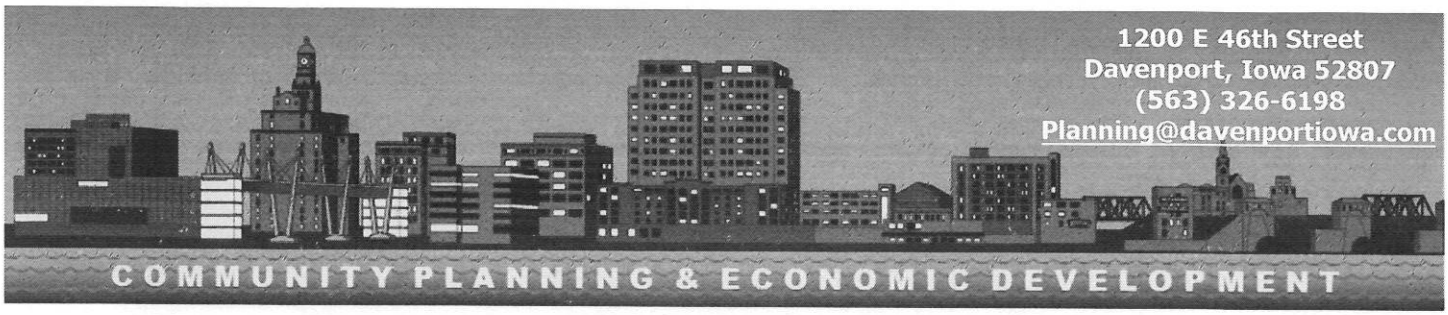
Zoning Map

DAVENPORT
IOWA | USA

Future Land Use Map

DAVENPORT
IOWA | USA





Complete application can be emailed to planning@davenportiowa.com

Property Address* Lot 21 of Prairie Heights Fourth Addition
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Darryl High
Company:	Prairie Heights Development LLC
Address:	211 First Avenue SE
City/State/Zip:	Cedar Rapds, Iowa 52401
Phone:	319-363-3900
Email:	darrylh@highdevelopment.com

Owner (if different from Applicant)

Name:	Same
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Engineer (if applicable)

Name:	Brian Boelk
Company:	Axiom Consultants, LLC
Address:	60 E Court Street, Unit 3
City/State/Zip	Iowa City, Iowa 52240
Phone:	319-519-6220
Email:	bboelk@axiom-con.com

Architect (if applicable)

Name:	
Company	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if applicable)

Name:	Matt Hektoen
Company:	Simmons Perrine Moyer Bergman PLC
Address:	115 3rd Street SE, Suite 1200
City/State/Zip:	Cedar Rapids, Iowa 52401
Phone:	319-896-4030
Email:	mhektoen@spmblaw.com

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Lot 21 of Prairie Heights Fourth Addition, official plat now forming as recorded Document #2021-00023563

Total Land Area: 11.38 Acres

Total Number of Lots: 53

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑Yes ☐No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Lot 21 of Prairie Heights Fourth Addition, official plat now forming as recorded Document #2021-00023563

Total Land Area: 11.38 Acres
Total Number of Lots: 53
Linear Feet of Streets Added: 1615
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑ Yes ☐ No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: [signature] Date: 2-7-2022

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: _____ Date: _____

Planning staff

Date of Plan and Zoning Commission Public Hearing: _____

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Darryl High authorize Brian Boelk to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at Lot 21 of Prairie Heights Fourth Addition, official plat now forming as recorded

Signature(s)

State of Iowa
County of Linn
Sworn and subscribed to before me

This 7th day of February 2022

personally known
Form of Identification

Notary Public

OLIVIA M SMITH
Commission Number 816655
My Commission Expires
April 29, 2022

My Commission Expires: 4-29-22

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **4/13/2022**

Subject:
Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Ganzo's Mexican Restaurant, Ganzo's Cinco de Mayo 5K & Fiesta; Saturday, May 7, 2022; 6:00 a.m. – 11:00 a.m.; **Closures:** northbound North Marquette Street from West Kimberly Road to West 41st Street (northbound from West Kimberly Road to 3923 North Marquette Street closed until 6:00 p.m. for the Fiesta); West 41st Street from Marquette Street to Division Street; easternmost northbound lane of Division Street from West 41st Street to West 53rd Street; southernmost eastbound lane of West 53rd Street from Division Street to Northwest Boulevard; southbound Northwest Boulevard from West 53rd Street to Taylor Street; Taylor Street from Northwest Boulevard to West 52nd Street; West 52nd Street/Garner Drive from Taylor Street to West 51st Street; West 51st Street from West 52nd Street/Garner Drive to Fillmore Lane; Fillmore Lane from West 51st Street to West 46th Street; West 46th Street from Fillmore Lane to Marquette Street; Marquette Street from West 46th Street to finish line at Ganzo's Restaurant. Volunteers will be present throughout the neighborhoods to assist residents who need to enter and exit. [Wards 7 & 8]

Quad Cities Bicycle Club; 2022 Kwik Star Criterium; Village of East Davenport; 4:00 a.m. – 9:00 p.m. Monday, May 30, 2022; **Closures:** Mound Street from East 11th Street to East 12th Street; East 12th Street/Fulton Avenue from Mound Street to Glenwood Avenue; Glenwood Avenue from Fulton Avenue to Hillcrest Avenue; Hillcrest Avenue from Glenwood Avenue to River Street; East 11th Street from Mound Street to River Street. [Ward 5]

Cornbelt Running Club; Bix 7 Event; Genesis Sports Medicine Brady Street Sprints; Thursday, July 28, 2022 6:00 p.m. - 9:00 p.m.; **Closure:** Brady Street from 5th Street to 11th Street. [Ward 3]

Cornbelt Running Club; Bix 7 Event; Arconic Jr Bix; Friday, July 29, 2022 1:00 p.m. - 9:00 p.m.; **Closures:** East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from 3rd to 4th. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Ganzo's 5K Map
🗋	Backup Material	Ganzo's 5K Letter to Residents

Backup Material	Criterium Map
Backup Material	Brady Street Sprints Description
Backup Material	Jr Bix Description
Backup Material	Jr Bix Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/1/2022 - 10:56 AM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Ganzo's Mexican Restaurant, Ganzo's Cinco de Mayo 5K & Fiesta; Saturday, May 7, 2022; 6:00 a.m. – 11:00 a.m.; ***Closures:*** *northbound North Marquette Street from West Kimberly Road to West 41st Street (northbound from West Kimberly Road to 3923 North Marquette Street closed until 6:00 p.m. for the Fiesta); West 41st Street from Marquette Street to Division Street; easternmost northbound lane of Division Street from West 41st Street to West 53rd Street; southernmost eastbound lane of West 53rd Street from Division Street to Northwest Boulevard; southbound Northwest Boulevard from West 53rd Street to Taylor Street; Taylor Street from Northwest Boulevard to West 52nd Street; West 52nd Street/Garner Drive from Taylor Street to West 51st Street; West 51st Street from West 52nd Street/Garner Drive to Fillmore Lane; Fillmore Lane from West 51st Street to West 46th Street; West 46th Street from Fillmore Lane to Marquette Street; Marquette Street from West 46th Street to finish line at Ganzo's Restaurant. Volunteers will be present throughout the neighborhoods to assist residents who need to enter and exit. [Wards 7 & 8]*

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Cornbelt Running Club; Bix 7 Event; Genesis Sports Medicine Brady Street Sprints; Thursday, July 28, 2022 6:00 p.m. - 9:00 p.m.; ***Closure:*** *Brady Street from 5th Street to 11th Street. [Ward 3]*

Cornbelt Running Club; Bix 7 Event; Arconic Jr Bix; Friday, July 29, 2022 1:00 p.m. - 9:00 p.m.; ***Closures:*** *East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from 3rd to 4th. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above application for events on the listed dates and times that is requesting street, lane, or public ground closures; and

WHEREAS, upon review of the application, it has been determined that said streets, lanes, or public grounds will need be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closures are hereby approved and staff is directed to proceed with the closures.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

RACE COURSE MAP

2022

CINCO DE MAYO 5K

PRESENTED BY GANZO'S

Dear Neighbor,

We wish to inform you of our upcoming race, the 10th Annual Cinco de Mayo 5K benefitting the Quad Cities Autism Center, taking place in your neighborhood on Saturday, May 7th at 9:00 AM for approximately one hour. The course is shown on the reverse side of this letter.

The race committee and participants would greatly appreciate your support by not parking on the route for that brief period.

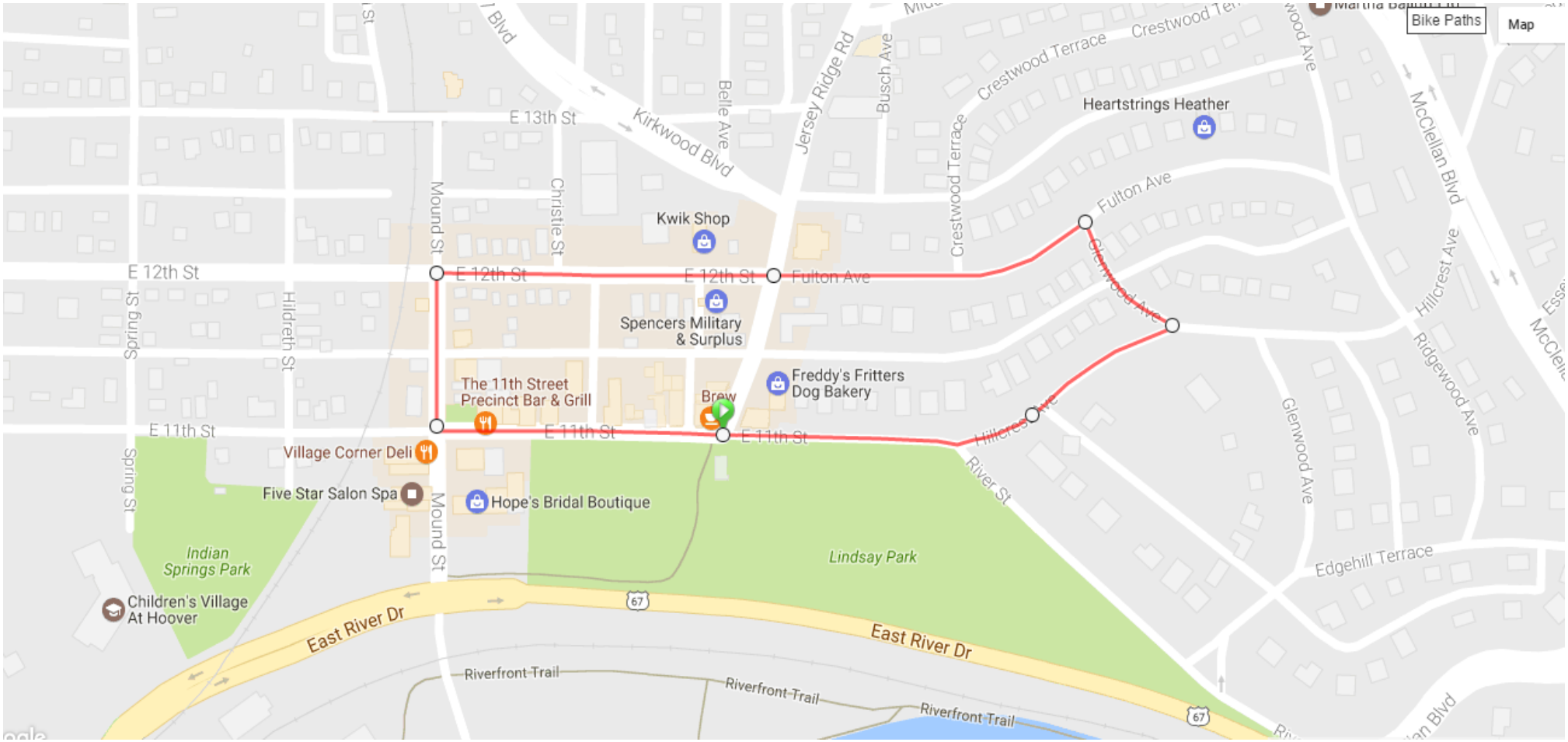
If you have any questions or concerns, please contact us at (309) 912-1471. For questions or comments regarding the lane closures or noise, please contact Brian Krup at (563) 326-6163.

Thank you for supporting our race and helping us raise money for the Quad Cities Autism Center! We couldn't do it without you!

Thank you,

The Cinco de Mayo 5K Committee

See what we have planned at this year's Cinco de Mayo Fiesta by going to https://cinco.ganzos.com.


Bike Paths
Map
E 13th St
Kirkwood Blvd
Belle Ave
Jersey Ridge Rd
Busch Ave
Crestwood Terrace
Heartstrings Heather
Fulton Ave
McClellan Blvd
Hillcrest Ave
Ridgewood Ave
Glenwood Ave
Edgehill Terrace
Mound St
Christie St
Kwik Shop
E 12th St
Spencers Military & Surplus
Spring St
Hildreth St
The 11th Street Precinct Bar & Grill
Brew
Freddy's Fritters Dog Bakery
E 11th St
Village Corner Deli
Five Star Salon Spa
Hope's Bridal Boutique
River St
Indian Springs Park
Lindsay Park
Children's Village At Hoover
East River Dr
67
Riverfront Trail

2022 Quad-City Times Bix 7

"Brady Street Sprints"

The Brady Street Sprints, a quarter mile sprint up Brady Street hill will take place on Thursday, July 28th, 2022. There will be 4 divisions, men's and woman's divisions, consisting of 5 to 6 participants in each division.

Also, there will be a High School relay teams division for both boys and girls. All area high schools will be invited. This will be a 4 X 100 relay for both boys and girls.

There will also be a corporate division where all Bix sponsors will compete against each other in the relays.

