PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 4, 2017; 5:00 PM

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

Combined Public Hearing and Regular Meeting Agendas

I. Old Business

A. None

II. New Business

A. None

III. Next Public Hearing

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

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

A. March 22, 2017 Meeting –

Adopted Resolution 2017-114 approving Case No. F16-17 being the final plat of Crystal Creek Eighth Addition, located west of Zenith Avenue and north of Emerald and Crystal Creek Drives containing four (4) residential lots on 19.77 acres, more or less. [Ward 1]

Adopted Resolution 2017-115 approving Case No. F15-18 being the final plat of Green AutoPark First Addition, also being in part a replat of Lot 1 of the Replat of the Replat of Lot 2 of Mel Foster Co. Properties Inc. Commercial Park 1st Addition, part of Lot 2 of Hampton Inn Addition, and all of Lot 4 and part of Lot 5 of Margaret B. Denkmann's 1st Addition all to the City of Davenport, located at 3210 East Kimberly Road containing 1 commercial lot. [Ward 6]

III. Secretary's Report

A. March 14, 2017 meeting minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. New Business

i. None

B. Old Business

i. None

VI. Subdivision Activity

A. New Business

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

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

B. Old Business

i. None

VII. Future Business

A. REZ17-03: Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of real property located west of Division Street and south of Interstate 80, from "A-1" Agricultural District to "M-1" Light Industrial District.

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

C. F17-08: the final plat of Bryr's Addition, located west of Division Street and along the north side of 2nd Street (1730 and 1738 W 2nd Street), containing 0.83 acre, more or less and two (2) industrial lots.

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

VIII. Communications

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

IX. Other Business

A. Election of Officers

X. Adjourn

A. • Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner

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

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

Next Public Hearing/Regular Plan & Zoning Meeting:
Tuesday, April 18, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
PUBLIC HEARING

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 10:31 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 10:23 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 10:48 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

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

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 10:51 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
March 22, 2017 Meeting –

Adopted Resolution 2017-114 approving Case No. F16-17 being the final plat of Crystal Creek Eighth Addition, located west of Zenith Avenue and north of Emerald and Crystal Creek Drives containing four (4) residential lots on 19.77 acres, more or less. [Ward 1]

Adopted Resolution 2017-115 approving Case No. F15-18 being the final plat of Green AutoPark First Addition, also being in part a replat of Lot 1 of the Replat of the Replat of Lot 2 of Mel Foster Co. Properties Inc. Commercial Park 1st Addition, part of Lot 2 of Hampton Inn Addition, and all of Lot 4 and part of Lot 5 of Margaret B. Denkmann's 1st Addition all to the City of Davenport, located at 3210 East Kimberly Road containing 1 commercial lot. [Ward 6]

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 10:56 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
March 14, 2017 meeting minutes

ATTACHMENTS:

Type	Description
Backup Material	Minutes 03-14-2017

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 11:00 AM

CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA

TUESDAY MARCH 14, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA

MINUTES

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

PUBLIC HEARING CANCELLED

PUBLIC HEARING AGENDA

OLD BUSINESS – None

NEW BUSINESS – None

Next Public Hearing:

Tuesday, April 04, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The meeting was called to order at 5:00 p.m.

I. Roll Call of the Membership
Present: Connell, Hepner, Inghram, Kelling, Maness, Medd, Quinn, Reinartz.and Tallman.
Excused: Lammers and Martinez
Absent: None.
Staff: Wille, Leabhart and attorney Heyer.

II. Report of the City Council Activity (approved as presented)

III. Secretary's Report The minutes for February 14, 2017 meeting minutes and the cancelled February 28, 2017 meeting were approved

IV. Report of the Comprehensive Plan Committee – The kick-off meeting was held March 9th with several commissioners in attendance. Please check the website for updates www.davenportzoning.com

V. Zoning Activity
- **A. Old Business** – None
- **B. New Business -** None

VI. Subdivision Activity

A. Old Business – None

B. New Business –

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

   Findings:
   - The plat conforms to the Comprehensive Plan and zoning
   - The plat is a minor land division of an existing facility allowing separate ownership

   Recommendation:
   Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-02 to the City Council for approval subject to the following conditions:
   1. The surveyor signs the plat.
   2. The utility companies sign the plat when their easement needs have been met.
   3. The name and address of the owner or developer with agent is added to the plat.
   4. That a cross-access easement be shown along the existing north-south access drive.

   A motion by Hepner, seconded by Connell, to forward Case No. F17-02 to the City Council with a recommendation for approval subject to the above stated conditions was approved on a vote of 8-yes, 0-no and 0-abstention.

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

   Findings:
   - The plat conforms to the Comprehensive Plan
   - The plat prepares an additional lot for development
   - As conditioned the plat conforms to ordinance requirements.

   Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-03 to the City Council for approval subject to the following conditions.
   The surveyor signs the plat.
   1. The utility companies sign the plat when their easement needs have been met.
   2. A note is added to the plat stating that sidewalk shall be constructed along Lorton Avenue when directed by the City.
   3. That prior to or together with the recording the plat either:
      a. The garage is demolished;
      b. A permit for a new residence on the lot is approved; or

c. The lot is tied to another lot with a combined total area of 20,000 square feet or more, such as by a "restrictive convenant and agreement not to sever".

A motion by Hepner, seconded by Maness, to forward Case No. F17-03 to the City Council with a recommendation for approval subject to the above stated conditions was approved on a vote of 8-yes, 0-no and 0-abstention.

3. **Case No. F17-04**: the final plat of Cross First Addition located north of Deer Woods Drive which is north of Rickerhill Road, containing one (1) residential lot.

Findings:

- The plat conforms to the Comprehensive Plan
- The plat prepares an additional lot for development
- As conditioned the plat conforms to ordinance requirements

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-04 to the City Council for approval subject to the following conditions

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. That the right-of-way be extended to serve this lot.
4. No additional platting shall be allowed without extending the public street system, including pavement, to serve the new development.

A motion by Hepner, seconded by Connell, to forward Case No. F17-04 to the City Council with a recommendation for approval subject to the above stated conditions was approved on a vote of 8-yes, 0-no and 0-abstention.

VII. Other Business –

VIII. Future Business – Preview of items for the *April 04th* public hearing and/or regular meeting *(note-not all items to be heard may be listed)*:

- Case No. F17-05: the final plat of the Villas of Pheasant Creek Second Addition located east of Jersey Ridge Road and north of East 46th Street containing 35 single family lots/
- Case No. F17-06: the final plat of Quinn's Outlots Second Addition being a replat of part of Lot 5 of the Replat of Quinn's Outlots, located east of Pine Street and south of West 49th Street(4821 N pine St), containing two (2) single family lots.

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

IX. Adjourn – the meeting was adjorned at 5:12 p.m.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*

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

<u>Next Public Hearing/Regular Plan & Zoning Meeting:</u>
Tuesday, April 04, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

March 08, 2017 Meeting –

Ordinance for Case No. ROW16-04: Request of Juan Goitia for the right-of-way vacation (abandonment) of 5,800 square feet, more or less, of undeveloped East 14th Street located east of Christie Street [Ward 5]

Resolution for Case No. FDP17-01: Request of Geifman Food Stores, Inc for a PDD Final Development Plan for a two-story commercial office building located at 4939 Utica Ridge Road [Ward 6]

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 11:05 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/20/2017 - 11:03 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

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

ATTACHMENTS:

	Type	Description
	Backup Material	F17-05 report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:23 AM

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

PLAN AND ZONING COMMISSION

Meeting Date:	**04-04-17**
Request:	**Final plat: 35 single-family lots and 1 outlot**
Address:	**4823 Jersey Ridge Road**
Case No.:	**F17-05**
Applicant:	**TW Development Inc**

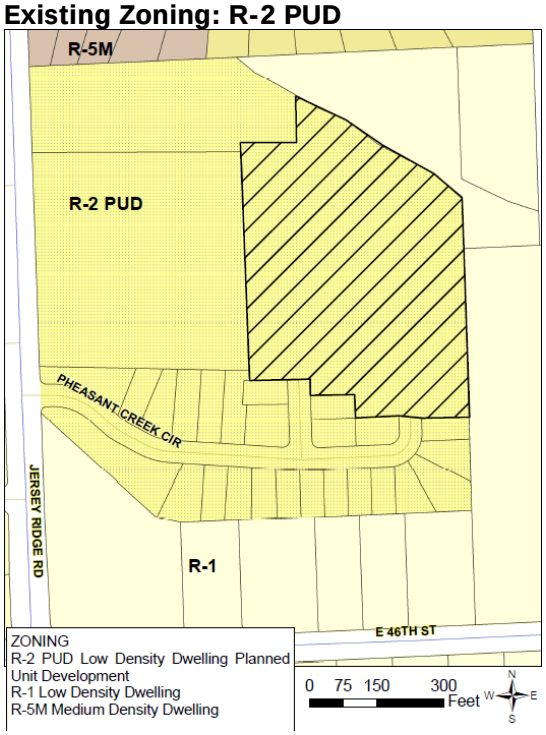
INTRODUCTION

Petition of TW Development Inc for a final plat on 6.61 acres, more or less, of real property located at 4823 Jersey Ridge Road. This Second Addition plat creates 35 single-family development lots and one out-lot reserved for drainage and stormwater easements (containing Hanlin's Creek). The plat will facilitate residential development of single family detached and attached residences. The property was zoned R-2 PUD Planned Unit Development in 2015.

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

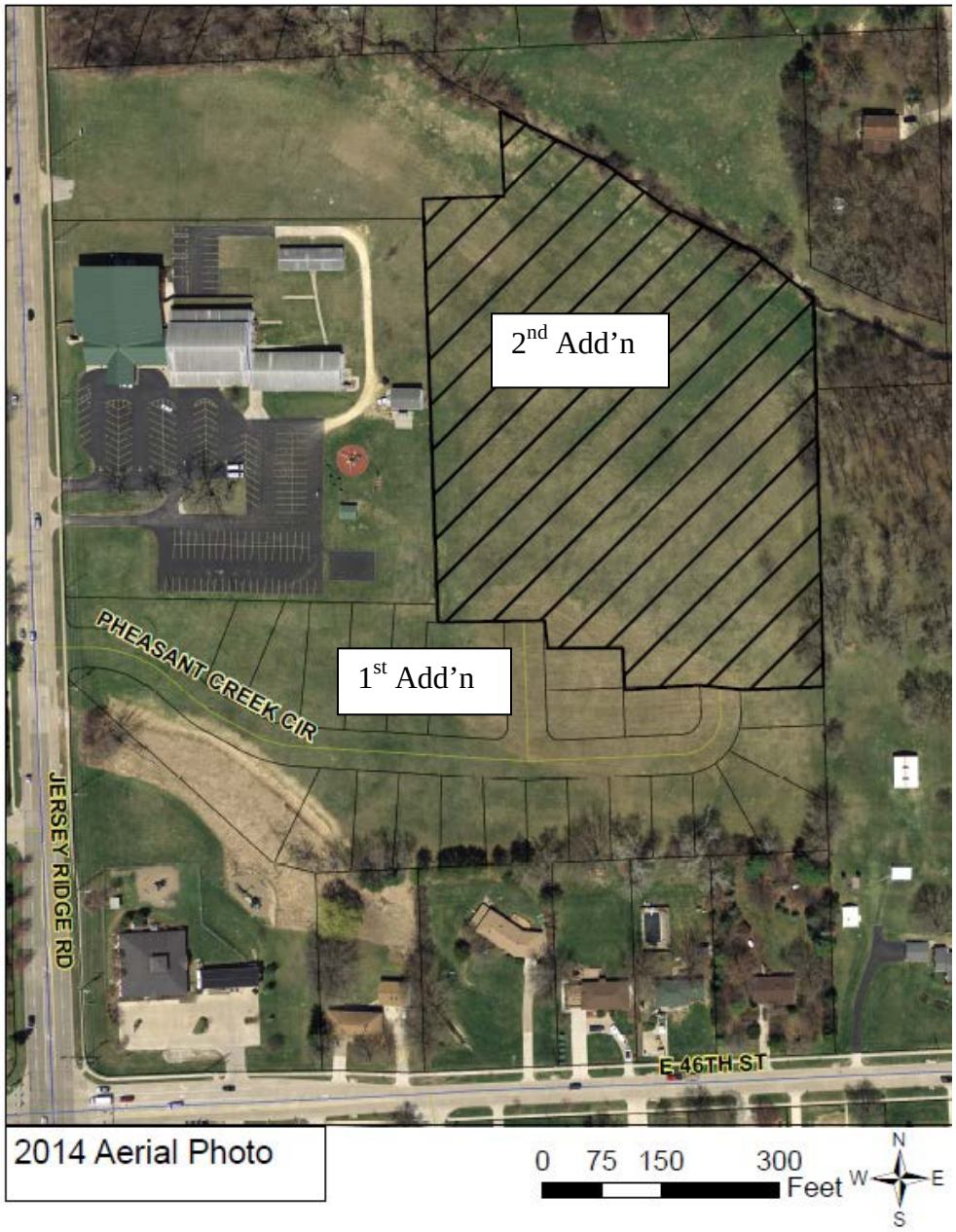
AREA CHARACTERISTICS:

Existing Zoning: R-2 PUD

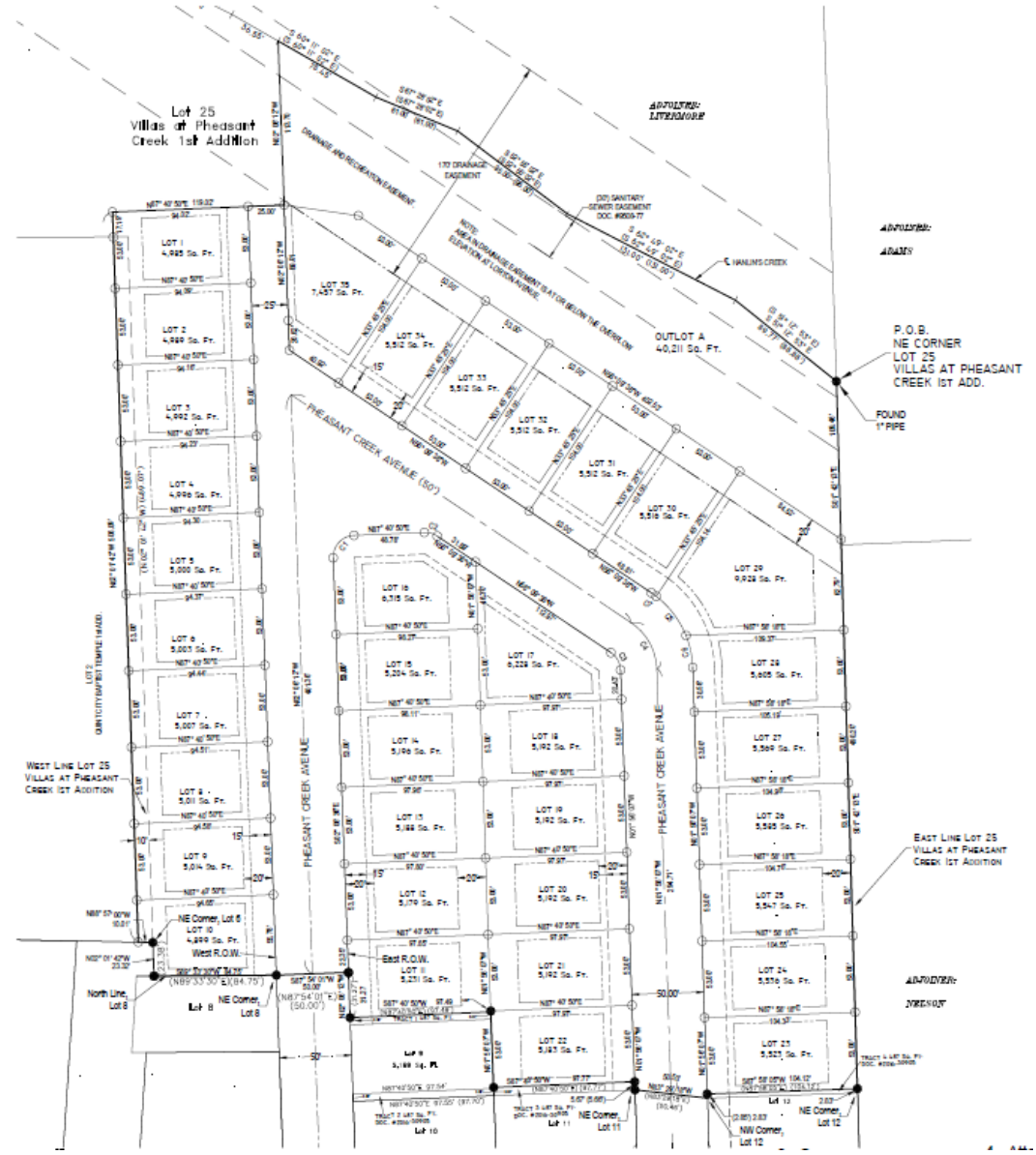


Davenport+2035: RG

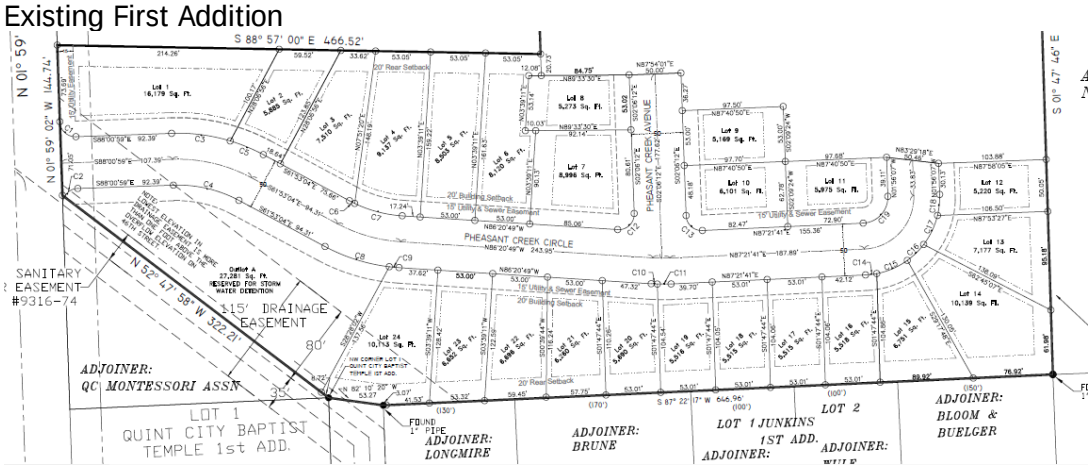
Aerial Photos:



Proposed Second Addition



Existing First Addition



BACKGROUND
Comprehensive Plan:

Within Urban Service Boundary 2035: Yes

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

Relevant Goals to be considered in this Case:
Strengthen the existing built environment

Technical Review:

Streets. The subject plat moves north from the first addition in the eastern portion of the development site. Access is from Jersey Ridge Road (an arterial street) through the First Addition. Whereas the preliminary plat proposed access to Jersey Ridge Road north of the Baptist church as well as the existing south access, this Second Addition appears to remove that access option and loops Pheasant Creek Avenue back to the south access. Since this appears to be a loop or circular street both sides of the street will need to be named differently for addressing purposes and public safety.

Also, since the developer is not continuing the street along the north to connect with Jersey Ridge either a cul-de-sac of some sort or panhandle lots for lots 1 and 2 with a private drive access to the homes will need to be created. The City would prefer the panhandle lot scenario. An easement for access to the drainage easement within the panhandle(s) will need to be dedicated.

Storm Water. The stormwater infrastructure is located in Jersey Ridge Road. Hanlin's Creek is located along the northeasterly boundary of the development and an un-named tributary to Pheasant Creek is located along the southwesterly boundary of the development. There are two drainage easements: one along Hanlin's Creek 170 feet wide and is partially within this Second Addition; the other is located in the First Addition and located in the southwest drainage way being 115 feet wide. These two drainage easement were established with the final plat of Quint City Baptist Temple First Addition and were designed to carry the 100-year storm as determined in 2002. Neither of these drainage ways are within Federal Emergency Management Agency (FEMA) designated floodplains.

Per Section 13.34.270 the Natural Resources Division must review plans and calculations prior to final plat approval with subdivisions. This determines whether the developer has fully developed their detention and quality requirements in which easements are shown on the plat. There will need to be a dedicated outlot reserved for stormwater detention

as was included in the 1st Addition final plat. It cannot be located within the 100-year floodplain or storm limits of Haniln's Creek.

Also filling on sanitary sewer easements is not allowed, this may cause a problem with how the developer will fit the detention in the remaining area of the drainage easement that is between the sanitary easement and the lot lines.

Twenty (20) feet of Lots 29 through 35 is located in the drainage easement. This drainage easement abuts the buildable area of these lots. Lots abutting this easement will need to have their lowest floor, including basement, one (1) foot above the 100-year flood (storm) elevation for Hanlin's Creek.

The drainage easement contains a note that the area of the drainage easement is at or below the overflow elevation at Lorton Avenue. This "overflow elevation" may not be the 100-year storm/flood elevation for Hanlin's Creek. The 100-year storm/flood elevation will need to be determined for this segment of Hanlin's Creek. Otherwise the City accepting a lower elevation puts people's lives and investments at risk.

The detention area(s) and drainage easements are to be the responsibility of the Homeowner's Association (HOA). A check of the County Recorder's site indicated for HOA documents have been filed for record.

Sanitary Sewer. Sanitary sewer service is located along Hanlin's Creek (15-inch) to the northeast, the un-named tributary (8-inch) to the southwest and in the west side of Jersey Ridge Road (8-inch) which connects to the un-named tributary line. The 1st Addition will utilize the southerly 8-inch line(s). Easements containing public sewer should be dedicated as "sewer" easements rather than being incorporated in a utility easement.

Other Utilities. This is an urban area and normal utility services are available. Sewer and drainage easements cross the property along the drainage ways.

Emergency Services. The property is located approximately ¾ mile from Fire Station No. 8, which is located at 2802 E. 53rd Street.

Parks/Open Space. The transportation section of Davenport 2025 indicates a community requested greenway trail along Hanlin's Creek. A trail easement was dedicated with the First Addition with the drainage easement of Hanlin's Creek. Since the Second Addition is platting a portion of Lot 25 of the First Addition the recreation trail easement in within the First Addition remains in place along with the dedication within the Second Addition. It is unclear whether there will be a third addition that connects to Jersey Ridge Road along the north side of the temple/church.

PUBLIC INPUT

This is a final plat and does not require notification.

DISCUSSION

The petitioner is proposing a mixture of detached and attached single family residences though the majority would be attached single family. This second phase of the

development proposes 35 single family lots for development. The first phase platted 24 lots, approximately half of which have residences under construction.

If the intent is not to continue the development on the north side of the Temple (church) then the dead end between Lots 1, 2 and 35 should end in a cul-de-sac of some design or Lots 1 and 2 could be pan-handle (flag) lots accessed by a private driveway.

Lots along Hanlin's Creek and the drainage easement will need to have their lowest flood elevation one-foot above the 100-year storm/flood elevation for the creek.