This event will be televised "live" for one hour and then rebroadcast on the Bix 7 television network, hosted by KWQC TV. We request no parking posted 24 hours in advance, as parked vehicles along the race course inhibit the telecast and participant safety, as all lanes of traffic are needed.

The Brady Street Sprints will run from 7:00pm to 8:30pm on July 28th, 2022.

Also, joining the Brady Street Sprints will be our own Bix 7 favorites, Bill Rodgers, Joan Benoit Samuelson, and Meb Keflezighi.

We are requesting Brady Street closure to traffic from 6 – 9 pm, as well as proper police support to maintain a safe environment. TNP will be posted Wednesday, July 27 by 5 pm.

2022 "The Jr. Bix 7"

Children's fun run for kids 12 & under:

The Cornbelt Running Club is requesting to have 4th Street closed to traffic from River Dr. to Pershing St. The hours of the closing would be from 1:00 pm until 9:00 pm. The date is Friday, July 29, 2022. Also, we request to have 3rd St. from Iowa St. to River Dr. closed for the same period.

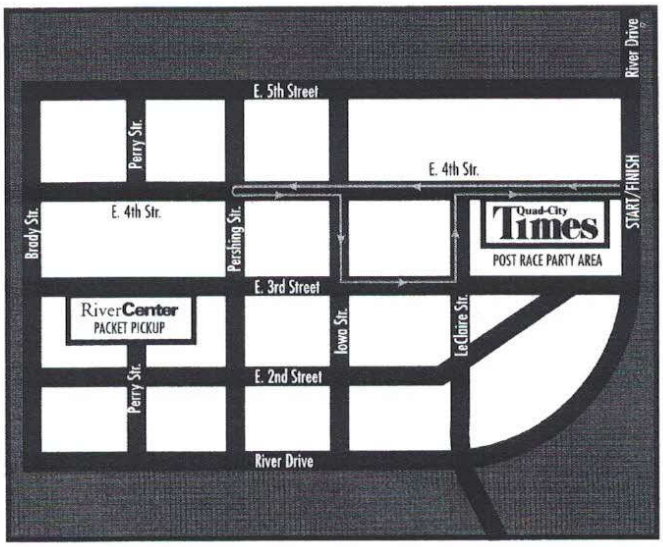
We would also need to have no parking on 4th St. from River Dr. to Pershing St. and on 3rd St., Iowa St to River Dr. on that day (7/29/22).

The event is a children's fun run. The ages would be from 12 yrs. and under. The distances would range from 7/10 of a mile to 70 yards.

Each age would have a separate race, so there will be several races going on.

We are requesting the proper police support to maintain a safe environment.

7/10 MILE

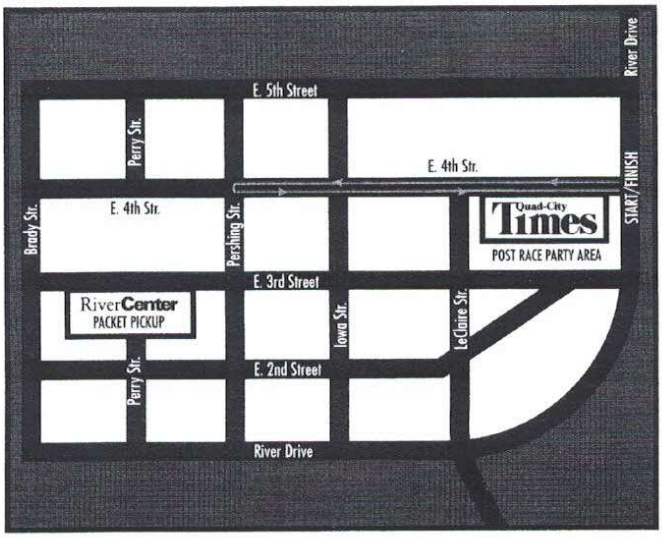


CHILDREN AGES 8-12 - 7/10 MILE COURSE

8, 9, 10, 11 & 12 year olds - **6:00 PM**

Age groups will start approximately 10 minutes apart. Please be ready by 6 PM.

1/2 MILE

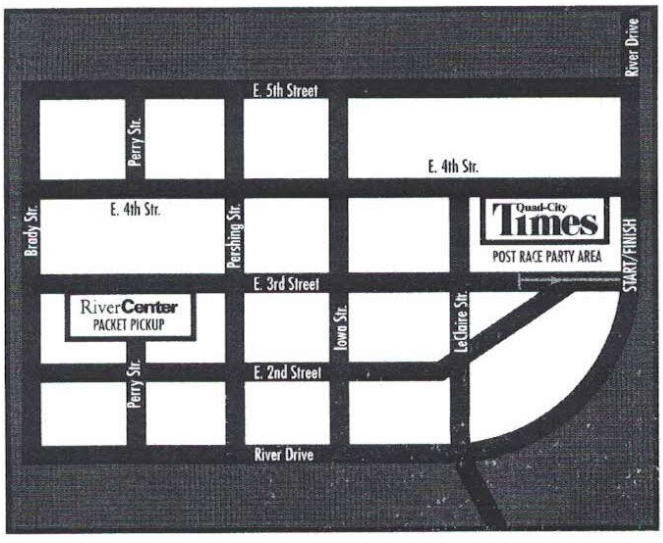


CHILDREN AGES 6-7 - 1/2 MILE COURSE

6 & 7 year olds - **6:00 PM**

Age groups will start approximately 10 minutes apart. Please be ready by 6 PM.

70 YARDS



CHILDREN 5 & UNDER - 70 YARDS

Diaper Dash (at the Finish Line) - **6:00 PM**

2, 3, 4 & 5 YEAR OLD age groups will start approximately 10 minutes apart. There will be multiple heats for each age division. Please be ready by 6 PM.

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
4/13/2022

Subject:
Motion approving noise variance requests for outdoor events on the listed dates and times.

Ganzo's Mexican Restaurant; Cinco de Mayo Fiesta; 3923 North Marquette Street; Saturday, May 7, 2022 10:30 a.m. - 6:00 p.m.; Outdoor music, over 50 dBA. [Ward 7]

Dustin Drenth; Graduation Party; 3427 North Elmwood Avenue; Saturday, May 14, 2022 5:30 p.m. - 8:45 p.m.; Outdoor band, over 50 dBA. [Ward 2]

Recommendation:
Pass the Motion.

Background:
The following requests for a noise variance have been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Drenth Graduation Party Flyer to Neighbors

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/1/2022 - 1:27 PM

Brittany's Graduation Party

Saturday May 14th

There will be a live band playing 80's New Wave Music from 5:30pm-8:45pm

3427 N Elmwood Ave

Written objections to this request can be submitted to Brian Krup, Deputy City Clerk, at brian.krup@davenportiowa.com

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **4/13/2022**

Subject:
Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

Ward 2

The Devil's Door (The Devil's Door, LLC) - 4908 N Pine St - Outdoor Area - New License - License Type: Class C Liquor **pending staff review*

Ward 3

RME Courtyard (River Music Experience) - 121 W 2nd St - Recurring Temporary License - Outdoor Area - License Type: Class C Liquor **pending staff review*

Ward 5

The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Rd - Temporary Outdoor Event April 28 - License Type: Beer/Wine **pending staff review*

B. Annual license renewals (with outdoor area renewals as noted):

Ward 1

Gunchies (Conrad Holdings, LLC) - 2905 Telegraph Rd - Outdoor Area - License Type: Class C Liquor

Ward 3

Redstone Room (River Music Experience) - 129 Main St (2nd Floor) - License Type: Class C Liquor

Lopiez Pizza (Lopez Curse, LLC) - 429 E 3rd St #1 - License Type: Class C Liquor

Taste of Ethiopia (Taste of Ethiopia, LLC) - 102 S Harrison St #300 - Outdoor Area - License Type: Beer/Wine

Scotts Shovelhead Shed (SSS, Inc) - 220 N Pine St - Outdoor Area - License Type: Class C Liquor

Geezer's Drafthouse (Geezers, Inc) - 1654 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

The Meat Market (Weetbruch Enterprises, Inc) - 1629 Washington St - Outdoor Area - License Type: Class C Liquor

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc) - 2815 W Locust St - Outdoor Area - License Type: Class C Liquor

Famous Liquors (Jay Liquor, Inc) - 2604 W Locust St - License Type: Class E Liquor

Firehouse Bar & Grill (Firehouse Bar & Grill, Inc) - 2006 Hickory Grove Rd - Outdoor Area - License Type: Class C Liquor

Ward 5

Save More (Guru Nanak Food Mart, Inc) - 405 E Locust St - License Type: Class E Liquor

Stadium Club (Sis, Inc) - 2828 Brady St - License Type: Class C Liquor

The 11th St Precinct Bar and Grill (Carpe Diem I, LLC) - 2108 E 11th St - Outdoor Area - License Type: Class C Liquor

Jesse's Mart (Guru Nanak Petro Mart, Inc) - 412 E Locust St - License Type: Class C Beer

W-Mart (Kuntidharma, LLC) - 1205/1207 E Locust St - License Type: Class E Liquor

Ward 6

Your Pie (The Gizzeria Group, Inc) - 4520 E 53rd St #400 - Outdoor Area - License Type: Beer/Wine

Los Agaves Mexican Grill (Los Agaves, Inc) - 4882 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Aldi Inc #80 (Aldi, Inc - Corporation) - 5262 Elmore Ave - License Type: Class C Beer

Bad BoyZ Pizza & Pub (3 Bad GirlZ, Ltd) - 4706 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Lindsay Park Yacht Club (Lindsay Park Yacht Club, Inc) - 2101 E River Dr - Outdoor Area - License Type: Class A Liquor

Ward 8

Cracker Barrel #161 (Cracker Barrel Old Country Store) - 300 Jason Way Ct - Outdoor Area - License Type: Beer/Wine

C. Request for exemptions for 19- and 20-year-olds on premises:

Ward 3

RME Courtyard (River Music Experience) - 121 W 2nd St - Outdoor Area - License Type: Class C Liquor

Redstone Room (River Music Experience) - 129 Main St (2nd Floor) - License Type: Class C Liquor

Recommendation:
Pass the Motion.

Background:
The following applications have been reviewed by the Police, Fire, and Zoning Departments unless otherwise noted.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	4/1/2022 - 9:39 AM
Public Safety Committee	Merritt, Mallory	Approved	4/1/2022 - 9:39 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 2:29 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Trishna Pradhan | 563-888-2264

Action / Date
4/13/2022

Subject:
Third Consideration: Ordinance amending Section 15.16.015 entitled "The National Electrical Code" of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This Ordinance amendment will allow the City of Davenport to match the State of Iowa Electrical Code as recommended by the Combined Construction Code Board of Appeals and Review.

ATTACHMENTS:

	Type	Description
	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/25/2022 - 4:09 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.16.015 ENTITLED "THE NATIONAL ELECTRICAL CODE" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Section 15.16.015 The National Electrical Code of the Municipal Code of Davenport Iowa, be and the same is hereby amended to read as follows:

15.16.015 **The National Electrical Code**

The Electrical Code as adopted and amended by the State of Iowa is hereby adopted by reference as the electrical code for the City of Davenport, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Trishna Pradhan | 563-888-2264

Action / Date
4/13/2022

Subject:
Third Consideration: Ordinance amending Section 15.16.030 entitled "Chapter 1, modified" of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This Ordinance will amend Chapter 15.16.030 of the Davenport Municipal Code by adding 15.16.030(E) and 15.16.030(F) to the electrical code as recommended by the Combined Construction Code Board of Appeals and Review.

E. Where NM and NMC cables area allowed in structures, all wiring in areas outside a dwelling unit, such as common areas, stairs, community rooms, corridors, etc, in multi-family residential structures shall be installed in MC or EMT Cables. Use of NM and NMC cables shall not be permitted in such areas.

F. Use of NM & NMC cables, even when installed in raceways, shall not be permitted in Types I & II construction.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/25/2022 - 4:11 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.16.030 ENTITLED "CHAPTER 1, MODIFIED" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Chapter 15.16.030 entitled "Chapter 1, modified" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding subsections as follows:

E. Where NM & NMC cables are allowed in structures, all wiring in areas outside a dwelling unit, such as common areas, stairs, community rooms, corridors, etc, in multi-family residential structures shall be installed in MC or EMT Cables. Use of NM & NMC cables shall not be permitted in such areas.
F. Use of NM & NMC cables, even when installed in raceways, shall not be permitted in Types I & II construction.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Trishna Pradhan | 563-888-2264

Action / Date
4/13/2022

Subject:
Third Consideration: Ordinance amending Section 15.12.044 (Reserved) of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This Ordinance will amend Chapter 15.12.044 of the Davenport Municipal Code to include elevator hoistway opening protection in accordance with International Building Code 2015 section 716.5.9.3 (Smoke-activated doors) as recommended by the Combined Construction Code Board of Appeals and Review.. This will require elevator shafts opening directly into a fire resistance rated corridor or stairwell be protected by self-closing doors actuated by smoke detection. This shall not be required on the level of exit discharge.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/25/2022 - 1:43 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.12.044 (Reserved) OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Chapter 15.12.044 (Reserved) of the Municipal Code of Davenport Iowa, be and the same is hereby amended to read as follows:

15.12.044 **Elevator Hoistway Opening Protection.** Elevator shafts opening directly into a fire resistance rated corridor or stairwell shall be protected by self-closing doors actuated by smoke detection in accordance to International Building Code 2015 section 716.5.9.3 (Smoke-activated doors). Hoistway opening protection shall not be required on the level of exit discharge.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7786 **4/13/2022**

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park, CIP #28030. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:
This project will remove and replace deteriorated path sections within the River Front Trail from Mound Street to the east City limits and at River Heritage Park. Work will be completed during the summer of 2022.

Funding is available through CIP #28030. The estimated project cost is $145,000

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:17 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 10:17 AM
City Clerk	Admin, Default	Approved	3/31/2022 - 5:50 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park, CIP #28030.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/13/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the West Locust Street (Michigan Avenue to Clark Street) Resurfacing project, CIP #35054. [Wards 1 & 4]

Recommendation:
Adopt the Resolution.

Background:
This project consists of the milling and overlay of the existing deteriorated pavement on West Locust Street from North Michigan Avenue to North Clark Street, approximately 1,400 feet in length.

This project has been designed by the City's Engineering Division. No right-of-way or temporary construction easements are required. The proposed total cost of the project is currently estimated at $437,000, with construction expected to begin in the summer of 2022.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:18 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 10:18 AM
City Clerk	Admin, Default	Approved	3/31/2022 - 5:51 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the West Locust Street (Michigan Avenue to Clark Street) Resurfacing project, CIP #35054.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the West Locust Street (Michigan Avenue to Clark Street) Resurfacing project.

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the West Locust Street (Michigan Avenue to Clark Street) Pavement project.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
4/13/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the City Hall Exterior Repairs project, CIP #23067. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The project includes cleaning, restoration, and tuck pointing of the existing masonry; replacement of down spouts; new sealant around windows; and painting of the clock at City Hall. This work is needed to maintain the water tightness of the exterior envelope of the building.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 10:15 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 10:16 AM
City Clerk	Admin, Default	Approved	3/31/2022 - 5:53 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the City Hall Exterior Repairs project, CIP #23067.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the Deputy City Clerk of Davenport, Iowa for the City Hall Exterior Repairs project; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the City Hall Exterior Repairs project.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **4/13/2022**

Subject:
Resolution amending the Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream banks stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where ½ of the total cost to reconstruct or stabilize the stream is paid for by the City and the other ½ is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The City has received 1 petition for a stream located within the city of Davenport as noted below:

the east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue just to the west of North Thornwood Avenue.

The maximum estimated cost of these improvements is $96,590 with an operating budgeted amount of $40,000 as engineering, design, labor and equipment costs are included in the estimate but paid out of Salary and Equipment funds. This will be an in-house project constructed by City staff.

Due to the assessments, half of the project expense would eventually be recouped by the City. State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:40 AM

Resolution No._____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION amending the proposed Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the construction of the 2022 50/50 Cost Share Stream Bank Stabilization Program project; and

WHEREAS, this Council, after full investigation, deems it advisable to amend the proposed resolution of necessity for the said project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

A. the Resolution of Necessity provisionally adopted by this Council for the improvement project referred to in the preamble hereof, be amended as follows:

- None -

B. the plat and schedule of assessments are hereby amended to conform to Part A hereof and the engineers are instructed to make necessary changes therein.

C. except as hereinabove determined, all objections are found to be without merit and are denied.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **4/13/2022**

Subject:
Resolution overruling objections for the Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream bank's stabilized through the 50-50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where ½ of the total cost to reconstruct or stabilize the stream is paid for by the City and the other ½ is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The City has received one (1) petition for a stream located within the City of Davenport as noted below:

the east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue just to the west of North Thornwood Avenue.

The maximum estimated cost of these improvements is $96,590 with an operating budgeted amount of $40,000 as engineering, design, labor and equipment costs are included in the estimate but paid out of Salary and Equipment funds. This will be an in-house project constructed by City staff.

Due to the assessments, half of the project expense would eventually be recouped by the City. State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:40 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION overruling objections to the proposed Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the construction of the 2022 50/50 Cost Share Stream Bank Stabilization Program project; and

WHEREAS, this Council, after full investigation, has determined that it is in the best interest of the municipality to construct such improvement, all as described in the said Resolution as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

A. any objections against the making of the aforementioned improvement, the boundaries of the district, the cost, the assessment against any lot, or the final adoption of a Resolution of Necessity are found by this Council to be without merit, and that the said objections be and the same are hereby denied and overruled.

B. all Resolution or parts of Resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Amy Kay | 563-327-5160

Action / Date
4/13/2022

Subject:
Resolution adopting the Resolution of Necessity for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream bank's stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where ½ of the total cost to reconstruct or stabilize the stream is paid for by the City and the other ½ is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The City has received one (1) petition for a stream located within the city of Davenport as noted below:

the east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue just to the west of North Thornwood Avenue.

The maximum estimated cost of these improvements is $96,590 with an operating budgeted amount of $40,000 as engineering, design, labor and equipment costs are included in the estimate but paid out of Salary and Equipment funds. This will be an in-house project constructed by City staff.

Due to the assessments, half of the project expense would eventually be recouped by the City. State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:40 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION adopting the Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the construction of the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue; and

WHEREAS, this Council held a Public Hearing, as required by law, and heard all objections to the 2022 50/50 Cost Share Stream Bank Stabilization Program project; and

WHEREAS, this Council previously amended the proposed Resolution of Necessity, as deemed necessary; and

WHEREAS, this Council has overruled all objections regarding the 2022 50/50 Cost Share Stream Bank Stabilization Program project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Resolution of Necessity for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue, as provisionally adopted on March 9, 2022, and as previously amended is finally adopted; and be it

FURTHER RESOLVED that this Council hereby directs the Clerk to certify assessments and deficiencies to the County Treasurer and Chief Building Inspector.

Passed and approved this 13th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **4/13/2022**

Subject:
Resolution ordering preparation of detailed plans, specifications, contract notice to bidders, and publication of the notice of Hearing and notice to bidders covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream bank's stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where ½ of the total cost to reconstruct or stabilize the stream is paid for by the City and the other ½ is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The maximum estimated cost of these improvements is $96,590 with an operating budgeted amount of $40,000 as engineering, design, labor and equipment costs are included in the estimate but paid out of Salary and Equipment funds. This will be an in-house project constructed by City staff. State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/30/2022 - 10:40 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION ordering preparation of detailed plans, specifications, contract notice to bidders, and publication of the notice of Hearing and notice to bidders covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue.

WHEREAS, this Council has adopted the proposed Resolution of Necessity in connection with the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue; and

WHEREAS, detailed plans and specifications and notice of Hearing should be prepared and filed with the Clerk; and

WHEREAS, said notice of Hearing should now be published and the Hearing held.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that:

Section 1. the Project Engineer be and hereby instructed to prepare and file with the Clerk detailed plans and specifications covering the aforementioned Improvement Project.

Section 2. the Project Engineer and the City's Attorney be and they are hereby instructed to prepare, file with the Clerk notice of hearing covering the aforementioned Improvement Project, publish said notice of Hearing and hold the hearing.

Section 3. all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved the 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the CY 2022 City Property Sidewalk Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $149,795, CIP #28028. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on March 4, 2022 and sent to contractors. On March 21, 2022, the Purchasing Division opened and read three (3) responsive and responsible bids. See bid tab attached.

This contract is for the City Property Sidewalk Maintenance Program for CY 2022.

Centennial Contractors of the Quad Cites Inc of Moline, Illinois was the lowest responsive and responsible bidder. They have successfully performed this type of work for the City in the past.

Funding for this project is from CIP #28028 Creating Connections Program. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 11:44 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 11:44 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 9:19 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the CY 2022 City Property Sidewalk Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $149,795, CIP #28028.

WHEREAS, the City needs to contract for the CY 2022 City Property Sidewalk Program; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, Illinois was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the CY 2022 City Property Sidewalk Program is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $149,795.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CY 22 CITY PROPERTY SIDEWALK PROGRAM

BID NUMBER: 22-101

OPENING DATE: MARCH 21, 2022

FUNDING: 70632675 530350 28028 CREATING CONNECTIONS PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO CENTENNIAL CONTRACTORS OF THE QUAD CITIES OF MOLINE IL

VENDOR NAME	PRICE
Centennial Contractors of the Quad Cities of Moline IL	**$149,795**
Kelly Construction of Davenport Inc. of Davenport IA	$151,800
Americore LLC of Blue Grass IA	$157,530

Approved By Kristi Keller 3-29-2022
Purchasing Date

Approved By [signature] 3-25
Dept Director Acting Date

Approved By Brandi Cox 3-29-22
Budget/CIP Date

Approved By Mallory J. Merritt 3/29/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the CY 2022 ADA Ramp Program to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $241,675, CIP #28024. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued and sent to contractors on March 3, 2022. On March 21, 2022, the Purchasing Division opened and read three (3) responsive and responsible bids. See bid tab attached.

This bid is for the CY 2022 ADA Ramp Program, installing ADA ramps at several locations throughout the City,

Funding for this program is from the CIP 70627680 530350 28024 Civic Access Program. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 11:44 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 11:44 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 9:46 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the CY 2022 ADA Ramp Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $241,675, CIP #28024.

WHEREAS, the City needs to contract for the CY 2022 ADA Ramp Program; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, Illinois was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the CY 2022 ADA Ramp Program is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $241,675.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CY 22 ADA RAMP PROGRAM

BID NUMBER: 22-100

OPENING DATE: MARCH 21, 2022

FUNDING: 70627680 530350 28024 CIVIC ACCESS PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO CENTENNIAL CONTRACTORS OF THE QUAD CITIES OF MOLINE IL.

VENDOR NAME	PRICE
Centennial Contractors of the Quad Cities of Moline IL	**$241,675.00**
Americore LLC of Blue Grass IA	$255,375.00
Kelly Construction of Davenport Inc of Davenport IA	$284,487.50

Approved By Kristie Keller 3-29-2022
Purchasing Date

Approved By [signature] 3-25
Dept Director Acting Date

Approved By Brandi Cox 3-29-22
Budget/CIP Date

Approved By [signature] 3/29/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the CY 2022 Sidewalk Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $196,070, CIP #28028. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on March 4, 2022 and sent to contractors. On March 21, 2022, the Purchasing Division opened and read three (3) responsive and responsible bids. See attached bid tab.

This contract is for the City's 50/50 Sidewalk Program for CY 2022.

Centennial Contractors of the Quad Cities Inc of Moline, Illinois was the lowest responsive and responsible bidder. They have successfully performed this type of work for the City in the past.

Funding for this program is from CIP #28028 Creating Connections Program. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 11:45 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 11:45 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:22 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the CY 2022 Sidewalk Program to Centennial Contractors of the Quad Cities Inc of Moline, Illinois in the amount of $196,070, CIP #28028.

WHEREAS, the City needs to contract for the CY 2022 Sidewalk Program; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, Illinois was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the CY 2022 Sidewalk Program is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $196,070.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CY 22 SIDEWALK PROGRAM

BID NUMBER: 22-99

OPENING DATE: MARCH 21, 2022

FUNDING: 70632675 530350 28028 CREATING CONNECTIONS PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO CENTENNIAL CONTRACTORS OF THE QUAD CITIES OF MOLINE IL

VENDOR NAME	PRICE
Centennial Contractors of the Quad Cities of Moline IL	**$196,070**
Americore LLC of Blue Grass IA	$199,055
Kelly Construction of Davenport Inc of Davenport IA	$231,015

Approved By Kristi Keller 3-29-2022
Purchasing Date

Approved By [signature] 3-25
Dept Director Acting Date

Approved By Brandi Cox 3-29-22
Budget/CIP Date

Approved By William J. Gentry 3/29/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Kevan Oliver | 563-327-5199

Action / Date
4/13/2022

Subject:
Resolution awarding a one-year contract with the option for two one-year renewals for the Root Control Program to Duke's Root Control, Inc of Syracuse, New York. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On February 15, 2022, an Invitation to Bid was issued and sent to 17 vendors. The Purchasing Division opened and read one (1) responsive and responsible bid on March 9, 2022. See attached bid tab. Duke's Root Control, Inc of Syracuse, New York is recommended for the award. They have been awarded this contract in the past and have performed satisfactorily.

The purpose of this program is to apply a chemical root control agent to sanitary sewers in order to kill the root growth present in the main lines and the first several feet of their connected sewer laterals. Tree root intrusion into sewer systems is a primary cause of blockages and can also lead to structural deterioration and failures of the pipes. Applied chemical root control measures also inhibit re-growth without permanently damaging the existing trees.

The term of the initial contract will be for one year, with the City maintaining separate options for a second and third year. The program will be managed by the Sewer Maintenance Division in conjunction with Engineering Division staff.

Funds for the Root Control Program are projected to be budgeted in the Sanitary Sewer Operational Fund at $100,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/31/2022 - 8:25 AM
Public Works Committee	Moses, Trish	Approved	3/31/2022 - 8:25 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:22 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a one-year contract with the option for two one-year renewals for the Root Control Program to Duke's Root Control, Inc of Syracuse, New York.

WHEREAS, the City needs to contract for the Root Control Program; and

WHEREAS, Duke's Root Control, Inc was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a one-year contract with the option for two one-year renewals for the Root Control Program is hereby awarded to Duke's Root Control, Inc of Syracuse, New York.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: ROOT CONTROL PROGRAM

BID NUMBER: 22-95

OPENING DATE: MARCH 9, 2022

FUNDING: 51102060 520217 SEWER MAINTENANCE

RECOMMENDATION: AWARD THE CONTRACT TO DUKE'S ROOT CONTROL, INC OF SYRACUSE, NY

VENDOR NAME	LOCATION
Duke's Root Control, Inc.	**Syracuse, NY**

Approved By Kari Thoren — Purchasing — 03/29/2022 — Date

Approved By Nicole Gleason — Dept Director — 3-29-22 — Date

Approved By Brandi Cox — Budget/CIP — 3-29-22 — Date

Approved By Mallory Dewitt — Assist. City Administrator/ CFO — 03/30/2022 — Date

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the West 41st Street (Sturdevant Street to Marquette Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of $816,642, CIP #35054. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
A Request for Bid was issued on March 3, 2022 and was sent to 652 contractors. On March 24, 2022 the Purchasing Division opened and read five (5) responsive and responsible bids. See attached bid tab.