STAFF RECOMMENDATION

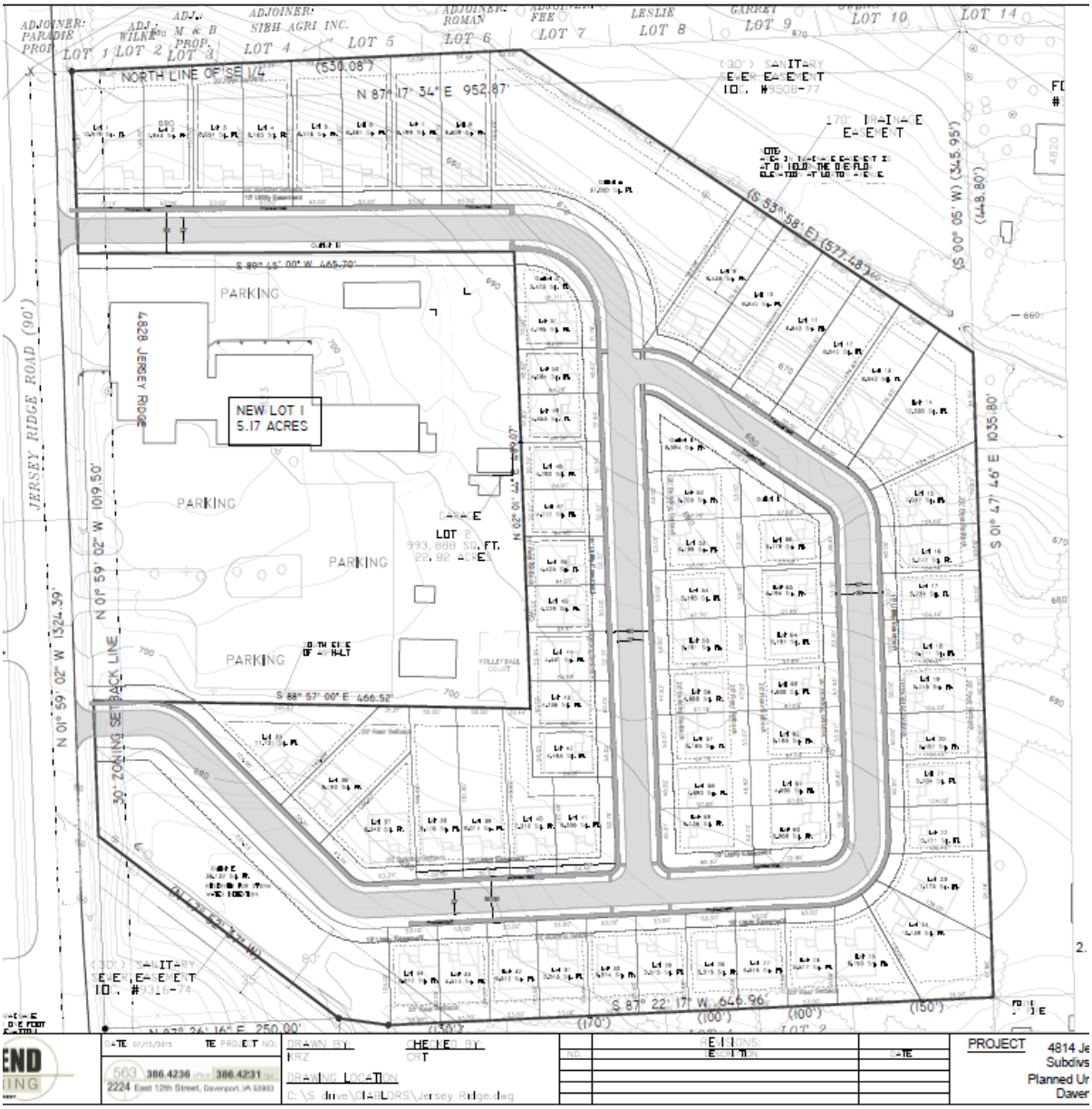
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-05 to the City Council for approval subject to the following conditions:

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

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

Rezoning Concept Plan (preliminary plat) 2015



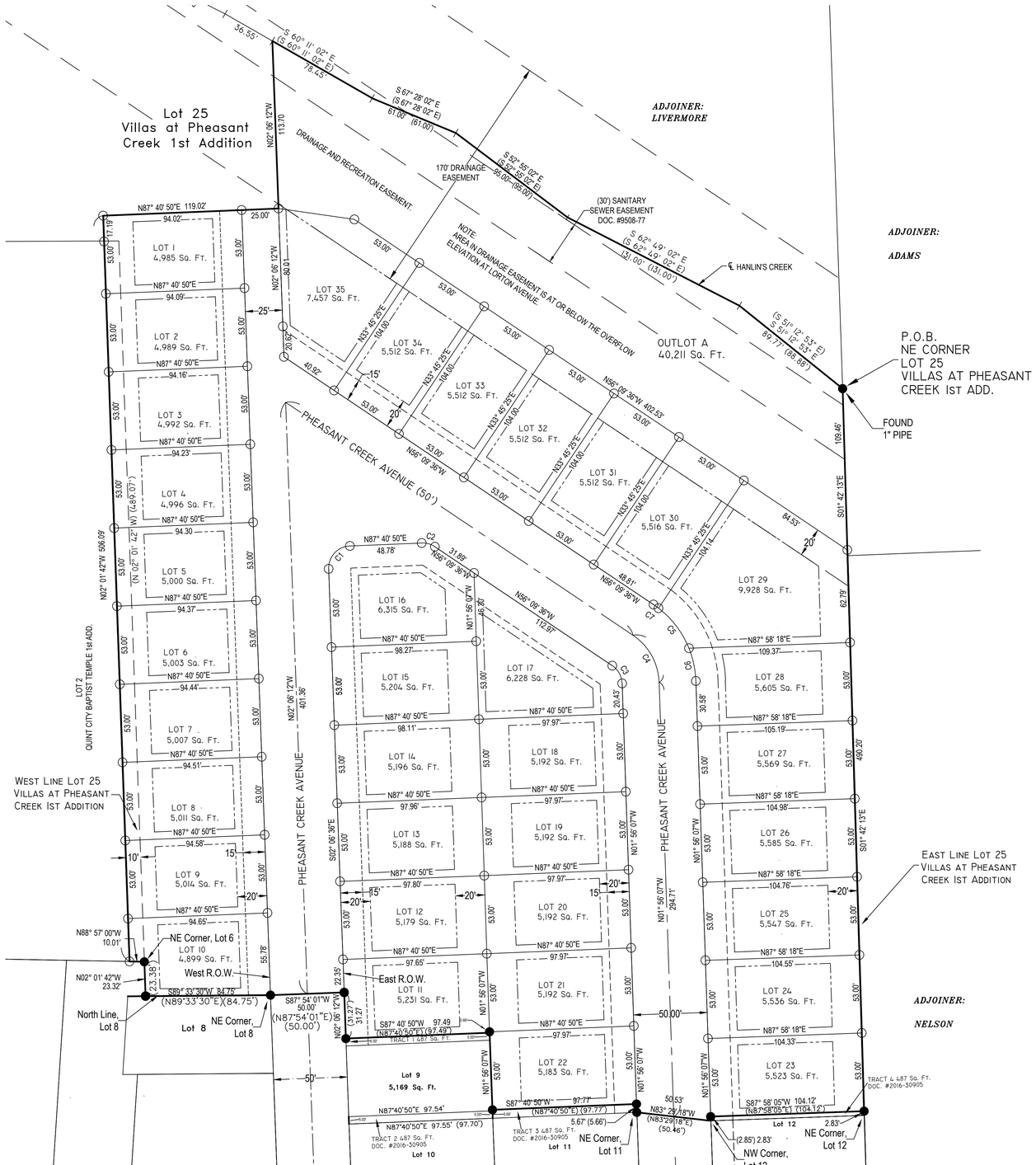
FINAL PLAT

THE VILLAS AT PHEASANT CREEK SECOND ADDITION

TO THE CITY OF DAVENPORT, IA

BEING A REPLAT OF PART OF LOT 25 OF THE VILLAS AT PHEASANT CREEK 1st ADDITION

CITY OF DAVENPORT, COUNTY OF SCOTT, IOWA



APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

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

NOTES

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
2. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF ALL OUTLOTS. THE VILLAS AT PHEASANT CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SIDEWALK. CONSTRUCTION SHALL OCCUR PRIOR TO OR WHEN BOTH ADJACENT LOTS HAVE SIDEWALK IN PLACE.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
8. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS AND/OR OUTLOT A GRANTED TO THE HOMEOWNER'S ASSOCIATION.
9. NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
10. SUBDIVISION CURRENTLY ZONED R-2; PLANNED UNIT DEVELOPMENT WITH BUILDING SETBACKS: 20 FEET FRONT, 20 FEET REAR, 5 FEET SIDE.
11. 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 STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
12. OWNERS OF LOTS ON WHICH A STREAM BUFFER IS REQUIRED SHALL MAINTAIN SAID BUFFER AS A NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

Curve Table

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.505	15.000	089.7840	21.17	S42° 47' 19"W
C2	9.466	15.000	036.1593	9.31	N74° 14' 23"W
C3	14.196	15.000	054.2249	13.67	N29° 02' 51"W
C4	37.856	40.000	054.2249	36.46	N29° 02' 51"W
C5	34.490	65.000	030.4017	34.09	N37° 15' 50"W
C6	22.834	65.000	020.1280	22.72	N11° 59' 57"W
C7	4.192	65.000	003.6953	4.19	N54° 18' 45"W

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
CUT "X" IN CONCRETE = ●
MONUMENTS SET: ╳
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

1. Area of Subdivision-
Total: 6.607 Acres +/-
Lots 1-35 AND Outlot: 5.346 Acres +/-
R.O.W.: 1.261 Acres +/-

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236

4. Attorney:
John Carroll
201 W 2nd St., Suite 801
Davenport, Iowa 52801
Ph: (563) 326-1008

LICENSED LAND SURVEYOR MICHAEL D. RICHMOND 23503 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.

MICHAEL D. RICHMOND Date
Iowa License Number: 23503
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 08/10/2015 TE PROJECT NO: DIABLDRS-JERSEY

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR
CHECKED BY: LLL,CGL
DRAWING LOCATION
S: \DIABLDRS\FinalPlatPheasant Creek.dwg

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
Final Plat
Villas at Pheasant Creek 2nd
Planned Unit Development
Davenport, Iowa

DEVELOPER
TW DEVELOPMENT INC.
6711 Double Eagle Drive
Davenport, Iowa 52804

SHEET NO.
1
OF
1

- David Cox – Public Works Software Administrator (Addressing)

We really can't have two parallel streets with the same name. That's going to be ridiculously confusing. Might I suggest they rename the eastern Pheasant Creek Avenue to Woodland Avenue? The problem with a circular street is that the addresses then need to be numbered circularly as well. When they do that, there is no geographic reference to the address numbers. Cromwell Circle used 2400 to 1700 and because of this nonsense 2255 Cromwell Circle is next to both 2239 and 1819. My personal opinion is that we shouldn't allow that to happen again. If we allow it then I will do the addresses in the exact same way, but as a former pizza delivery guy, I will say that would confuse me.

- Eric Longlett - Engineering Administration Manager/Streets Maintenance Engineer

I would like to see what the north roadway area will look like prior to approval for roadway design. I am questioning the area in front of lots 1-3 with only a 25 foot right of way for public?
Also the drainage area is to me in question as to how it could detain in this area but still be part of the creek? The overflow elevation at Lorton does not mean the 100 year flow elevation. That elevation could be higher?
I think that lower level ff elevations should be given on the plat for all areas bounded by drainage for 1 foot above calculated 100 year flood. I will differ to Amy on some of this.

- Zachary C. Peterson, PLA, ASLA - Landscape Design Architect - Engineering Division (Trails)

I would like to ensure that the recreation easement remains in place throughout the entirety of the Hanlin's Creek Frontage.

- Tom Leabhart, P.E. Davenport Public Works

Easements containing public sewer should be dedicated as "sewer" easements rather than being incorporated in a utility easement. We need to review and approve the construction plans for streets and sewers prior to approval of the plat. I also concur that we should not accept a 25' ROW and "dead end" street at lots 1&2.

- Amy Kay, Natural Resources, CSM Clean Water Manager Natural Resources Division

We will need to see a dedicated outlot reserved for stormwater detention as was included in the 1st Addition final plat. Per Section 13.34.270 we are supposed to be able to see plans and calcs prior to final plat approval with subdivisions. This would help us determine if they have fully developed their detention and quality requirements in which easements are shown on the plat. That being said, as filling on sanitary sewer easements is not allowed, I am unsure how they will fit their detention in the remaining area of the drainage easement that is between the sanitary easement and the lot lines. Minimum low water entry elevations should be provided for any lots that abut a detention area or drainage easement.

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: The Villas at Pheasant Creek 2nd Addition
LOCATION: SE 1/4, Sec. 7, T78, R4E

DEVELOPER:
Name: Diamond Builders
Address: 6711 Double Eagle Drive, Davenport, IA 52804
Phone: 756-3720 FAX:
Mobile Phone: Email:

ENGINEER:
Name: Townsend Engineering
Address: 2224 E. 12th Str. Davenport, IA 52803
Phone: 386-4236 FAX:
Mobile Phone: Email: MRichmond@Townsendengineering.net

ATTORNEY:
Name: John Carroll
Address: 201 W. 2nd str. Suite 801, Davenport, Ia 52801
Phone: 326-1008 FAX:
Mobile Phone: Email:

OWNER:
Name: TW Development, INC
Address: 6711 Double Eagle Drive, Davenport Ia 52804
Phone: 756-3720 FAX:
Mobile Phone: Email:

NUMBER OF LOTS: 35 ACRES:
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 1017 LINEAR FEET

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

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

$1675

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

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

ATTACHMENTS:

Type	Description
Backup Material	F17-06 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:27 AM

City of Davenport
Community Planning & Economic Development Department
FINAL REPORT

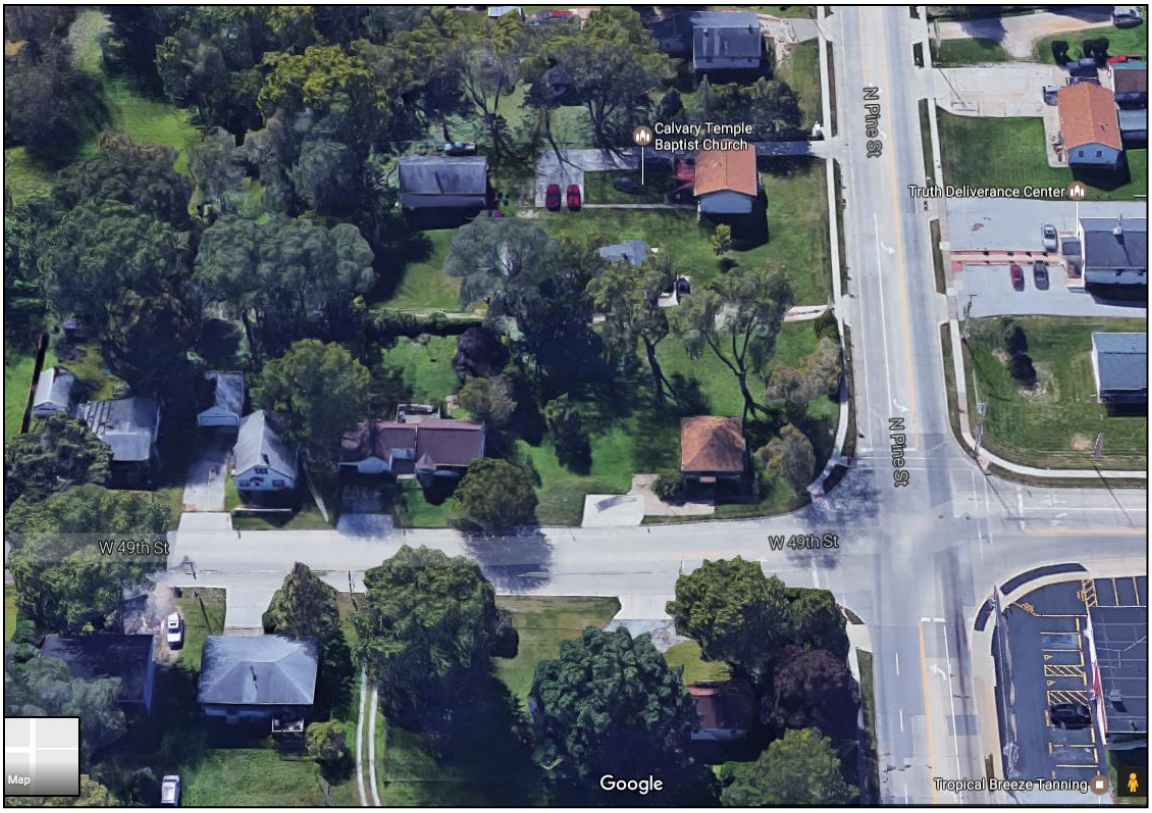
PLAN AND ZONING COMMISSION

Meeting Date: **April 4, 2017**
Request: **Final Plat Quinn's Outlot's 2nd Addition**
Address: **4821 N Pine St (SE corner of Pine and W 49th St)**
Case No.: **F17-06**
Applicant: **Matt Hirsch**

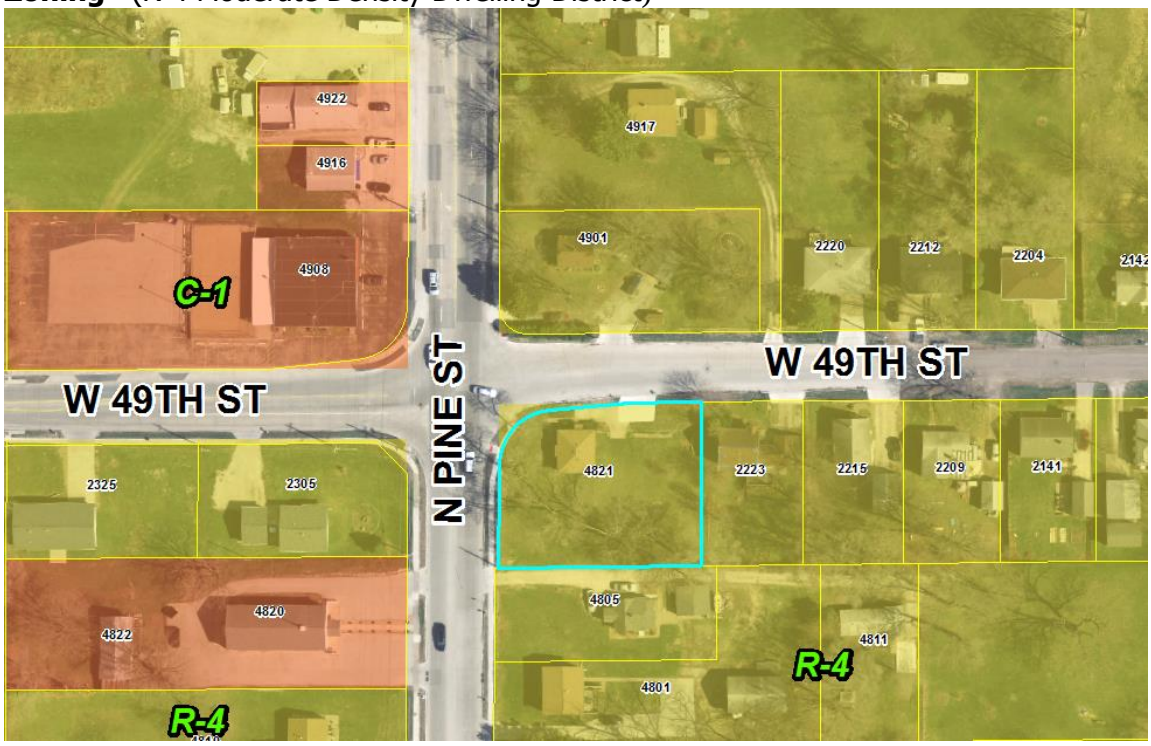
INTRODUCTION
Request of Matt Hirsch for a two lot final plat on 0.37 acres, more or less, located at the southeast corner of North Pine Street and West 49th Street. The proposed addition is a replat of Quinn's Outlot Addition. The property is zoned "R-4" Moderate Density Dwelling District.

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

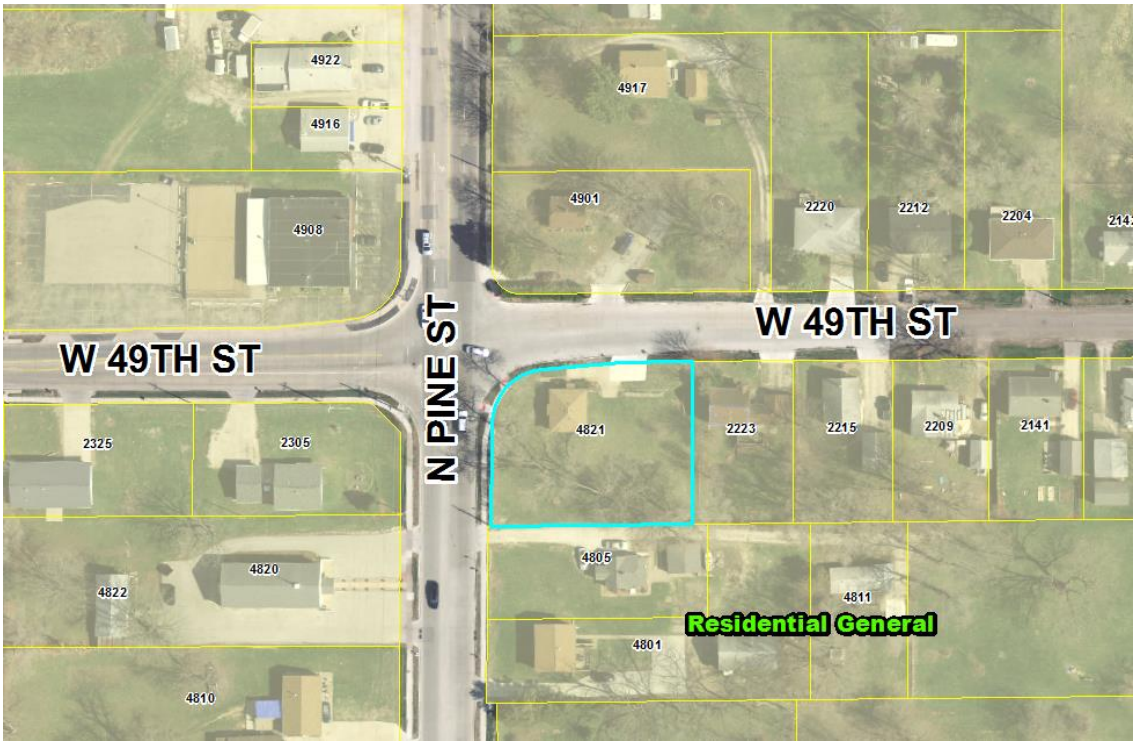
Aerial Photo:



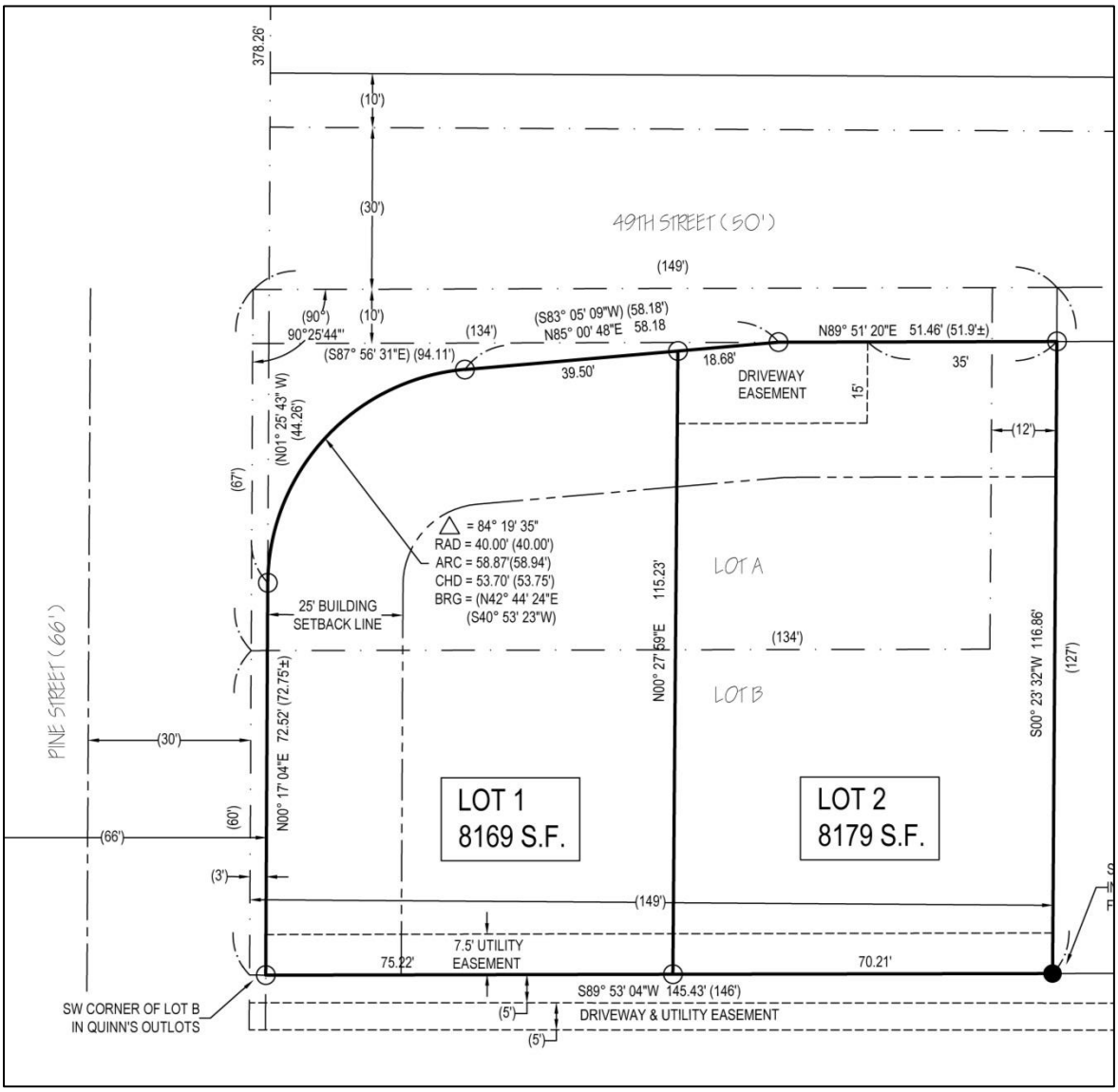
Zoning (R-4 Moderate Density Dwelling District)



Land Use 2035 (Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area: Yes
Within Existing Service Area: Yes
Proposed Land Use Designation: Residential General - RG

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC).

Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport 2025* Goals and Objectives:

1. Strengthen the existing built environment.

b. Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.

Iowa Smart Planning Principles:

Revitalization

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. There is existing stormwater infrastructure in the local street system. New retention requirements should not be applicable.

Sanitary Sewer. Sanitary sewer service is located at this site. Extension of the line will not be necessary.

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

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The plat divides this lot creating an additional residential building site.

STAFF FINDINGS & RECOMMENDATION

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

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

Prepared by:

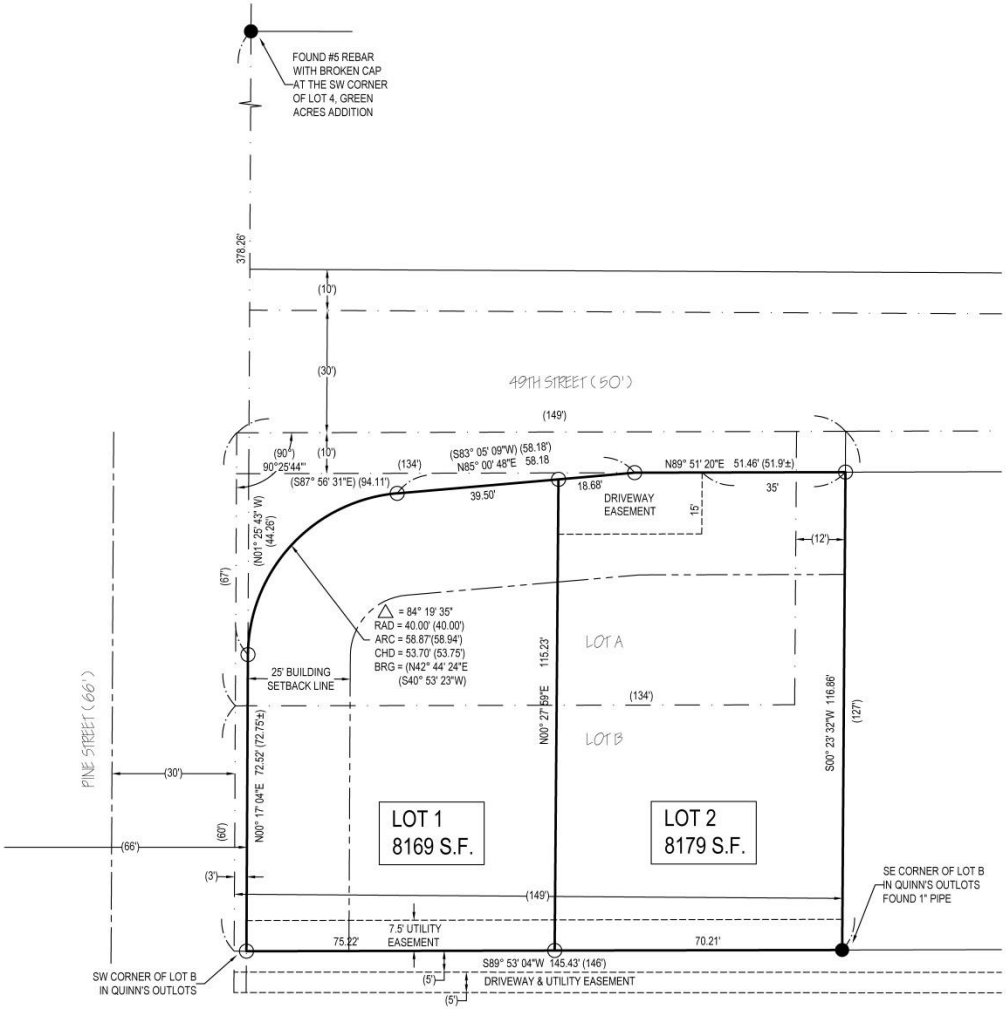
Scott Koops

Scott Koops, AICP
Planner II

FINAL PLAT OF:

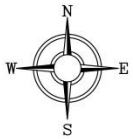
QUINN'S OUTLOTS SECOND ADDITION

TO THE CITY OF DAVENPORT, IOWA, BEING A REPLAT OF LOTS A AND B IN THE REPLAT OF LOT 5 OF AUDITOR'S PLAT OF QUINN'S OUT LOTS. LOCATED IN THE SW QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



PLAT INFORMATION

1. Area of Subdivision-
   0.375 Acres +/-
   16,349 Sq. Ft. +/-
2. Owner:
   Matt Hirsch
   14310 - 115th Street
   Davenport, Iowa 52804
3. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
5. Attorney:
   TBD



GRAPHIC SCALE

20 0 10 20

(IN FEET)

1" = 20' (18x24)

LEGEND:

FIELD DIMENSION = 0.00'
DEED DIMENSION = (0.00')
MONUMENTS FOUND
AS NOTED = •
MONUMENTS SET:
#5 REBAR W/ RED CAP
#23503 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

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

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

NOTES:

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES WHEN SO ORDERED BY THE CITY OF DAVENPORT.

SUBDIVISION LOCATED OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA F.I.R.M. #19163C0370F, EFFECTIVE DATE 2/18/11.

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2017
Pages or sheets covered by this seal: ONE

TOWNSEND ENGINEERING
CIVIL · STRUCTURAL · LAND DEVELOPMENT

DATE: 3-3-2017 TE PROJECT NO: PINE STREET SUBDIVISION

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDC

DRAWING LOCATION
S:\HIRSCH-MATT\HIRSCH.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
QUINN'S OUTLOTS 2ND ADDITION
DAVENPORT, IOWA

DEVELOPER
MATT HIRSCH
14310 - 115TH AVENUE
DAVENPORT, IOWA 52804

SHEET NO.
1 OF 1

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:43 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
REZ17-03: Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of real property located west of Division Street and south of Interstate 80, from “A-1” Agricultural District to “M-1” Light Industrial District.

ATTACHMENTS:

Type	Description
Backup Material	REZ17-03 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:30 AM

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

PLAN AND ZONING COMMISSION

Meeting Date:	**April 4, 2017**
Request:	**Proposed rezoning of 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District**
Case No.:	**REZ17-03**
Applicant:	**City of Davenport**
Contact:	**Matthew G. Flynn, AICP** **Senior Planning Manager** **mflynn@ci.davenport.ia.us** **563-326-7743**

Recommendation:

There is no recommendation at this time.

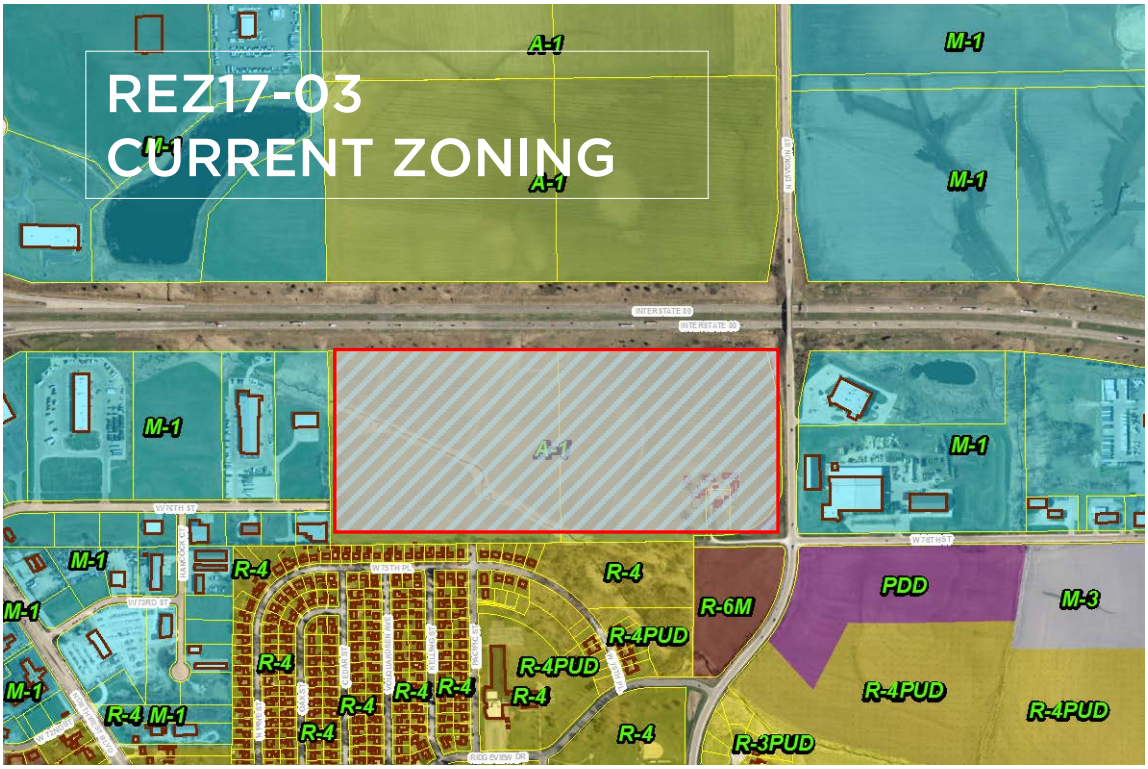
Introduction:

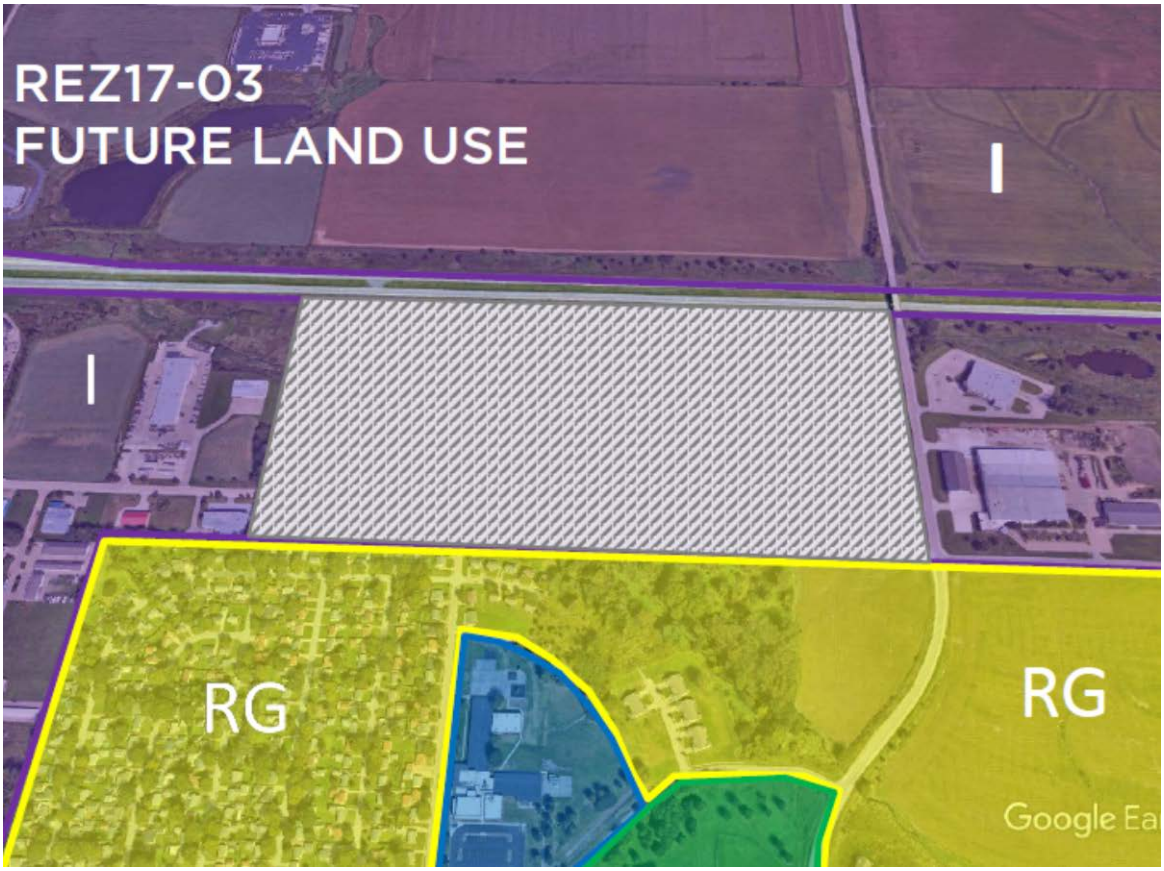
This property is adjacent to the soon to be constructed 76th Street extension that will link the street from Division Street to Northwest Boulevard and the I-80 Interchange.

Background:

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

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





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

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

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

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future. Technical review comments have been requested in advance of the April 19, 2016 Plan and Zoning Commission Public Hearing.

Public Input:

A sign has been posted on the property. A public meeting will be scheduled in advance of the Public Hearing. No comments have yet been received.

Staff Recommendation:

There is no recommendation at this time.

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

Honorable Mayor and City Council:

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

from A-1

to M-1

for the following legally described real property:

SEE ATTACHED.

Respectfully submitted,

SENIOR PLANNING MANAGER

Date: 3.24.17

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

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

Legal Description:

ADDRESS OF PROPERTY: 7600 DIVISION ST

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

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

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

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

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

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

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

Signature of Petitioner: [signature] Date: 3.24.17

Rezoning Fee Schedule:

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

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

RIGHT OF WAY ACQUSITION PLAT

ACQUISTION DESCRIPTION - AREA A

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

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

ACQUISTION DESCRIPTION - AREA B

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

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

ACQUISTION DESCRIPTION - AREA C

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

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

LEGEND

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

DATE OF SURVEY

10-26-2016

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 1 of 3

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

RIGHT OF WAY ACQUSITION PLAT

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

Project No: 1110686

Sheet 1 of 3

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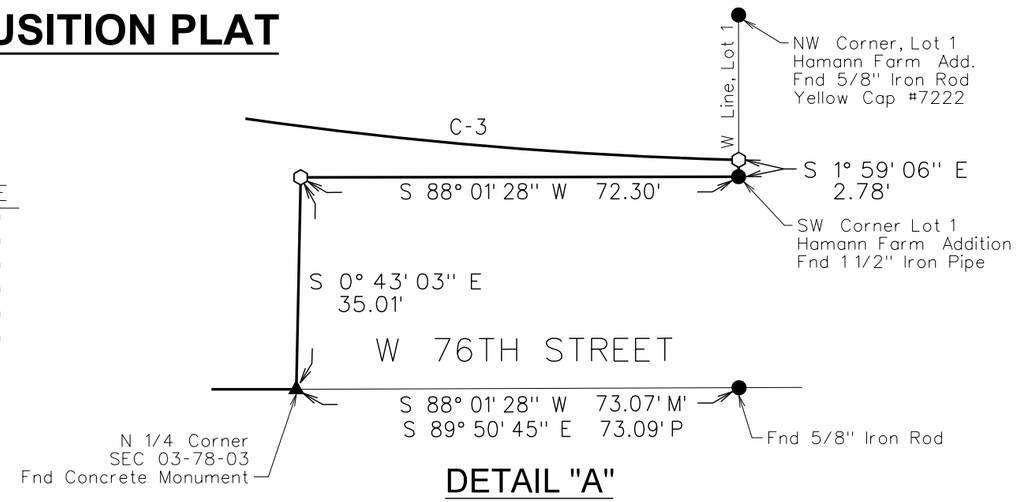
RIGHT OF WAY ACQUSITION PLAT

CURVE TABLE

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



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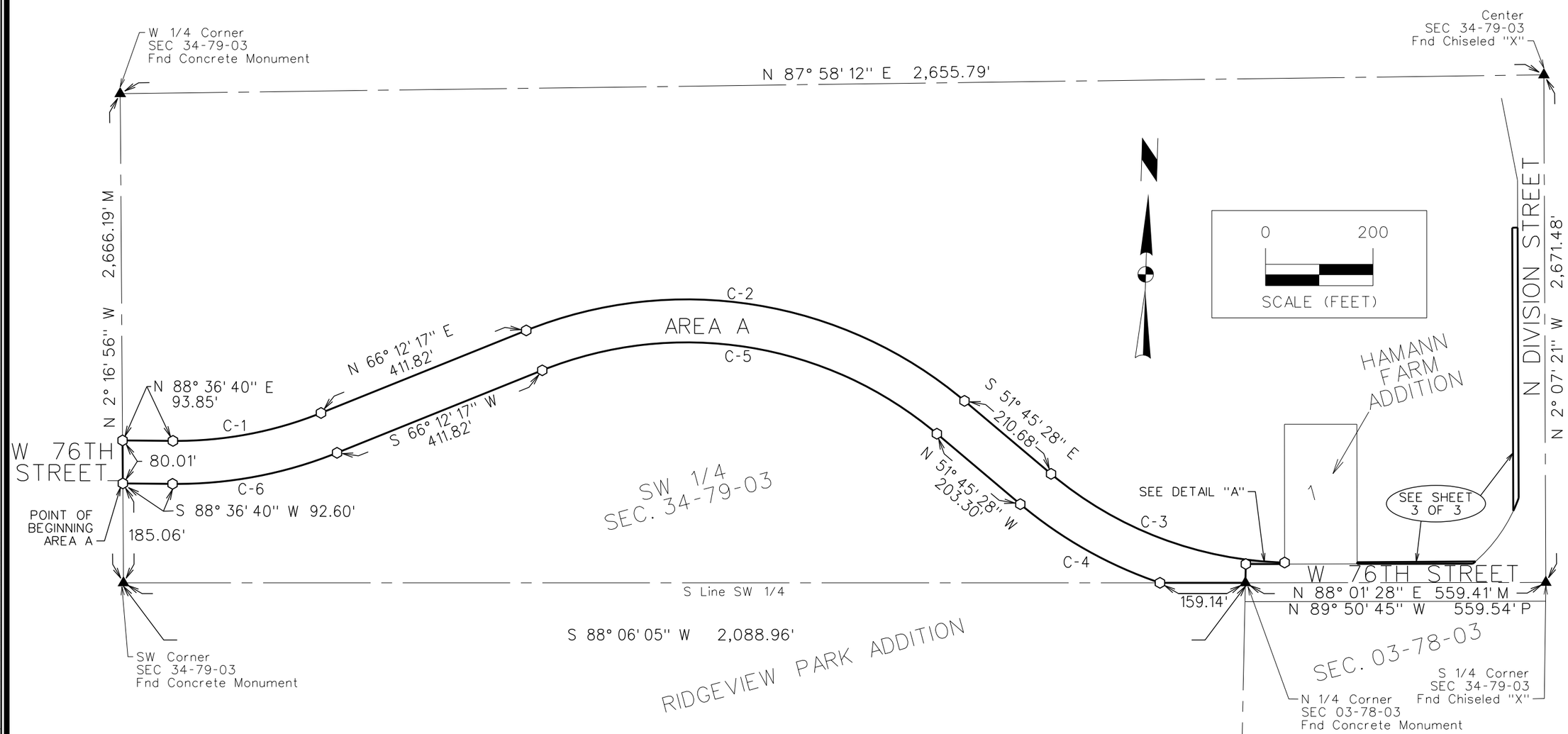


MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 2 of 3

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

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

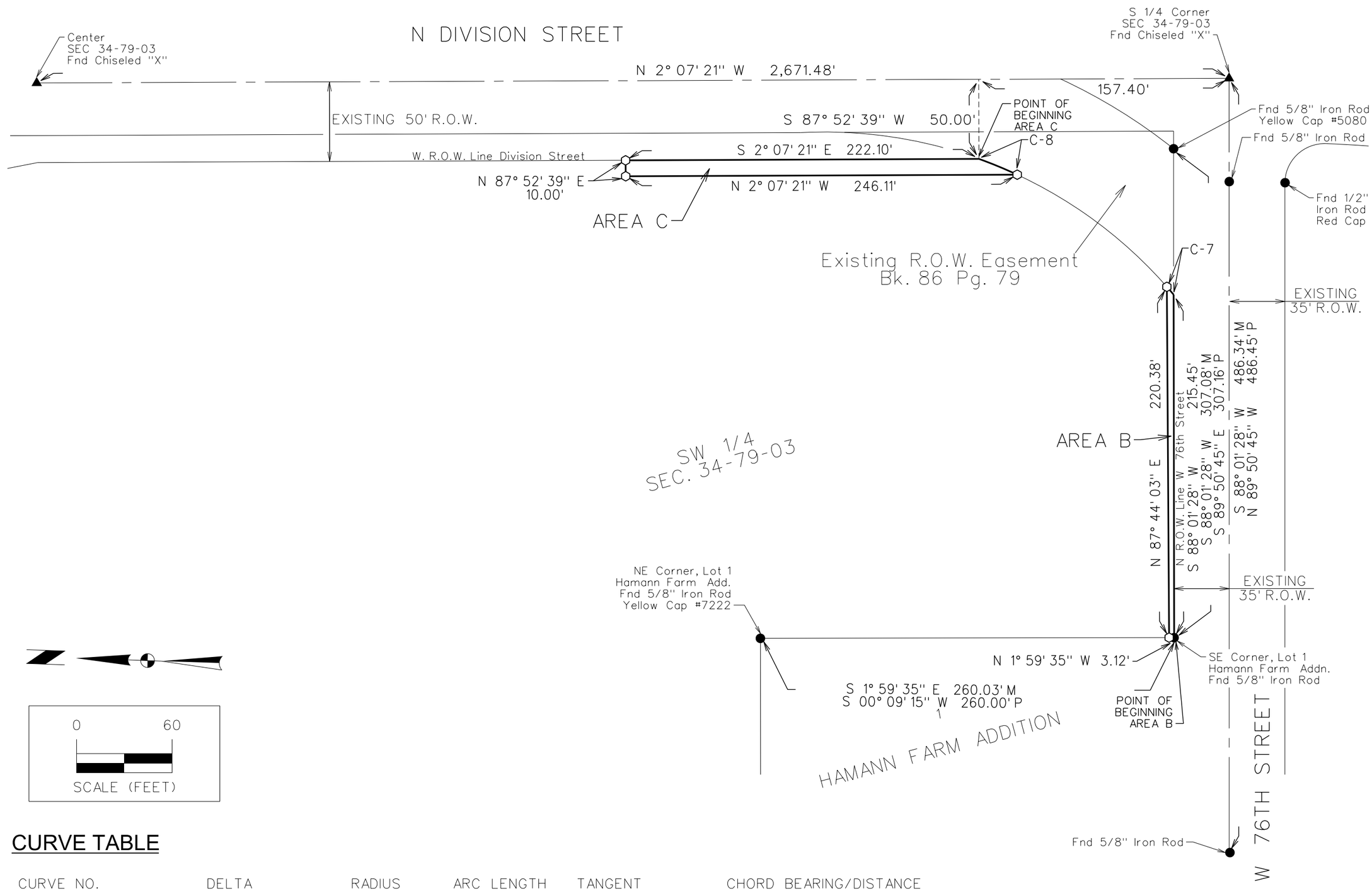
RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 3

RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

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

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 3 of 3

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

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

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

STORMWATER DRAINAGE EASEMENT

EASEMENT A DESCRIPTION

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

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

EASEMENT B DESCRIPTION

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

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

EASEMENT C DESCRIPTION

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

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

LEGEND

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

DATE OF SURVEY

11-21-2001

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

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

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

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MARK	REVISION	DATE	BY

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

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

Project No: 1110686

Sheet 1 of 2

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

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

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

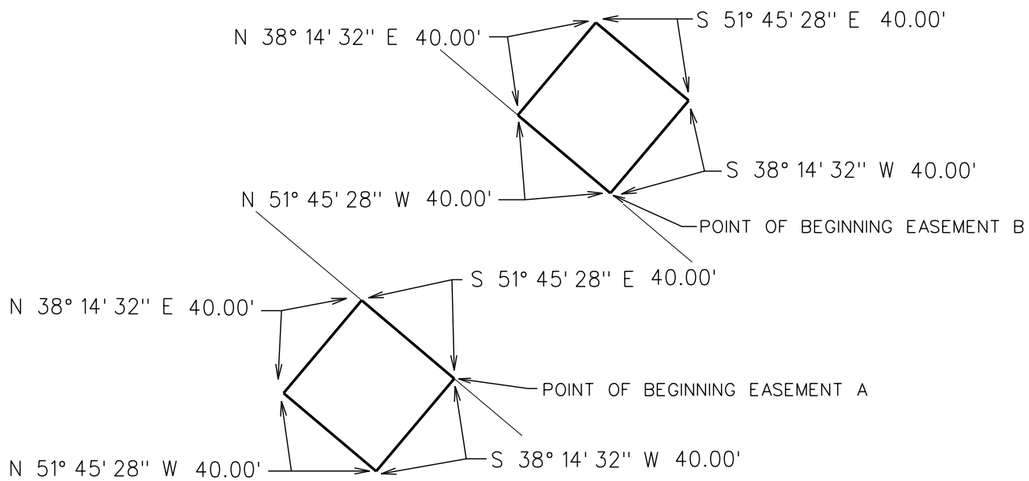
Project No: 1110686

Sheet 1 of 2

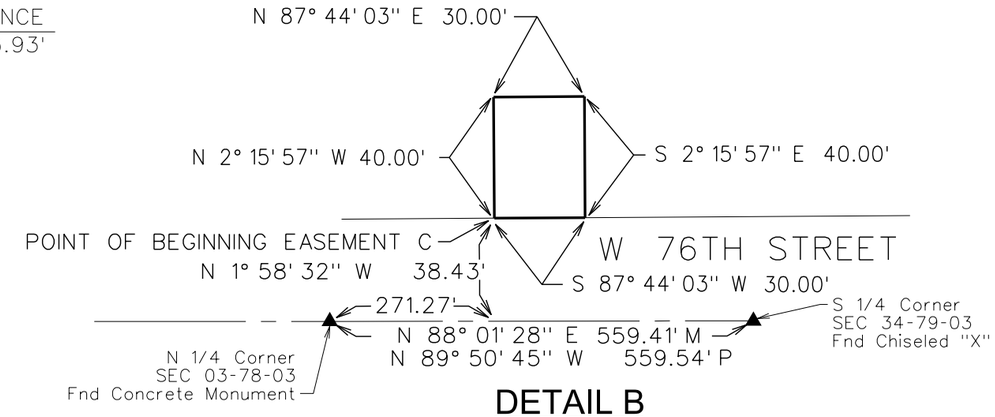
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

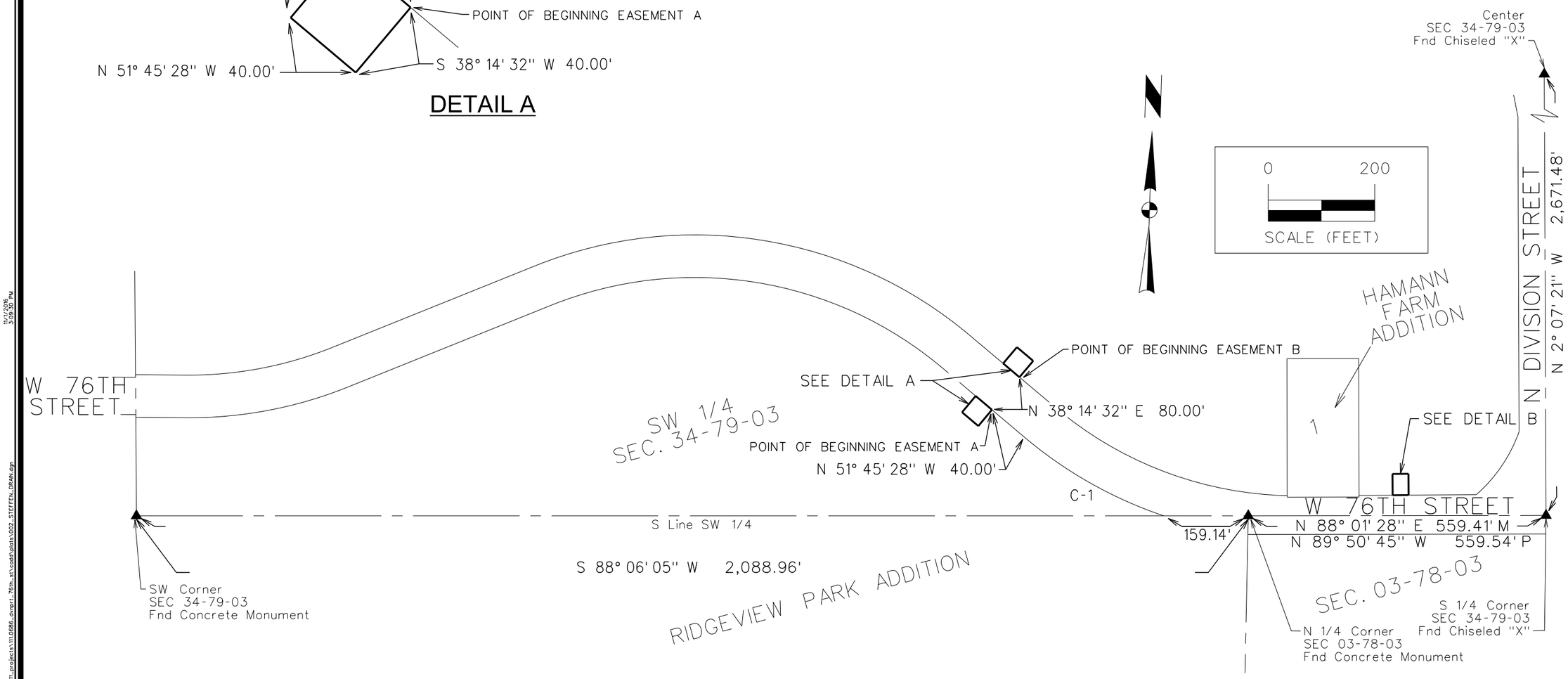
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49'' RT	842.00'	214.51'	107.84'	N 59° 03' 23'' W 213.93'



DETAIL A



DETAIL B



MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 2 of 2

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

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

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 2

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

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

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

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

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

DATE OF SURVEY

10-26-2016

OWNER

RANDY HAMANN

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

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

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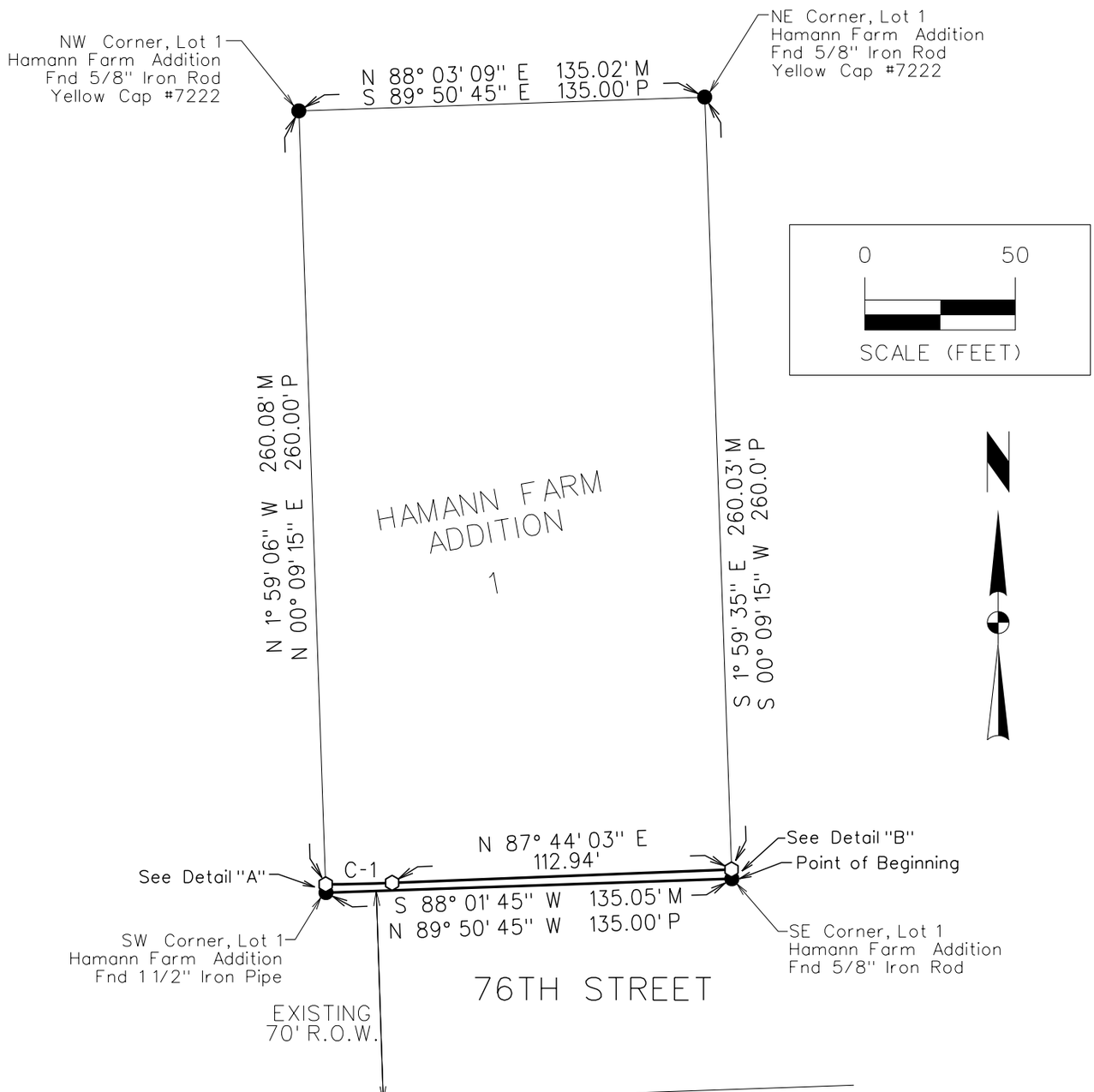
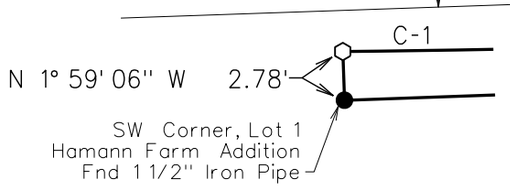
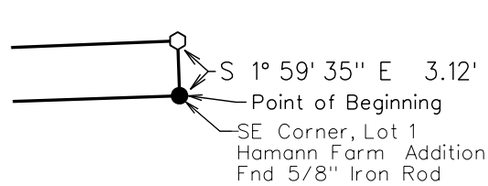
11/1/2016

RIGHT OF WAY ACQUISITION PLAT





DETAIL "A"



DETAIL "B"

CURVE TABLE

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

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

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

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

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

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

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

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

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

DATE OF SURVEY

10-26-2016

OWNER

EARL GLAUS

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

PART LOT 10, RIDGEVIEW PARK ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

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

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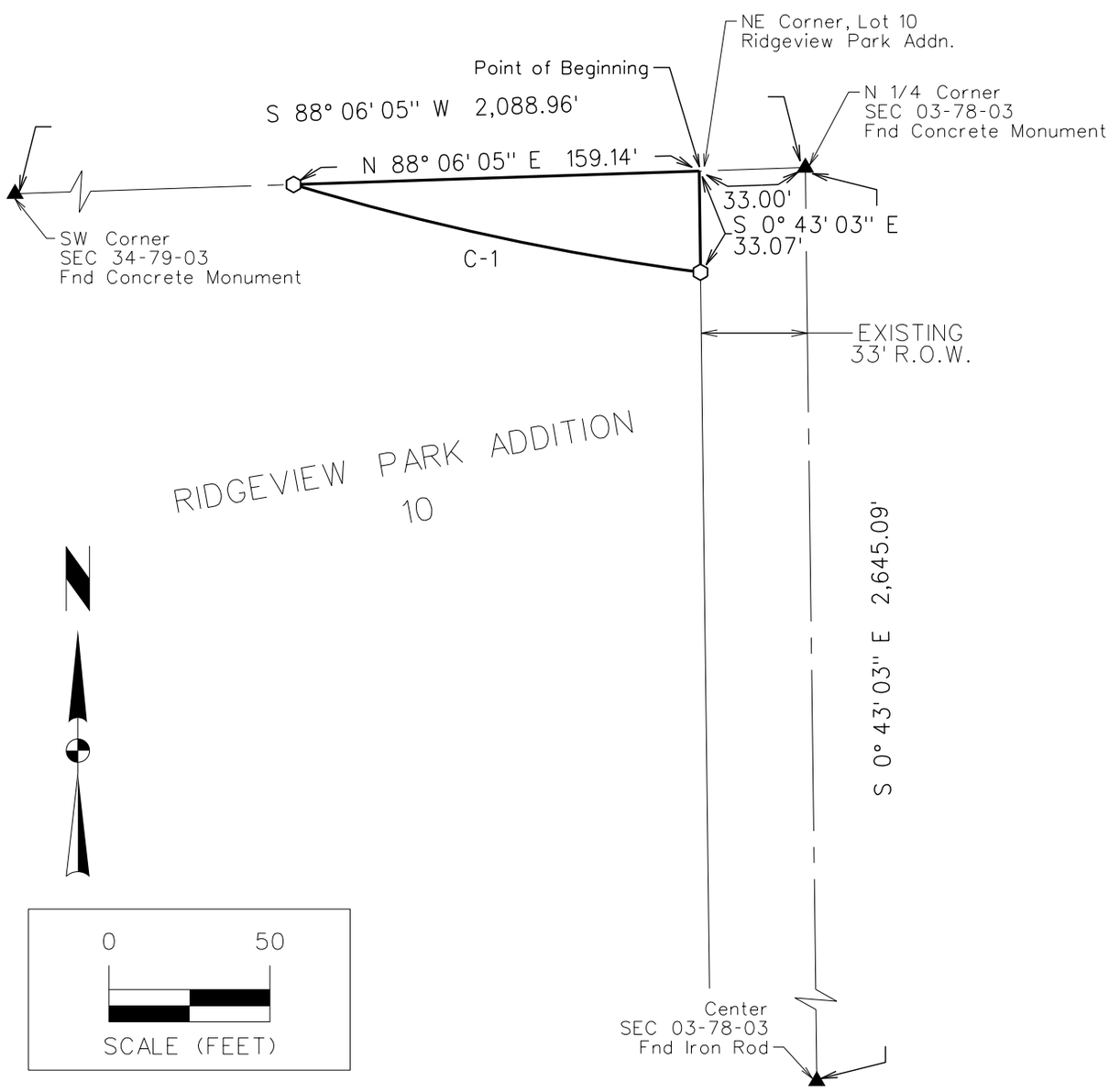
11/1/2016

RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

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



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

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Snyder

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11/1/2016

RIGHT OF WAY ACQUSITION PLAT

ACQUISITION DESCRIPTION - AREA A

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

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

ACQUISITION DESCRIPTION - AREA B

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

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

LEGEND

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

DATE OF SURVEY

10-26-2016

OWNER

SB REAL ESTATE LLC

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 1 of 2

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

RIGHT OF WAY ACQUSITION PLAT

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

Project No: 1110686

Sheet 1 of 2

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

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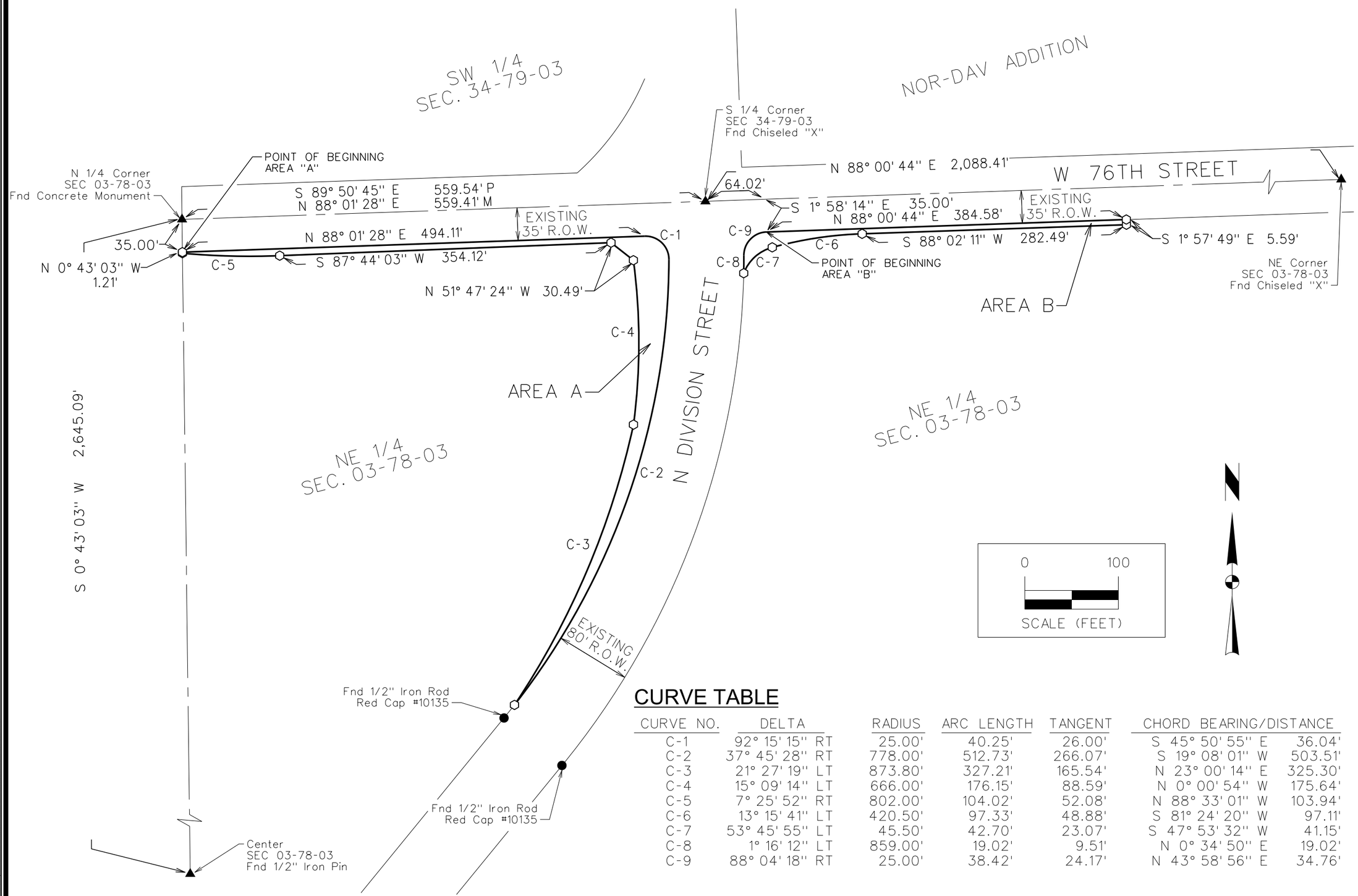
RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

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

MARK	REVISION	DATE	BY

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

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

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

RIGHT OF WAY ACQUISITION PLAT

Project No: 1110686
Sheet 2 of 2

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

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

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

DATE OF SURVEY

10-26-2016

OWNER

HARDI, INC.

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

MARK	REVISION	DATE	BY

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

Project No: 1110686 | Sheet 1 of 2

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

RIGHT OF WAY ACQUISITION PLAT

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

Project No: 1110686
Sheet 1 of 2

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

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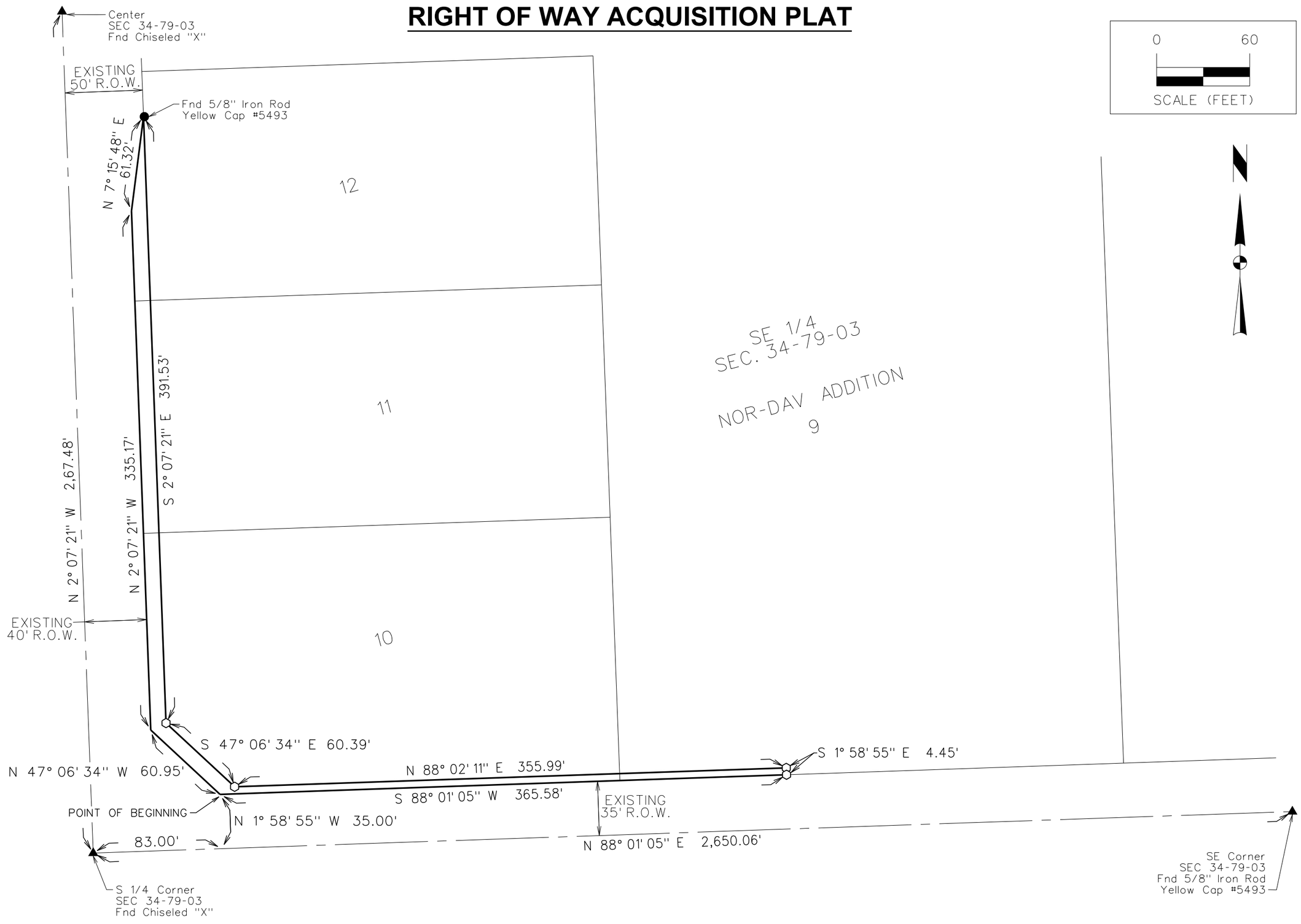
RIGHT OF WAY ACQUISITION PLAT



MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 2 of 2

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

RIGHT OF WAY ACQUISITION PLAT

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

Project No: 1110686

Sheet 2 of 2

RIGHT OF WAY ACQUSITION PLAT

ACQUISTION DESCRIPTION - AREA A

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

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

ACQUISTION DESCRIPTION - AREA B

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

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

ACQUISTION DESCRIPTION - AREA C

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

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

LEGEND

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

DATE OF SURVEY

10-26-2016

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 1 of 3

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

RIGHT OF WAY ACQUSITION PLAT

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

Project No: 1110686

Sheet 1 of 3

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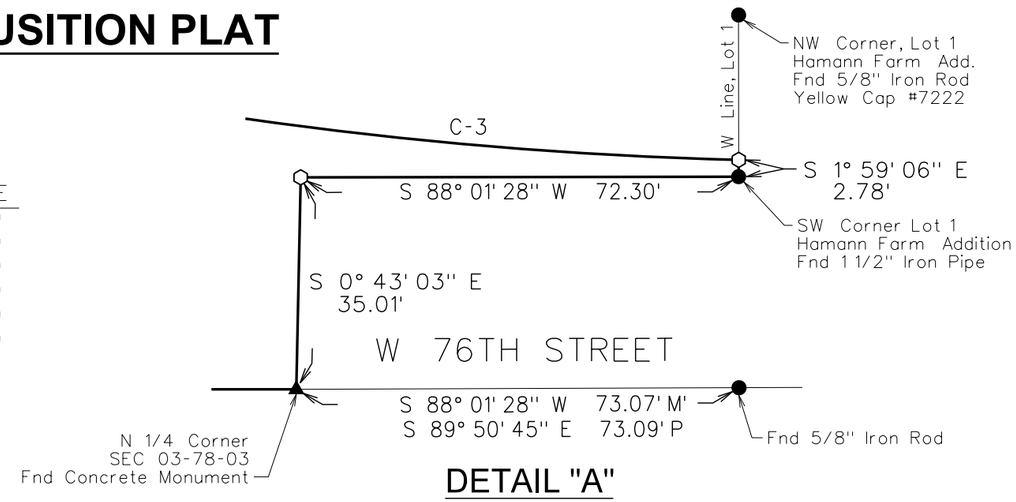
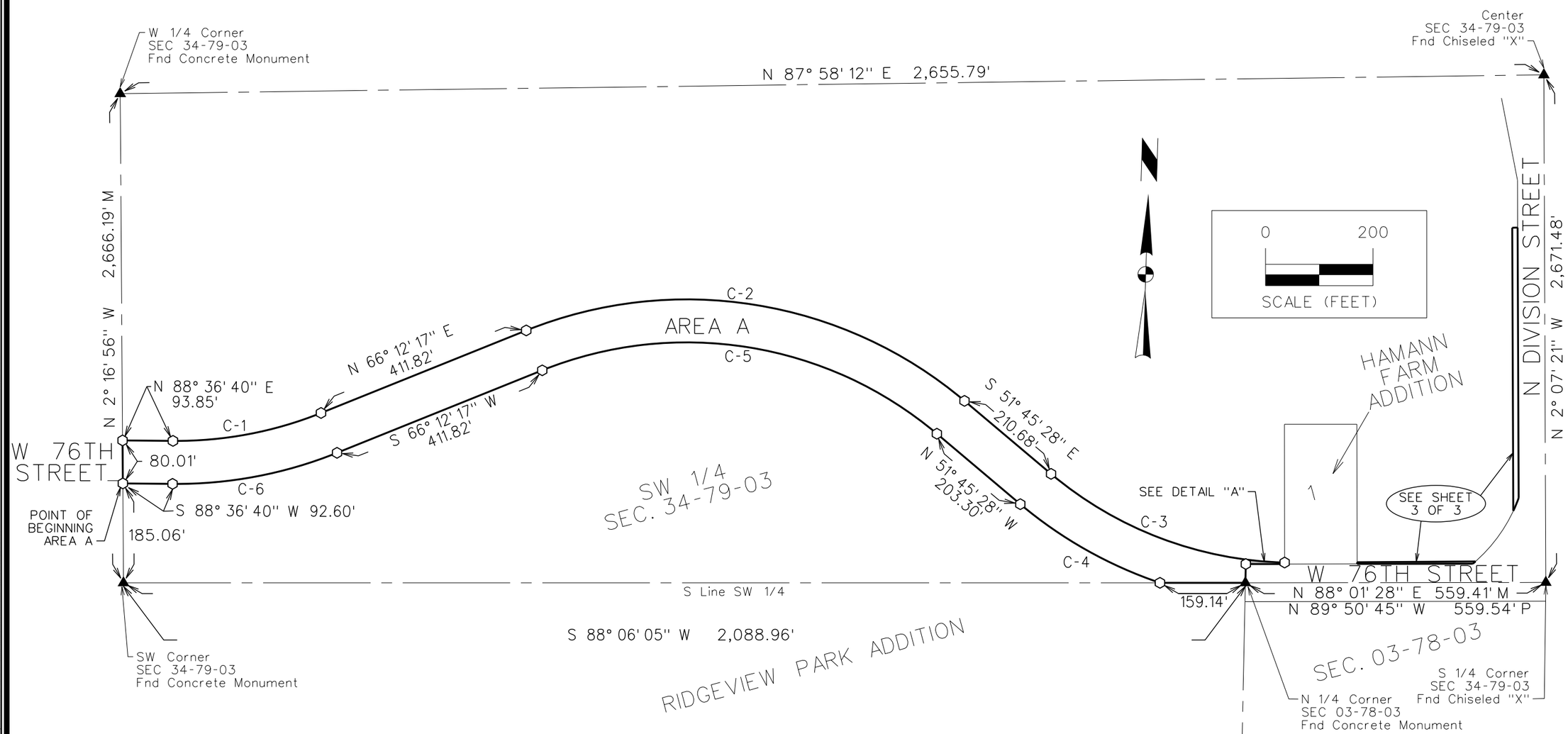
RIGHT OF WAY ACQUSITION PLAT

CURVE TABLE

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



DETAIL "A"



MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 2 of 3

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

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

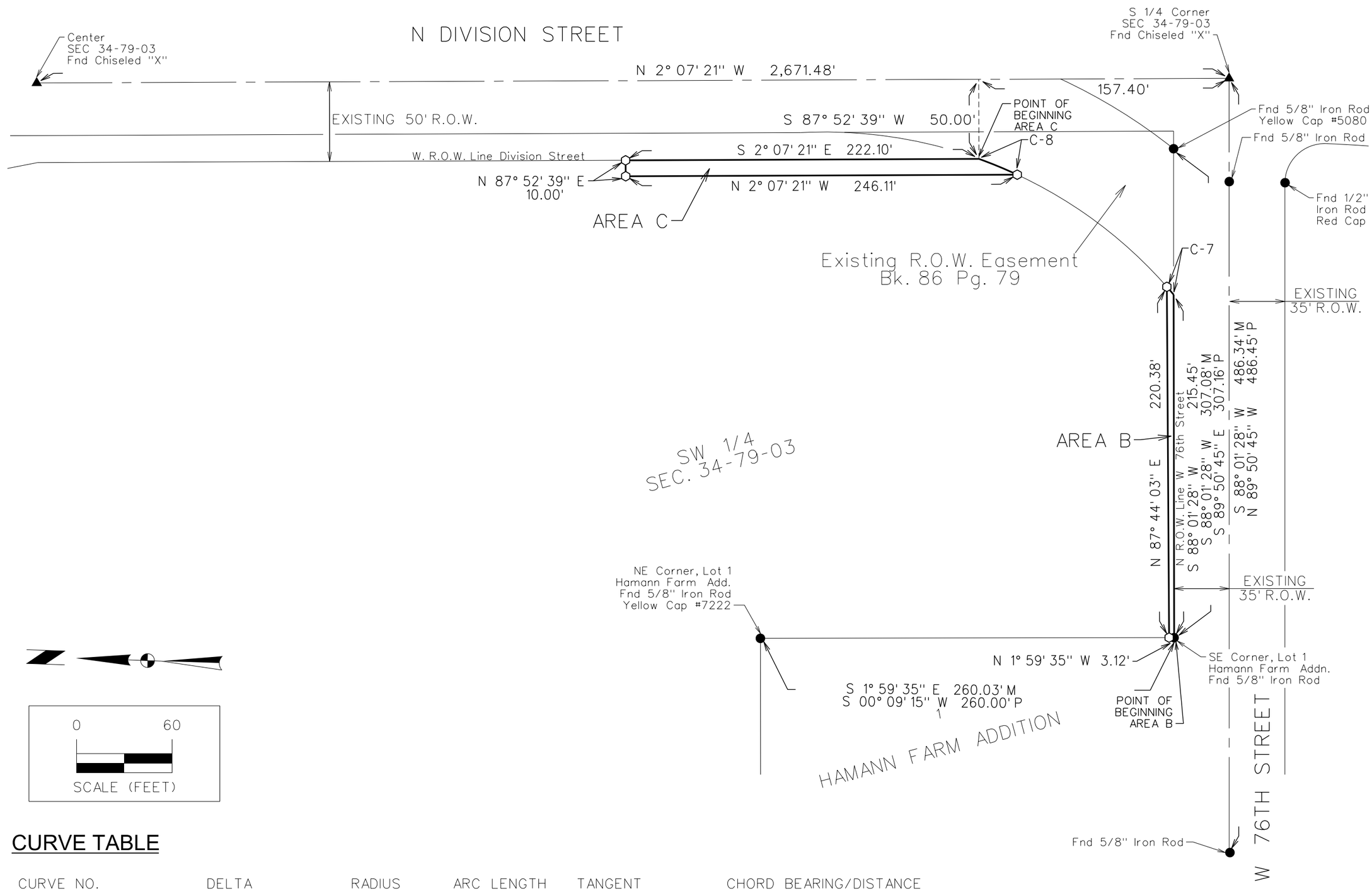
RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 3

RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

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

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 3 of 3

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

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

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

STORMWATER DRAINAGE EASEMENT

EASEMENT A DESCRIPTION

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

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

EASEMENT B DESCRIPTION

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

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

EASEMENT C DESCRIPTION

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

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

LEGEND

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

DATE OF SURVEY

11-21-2001

OWNER

JFSJA HAMANN LIVING TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

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

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

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MARK	REVISION	DATE	BY

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

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

Project No: 1110686

Sheet 1 of 2

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

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

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

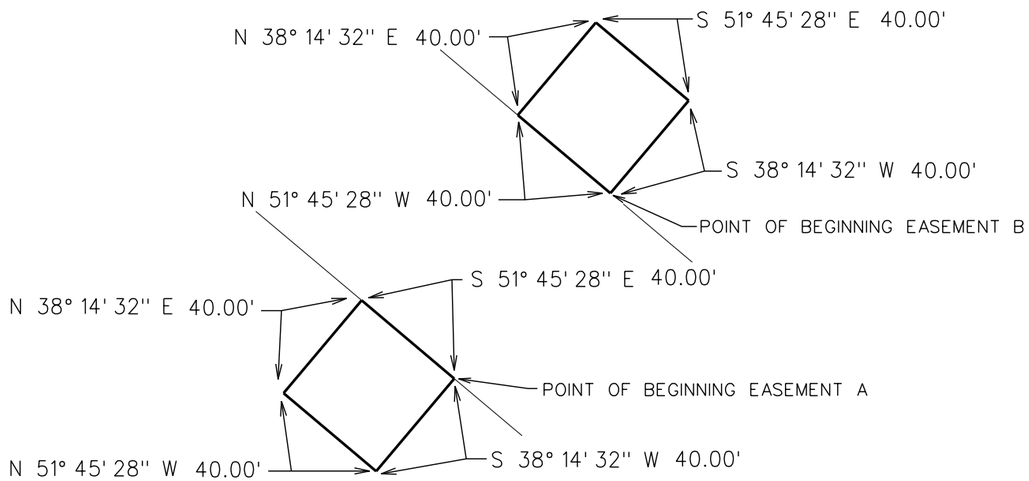
Project No: 1110686

Sheet 1 of 2

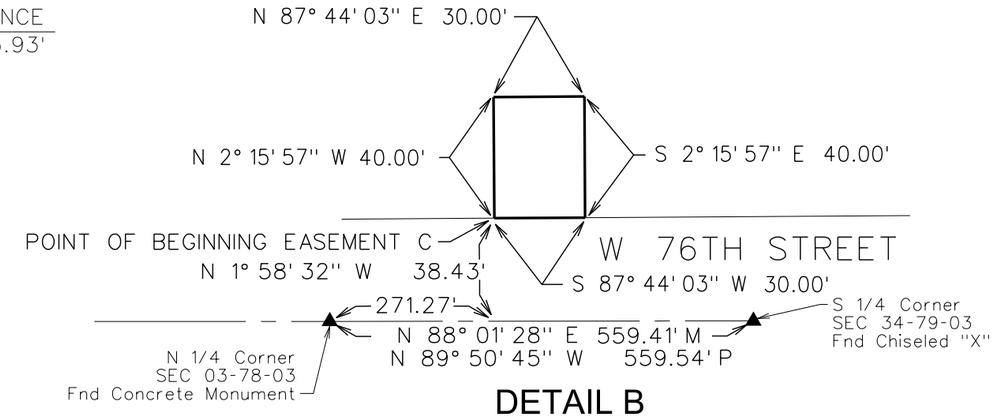
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

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



DETAIL A



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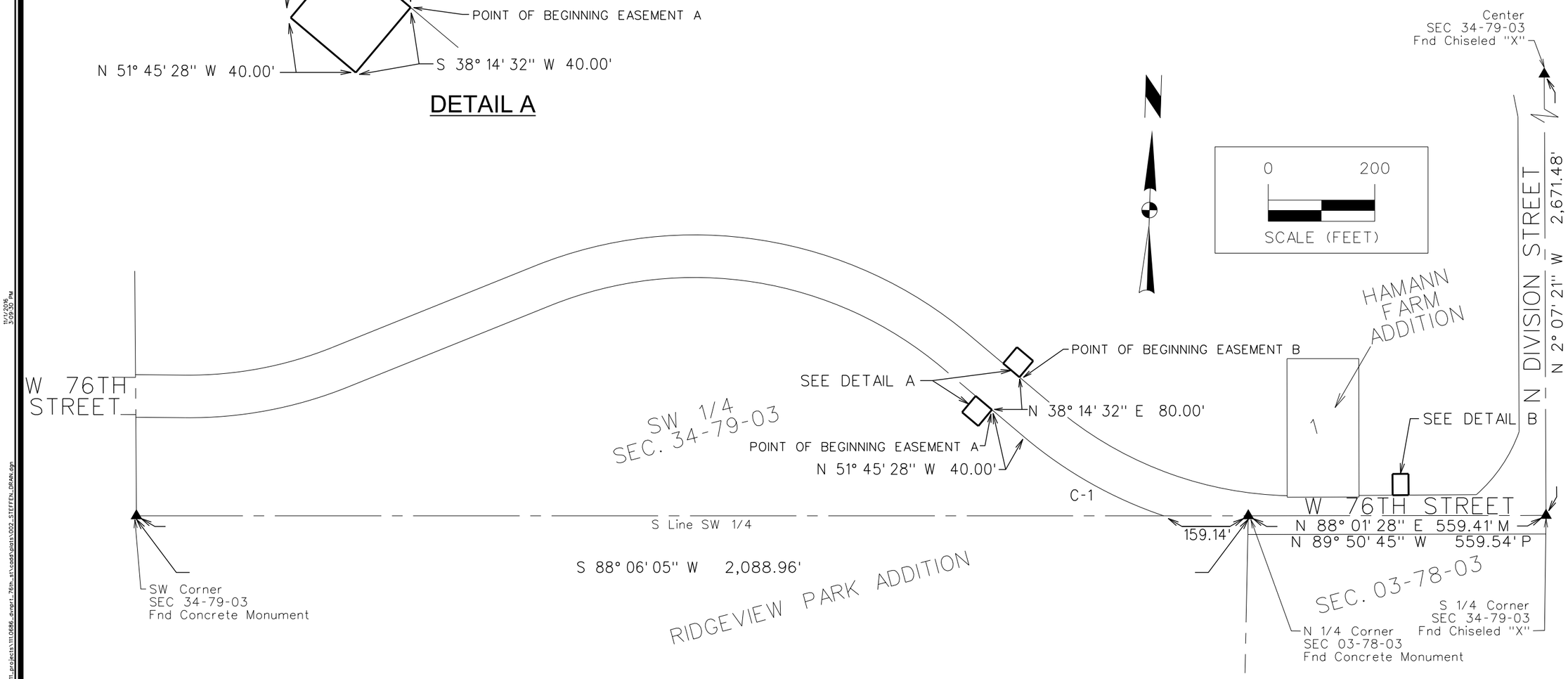

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 2 of 2

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

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

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 2 of 2

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

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

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

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

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

DATE OF SURVEY

10-26-2016

OWNER

RANDY HAMANN

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

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

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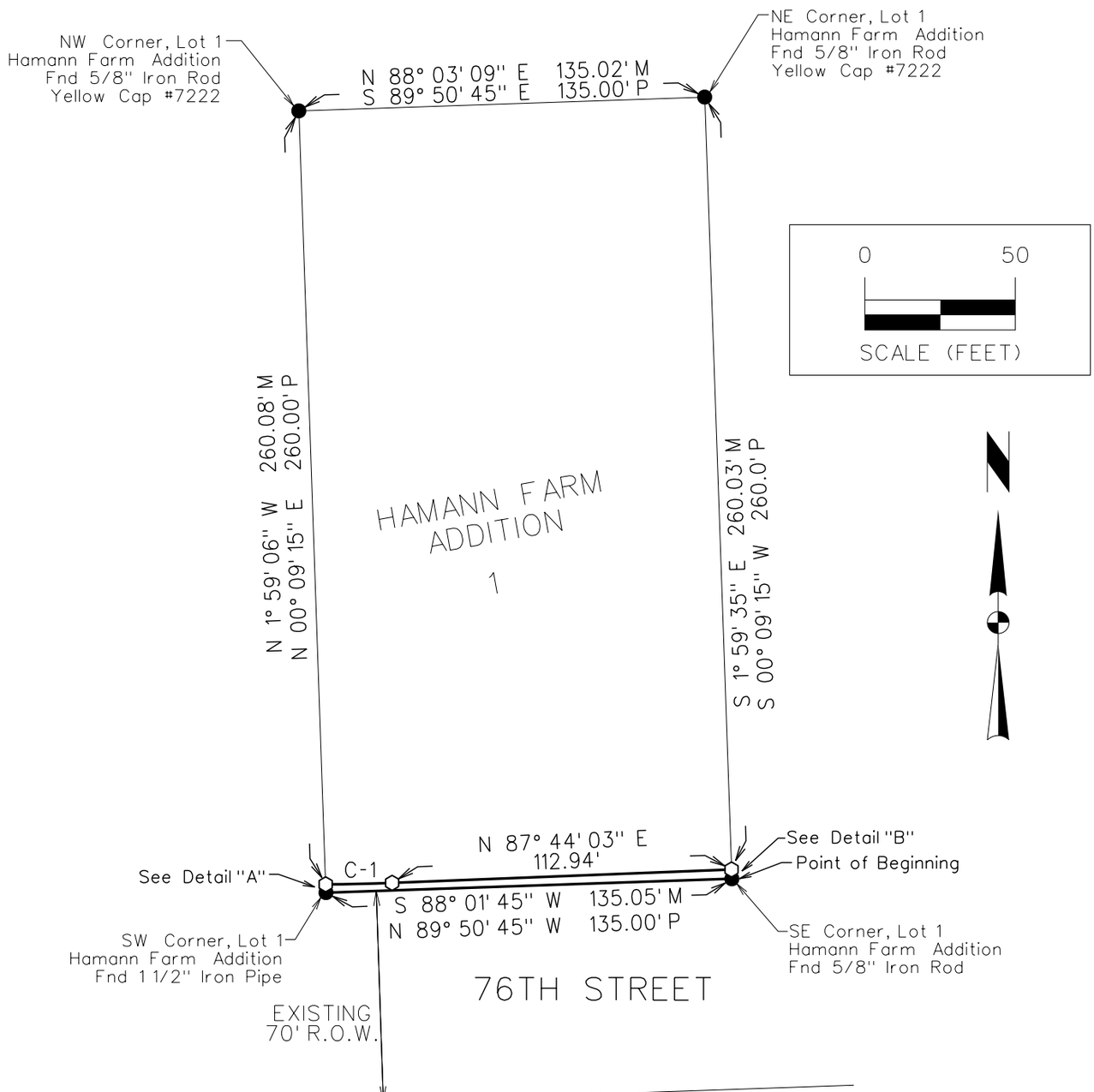
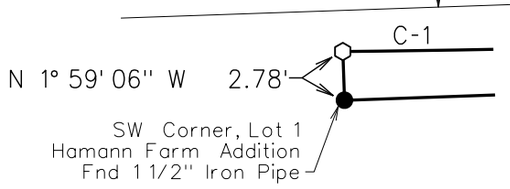
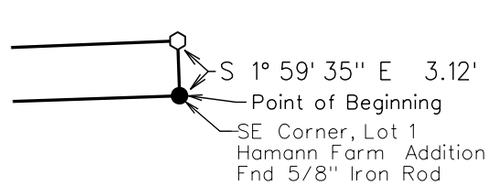
11/1/2016