N.J. Miller, Inc was lowest responsive and responsible bidder and is recommended for the award.

The work includes the furnishing of all labor, materials, equipment, and services necessary for PCC road reconstruction, including but not limited to removal of existing pavement, excavation, subgrade preparation, construction survey, staking, PCC pavement with integral curb, subdrain, intake adjustments, backfill, and seeding.

Funding for this project is from CIP #35054 Neighborhood Street Repair Program. These funds come from the sale of general obligation bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 4:05 PM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 4:05 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:23 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the West 41st Street (Sturdevant Street to Marquette Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of $816,642, CIP #35054.

WHEREAS, the City needs to contract for the West 41st Street (Sturdevant Street to Marquette Street) Reconstruction project; and

WHEREAS, N.J. Miller, Inc was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the West 41st Street (Sturdevant Street to Marquette Street) Reconstruction project is hereby awarded to N.J. Miller, Inc of Bettendorf, Iowa in the amount of $816,642.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 41st STREET RECONSTRUCTION (STURDEVANT TO MARQUETTE)

BID NUMBER: 22-104

OPENING DATE: MARCH 24, 2022

FUNDING: 70078682 530350 35054 NEIGHBORHOOD STREET REPAIR

RECOMMENDATION: AWARD THE CONTRACT TO N.J. MILLER, INC. OF BETTENDORF, IA

VENDOR NAME	BID AMOUNT
N.J. Miller, Inc. of Bettendorf, IA	**$816,642.00**
Hawkeye Paving Corporation of Davenport, IA	$817,997.00
Five Cities Construction Company of Coal Valley, IL	$855,305.25
CDMI Concrete Contractors Inc of Port Byron, IL	$857,284.00
Langman Construction, Inc.	$896,089.10

Approved By _____ 03/29/2022
Purchasing Date

Approved By Nicole Gleason 3-29-22
Dept Director Date

Approved By Brenda Cox 3-29-22
Budget/CIP Date

Approved By Matthew J. Mueller 03/30/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the Ripley Street (51st Street to 53rd Street) Reconstruction project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $406,467, CIP #35054. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued and sent to contractors on March 9, 2022. On March 28, 2022, the Purchasing Division opened and read three (3) responsive and responsible bids. See attached bid tab.

This work runs along Ripley Street from 51st Street to 53rd Street. The proposed improvements include, but are not limited to, the furnishing of all labor for the removal of the PCC roadway for the length of the project, full depth aggregate stone base material, geo fabric/grid materials if needed, reconstruction of the roadway with a PCC rigid pavement section, reset all existing utility surface features to finish grade, replacement of the adjacent driveway approaches, reconstruction of the sidewalk at the intersections including ADA ramp construction, topsoil and seeding, and erosion control.

Hawkeye Paving Corporation of Davenport, Iowa has successfully performed this type of work for the City in the past.

Funding for this project is from CIP 70078682 530350 35054 Neighborhood Street Repair. The funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
Cover Memo	PW_RES_Ripley St Reconstruction (51st St - 53rd St)
Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 11:45 AM
Public Works Committee	Moses, Trish	Approved	3/30/2022 - 11:57 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:26 AM

Resolution No._____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Ripley St Reconstruction (51st St. – 53rd St.) project to Hawkeye Paving Corporation of Davenport IA, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Ripley St Reconstruction (51st St. – 53rd St.) project; and

WHEREAS, Hawkeye Paving Corporation of Davenport IA, was the lowest responsive and responsible bidder submitting as bid;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract, for the Ripley St Reconstruction (51st St. – 53rd St.) project, to Hawkeye Paving Corporation of Davenport IA; and

2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements;

Attest:

_____
Mike Matson
Mayor

Approved:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: RIPLEY ST RECONSTRUCTION (51ST ST. – 53RD ST.) PROGRAM

BID NUMBER: 22-109

OPENING DATE: MARCH 28, 2022

FUNDING: 70078682 530350 35054 NEIGHBORHOOD STREET REPAIR

RECOMMENDATION: AWARD THE CONTRACT TO HAWKEYE PAVING CORPORATION OF DAVENPORT IA

VENDOR NAME	PRICE
Hawkeye Paving Corporation of Davenport IA	**$406,467.00**
Five Cities Construction Company of Coal Valley IL	$446,539.50
Langman Construction Inc of Rock Island IL	$484,132.56

Approved By Kristi Keller 3-29-2022
Purchasing Date

Approved By Nicole Gleason 3-28-2022
Dept Director Date

Approved By Brandi Coy 3-29-22
Budget/CIP Date

Approved By Wallace J. Hewitt 3/29/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the FY 2023 DOT Full Depth Patching project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $167,520, CIP #35045. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued and sent to contractors on March 14, 2022. On March 30, 2022, the Purchasing Division opened and read three (3) responsive and responsible bids. See bid tab attached.

This contract is for the full depth patch of State roads within the City of Davenport. This project will operate based on an indefinite quantity, indefinite delivery task order contract but with defined contract limits.

Centennial Contractors of the Quad Cities was the lowest responsive and responsible bidder. They have performed this type of work for the City in the past.

Funding for this project is from the CIP #35045 State DOT Patching and reimbursement is received from the DOT. These funds are available from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/31/2022 - 10:13 AM
Public Works Committee	Moses, Trish	Approved	3/31/2022 - 10:13 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:27 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the FY 2023 DOT Full Depth Patching project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $167,520, CIP #35045.

WHEREAS, the City needs to contract for the FY 2023 DOT Full Depth Patching project; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, Illinois was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the FY 2023 DOT Full Depth Patching project is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $167,520.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: FY2023 DOT FULL DEPTH PATCHING PROGRAM

BID NUMBER: 22-113

OPENING DATE: MARCH 30, 2022

FUNDING: 70069680 530350 35045 STATE DOT PATCHING PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO CENTENNIAL CONTRACTORS OF THE QUAD CITIES OF MOLINE IL

VENDOR NAME	PRICE
Centennial Contractors of the Quad Cities of Moline IL	**$167,520**
Hawkeye Paving Corporation of Davenport IA	$175,070
CDMI Concrete Contractors Inc of Port Byron IL	$176,950

Approved By Kristie Keller 3-30-2022
Purchasing Date

Approved By Nicole Gleason 3-30-22
Dept Director Date

Approved By Brandi Cox 3-30-22
Budget/CIP Date

Approved By Timothy J. Merritt 04/01/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the Modern Woodmen Park Secure Parking Lot project to Emery Construction Group Inc of Moline, Illinois in the amount of $329,467.25, CIP #23049. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
On March 11, 2022, an Invitation to bid was issued and sent to contractors. The Purchasing Division opened and read nine (9) responsive and responsible bids on March 29, 2022. See attached bid tab.

The work includes the furnishing of all labor, materials, equipment and services necessary for construction of a new secure parking lot, including: pavement removal, new storm sewer, new intake, intake and manhole adjustments, new subbase, PCC pavement with integral curbing, chain-link fencing and gates, topsoil, and seeding. We are only awarding the base bid for the project, no alternates.

Emery Construction Group Inc of Moline, Illinois was the lowest responsive and responsible bidder for the base bid. They have performed this type of work for the City in the past.

Funding for this project is from the CIP #23049 MWP Capital Improvements account.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 3:04 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the Modern Woodmen Park Secure Parking Lot project to Emery Construction Group Inc of Moline, Illinois in the amount of $329,467.25, CIP #23049.

WHEREAS, the City needs to contract for Modern Woodmen Park Secure Parking Lot project; and

WHEREAS, Emery Construction Group Inc of Moline, Illinois was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the Modern Woodmen Park Secure Parking Lot project is hereby awarded to Emery Construction Group Inc of Moline, Illinois in the amount of $329,467.25.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: MODERN WOODMEN PARK SECURE PARKING LOT

BID NUMBER: 22-112

OPENING DATE: MARCH 29, 2022

FUNDING: 77073675 530350 23049 MSP CAPITAL IMPROVEMENTS

RECOMMENDATION: AWARD THE CONTRACT TO EMERY CONSTRUCTION GROUP INC OF MOLINE IL

VENDOR NAME	**PRICE**
Emery Construction Group Inc. of Moline IL	**$329,467.25**
Bill Bruce Builders Inc. of Eldridge IA	$351,929.75
Hawkeye Paving Corporation of Davenport IA	$355,815.00
Brandt Construction Co of Milan IL	$358,525.00
McCarthy Improvement Company of Davenport IA	$365,895.00
CDMI Concrete Contractors Inc of Port Byron IL	$366,385.00
Centennial Contractors of the Quad Cities of Moline IL	$372,675.00
Five Cities Construction Company of Coal Valley IL	$397,465.00
Langman Construction Inc of Rock Island IL	$449,747.50

Approved By Krista Keller 3-30-2022
Purchasing Date

Approved By Nicole Gleason 3-30-22
Dept Director Date

Approved By Brandi Cox 3-30-22
Budget/CIP Date

Approved By Malloy J. Merritt 03/31/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
4/13/2022

Subject:
Resolution awarding a professional services contract for federal consultant and advocacy work to Rasky Partners, Inc of Boston, Massachusetts in the amount of $120,000, CIP #60015. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
In an effort to better identify grant opportunities and strategically market projects at the federal level, the City of Davenport issued a Request for Proposals (RFP) on February 10, 2022 to any qualified firms interested in assisting the City in this endeavor. On February 24, 2022, the Purchasing Division opened and announced three (3) proposals. City staff reviewed all three and scored them on the firms overall experience, quality of proposal, and pricing structure.

Rasky Partners, Inc is recommended for this service.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/31/2022 - 1:24 PM
Public Works Committee	Moses, Trish	Approved	3/31/2022 - 1:25 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:27 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a professional services contract for federal consultant and advocacy work to Rasky Partners, Inc of Boston, Massachusetts in the amount of $120,000, CIP #60015.

WHEREAS, consultant work at the federal level for targeted purposes that benefits the City long-term is needed; and

WHEREAS, the City needs to contract for these services to achieve its long-term goals and objectives; and

WHEREAS, Rasky Partners, Inc of Boston, Massachusetts was the company chosen after proposals were evaluated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a professional services contract for federal consultant and advocacy work is hereby awarded to Rasky Partners, Inc of Boston, Massachusetts in the amount of $120,000.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
4/13/2022

Subject:
Resolution accepting work completed under the FY 2019 and FY 2020 Manhole Rehabilitation project by Save Our Sewers, Inc of Cedar Rapids, Iowa in the amount of $2,116,314.92, CIP #30045. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Manholes within the sanitary collection system were identified as structurally deficient based on inflow and infiltration studies performed by engineering firms as well as inspections by City staff within the Sewer Maintenance and Engineering Divisions of the Public Works Department. Rehabilitation efforts occurred to bring these structures back up to a state of good repaid. In addition, this work complied with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

Work has been satisfactorily completed by Save Our Sewers, Inc of Cedar Rapids, Iowa. The final project cost is $2,116,314.92.

On March 21, 2022 at approximately 3:44PM, the City received an Iowa Code Chapter 573 claim by Hydro-Klean, LLC (a sub-contractor of Save Our Sewers) for the amount of $66,662.65.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/31/2022 - 1:25 PM
Public Works Committee	Moses, Trish	Approved	3/31/2022 - 1:25 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:28 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the FY 2019 and FY 2020 Manhole Rehabilitation project by Save Our Sewers, Inc of Cedar Rapids, Iowa in the amount of $2,116,314.92, CIP #30045.

WHEREAS, the City of Davenport entered into a contract with Save Our Sewers, Inc of Cedar Rapids, Iowa for the FY 2019 and FY 2020 Manhole Rehabilitation project; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the FY 2019 and FY 2020 Manhole Rehabilitation project by Save Our Sewers, Inc of Cedar Rapids, Iowa in the amount of $2,116,314.92 is hereby accepted.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Tom Warner | 563-326-7735

Action / Date
4/13/2022

Subject:
First Consideration: Ordinance amending Section 2.63.030 entitled "Composition" of the Davenport Municipal Code to reduce the number of members on the Design Review Board from eleven to nine and to adjust qualifications. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
Current ordinance language for the Design Review Board calls for eleven members with experience or interest in specific industries such as architecture, engineering, real estate or urban planning/design. Appointing residents with the mandatory qualifications has been difficult and with board member resignations, keeping the board filled with eleven seats is challenging.

In order to ensure the Design Review Board can easily meet quorum requirements, and to help fill vacancies as resignations are submitted, the composition language is being adjusted from having experience or interest to interest preferred.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/30/2022 - 2:32 PM
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 2:32 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:29 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2.63.030 ENTITLED "COMPOSITION" OF THE DAVENPORT MUNICIPAL CODE TO REDUCE THE NUMBER OF MEMBERS ON THE DESIGN REVIEW BOARD FROM ELEVEN TO NINE AND TO ADJUST QUALIFICATIONS.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Section 2.63.030 entitled "Composition" is hereby amended to read as follows:

2.63.030 Composition.

The board shall consist of 9 members. An interest in urban planning, urban design and City development or experience as an architect, urban designer, urban planner, architectural historian, landscape architect, civil or structural engineer, real estate development professional, contractor or similar occupation is preferred.

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

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance Committee **Action / Date**
Contact Info: Mallory Merritt | 563-326-7792 **4/13/2022**

Subject:
First Consideration: Ordinance amending Section 13.16.108 entitled “Property lien for unpaid fees” of the Davenport Municipal Code to rename it "Unpaid fees" and include new methods of collecting outstanding utility fees. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This is a resubmittal of ordinance 2017-22 which originally passed on January 25, 2017. On August 18, 2018 Ordinance 2018-354 was passed updating Chapter 13.16 “Wastewater Facilities” in its entirety using a previous version of this ordinance which inadvertently omitted 2017-22. This program had been temporarily suspended due to the COVID pandemic.