RIGHT OF WAY ACQUISITION PLAT





DETAIL "A"



DETAIL "B"

CURVE TABLE

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

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT

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

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

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

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

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

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

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

DATE OF SURVEY

10-26-2016

OWNER

EARL GLAUS

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

PART LOT 10, RIDGEVIEW PARK ADDITION

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

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

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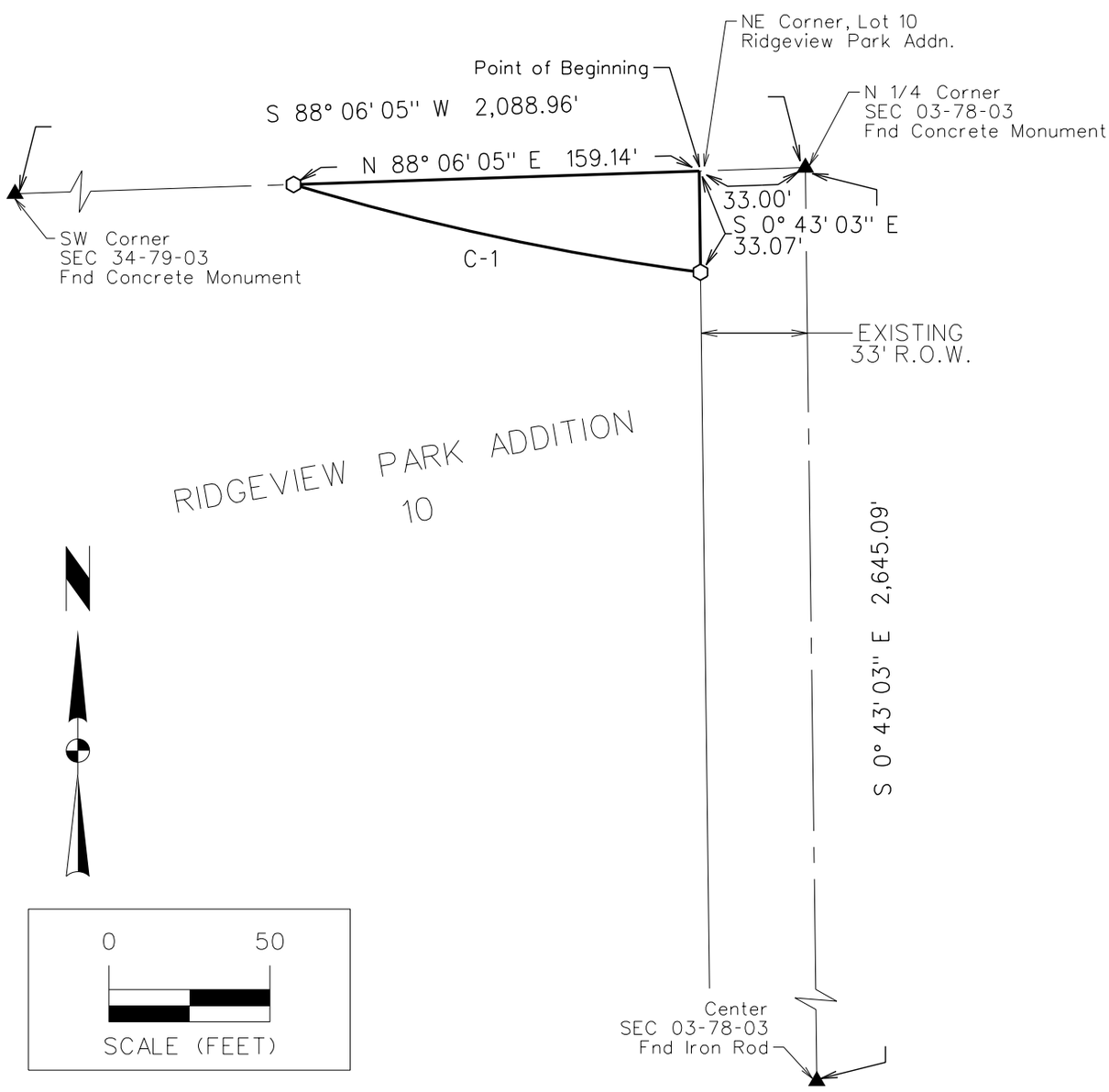
11/1/2016

RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

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



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

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11/1/2016

RIGHT OF WAY ACQUSITION PLAT

ACQUISITION DESCRIPTION - AREA A

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

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

ACQUISITION DESCRIPTION - AREA B

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

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

LEGEND

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

DATE OF SURVEY

10-26-2016

OWNER

SB REAL ESTATE LLC

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 1 of 2

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

RIGHT OF WAY ACQUSITION PLAT

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

Project No: 1110686

Sheet 1 of 2

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

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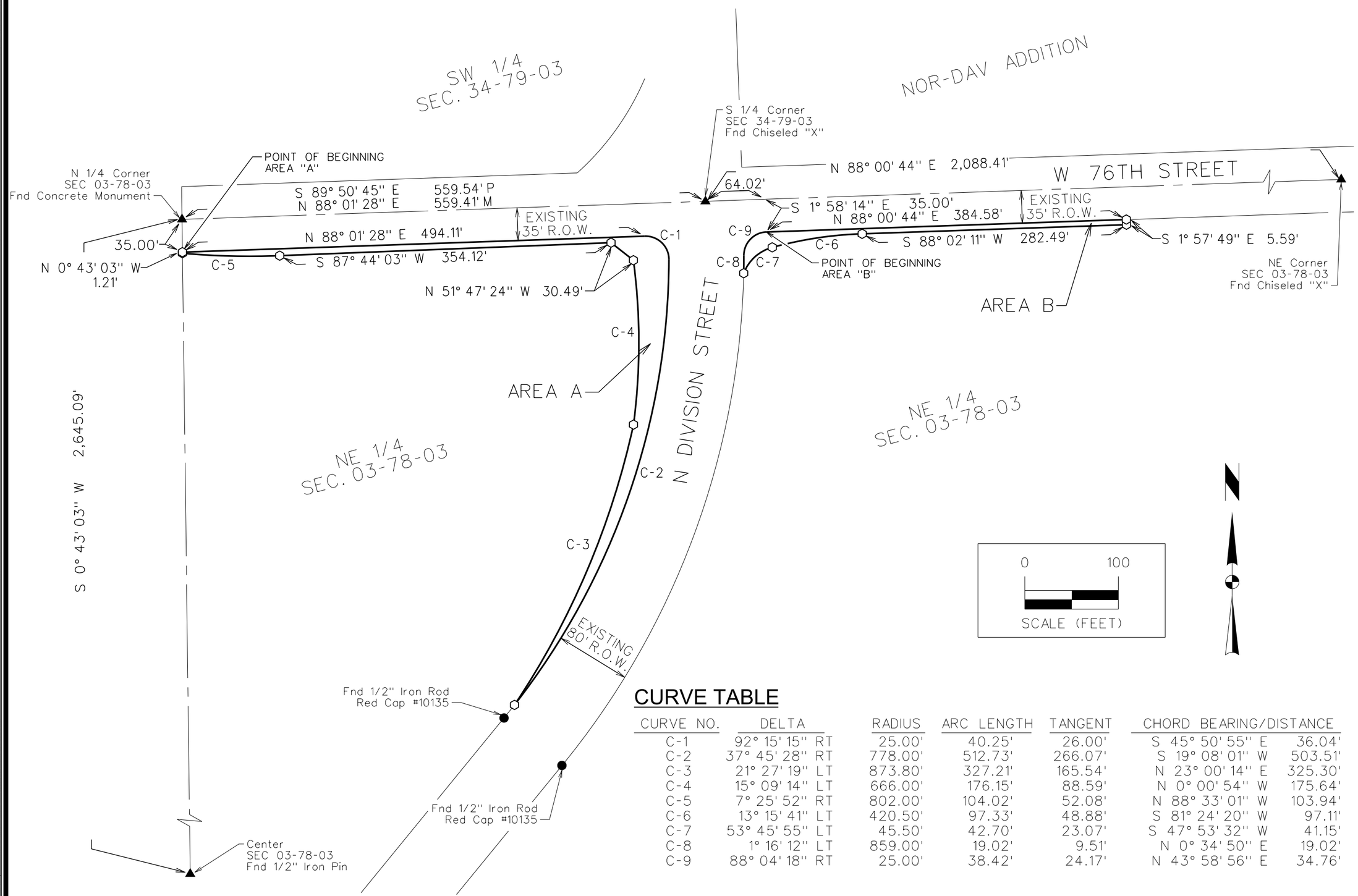
RIGHT OF WAY ACQUSITION PLAT



CURVE TABLE

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

MARK	REVISION	DATE	BY

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

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

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

RIGHT OF WAY ACQUISITION PLAT

Project No: 1110686
Sheet 2 of 2

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

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

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

DATE OF SURVEY

10-26-2016

OWNER

HARDI, INC.

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
ERIC J. MILLER
19515
IOWA

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

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

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

MARK	REVISION	DATE	BY

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

Project No: 1110686 | Sheet 1 of 2

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

RIGHT OF WAY ACQUISITION PLAT

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

Project No: 1110686
Sheet 1 of 2

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

m:\2011_projects\1110686_dvrpvt_76th_st\cadd\plats\506_HARDI_ACQ.dgn
11/17/2016 3:09:37 PM
Snyder 180
Y:\pen\date.tbl
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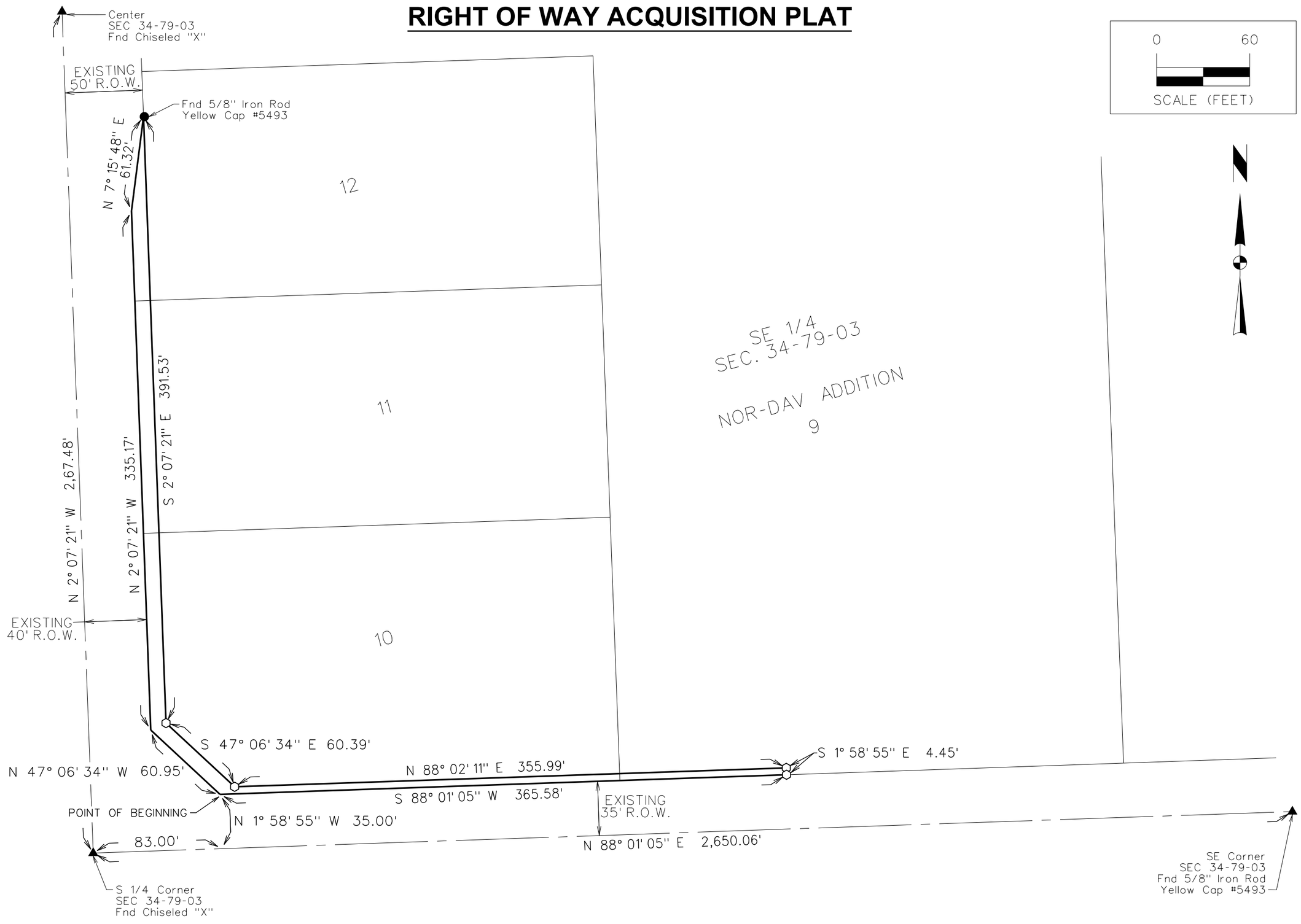
RIGHT OF WAY ACQUISITION PLAT



MARK	REVISION	DATE	BY

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

Project No: 1110686

Sheet 2 of 2

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

RIGHT OF WAY ACQUISITION PLAT

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

Project No: 1110686

Sheet 2 of 2

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

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

ATTACHMENTS:

Type	Description
Backup Material	F17-07 background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:32 AM

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

Meeting Date: April 04, 2017
Request: Final Plat Lampton 1st
Case No.: F17-07
Applicant: MidAmerican Energy Company

Recommendation:

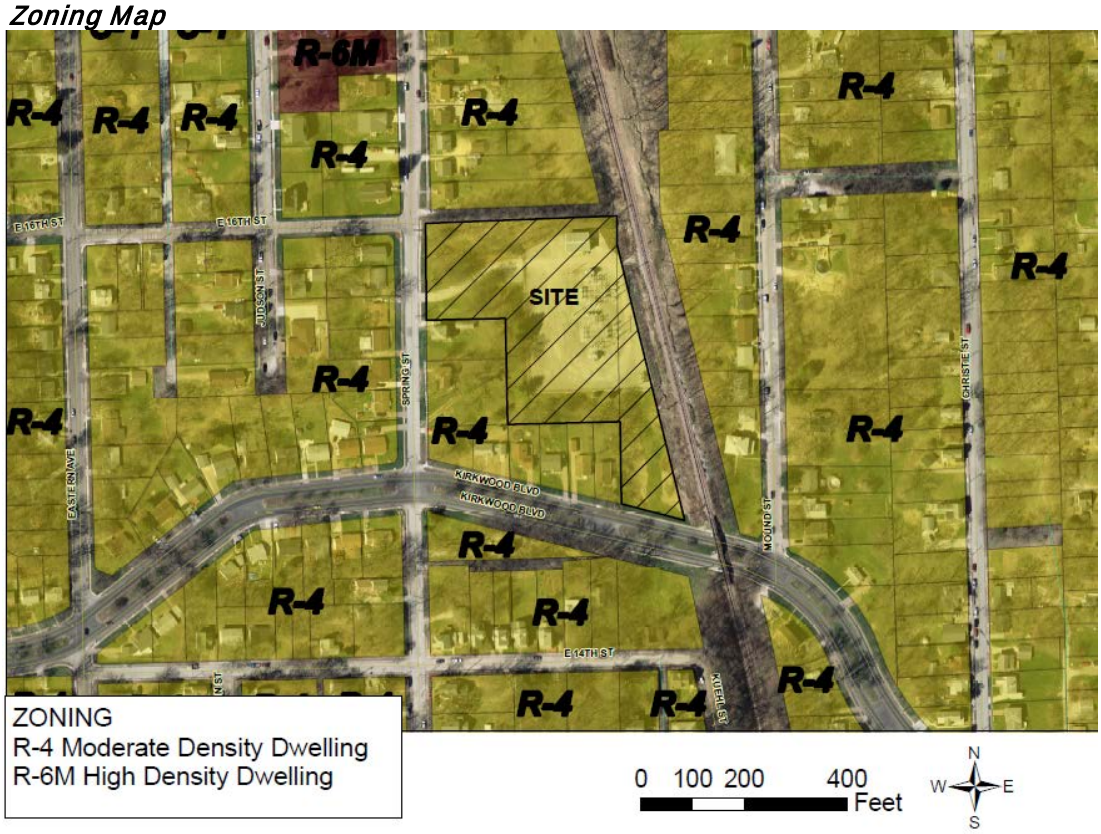
Preview - There is no recommendation at this time.

Introduction:

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

AREA CHARACTERISTICS:

Zoning Map



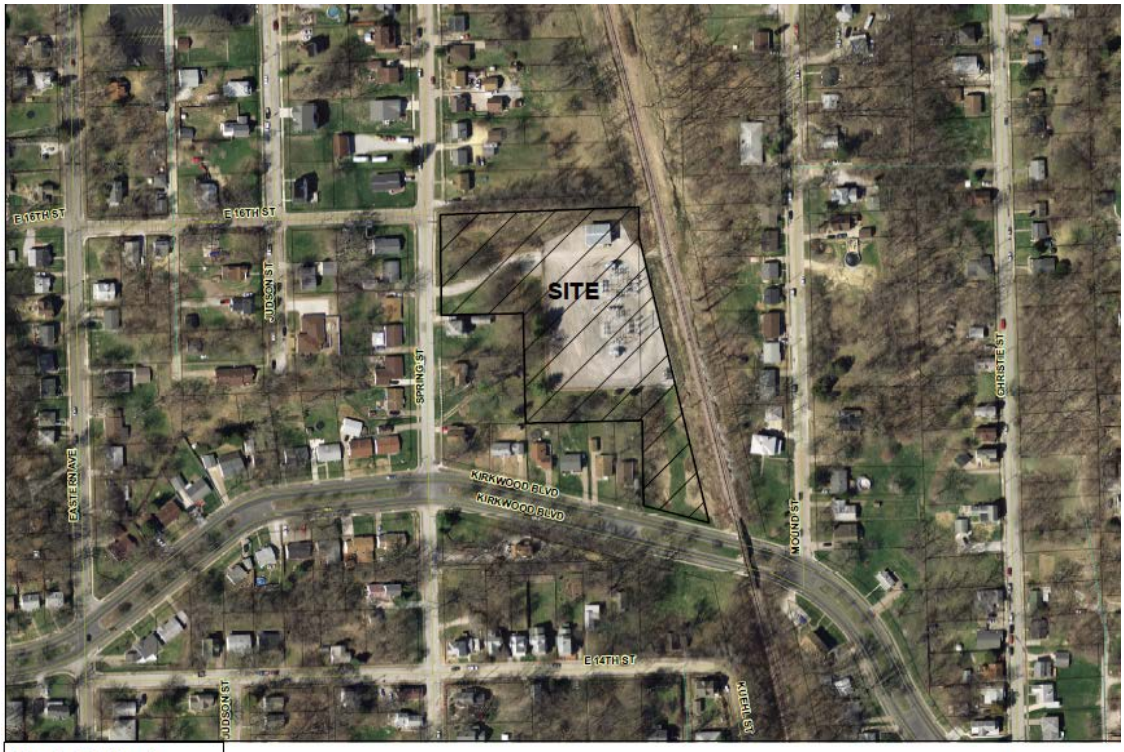
Land Use Map

LAND USE Davenport+2035
RG Residential General

0 100 200 400 Feet

N W E S

Aerial Photo

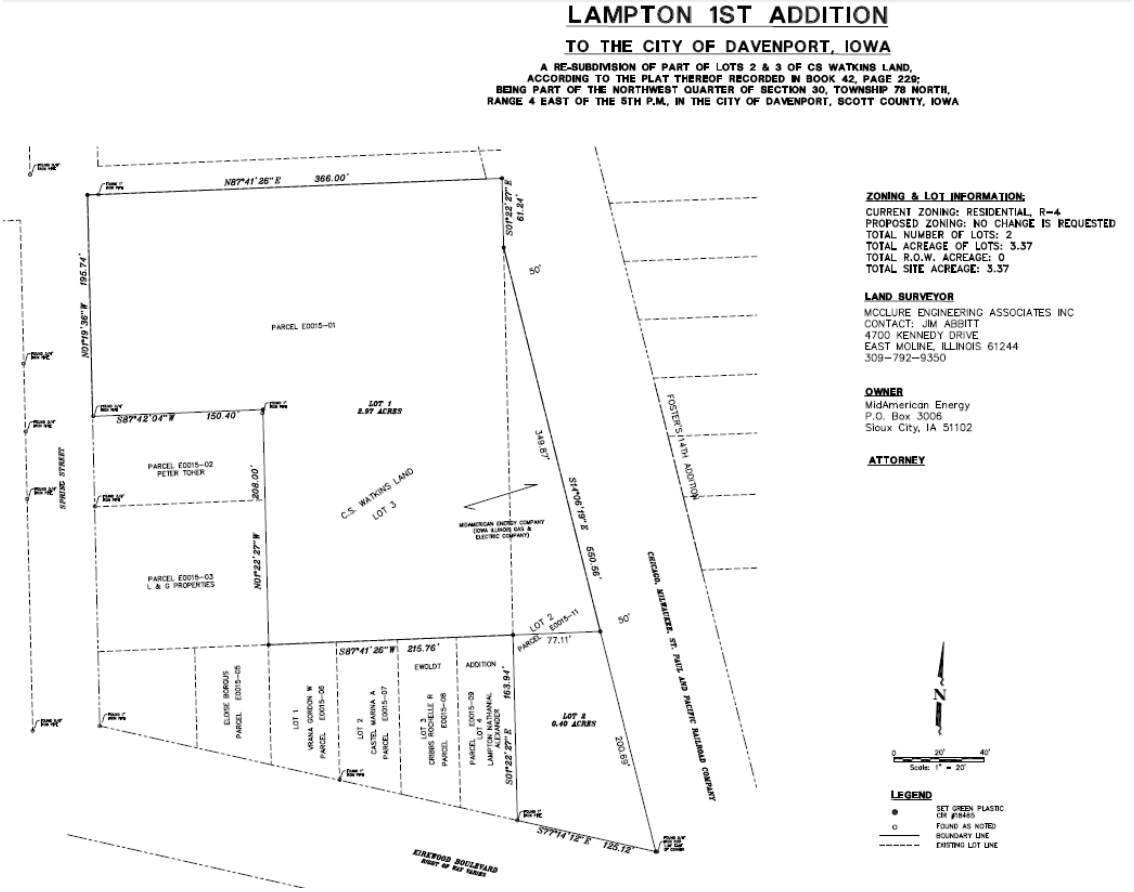


Aerial Photo
2014

0 100 200 400 Feet

N W E S

Plat



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

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

Relevant Goals to be considered in this Case:

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

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

Technical Review:

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

Storm Water. Stormwater infrastructure is located in Kirkwood Boulevard. There is surface drainage along the railroad.