The City of Davenport has always actively collected delinquent utility invoices, sixty days after a utility bill is issued. Historically, approximately 15% of utility balances remain unpaid after this time period. These balances are then either levied to the County or sent to a collection agency to be actively collected and turned over to the State of Iowa to participate in the Iowa Income Offset program.

The State of Iowa passed a statute in 2017 allowing a water utility to enter into an agreement with a city utility, city enterprise, combined city utility, or combined city enterprise to disconnect water service for outstanding balances for sewer and clean water fees. Iowa Code establishes the minimum requirements needed to have Iowa American Water (IAW) disconnect water service for delinquent sewer and clean water fees owed to the City.

Some highlights of the program are:

1. The City of Davenport is required have an agreement with Iowa American Water (IAW) defining the disconnect process.
2. A customer must have a delinquent sewer and clean water balance in excess of $500, which can be changed from time to time after notice is provided to the City Council.
3. The customer will receive a written notices at least 12 days prior to disconnection.
4. The customer has the ability to contest the invoice.
5. Disconnection will not occur after 3:00pm, on weekends, holidays, or the day after a holiday.
6. Customer will be allowed to sign up to two agreements to pay delinquent balances.
7. Staff will allow qualifying customers subject to disconnection to sign up for the Utility Exemption Program.

The City wants to utilize all resources available to collect delinquent utility bills. Disconnection will be used after other collection options prove unsuccessful. An effective collection program is an integral component of lower utility rates and financial solvency.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 9:54 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:47 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 13.16.108 ENTITLED "PROPERTY LIEN FOR UNPAID FEES" OF THE DAVENPORT MUNICIPAL CODE TO RENAME IT "UNPAID FEES" AND INCLUDE NEW METHODS OF COLLECTING OUTSTANDING UTILITY FEES.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Section 13.16.108 shall be amended in its entirety to read as follows:

13.16.108 **Unpaid fees.**

A. Unpaid sewer fees will be handled by one or a combination of the following collection methods:

1. The city treasurer shall certify to the county treasurer any comprehensive sewer user charge which is owed sixty days after the invoice is issued. All certified charges constitute a lien upon the premises served by the sanitary sewer system for which the charges were made and shall be collected in the same manner as taxes. Failure to send or receive a bill for comprehensive sewer user charges is not a defense to the collection of the charges.
2. Add a collection fee to customer balances and turn accounts over to a collection agency.
3. Turn accounts over to the State of Iowa to participate in the Iowa Income Offset program which is covered under Chapter 8A.504 of the Iowa Code.
4. City staff may order suspension of utility services to those premises for which the comprehensive sewer and/or clean water user charge is delinquent including but not limited to notifying Iowa American Water (IAW) to suspend water service as allowed by State of Iowa Code §476.20(l)(b) and 199 IAC 21.4(7).
    a. Disconnection of service shall be permitted according to the conditions:
        i. The City must enter into an agreement with Iowa American Water.
        ii. The City shall notify the person promptly of the reason for refusal to serve and the person's right to file a complaint with the Iowa Utilities Board.

iii. The customer must have a combined delinquent balance of sewer and clean water fees in excess of an amount to be established by the Finance Director after notice is provided to the Mayor and City Council.
iv. The City must send a letter to the customer notifying the customer of the delinquent balance, allow the customer 12 days to respond excluding Sundays and holidays.
v. Allow the customer to enter up to two written agreements for the duration of 12 months to pay off the delinquent balance.
vi. Reconnect fees must be consistent with the water utilities approved tariff.

5. Collection fees shall be established by and additional collection methods may be initiated by the Finance Director.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of the ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained not illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Third Consideration _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt 563-326-7792

Action / Date
4/13/2022

Subject:
Resolution setting a Public Hearing to amend the FY 2022 Operating and Capital Improvement Budgets. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This Resolution sets the Public Hearing for the purpose of amending the FY 2022 Operating and Capital Budgets.

The operating budget is amended to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments. The capital budget is amended to close out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year.

This Resolution formally sets the Public Hearing for Committee of the Whole Meeting on May 04, 2022 beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street. Specific amendment information will be provided with the agenda item appearing on that Council cycle.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/30/2022 - 2:33 PM
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 2:33 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:50 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION setting a Public Hearing on amending the FY 2022 Operating and Capital Improvement Budgets.

WHEREAS, amending the Operating Budget is necessary to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments; and

WHEREAS, amending the Capital Budget is necessary to close out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year; and

WHEREAS, a Public Hearing is necessary prior to the amendment of the Operating and Capital Improvement Budgets.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on amending the FY 2022 Operating and Capital Improvement Budgets shall be held at the Committee of the Whole Meeting on May 4, 2022 beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 13th day of April, 2022.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
4/13/2022

Subject:
Resolution awarding a contract for the Gateway to the East and Gateway to the West Signs project to General Constructors Inc of Bettendorf, Iowa in the amount of $140,855, CIP #23059. [Wards 1 & 6]

Recommendation:
Adopt the Resolution.

Background:
A Request for Proposals was issued on January 18, 2022 and sent to contractors. On February 25, 2022, the Purchasing Division opened and read two (2) proposals. See attached bid tab.

This RFP is for the removal of two existing older signs and the construction and installation of two (2) two-sided monument signs, one to be located at 3300 East Locust Street and one to be located at 1987 IA-461 (River Drive). The current sign on the east side of town was damaged in the derecho and will be funded in part by the Risk Fund.

General Constructors Inc of Bettendorf, Iowa was the lowest responsive and responsible proposer. They have successfully performed work for the City in the past.

Funding for this project is from CIP 77084675 530350 23059 Signage at City Facilities. These funds are from the sale of General Obligation Bonds and Risk Fund funding.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/30/2022 - 5:36 PM
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 5:37 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:50 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the Gateway to the East and Gateway to the West Signs project to General Constructors Inc of Bettendorf, Iowa in the amount of $140,855, CIP #23059.

WHEREAS, the City needs to contract for the Gateway to the East and Gateway to the West Signs project; and

WHEREAS, General Constructors Inc of Bettendorf, Iowa was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the Gateway to the East and Gateway to the West Signs project is hereby awarded to General Constructors Inc of Bettendorf, Iowa in the amount of $140,855.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: GATEWAY TO THE EAST AND GATEWAY TO THE WEST SIGNS

BID NUMBER: 22-79

OPENING DATE: FEBRUARY 25, 2022

FUNDING: 77084675 530350 23059 SIGNAGE AT CITY FACILITIES

RECOMMENDATION: AWARD THE CONTRACT TO GENERAL CONSTRUCTORS INC OF BETTENDORF IA

VENDOR NAME	PRICE
General Constructors Inc. of Bettendorf	**$140,855**
Tricon General Construction of Dubuque IA	$173,000

Approved By Kristi Keller 3-22-2022
Purchasing Date

Approved By _____
Dept Director Date

Approved By Brenda Cox 3-30-22
Budget/CIP Date

Approved By William J. Mc Nett 03/30/2022
Assistant City Administrator/ CFO Date

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
4/13/2022

Subject:
Resolution authorizing early redemption of General Obligation Corporate Bonds, Series 2014A and General Obligation Refunding Bonds, Series 2014B. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
As part of the most recent bond sale and debt service analysis conducted by PFM, the City's Financial Advisor, it was recommended to proceed with a redemption of the General Obligation Corporate Bonds, Series 2014A and General Obligation Refunding Bonds, Series 2014B. Based on the previous schedule, 2014A was anticipated to be paid off in 2029, while Series 2014B was set to be paid off in 2023.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution Letter
	Backup Material	Notice of Redemption 2014A
	Backup Material	Notice of Redemption 2014B

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/30/2022 - 2:37 PM
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 2:37 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:51 AM

MINUTES TO AUTHORIZE
REDEMPTION OF BONDS

629872-91

Davenport, Iowa

April 13, 2022

The City Council of the City of Davenport, Iowa, met on April 13, 2022, at _____ o'clock ___.m., at the _____, Davenport, Iowa.

The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

Absent: _____.

It was reported that it was necessary for the Council to authorize the early redemption of the City's outstanding General Obligation Corporate Bonds, Series 2014A and General Obligation Refunding Bonds, Series 2014B.

After due consideration and discussion, Alderman _____ introduced the following resolution and moved its adoption, seconded by Alderman _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Aldermen voted:

Ayes: _____

Nays: _____.

The resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy City Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

_____
Mayor

Attest:

_____
Deputy City Clerk

RESOLUTION NO. _____

Resolution authorizing early redemption of General Obligation Corporate Bonds, Series 2014A and General Obligation Refunding Bonds, Series 2014B

WHEREAS, the City of Davenport (the "City"), in Scott County, Iowa, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its $23,125,000 General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014 (the "Series 2014A Bonds"), and, in the ordinance authorizing the issuance of the Series 2014A Bonds, the City reserved the right to call for early redemption as of June 1, 2022, the maturities of the Series 2014A Bonds coming due after June 1, 2022 (the "Callable 2014A Bonds"); and

WHEREAS, the City has also previously issued its $10,950,000 General Obligation Refunding Bonds, Series 2014B, dated March 5, 2014 (the "Series 2014B Bonds"), in accordance with the Charter of the City and Chapter 384 of the Code of Iowa, and in the ordinance authorizing the issuance of the Series 2014B Bonds, the City reserved the right to call for early redemption as of June 1, 2022, the maturities of the Series 2014B Bonds coming due after June 1, 2022 (the "Callable 2014B Bonds"); and

WHEREAS, it has been proposed that the City Council authorize the early redemption of the Callable 2014A Bonds and the Callable 2014B Bonds on June 1, 2022 (the "Redemption Date");

NOW, THEREFORE, It Is Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The CFO/Assistant City Administrator, as Registrar and Paying Agent for the Series 2014A Bonds and the Series 2014B Bonds, is hereby authorized to take all action necessary to call the Callable 2014A Bonds and the Callable 2014B Bonds for early redemption on the Redemption Date. The CFO/Assistant City Administrator is further authorized and directed to give notice of such redemption by sending written notice by electronic means or certified mail to the registered owners of the Series 2014A Bonds and the Series 2014B Bonds to be redeemed at the addresses shown on the City's registration books, not less than thirty (30) days prior to the Redemption Date.

Section 2. All resolutions and orders or parts thereof in conflict with the provisions of this resolution, to the extent of such conflict, are hereby repealed.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 13, 2022.

_____
Mayor

Attest:

_____
Deputy City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the Council's intention to call and redeem the City's outstanding General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014 and General Obligation Refunding Bonds, Series 2014B, dated March 5, 2014.

WITNESS MY HAND this _____ day of _____, 2022.

_____
Deputy City Clerk

March 17, 2022

Via Email
Mallory Merritt
CFO/Assistant City Administrator
City Hall
Davenport, IA

Re: Redemption of Series 2014A Bonds and Series 2014B Bonds
Our File No. 629872-91

Dear Mallory:

We have prepared and attach proceedings for use at the April 13, 2022, City Council meeting in order to authorize the early redemption of the City's outstanding General Obligation Corporate Bonds, Series 2014A (the "Series 2014A Bonds") and General Obligation Refunding Bonds, Series 2014B (the "Series 2014B Bonds") on June 1, 2022.

The proceedings attached include the following items:

1. Resolution of the City Council authorizing the redemption of the City's outstanding Series 2014A Bonds and Series 2014B Bonds.

2. Certificate attesting transcript.

We have also attached a Notice of Redemption for both the Series 2014A Bonds and the Series 2014B Bonds. Please email each Notice of Redemption to DTC Notices of Redemption (redemptionnotification@dtcc.com) not less than 30 days prior to June 1, 202. Please copy us on those transmittal emails, or let us know if alternative arrangements should be made.

Also, material event disclosure filings on EMMA will need to be made following the April 13 action by the City Council announcing the calling of these bonds for redemption.

As these proceedings are completed, please return one fully executed copy to our office.

If you have any questions, please contact Emily Hammond, Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Brian Krup
John Burmeister

NOTICE OF REDEMPTION

CITY OF DAVENPORT, IOWA

Notice is hereby given that the City Council of the City of Davenport, Iowa, has called for redemption as of June 1, 2022 (the "Redemption Date"), the following described General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014 (the "Bonds"), which are scheduled to mature on June 1 in each of the years, in the principal amounts, bearing interest at the rates, bearing CUSIP numbers and being payable at the redemption prices, as follows:

GENERAL OBLIGATION CORPORATE BONDS, SERIES 2014A
DATED MARCH 5, 2014

Year	Amount	Interest Rate	CUSIP No.	Redemption Price
2023	$1,480,000	4.000%	238388 NQ1	100%
2024	$1,535,000	3.000%	238388 NR9	100%
2025	$1,555,000	3.000%	238388 NS7	100%
2026	$1,610,000	3.250%	238388 NT5	100%
2027	$1,675,000	3.375%	238388 NU2	100%
2028	$1,755,000	3.375%	238388 NV0	100%
2029	$1,825,000	3.500%	238388 NW8	100%

The Bonds identified above should be presented to the CFO/Assistant City Administrator, City Hall, 226 West 4th Street, Davenport, Iowa 52801 (Telephone No. (563) 326-7792), for retirement as of the Redemption Date at the redemption prices specified above, together with accrued interest, and all further interest will cease on the Redemption Date.

In compliance with Federal law, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time of the payment if the City is not provided with a social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 form, which may be obtained at a bank or other financial institution.

Additional information may be obtained from the City of Davenport, Iowa.