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

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

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

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

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The proposal would allow a single family residence on proposed Lot 2.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

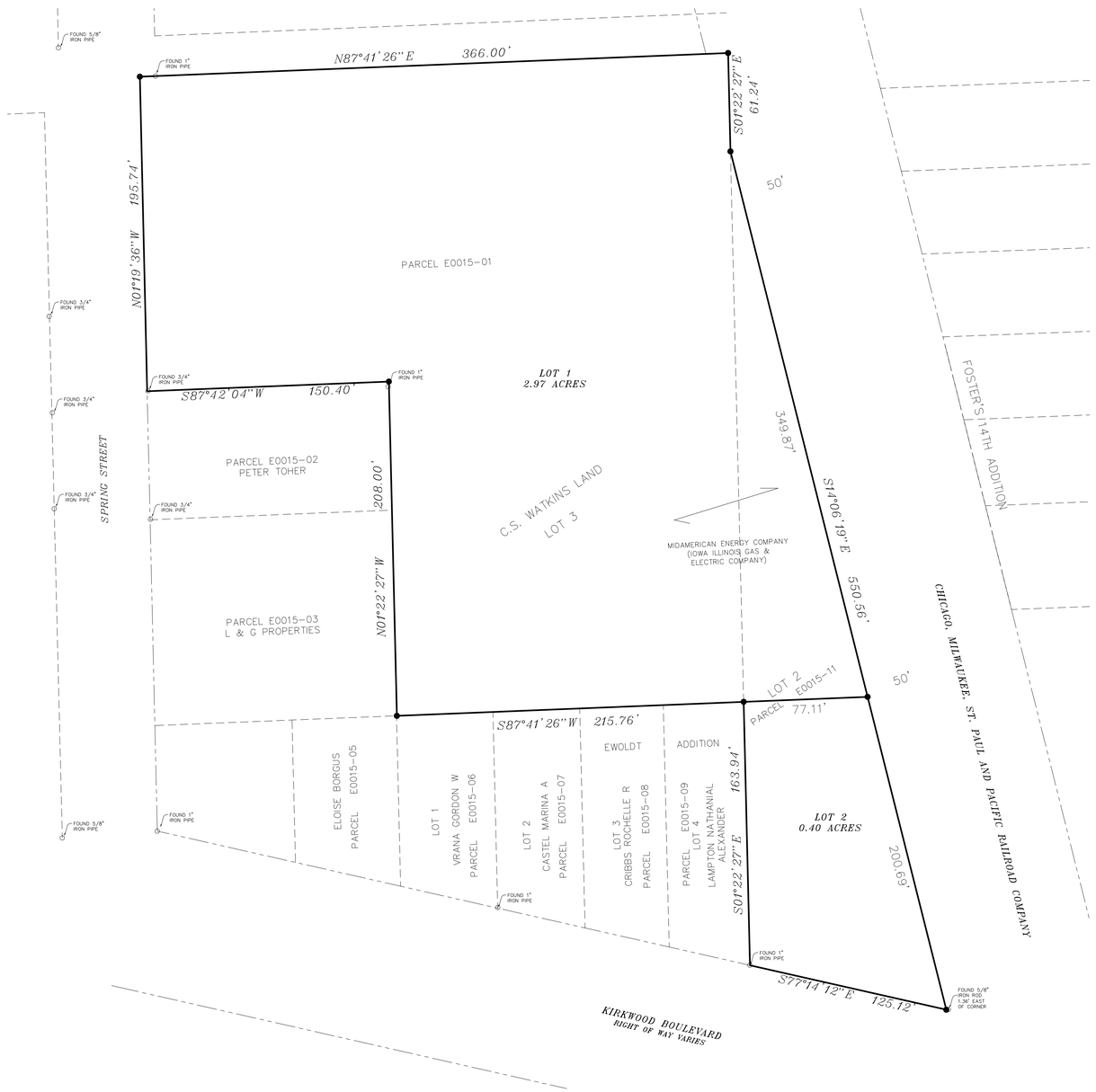
Wayne Wille, CFM - Planner II
Community Planning Division

PLAT OF SUBDIVISION

LAMPTON 1ST ADDITION

TO THE CITY OF DAVENPORT, IOWA

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



ZONING & LOT INFORMATION:

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

LAND SURVEYOR

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

OWNER

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

ATTORNEY

N

0 20' 40'
Scale: 1" = 20'

LEGEND

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

MIDAMERICAN ENERGY COMPANY

BY:_____

DATE:_____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY MID AMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER COMPANY

BY:_____

DATE:_____

CENTURYLINK

BY:_____

DATE:_____

MEDIACOM

BY:_____

DATE:_____

CITY OF DAVENPORT, IOWA

BY:_____

DATE:_____

PLANNING AND ZONING COMMISION

BY:_____

DATE:_____

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

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

Signature:_____
James W. Abbitt Jr.

Date _____ Reg. No. 18465

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

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

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

REVISIONS		
NO.	ITEM	DATE

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

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

PLAT OF SUBDIVISION

LAMPTON 1ST ADDITION *DAVENPORT, IOWA*

FILE NAME: *T:\IADA116.034\TASK 270_KIRKWOOD\DWG\16034_KIRKWOOD.dwg* JOB NUMBER: *01-13-16-034*

SHEET NO. 1 OF 1

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

PRELIM / FINAL / PUD (circle the appropriate designation) LAMPTON 1st ADDITION

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

LOCATION: North of Kirkwood and east of Spring Street

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

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

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

OWNER:
Name: SAME AS DEVELOPER
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

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

STREETS ADDED: N / A LINEAR FEET

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	$400 plus $25/lot = $450
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	$700 plus $25/lot
More than twenty-five lots (> 25 lots)	$1,000 plus $25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	$150 per 50 feet of lineal lot frontage

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
F17-08: the final plat of Bryr's Addition, located west of Division Street and along the north side of 2nd Street (1730 and 1738 W 2nd Street), containing 0.83 acre, more or less and two (2) industrial lots.

ATTACHMENTS:

Type	Description
Backup Material	F17-08 background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:34 AM

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

Meeting Date: April 04, 2017
Request: Final Plat Bryr's Addition
Case No.: F17-08
Applicant: Behncke Construction Co. & Bryr Services

Recommendation:

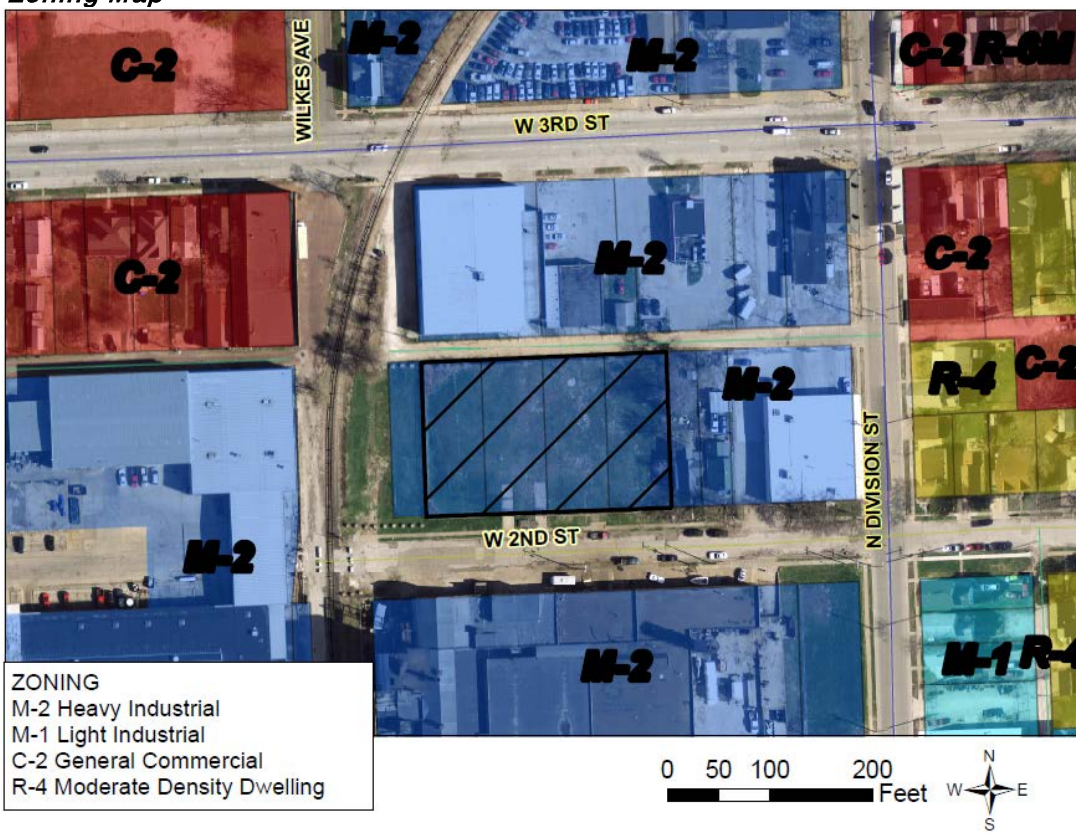
Preview - There is no recommendation at this time.

Introduction:

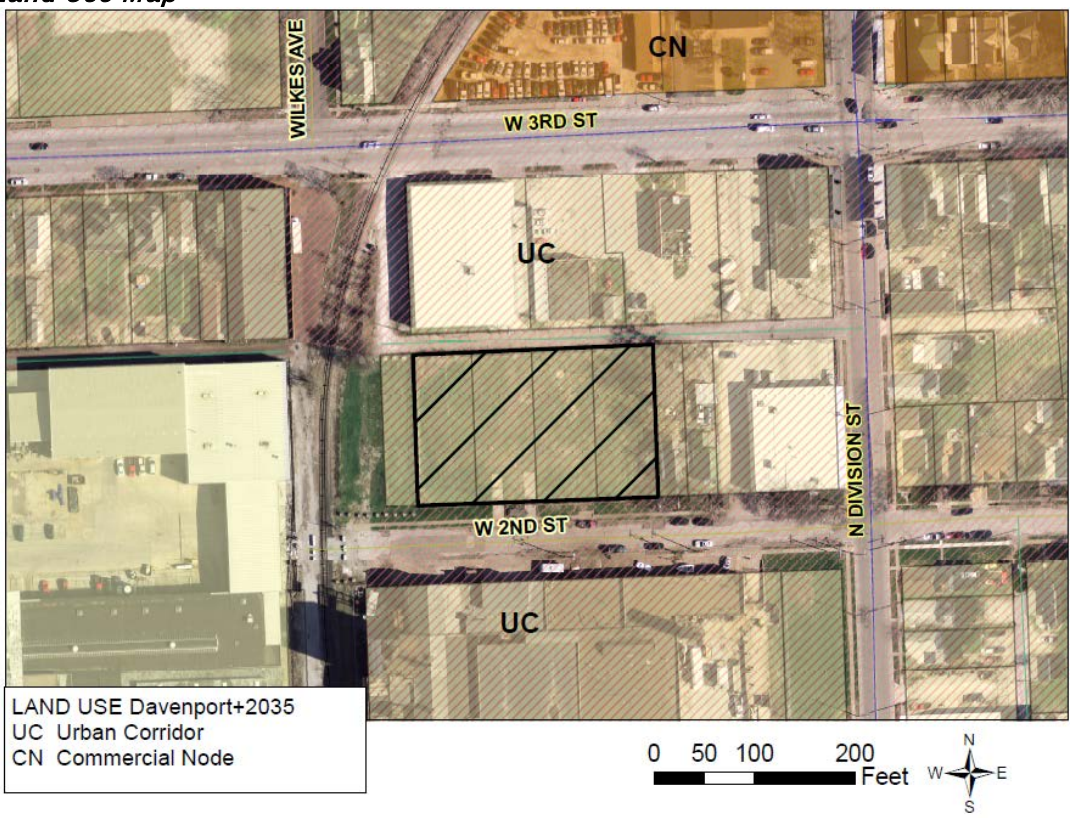
Petition of Behncke Construction Co. and Bryr Services for approval of a two lot subdivision to consolidate four lots to allow the construction of two commercial buildings. the split of property to an adjacent owner. The plat contains 0.83 acres, more or less.

AREA CHARACTERISTICS:

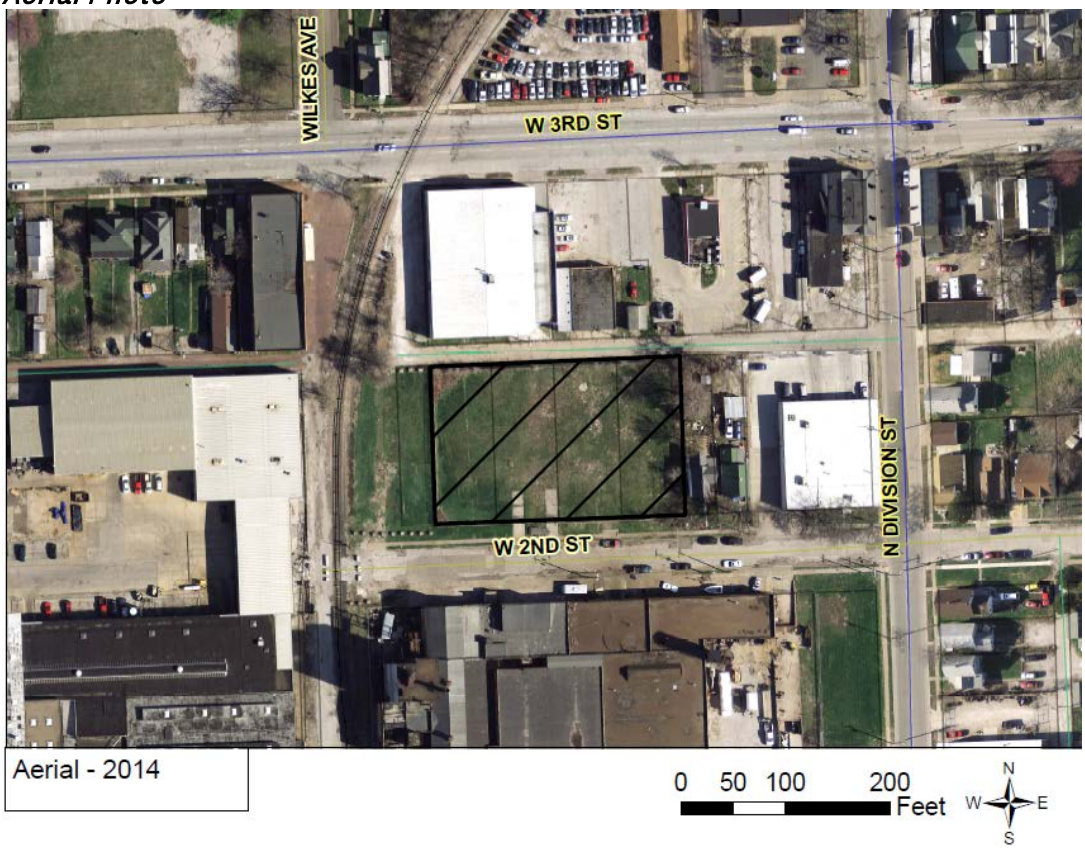
Zoning Map



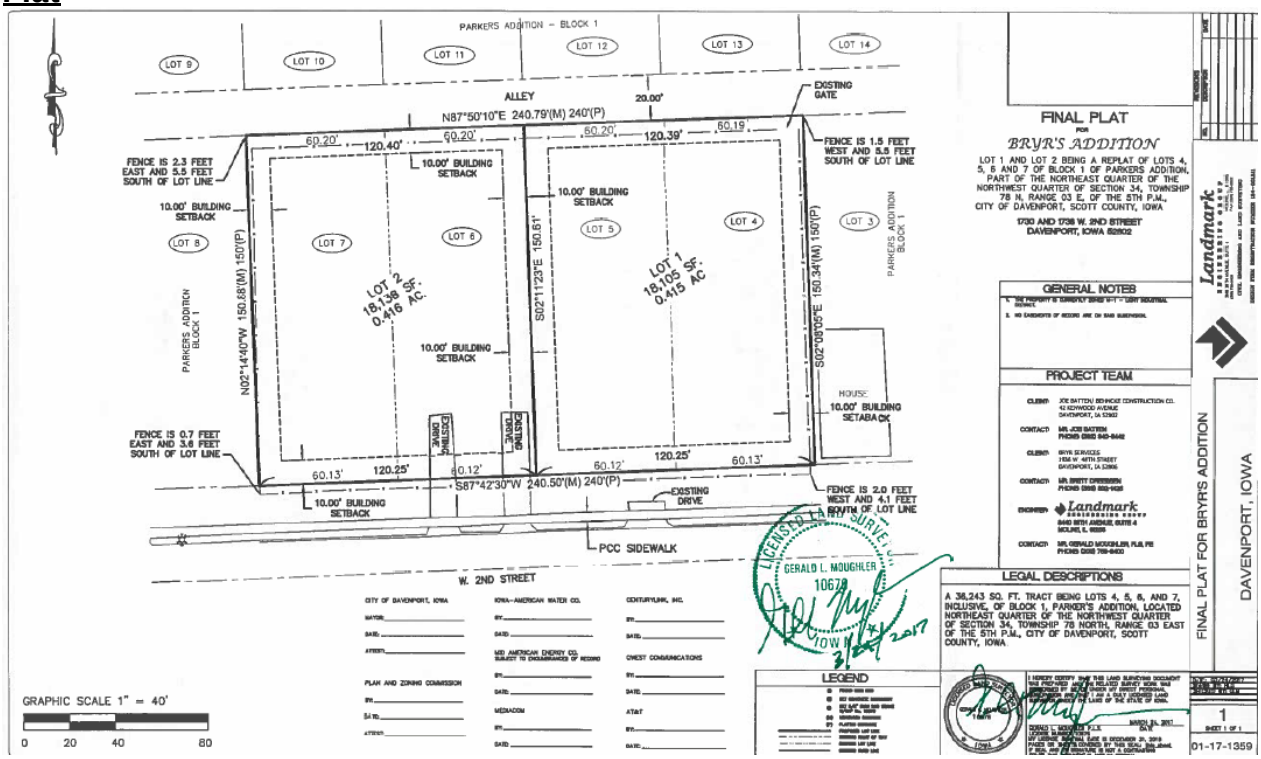
Land Use Map



Aerial Photo



Plat



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

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

Relevant Goals to be considered in this Case:

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

Technical Review:

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

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

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

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

Emergency Services. The property is located approximately 1-1/4 mile from three stations: the Central Fire Station, which is located at 331 Scott Street; Station No. 5, which is located at 2808 Telegraph Road; and Station No. 6, which is located at 1735 West Pleasant Street.

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

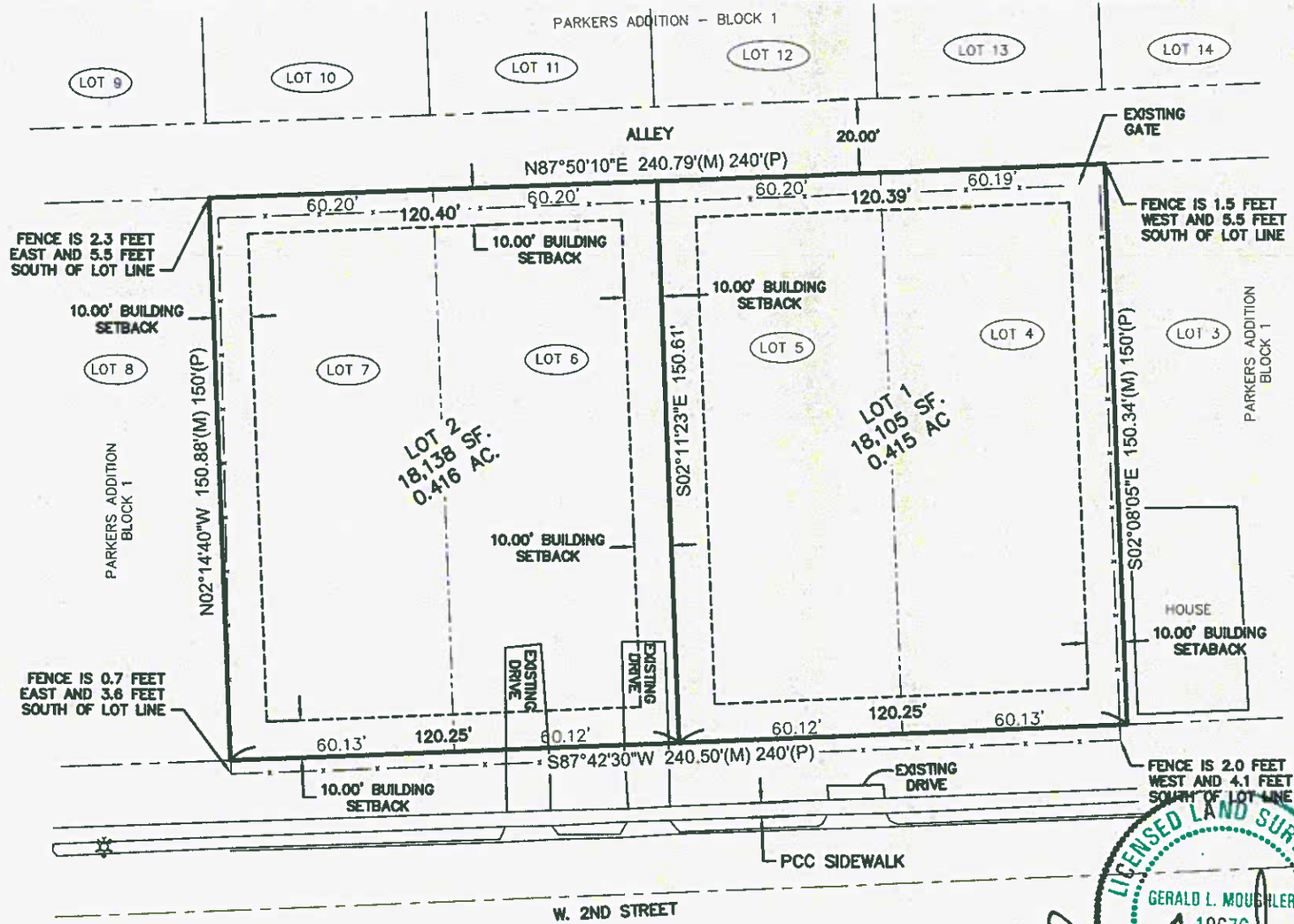
PUBLIC INPUT
This is a final plat and does not require notification.

DISCUSSION
The petitioners are proposing a two lot subdivision to allow for two separate warehouse buildings to service their individual businesses.

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

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



FINAL PLAT
FOR
BRYR'S ADDITION

LOT 1 AND LOT 2 BEING A REPLAT OF LOTS 4, 5, 6 AND 7 OF BLOCK 1 OF PARKERS ADDITION, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 N, RANGE 03 E, OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA

1730 AND 1738 W. 2ND STREET
DAVENPORT, IOWA 52802

REVISIONS		
NO.	DESCRIPTION	DATE

Landmark ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4 MOLINE, IL 61265 (309)793-0400
CIVIL ENGINEERING AND LAND SURVEYING
DESIGN FIRM REGISTRATION NUMBER 184-001811

GENERAL NOTES

1. THE PROPERTY IS CURRENTLY ZONED M-1 – LIGHT INDUSTRIAL DISTRICT.
2. NO EASEMENTS OF RECORD ARE ON SAID SUBDIVISION.

PROJECT TEAM

CLIENT: JOE BATTEN/ BEHNCKE CONSTRUCTION CO.
42 KENWOOD AVENUE
DAVENPORT, IA 52802

CONTACT: MR. JOE BATTEN
PHONE: (563) 940-9442

CLIENT: BRYR SERVICES
1936 W. 48TH STREET
DAVENPORT, IA 52806

CONTACT: MR. BRETT DREESSEN
PHONE: (563) 802-4425

ENGINEER: Landmark ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265

CONTACT: MR. GERALD MOUGHLER, PLS, PE
PHONE: (309) 793-0400

LEGAL DESCRIPTIONS

A 36,243 SQ. FT. TRACT BEING LOTS 4, 5, 6, AND 7, INCLUSIVE, OF BLOCK 1, PARKER'S ADDITION, LOCATED NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 03 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

LICENSED LAND SURVEYOR
GERALD L. MOUGHLER
10676
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.