CITY OF DAVENPORT, IOWA

By: Mallory Merritt
CFO/Assistant City Administrator

NOTICE OF REDEMPTION

CITY OF DAVENPORT, IOWA

Notice is hereby given that the City Council of the City of Davenport, Iowa, has called for redemption as of June 1, 2022 (the "Redemption Date"), the following described General Obligation Refunding Bond, Series 2014B, dated March 5, 2014 (the "Bond"), which is scheduled to mature on June 1 in the year, in the principal amount, bearing interest at the rate, bearing the CUSIP number and being payable at the redemption price, as follows:

GENERAL OBLIGATION REFUNDING BOND, SERIES 2014B
DATED MARCH 5, 2014

Year	Amount	Interest Rate	CUSIP No.	Redemption Price
2023	$785,000	3.00%	238388 PE6	100%

The Bond identified above should be presented to the CFO/Assistant City Administrator, City Hall, 226 West 4th Street, Davenport, Iowa 52801 (Telephone No. (563) 326-7792), for retirement as of the Redemption Date at the redemption prices specified above, together with accrued interest, and all further interest will cease on the Redemption Date.

In compliance with Federal law, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time of the payment if the City is not provided with a social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 form, which may be obtained at a bank or other financial institution.

Additional information may be obtained from the City of Davenport, Iowa.

CITY OF DAVENPORT, IOWA

By: Mallory Merritt
CFO/Assistant City Administrator

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
4/13/2022

Subject:
Resolution approving the purchase of a 70-foot aerial truck from Altec Industries of Creedmoor, North Carolina in the amount of $206,131 using Sourcewell contract #012418-ALT. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City needs to purchase a new 70-foot aerial truck for the Forestry Division to replace a 1995 model that is approaching the end of its useful life and will soon no longer be cost effective to repair. Altec Industries of Creedmoor, North Carolina was awarded Sourcewell contract #012418-ALT as the lowest responsive and responsible bidder.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	City of Davenport Altec Sourcewell Quote
🗋	Backup Material	City of Davenport Altec Specs

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	3/30/2022 - 10:41 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the purchase of a 70-foot aerial truck from Altec Industries of Creedmoor, North Carolina in the amount of $206,131 using Sourcewell contract #012418-ALT.

WHEREAS, the City needs to purchase a 70-foot aerial truck for the Forestry Division; and

WHEREAS, Altec Industries was awarded Sourcewell contract #012418-ALT as the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of a 70-foot aerial truck from Altec Industries of Creedmoor, North Carolina in the amount of $206,131 using Sourcewell contract #012418-ALT is hereby approved.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

Altec Industries, Inc.

Quote Number: 1097467
Opportunity Number: 1664829
Sourcewell Contract #: 012418-ALT
Date: 1/24/2022

Quoted for: City of Davenport (IA)
Customer Contact: John Vance
Phone:563-326-7896 / **Email:** john.c.vance@davenportiowa.com
Quoted by: Nick Adcock
Phone:919-529-3582 / **Email:** nick.adcock@altec.com
Altec Account Manager: Kolby O'Brien

REFERENCE ALTEC MODEL		Sourcewell Price
LR860-E70	**Overcenter Articulating Aerial Device (Insulated)**	**$201,499**

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1			
2			
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1			
2			
3			
4			
5			
6			
7			
8			
		SOURCEWELL OPTIONS TOTAL:	$201,499

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT		$0
2	UNIT & HYDRAULIC ACC		$0
3	BODY		$0
4	BODY & CHASSIS ACC		$0
5	ELECTRICAL		$0
6	FINISHING		$0
7	CHASSIS	Freightliner Chassis Surcharge	$2,600
8	OTHER		$0
		OPEN MARKET OPTIONS TOTAL:	$2,600

SUB-TOTAL FOR UNIT/BODY/CHASSIS: **$204,099**
Delivery to Customer at $2.20 / mile: **$2,032**

TOTAL FOR UNIT/BODY/CHASSIS: **$206,131**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: No later than **280-300** days ARO, FOB Customer Location
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Please ask your Altec Account Manager for more information
BUILD LOCATION: Creedmoor, N.C

January 24, 2022
Our 93rd Year

Ship To:
CITY OF DAVENPORT (IA)
226 WEST 4TH STREET
DAVENPORT, IA 52801-0000
US

Bill To:
CITY OF DAVENPORT (IA)
226 WEST 4TH STREET
DAVENPORT, IA 52801-0000
United States

Attn:
Phone:
Email:

Altec Quotation Number: 1097467 - 1
Account Manager: Kolby O'Brien
Technical Sales Rep: William Nick Adcock

Item	Description	Qty	Price Unit
1.	ALTEC Model LR8-60E70 Articulating Overcenter Aerial Device with an insulating lower boom, insulating upper boom and the Altec ISO-Grip insulating system at the boom tip. For installation behind the cab to include the following features:	1	

A. Ground to Bottom of Platform Height: 70.3 feet (21.4 meters).
B. Working Height: 75.3 feet (23.0 meters).
C. Maximum reach to edge of platform with Upper Boom Non- overcenter (working position): 44.8 feet (13.6 meters) at platform height of 38.7 feet (11.8 meters)
D. Maximum reach to edge of platform with Upper Boom Overcenter: 48.4 feet (14.8 meters) at platform height of 19.8 feet (6.0 meters).
E. Continuous Rotation.
F. Lower Boom: Articulation is from 0 to 125 degrees. Insulator provides 15 inches of isolation in the lower boom.
G. Insulating Upper Boom: Articulation is from 0 to 270 degrees. The round filament wound fiberglass section provides a minimum of 19 feet (5.79 meters) of isolation.
H. Chain and Rod Leveling: Platform automatically maintains level during boom articulation by means of a high strength chain and fiberglass rods in the booms to maintain dielectric integrity. Lifetime system requires no major preventative maintenance. Platform level adjustment is easily accessible from external location on lower pivot.
I. Altec Patented walking link system features uniform speed, smooth and continuous articulation and low maintenance operation.
J. Maintenance Free Elbow: nitrided to prevent rust, increase hardness and eliminates the need for grease at the elbow.
K. Side-by-Side Boom Stow offers low travel height and easy platform access.
L. The INSULATING UPPER CONTROL SYSTEM includes a single handle controller incorporating high electrical resistance components that are dielectrically tested to 40 kV AC with no more than 400 microamperes of leakage. The control handle is green in color to differentiate it from other non-tested controllers.
M. The INSULATING SECONDARY CONTROL SYSTEM includes control handles incorporating high electrical resistance components that are dielectrically tested to 40 kV AC with no more than 400 microamperes of leakage. These control

Item	Description	Qty	Price
	handles are green in color to differentiate it from other non-tested controllers. **N.** Platform capacity: 400 lbs. (181 kilograms) standard. **O.** Small Boom Tip Profile. **P.** Hydraulic system: Open center (full pressure), maximum flow of 6.0 to 6.5 gpm (22.7 to 24.6 lpm), maximum operating pressure of 3,000 psi. **Q.** Diagnostic pressure test port is located at the lower control station to allow a technician to quickly and easily attach a test gauge to verify system and tool circuit pressure. **R.** Unit is painted with a powder coat paint process which provides a finish-painted surface that is highly resistant to chipping, scratching, abrasion and corrosion. Paint is electrostatically applied to the inside as well as outside of fabricated parts then high temperature cured prior to assembly ensuring maximum coverage and protection. **S.** Unit meets or exceeds ANSI 92.2 standards.		
2.	Manual Upper Boom Stow Securing System with support cradle and tie down strap.	1	
3.	Elevator Pedestal	1	
4.	Single, One (1) Man, Fiberglass Platform; fixed side mounted. 24 x 24 x 39 inches. Altec Patented ISO-Grip Insulating, Proportional Speed, Upper Control Handle - with safety interlock and interlock guard. Located on the side of the platform nearest the upper boom, mounted on the shaft. Forward/back operates lower boom down/up, tiller operates rotation CW/CCW, and up/down operates upper boom up/down.	1	
5.	One (1) Platform Step - located on the side of the platform nearest the elbow in the stowed position	1	
6.	Platform Cover - Soft vinyl 24 x 24 inch (610 x 610 mm)	1	
7.	Platform Liner, 24 x 24 x 39 inches (610 x 610 x 991 mm), 50 kV Rating	1	
8.	Hydraulic Tool Circuit at Platform: Two (2) sets of tool couplers for open center tools, one (1) set located on each side of the platform.	1	
9.	Tool Circuit System Relief Pressure to be set to 2250 PSI	1	
10.	Secondary Stowage System: 12 VDC powered motor and pump assembly for temporary operation of the unit in a situation wherein the primary hydraulic source fails. Electric motor is powered by the chassis battery. Control is operated with an air plunger at the platform and a momentary switch located at the lower controls and the outrigger controls. This feature allows the operator to completely stow the booms, platform, and outriggers.	1	
11.	Slip Ring: Required for engine start/stop, secondary stowage system, and throttle control options	1	
12.	Primary A-Frame Outriggers with 5-degree swivel shoe. For installation on a 36 to 40 inch chassis frame height. **A.** Maximum Spread: 140 inches to the outer edge of shoes **B.** Ground Penetration: 7 to 11 inches depending on chassis frame height **C.** Outrigger/Unit Selector Valve: reduces the potential for inadvertent outrigger movement during machine operation if outrigger controls are bumped **D.** Outrigger Control Valves: located on the outrigger legs	1	

Item	Description	Qty	Price
	E. Outrigger Interlocks: will not allow the unit to be operated until the outriggers have been at least partially deployed **F.** Outrigger Motion Alarms		
13.	Hydraulic Outrigger Control Valves	1	
14.	Insulating Aerial Device, ANSI Category C, 46kV and Below	1	
15.	Bolt On Grab Handle for Turntable	1	
16.	Altec Unit Powder Painted White	1	
	Unit & Hydraulic Acc.		
17.	Hydraulic Reservoir, 30 Gallon, Rectangular	1	
18.	Sight Gauge for Hydraulic Reservoir, Reservoir Mounted	1	
19.	HVI-22 Hydraulic Oil (Standard).	35	
20.	Standard Pump For PTO	1	
21.	Hot shift PTO for automatic transmission	1	
22.	Standard Altec PTO/Machine Functionality: PTO won't engage until parking brake is set.-Once parking (holding) brake is set, PTO and machine functions are enabled.-If parking (holding) brake is disengaged, both PTO and machine functions are disabled.	1	
23.	Standard PTO/Transmission Functionality for Automatic Transmissions -If chassis is in gear, and PTO switch is activated, PTO will not engage. Chassis will remain in gear. Once the chassis is shifted back into gear the PTO will disengage. For some truck configurations the PTO switch must be turned off to allow the transmission to shift into gear.	1	
	Body		
24.	Altec Chip Dump Body 14.5 cubic yard capacity, 96 inches wide x 60 inches high x 132 inches long (2438 x 1524 x 3353 mm) with ladder box on curb side of body and single piece tailgate **A.** Structural Channel stringers and floor channel. **B.** 12 gauge minimum floor plate. **C.** 14 gauge minimum sides and front with full length die-formed reinforcing ribs. **D.** 14 gauge roof. **E.** Rear top and sides of body reinforced for lower boom support. **F.** 26-1/2 inches (673 mm) high tailgate, hinged curb side with provision to hold open for dumping. **G.** 12 gauge minimum rear under body skirt panel. **H.** Class "C" Hydraulic hoist, installed, with 45 degree dump angle and body prop. **I.** LED lighting package, rubber grommet-mounted, with wiring harness in automotive type loom. **J.** Two(2) LED strobes mounted in the upper rear corners of the dump body. **K.** Curb side built-in ladder compartment, 12 inches wide x 25 inches high (305 x 635 mm) with wear pad and internal security chain.	1	

Item	Description	Qty	Price
	L. Pole pruner compartment, 11 inches high (279.4 mm), above ladder compartment with dual shelves and rear locking door. Upper section of rear door opening is open. **M.** Interior of chip body finished with scratch and corrosion resistant liner **N.** Underside of chip body undercoated. **O.** Painted White		
25.	Altec T-66 Thru Box with curbside and streetside compartments containing the following: **A.** Streetside: Single compartment (66 inches long x 50 inches high x 26.5 inches deep) with two (2) barn-style doors and one (1) vertical door. Two (2) full width shelves fixed at 11 inches and 25 inches from top. Rubber matting (0.125 inch thick) in bottom. Right side has access to horizontal thru compartment extending to curbside. **B.** Curbside: Single compartment (41 inches long x 50 inches high x 26.5 inches deep) with two (2) barn-style doors. Left side has two (2) full width shelves fixed at 11 inches and 25 inches from top. Right side has six (6) material hooks (3-0-3). Platform mounted behind compartment 12 inches high x 25 inches wide x 26.5 inches deep. Horizontal thru compartment (6 inches high) recessed 12 inches, open to streetside with vertical partitions spaced 10 inches, 6 inches and 9 inches wide with drop-down door. Access step to T-box compartment top. **C.** Standard features: Bolt-on door locks. Gas shock door holders. Door locks are three-point t-handle latches with lock cylinders. Finish paint interior compartments the same as exterior. Integrated locking system. Front master locking handle. **D.** Provide mounting bracket for hydraulic reservoir on top of transverse behind curbside vertical compartment. **E.** Automotive undercoating applied to entire underside of body. **F.** Painted White	1	
	Body and Chassis Accessories		
26.	Cab Guard, 140" L, 12 GA Sheet Metal With Non-Skid Surface And Expanded Metal Section At Front, Black Gator Hyde Coating **A.** Cab Guard Mounting Kit **B.** Front Supports For Cab Guard	1	
27.	ICC (Underride Protection) Bumper Installed At Rear	1	
28.	Rigid Style Pintle Hitch (30,000 LB MGTW with 6,000 LB MVL), 4-Bolt Face Mount, Buyers PH15 (T-60 Style) (Forestry Applications)	1	
29.	Set Of D-Rings for Trailer Safety Chain, installed one each side of towing device mount.	1	
30.	Cab Guard Access Stirrup Step(s) With Grab Handle(s) At Curbside Rear Of Cab Guard	1	
31.	Rigid Access Step Under Through Box Side Access Platform	1	
32.	Platform Rest, Rigid with Rubber Tube	1	
33.	No Automatic Lower Boom Stow Securing System	1	
34.	Wood Outrigger Pad, 19.5" x 19.5" x 2.25", With Fluorescent Orange Steel Band Around The Outer Edges And Chain Handle	2	

Item	Description	Qty	Price
35.	Grab Handle Installed On Top Of Lower Controls	1	
36.	Outrigger Pad Holder, 20" L x 20" W x 3.5" H, Fits 19.5" x 19.5" x 2.25" And Smaller Pads, Bolt-On, Bottom Washout Holes, 3/4" Lip Retainer	2	
37.	Mud Flaps With Altec Logo (Pair)	1	
38.	Wheel Chocks, Rubber, 9.75" L x 7.75" W x 5.00" H, with 4" L Metal Hairpin Style Handle (Pair)	1	
39.	Wheel Chock Holders (Pair), For Installation Under Flatbed Or Dump Body	1	
40.	Small Grab Handle Installed On Front Of Dump Body At Through Box Side Access Platform	1	
41.	Small Grab Handle Installed on Rear of Through Box on Curbside at Through Box Side Access Platform	1	
42.	Grab Handle Installed on Top of Curbside Rear Through Box Compartment	1	
43.	Slope Indicator Assembly (Pair) For Machine With Outriggers	1	
44.	Cone Holder, Horizontal Style with Vertical Pivot (Un-folds Upwards), For Mounting On Front Bumper (Holds up to four 15"x15" large cones)	1	
45.	Safety Harness & 4.5 FT Lanyard (Medium To X-large)	1	
46.	Driveaway Safety Kit	1	
47.	Vinyl manual pouch for storage of all operator and parts manuals	1	
	Electrical Accessories		
48.	Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)	1	
49.	4-Corner Strobe Lighting, Amber LED,Two (2) Round Lights in Front Corners of Cab Guard and Two (2) Round Lights at Rear	1	
50.	Strobe Lights Wired Battery Hot	1	
51.	Dual Tone Back-Up With Outrigger Motion Alarm	1	
52.	PTO Hour Meter, Digital, with 10,000 Hour Display	1	
53.	6-Way Trailer Receptacle (Pin Type) Installed At Rear	1	
54.	Electric Trailer Brake Controller (Tekonsha Voyager #9030)	1	
55.	Altec Modular Panel System (AMPS) - Includes Mounting Panel and Accessory Switches	1	
56.	Install secondary stowage system.	1	
57.	Install Outrigger Interlock System	1	

Item	Description	Qty	Price
58.	Heavy Duty Secondary Stowage Pump	1	
59.	No Upper Boom Out of Stow Indicator	1	
60.	No Lower Boom Out of Stow Indicator	1	
61.	PTO Indicator Light Installed In Cab	1	
	Finishing Details		
62.	Powder Coat Unit Altec White	1	
63.	Finish Paint Body Accessories Above Body Floor Altec White	1	
64.	Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders.	1	
65.	Vehicle Height Placard, Installed In Cab	1	
66.	Apply Non-Skid Coating to all walking surfaces	1	
67.	English Safety And Instructional Decals	1	
68.	Placard, HVI-22 Hydraulic Oil	1	
69.	Dielectric test unit according to ANSI requirements.	1	
70.	Stability test unit according to ANSI requirements.	1	
71.	Focus Factory Build	1	
72.	Delivery Of Completed Unit	1	
73.	Inbound Freight	1	
74.	As Built Electrical And Hydraulic Schematics To Be Included In The Manual Pouch	1	
75.	Stock Unit	1	
	Chassis		
76.	Altec Supplied Chassis	1	
77.	Altec Stock Chassis	1	

A. 2023 Model Year
B. Freightliner M2-106
C. Regular Cab
D. 4x2 Drivetrain
E. Chassis Color - White
F. Cummins B6.7 Engine

Item	Description	Qty	Price
G.	240 HP Engine Rating		
H.	Allison 3500 RDS Automatic Transmission		
I.	Air Brakes		
J.	Clear Cab to Axle Length - 139 inches Actual Cab to Axle Length - 142 inches		
K.	33,000 LBS Gross Vehicle Weight Rating (GVWR)		
L.	13,220 LBS Front Axle Weight Rating (FAWR)		
M.	21,000 LBS Rear Axle Weight Rating (RAWR)		
N.	016-1C3 - Freightliner Horizontal Exhaust (Right-Horizontal-Behind Cab-Horizontal)		
O.	Driver Controlled Locking Differential		
P.	Park Brake In Rear Wheels		
Q.	204-215 Freightliner 50 Gallon Fuel Tank (Left Hand Under Cab)		
R.	Freightliner - Pre-Wire Chassis with No Cab Backwall Pass-Thru (33U-011)		
S.	No Idle Engine Shut-Down Required		
T.	Air Conditioning		
U.	AM/FM Radio		

Additional Pricing

78.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	

Unit / Body / Chassis Total	**206,131.00**
FET Total	**0.00**
Total	**206,131.00**

Altec Industries, Inc.

BY

William Nick Adcock

Notes:

1 Chassis pricing should be considered budgetary only and is subject to change when specific model year pricing becomes available from the OEM. Additionally, the chassis model year is subject to change based on availability at time of order.

2 Altec takes pride in offering solutions that provide a safer work environment for our customers. In an effort to focus on safety, we would encourage you to consider the following items:

Outrigger pads (When Applicable)
Fall Protection System
Fire extinguisher/DOT kit
Platform Liner (When Applicable)
Altec Sentry Training

Wheel Chocks

The aforementioned equipment can be offered in our new equipment quotations. If you find that any of these items have not been listed as priced options with an item number in the body of your quotation and are required by your company, we would encourage you to contact your Altec Account Manager and have an updated quote version sent to you. These options must be listed with an item number in the quotation for them to be supplied by Altec.

3 The final fully loaded weight of the truck and structural ratings of the hitch assembly may reduce the towing capacity and the vertical load capacity of the finished truck. These capacities may not match the ratings of the chassis or hitch.

4 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

5 Unless otherwise noted, all measurements used in this quote are based on a 40 inch (1016mm) chassis frame height and standard cab height for standard configurations.

6 Altec Standard Warranty:

One (1) year parts warranty.

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

7 F.O.B. - Customer Site

8 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and it's subsidiaries) may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on www.altec.com for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.

9 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.

10 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.

11 Interest charge of 1/2% per month to be added for late payment.

12 Any payment made by a credit card may be subject to a surcharge fee.

13 Estimated Delivery: 330-360 days after receipt of order PROVIDING:
A. Customer supplied chassis is received a minimum of sixty (60) days before scheduled delivery.
B. Customer approval drawings are returned by requested date.
C. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.
D. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer inspection will delay the delivery of the vehicle.

Estimated Delivery is based on information at time of quote and is subject to change.

Altec reserves the right to change suppliers in order to meet customer delivery requirements, unless specifically identified, by the customer, during the quote and or ordering process.

14 Trade-in offer is conditional upon equipment being maintained to DOT (Department of Transportation) operating and safety standards and remaining in compliance of DOT until arrival at an Altec Facility. This will include, but is not limited to engine, tires, lights, brakes, glass, etc. All equipment, i.e., jibs, winches, pintle hooks, trailer connectors, etc., are to remain with unit unless otherwise agreed upon in writing by both parties. ALTEC Industries reserves the right to re-negotiate its trade-in offer if these conditions are not met.

All reasonable and necessary expenses required of ALTEC Industries to execute transportation of the trade-in will be invoiced to the customer for payment if these conditions are not met to maintain DOT standards.

Customer may exercise the option to rescind this agreement in writing within sixty (60) days after receipt of purchase order. After that time ALTEC Industries will expect receipt of trade-in vehicle upon delivery of new equipment as part of the terms of the purchase order unless other arrangements have been made.

15 This quotation is valid until MAR 07, 2022. After this date, please contact Altec Industries, Inc. for a possible extension.

16 After the initial warranty period, Altec Industries, Inc. offers mobile service units, in-shop service and same day parts shipments on most parts from service locations nationwide at an additional competitive labor and parts rate. Call 877-GO-ALTEC for all of your Parts and Service needs.

17 FINANCING AVAILABLE: Please contact Altec Capital at (888) 408-8148 or email finance@altec.com for more information.

18 Please direct all questions to Kolby O'Brien at (919) 528-2535

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
4/13/2022

Subject:
Resolution approving a one-year lease agreement with five one-year options between the City of Davenport and Family Resources, Inc for the lease of City-owned property located at the Annie Wittenmyer Complex. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
In early 2022, the City of Davenport and Family Resources entered into negotiations to update the lease arrangement for a number of properties located within the Annie Wittenmyer Complex.

Under the proposed and attached lease agreement, Family Resources will lease Buildings A, E, F, H, J, D, and L from the City for an annual rent payment in the amount of $300,000. The lease term will begin on May 1, 2022 with rent payments commencing on July 1, 2022. This is a one-year lease with five possible one-year renewal options following the initial term.

The lease agreement as proposed provides for the ongoing maintenance and repair of these properties, while also allowing for their use by a community partner. To facilitate the maintenance agreement, the City will use a portion of the rent funds to hire two temporary employees to manage the facility and who will report to Public Works, Facilities Maintenance and will absorb all current assets in the shop operated by Family Resources. The remainder of these rent funds will be used to pay for associated repairs, utilities, and remaining funds will be kept in a rolling fund to pay for planned capital items as funds accumulate.

A campus map is attached.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	Lease Agreement
🗋	Backup Material	Campus Map

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/31/2022 - 4:00 PM
Finance Committee	Merritt, Mallory	Approved	3/31/2022 - 4:00 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:52 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a one-year lease agreement with five one-year options between the City of Davenport and Family Resources, Inc for the lease of City-owned property located at the Annie Wittenmyer Complex.

WHEREAS, Family Resources, Inc desires to lease property from the City of Davenport for its operations; and

WHEREAS, the City of Davenport has a mutually shared interest in ensuring that these buildings are occupied and maintained; and

WHEREAS, Family Resources, Inc will provide an annual rent payment to the City of Davenport to cover facilities maintenance, utilities, and general use of all associated spaces, and the City will allow exclusive use of these properties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a one-year lease agreement with five one-year options between the City of Davenport and Family Resources, Inc for the lease of City-owned property located at the Annie Wittenmyer Complex is hereby approved.

Passed and approved this 13th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

LEASE AGREEMENT

THIS LEASE AND AGREEMENT, executed in full, is made and entered into this _____ of _____, 2022, by and between City of Davenport, Iowa, an Iowa Municipal Corporation, hereinafter called the Lessor, and Family Resources, Inc., hereinafter called the Lessee. Lessor and Lessee agree to the following terms:

1. PREMISES. The Lessor leases to the Lessee, and the Lessee leases from the Lessor those certain premises in the City of Davenport, County of Scott, State of Iowa, described as follows and included in Appendix A (ADD MAP):

   City owned property located at the Annie Wittenmyer Complex consisting of:

   Building A
   Building E
   Building F
   Building H
   Building J
   Building D
   Building L (sub-lease only)*

   Upon receipt of a written offer from a prospective lessee for any other property at this complex, the Lessee shall be granted a first right of refusal to lease at an equivalent monthly rate. Lessee may exercise said option within fifteen (15) days of receipt of notice thereof in writing from the Lessor. If the option is exercised, the parties shall document it through a written lease addendum.

   Lessor agrees to allow the Lessee to utilize Building B (Recreational Building) for programmatic purposes; however, Lessee does not control the exclusive use. All use shall be coordinated directly with the Davenport Parks and Recreation Department, and Lessee will have priority for programming so long as this is submitted in a timely manner. During the use of this space, Lessee will provide Lessor with a hold harmless and indemnification agreement for such use.

2. TERM. The term of this lease shall commence on the 1st day of May, 2022 and shall continue for a term of one year. At the end of the initial term, Lessee may exercise up to five (5) separate one (1) year renewals with written notification of its exercise of its right to do so, at least sixty (60) days prior to the expiration of the Term.

3. RENT. The rent for Family Resources beginning July 1, 2022 shall be an annual fee of three hundred thousand dollars ($300,000.00) paid in twelve equal installments of twenty five thousand dollars ($25,000.00) per month due by the 15th of each month. Upon exercise of the annual renewal, and upon any adjustment to occupied buildings, the City of Davenport Finance Director shall have the authority to negotiate rent reductions which shall reasonably approximate fair market value for the areas or buildings to be leased.

4. UTILITIES. Lessor shall pay for water, electricity, and gas usage at the premises so long as such usage is reasonable. Lessee shall provide at Lessee's cost receptacles for refuse and arrange for its removal from the premises. At the expiration of the term, the City of Davenport Finance Director shall have the authority to adjust the annual rent payment for additional terms factoring in the actual utility costs for the property.

5. REPAIRS AND MAINTENANCE. Lessor, at its expense, shall keep the premises in compliance with the state and local laws, keep the exterior walls and the roofs of the leased premises in good repair, and make all necessary structural repairs of alterations as determined by the Lessor. Lessor shall be responsible for all maintenance, including but not limited to the HVAC systems and routine and customary maintenance but excluding damage caused by Lessee or its occupants. Lessee shall be responsible for custodial services and maintenance and repair for any damages caused by clients or tenants of the property. In the event that Lessee would like for the Lessor to provide custodial services or make repairs for damages, the Lessor will bill the Lessee for the cost of the service in addition to the monthly rent payment.

   Lessee shall, at the expiration of the lease, quit and surrender said premises in as good of a condition as that in which they were delivered less reasonable wear and tear, damage by fire, or other causes beyond the control of the Lessee.

6. OTHER IMPROVEMENTS. Lessee, at its expense, and with the written approval of the Lessor, may make additional improvements as may be necessary to fit the premises for its intended use. All fixtures and improvements, the material for which has been furnished by the Lessor, shall remain the property of the Lessor. The parties will use their best efforts to apply for grants including but not limited to federal and state grants for the purpose of rehabilitating and preserving the buildings leased. In all cases, the City shall review any grant application prior to submittal and make the final determination as to whether a grant is applied for.

   All additions, improvements or other fixtures made, installed, or affixed to the premises in such a manner as to be removable without physical damage to the premises shall be and remain the property of the Lessee. These may be removed or replaced by the Lessee and any time and any material damage to the premises in the course of said removal shall be repaired by the Lessee and the Lessee's cost and expense. If Lessee fails to remove its fixtures or improvements prior to the termination of the Lease, all such fixtures or improvements shall become the property of the Lessor.

7. ASSIGNMENT AND SUBLETTING. Lessee shall not assign or mortgage this lease, sublet the whole or any part of the premises, or use the premises for any purpose other than as General Office Use without the written consent of the Lessor. However, Lessee is not required to obtain permission to sublet the premises to Family Resources Inc. or one of its subsidiaries or to lease portions of Buildings D and L for soft use.

8. SIGNS. Lessee shall not erect, install, operate or cause or permit to be erected, installed, or operated in or upon the premises any sign or other similar advertising device without first having obtain the Lessor's written consent in all cases.

9. INSURANCE AND INDEMNIFICATION. The Lessor shall secure and maintain such primary insurance policies as will protect self, Lessee, or subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by self, by any subcontractor, by anyone employed by it directly or indirectly, or by Lessee.

   The Lessee shall maintain property coverage to insure the contents in each building. The Lessor shall not be responsible for loss of contents.

   To the fullest extent permitted by the law, the Lessee shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and

expenses, including but not limited to, all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense:

(1) Is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
(2) Is caused in whole or in part by any negligent act or omission of the Lessee, any subcontractor, anyone directly or indirectly employed by any of them or anyone for those acts any of them may be liable.

To the fullest extent permitted by the law, the Lessor shall defend, indemnify, and hold harmless Lessee and any of its subsidiaries or sublettors, their officials, agents, and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees arising out of or resulting from Lessor's obligations on the property, provided that any such claim, damage, loss or expense:

(3) Is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
(4) Is caused in whole or in part by any negligent act or omission of the Lessor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for those acts any of them may be liable.

10. DESTRUCTION OF PREMISES. In the event the leased premises is deprived of the use and occupancy of the leased premises or any part thereof, the rent shall be wholly or proportionately abated in proportion to the amount of space which is not tenantable until any repairs are completed to make the premises tenantable. In the event the leased premises are damaged or destroyed by fire or other casualty in the amount of 50% or more of the value of said leased premises, this lease may be cancelled at the option of either party by giving to the other party written notice within thirty (30) days following the date of the fire or other casualty, of its intention to cancel the lease; and after said notice, the Lessee shall not be liable for any further payments of rent. In the event the Lessee does not give written notice within the time provided, the Lessor shall have a reasonable time to repair the damage. In the event of total destruction of said premises by fire or other casualty, this lease shall cease and come to an end, and the Lessee shall be liable for rent only up to the time of such destruction.

    In the event the leased premises shall be damaged by fire or other casualty not to exceed 50% of the value of the leased premises, the Lessor shall promptly restore and repair the premises to its present condition, as nearly as practicable, unless said casualty occurred during renovations being made by the Lessee. Provided, notwithstanding any provision to the contrary, if the Lessee elects not to occupy said buildings while it is being repaired from damage by fire or other casualty, no rent shall be charged whatsoever during the period of time Lessee is not occupying the building under such circumstances.

11. ACCESS AND PARKING. Lessee shall have non-exclusive use of access roads and public parking areas at the Annie Wittenmyer Complex. The Lessor and Lessee will work to assure convenient parking is available to the Lessee, without excluding other tenants in the vicinity.

    Lessor, at its expense, shall provide snow removal on the access road, known as Wittenmyer Lane and in the parking areas. Lessor shall provide snow removal for sidewalks and landscape maintenance including lawn care per the City's standard prioritization schedule.

12. NOTICES. All notices shall be in writing deposited in the United States Mail, certified with postage prepaid. Notice shall be deemed to be delivered when deposited in the United States Mail. Change of address by either party must be by notice given to the other party in the same manner as herein specified.

    All notices to be given to the Lessee shall be addressed to the Lessee at:

    Family Resources
    2800 Eastern Avenue
    Davenport, IA 52803

    All notices to be given to the Lessor shall be addressed to the Lessor at:

    Davenport City Hall
    226 West 4th Street
    Davenport, IA 52801
    Attn: Mayor, City Administrator, Chief Financial Officer

13. DEFAULT. If Lessee shall be in arrears in the payment of rent for a period of ten (10) days, or if Lessee shall fail or neglect to do or perform or observe any of the terms of this Lease, and such failure or neglect shall continue for a period of not less than ten (10) days after the Lessor has notified Lessee in writing of Lessee's default (such ten (10) day notification period shall not be construed to apply to any default in payment or rent), or if Lessee shall be declared to be bankrupt or insolvent according to law, or if any assignment of its property shall be made for the benefit of creditors, then in either of said cases or events, the Lessor lawfully may, at Lessor's option, immediately or at any time thereafter, without demand or notice, enter into and upon said premises or any part thereof and in the name of the whole, and repossess the same of its former estate, and expel Lessee and those claiming by, through, or under Lessee and remove Lessee's effects, if any, forcibly if necessary, without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be used for arrears of rent or preceding breach of covenant. On the re-entry, this lease shall terminate.

    The Lessor may, in its notice to Lessee, prescribe the time for curing a default not susceptible of cure within ten (10) days, which time shall be reasonable under the circumstances. If the default is not cured within the time specified, then the Lessor's rights of re-entry shall apply.

14. LESSOR'S ACCESS. Lessor, its agents, or employees may enter upon said premises at any time during the term of the lease or an extension hereof, for the purpose of inspection and the making of repairs or improvements on said premises, with the understanding that said entry and work will be performed in a manner as to cause a minimum of interference with the use of the premises by the Lessee.

15. WAIVER. Any waiver of any breach of covenants herein contained to be kept and performed by either party shall not be deemed or considered a continuing waiver and shall not operate to bar or prevent the Lessor from declaring a forfeiture of any succeeding breach either of the same condition or covenant or otherwise.

16. LAWS AND REGULATIONS. The parties shall comply with all laws, rules, and regulations which may be applicable to the leased premises.

17. HOLDING OVER. Any holding over after the expiration of said lease term, with the consent of the Lessor shall be construed to be tenancy from month to month, and shall be on the terms and conditions herein specified, as far as applicable.

18. SUCCESSORS IN INTEREST. All terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of all successors in interests of the parties herein.

19. SUBROGATION. Lessor hereby releases Lessee from any liability for loss or damage (including loss or damage caused by negligence of Lessee) to the buildings located on the leased premises by fire, explosion, smoke damage, and/or any other risk included in extended coverage insurance and agrees to advise any insurance company from who it obtains any insurance policy on the buildings of this release and agrees that any such policy will contain a waiver of any right of subrogation by the insurer against the Lessee.

20. NON-DISCRIMINATION. Lessee agrees that no person, on the basis of a protected class recognized by the federal, state, or local law will be excluded from the use of the facilities offered by Lessee from the premises; that such discrimination shall not be practiced against the public in their access to and use of the facilities and that such discrimination shall not be practiced against any employee or any prospective employee of the Lessee.

    In the event of any breach of the above nondiscrimination covenants, the Lessor shall have the right to terminate this Lease Agreement, without notice, after a finding of discrimination by a court or commission with jurisdiction, otherwise with a notice complying with this agreement, and to re-enter and repossess the premises and the facilities thereon, and hold the same as if said lease had never been made or issued.

IN WITNESS WHEREOF, the parties have executed this lease in duplicate the day and year first above written.

CITY OF DAVENPORT

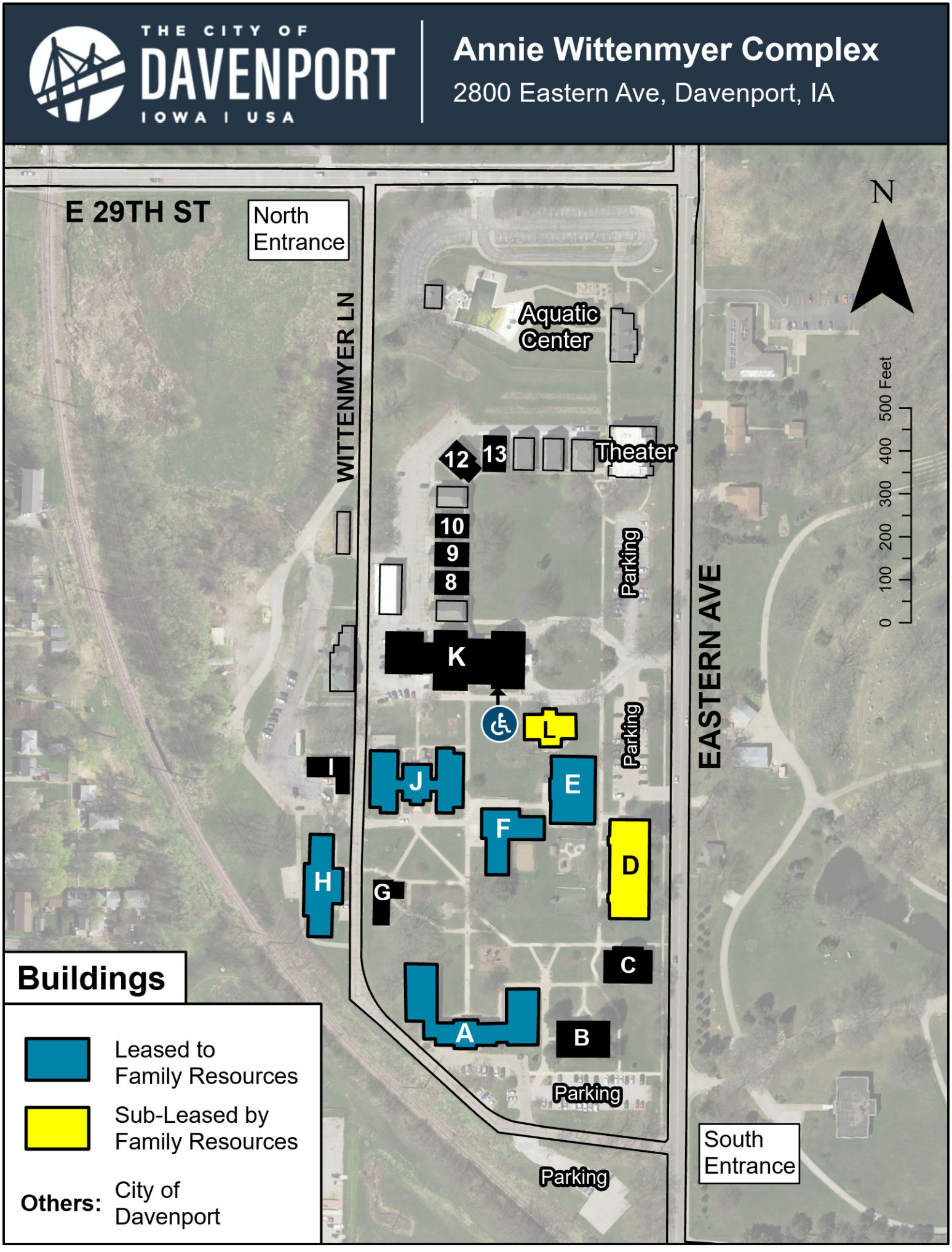
BY: _____
Mike Matson, Mayor

ATTEST: _____
Brian Krup, Deputy City Clerk

FAMILY RESOURCES

BY: _____
Name, Print Title

ATTEST: _____
Sign and Print Name


THE CITY OF
DAVENPORT
IOWA | USA
Annie Wittenmyer Complex
2800 Eastern Ave, Davenport, IA
E 29TH ST
North Entrance
WITTENMYER LN
EASTERN AVE
Aquatic Center
Theater
12
13
10
9
8
K
L
I
J
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G
D
C
A
B
Parking
Parking
Parking
Parking
South Entrance
N
0 100 200 300 400 500 Feet
Buildings
Leased to Family Resources
Sub-Leased by Family Resources
Others: City of Davenport

City of Davenport

Department: Finance
Contact Info: Cory Smith | 563-888-2162

Action / Date
4/13/2022

Subject:
Motion approving the annual payment for the City's Pure Storage annual warranty and maintenance coverage to Insight Public Sector of Des Moines, Iowa in the amount of $69,187.44. [All Wards]

Recommendation:
Pass the Motion.

Background:
The Pure Storage SAN appliances are the hardware that contains 100% of the City's server and workstation data. This is the redundant storage needed for all applications and work flows. The City carries 7x24 4-hour response time maintenance as it is vital to all computer based applications used by all departments.

Insight Public Sector of Des Moines, Iowa has the state contract for Pure Storage.

Funding for this project is from General Operations account #50450530 520226.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/30/2022 - 9:55 AM
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 9:55 AM
City Clerk	Admin, Default	Approved	3/31/2022 - 5:45 PM