MARCH 24, 2017
DATE

GERALD L. MOUGHLER PLS
LICENSE NUMBER 10676
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: this sheet
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

LEGEND

- FOUND IRON PIPE
- SET CONCRETE MONUMENT
- SET 5/8" IRON ROD WITH CAP
- MONUMENT OVERRIDE
- PLATTED DISTANCE
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING CURB LINE

CITY OF DAVENPORT, IOWA
MAYOR: _____
DATE: _____
ATTEST: _____

PLAN AND ZONING COMMISSION
BY: _____
DATE: _____
ATTEST: _____

IOWA-AMERICAN WATER CO.
BY: _____
DATE: _____

MID AMERICAN ENERGY CO.
SUBJECT TO ENCUMBRANCES OF RECORD
BY: _____
DATE: _____

MEDIACOM
BY: _____
DATE: _____

CENTURYLINK, INC.
BY: _____
DATE: _____

QWEST COMMUNICATIONS
BY: _____
DATE: _____

AT&T
BY: _____
DATE: _____

GRAPHIC SCALE 1" = 40'
0 20 40 80

FINAL PLAT FOR BRYR'S ADDITION
DAVENPORT, IOWA

DATE: 03/24/2017
DRAWN BY: R.H.
CHECKED BY: G.M.

1
SHEET 1 OF 1

01-17-1359

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Bryr's Addition

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

DEVELOPER:
Name: Joe Batten / Behncke Const & Brett Dreessen Bryr Services
Address: 1936 W. 48th STREET DAVENPORT, IOWA 52806
Phone: (563) 940-8442 FAX: (563) 320-1425
Mobile Phone: Email: bryrservices@hotmail.com behnckeconstruction@gmail.com

ENGINEER:
Name: Michael SHAMSIE, PE / Landmark Engr Grp, Inc.
Address: 3440 38th Avenue, Suite 4 Moline, IL 61265
Phone: (309) 755-3400 FAX: (309) 517-6457
Mobile Phone: (309) 269-6350 Email: mike.shamsie@landgroup.biz

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

OWNER:
Name: Joe Batten / Brett Dreessen
Address: 1936 W. 48th STREET, DAVENPORT, IA 52806
Phone: (563) 320-1425 Email: joe-behnckeconstruction@gmail.com
Mobile Phone: (563) 940-8442 Email: Brett-bryrservices@hotmail.com

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

STREETS ADDED: None LINEAR FEET

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

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	$400 plus $25/lot $450.00
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	$700 plus $25/lot
More than twenty-five lots (> 25 lots)	$1,000 plus $25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	$150 per 50 feet of lineal lot frontage

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

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

ATTACHMENTS:

	Type	Description
	Backup Material	P17-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:36 AM

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

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

Recommendation:

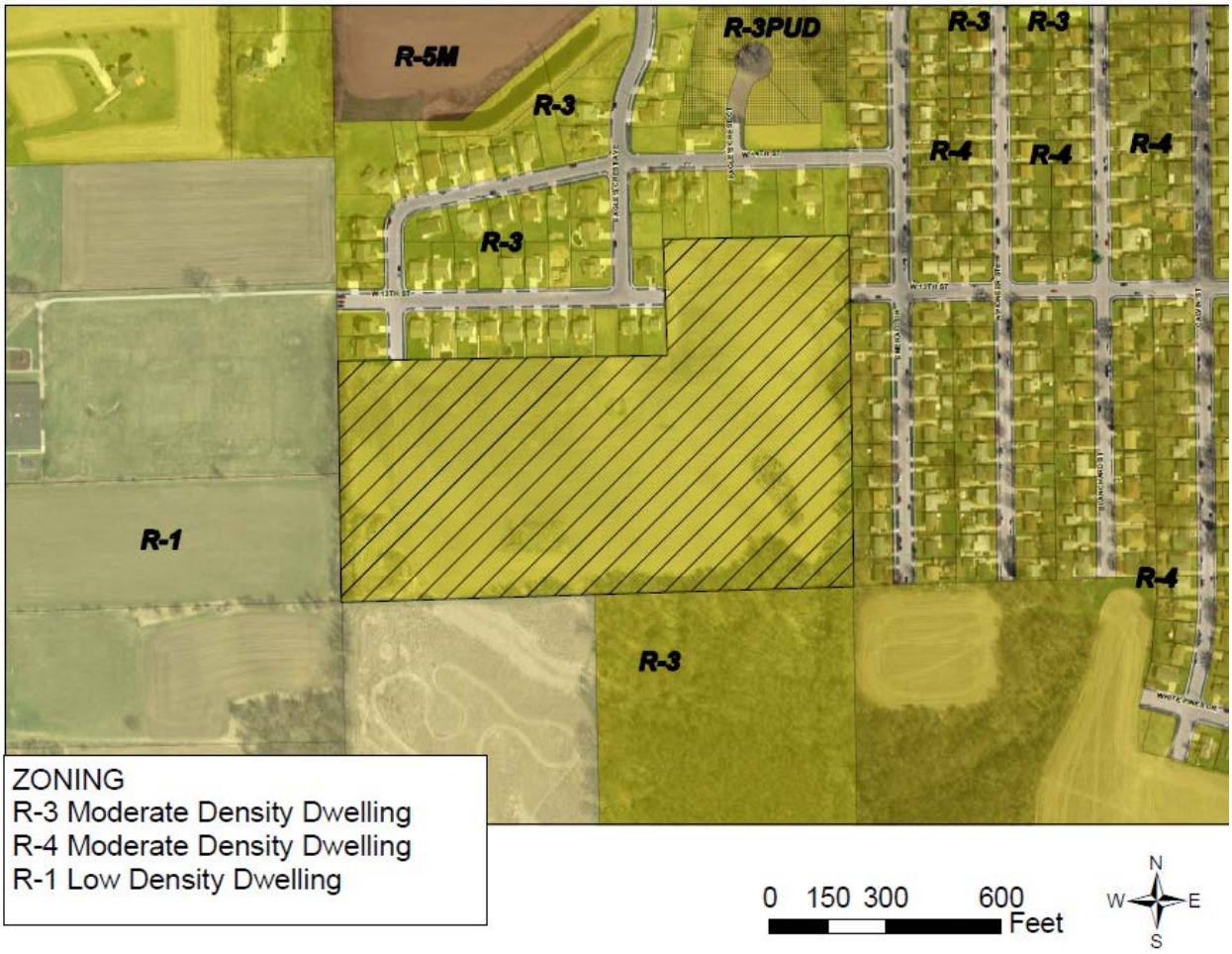
Preview - There is no recommendation at this time.

Introduction:

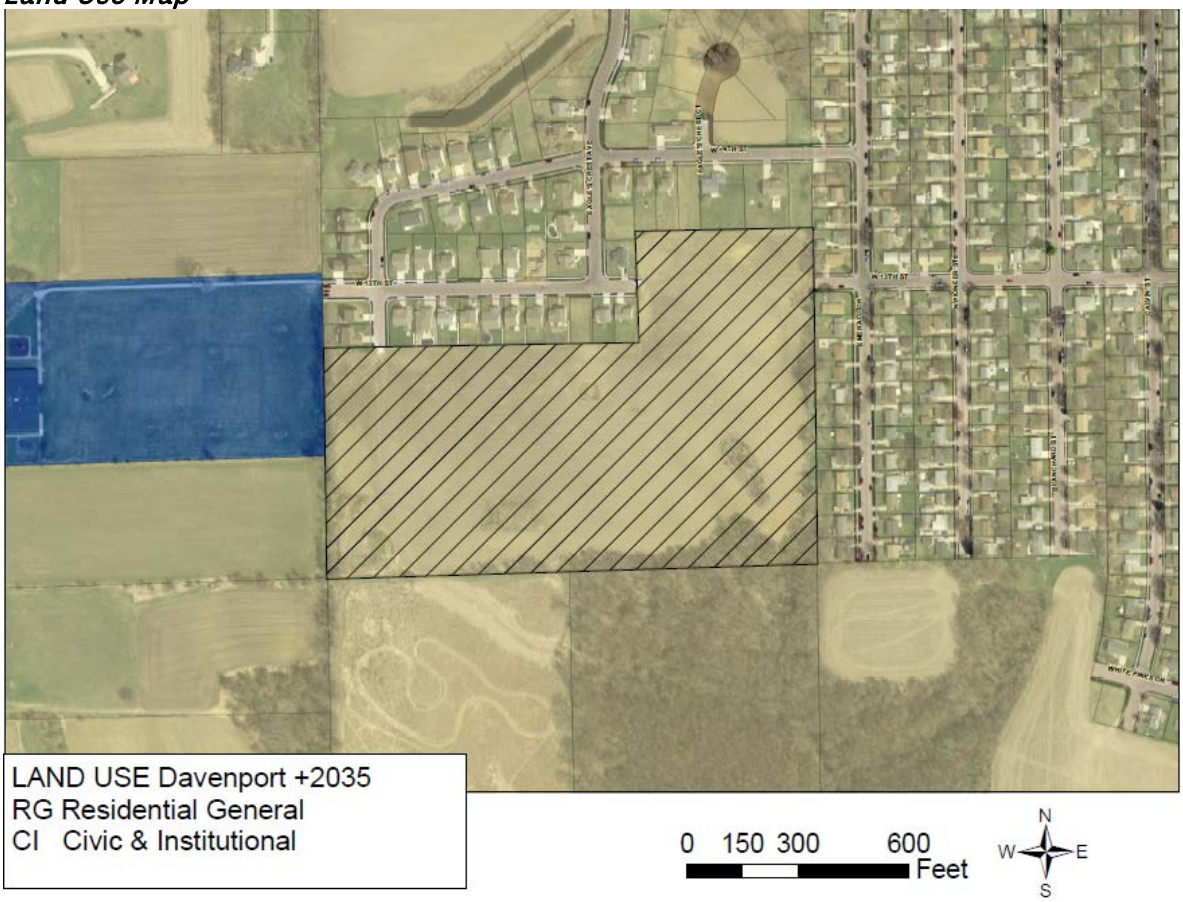
Petition of Grunwald Land for approval of a preliminary plat to develop 70 lots of single family residential south of the Eagle's Crest development. The plat contains 22.15 acres, more or less.

AREA CHARACTERISTICS:

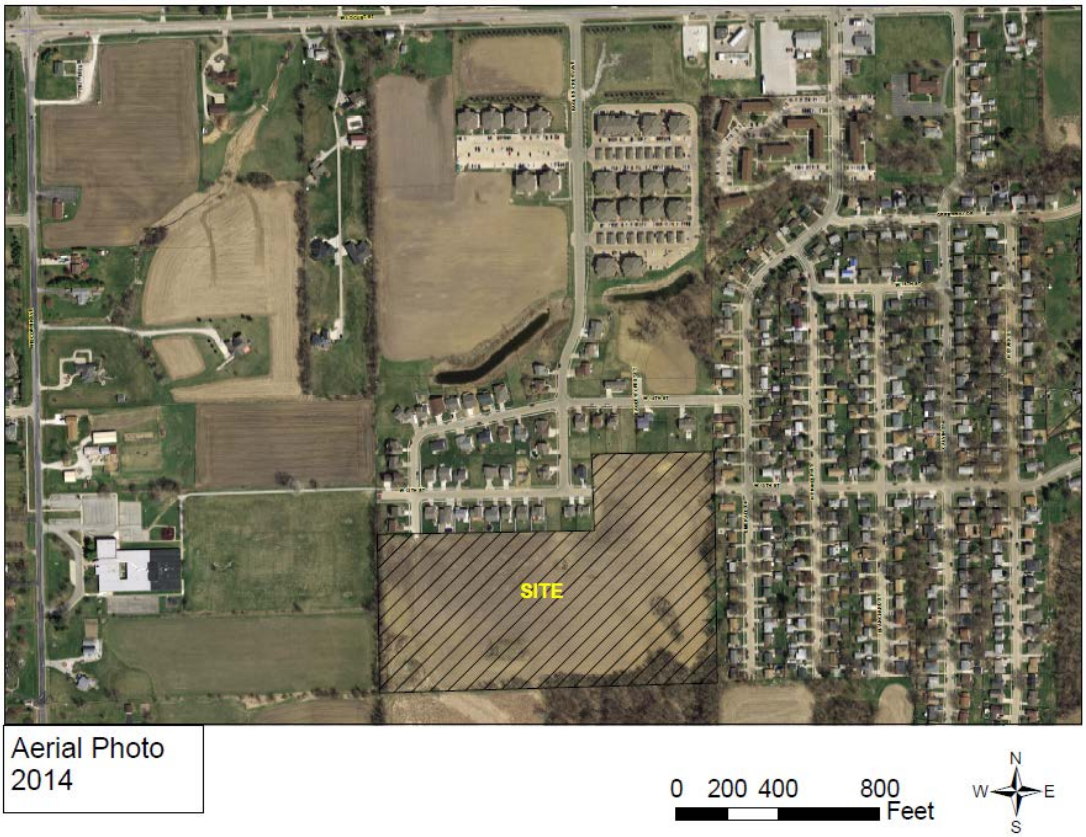
Zoning Map

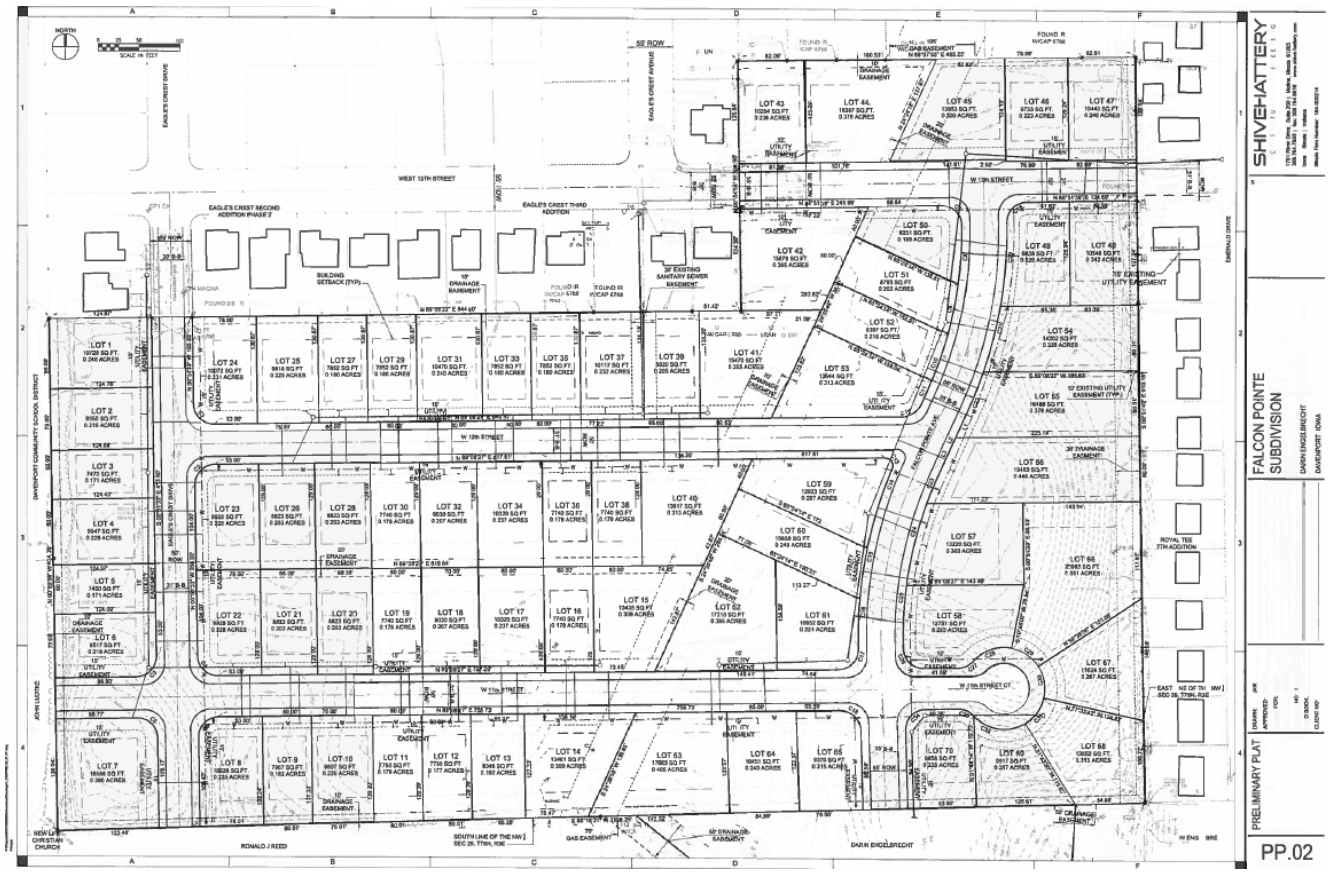


Land Use Map



Aerial Photo





Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

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

Relevant Goals to be considered in this Case:

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

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

Technical Review:

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

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

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

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

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

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

Public Input:

No public hearing is required for a Preliminary plat

Discussion:

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

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division

PRELIMINARY PLAT
FOR
FALCON POINE SUBDIVISION
CITY OF DAVENPORT, IOWA

OWNER/DEVELOPER

DARIN ENGELBRECHT
22624 130 AVENUE
DAVENPORT, IA 52806

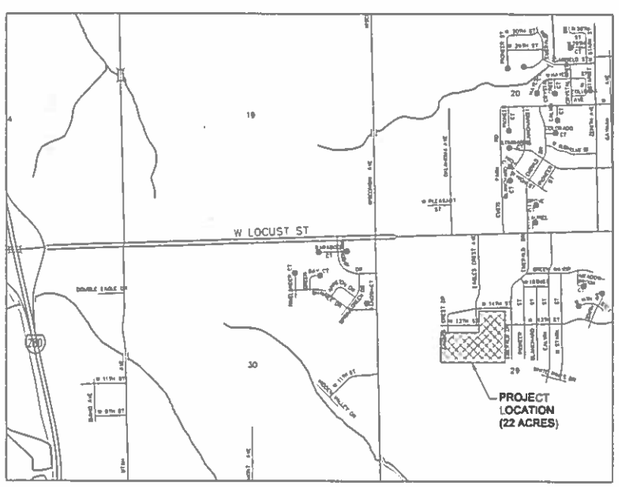
ZONING

1. THIS PARCEL IS ZONED R-3.
2. SETBACKS: FRONT = 25' REAR = 30' SIDE = 7'

LAND SURVEYOR

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

NORTH



LOCATION MAP
N.T.S.

LEGEND
UTILITY LINES

LINE TYPE	DESCRIPTION
OE	ELECTRIC - OVERHEAD
W	WATER MAIN
	SANITARY SEWER
	STORM SEWER

LEGEND
UTILITIES

PLAN MARK	DESCRIPTION
	UTILITY POLE
	GUY ANCHOR
	UTILITY POLE W/TRANSFORMER
	FIRE HYDRANT
	FLARED END SECTION
	VALVE
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	TELEPHONE PEDESTAL
	CURB INLET
	INTAKE - CIRCLE
	INTAKE - RECTANGLE

LEGEND
SURVEY

PLAN MARK	DESCRIPTION
BM	BENCH MARK
CP	CONTROL POINT
	IRON ROD - FOUND
	SECTION CORNER FOUND
	X CUT FOUND
	X CUT SET

LEGEND
GENERAL SITE

PLAN MARK	DESCRIPTION
	DECIDUOUS TREE
	WIRE FENCE
	CHAINLINK FENCE
	TREE LINE
621	MINOR CONTOUR
620	MAJOR CONTOUR
	CONCRETE

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	571355.74	2422206.68	738.21	CP1 CX
2	571408.29	2422924.57	738.74	CP2 CX
3	570606.03	2422263.60	737.39	CP3 IR
4	571255.34	2422249.73	737.62	CP4 MAGNAIL
5	571397.02	2423419.70	737.13	CP5 MAGNAIL
6	571339.18	2423396.96	737.42	CP6 IR
7	571730.36	2423388.95	736.62	CP7 CX
8	570943.88	2423385.26	719.18	CP8 IR

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	39.27'	25.00'	S 45°51'33" E	35.36
C2	39.27'	25.00'	N 44°08'27" E	35.36
C3	39.27'	25.00'	S 44°08'27" W	35.36
C4	39.27'	25.00'	S 45°51'33" E	35.36
C5	39.27'	25.00'	S 45°51'33" E	35.36
C6	39.27'	25.00'	S 44°08'27" W	35.36
C7	39.52'	24.57'	S 45°03'11" E	35.39
C8	71.09'	472.57'	S 03°16'53" W	71.02
C9	61.68'	472.44'	N 11°22'05" E	61.64
C10	60.35'	472.24'	N 18°46'01" E	60.31
C11	32.17'	789.22'	N 23°59'33" E	32.17
C12	28.16'	25.00'	N 56°52'06" E	26.70
C13	19.60'	9.90'	S 33°34'59" E	16.66
C14	101.63'	527.50'	S 17°18'52" W	101.47
C15	62.52'	527.50'	S 06°23'59" W	62.48
C16	61.73'	527.50'	S 01°39'07" W	61.70
C17	39.41'	25.38'	S 45°00'34" W	34.85
C18	39.89'	25.00'	S 46°17'52" E	35.08
C19	41.08'	25.06'	S 41°54'04" W	36.63
C20	100.25'	527.50'	S 04°18'14" W	100.10

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C21	82.95'	527.50'	S 14°15'12" W	82.87
C22	53.75'	525.43'	S 21°40'38" W	53.72
C23	32.35'	472.50'	N 22°04'27" E	32.35
C24	103.52'	473.36'	N 13°50'28" E	103.32
C25	76.36'	473.84'	N 02°55'20" E	76.28
C26	39.35'	25.01'	N 45°46'43" W	35.41
C27	20.98'	25.00'	S 65°05'43" W	20.37
C28	52.10'	49.95'	S 70°54'52" W	49.77
C29	40.01'	49.93'	S 56°20'18" E	38.95
C30	40.00'	50.00'	N 10°28'48" W	38.94
C31	40.00'	50.00'	S 35°21'24" W	38.94
C32	69.08'	50.00'	N 82°08'52" W	63.71
C33	20.69'	25.00'	N 66°17'07" W	20.11
C34	39.65'	25.00'	S 43°42'08" W	35.62

LINE TABLE

LINE	LENGTH	DIRECTION
L1	33.65'	S 24°35'46" W
L2	10.88'	N 24°35'46" E
L3	44.52'	N 24°02'09" E

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7550 | fax: 309.764.6816 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

SEAL

FALCON POINTE SUBDIVISION
DARIN ENGELBRECHT
DAVENPORT, IOWA

DRAWN: JAW
APPROVED: PRL
ISSUED FOR: REVIEW
DATE: 03/24/2017
PROJECT NO: 3185500-0
FIELD BOOK: --
CLIENT NO: --

PRELIMINARY PLAT

PP.01

SHIVEL ATTERY
ARCHITECTURE ENGINEERING
1701 River Drive, Suite 200 Moline, Illinois 61265
309.764.7650 fax: 309.764.8618 www.shivel-battery.com
Iowa Illinois Indiana
Illinois Firm Number 184-000214

SEAL

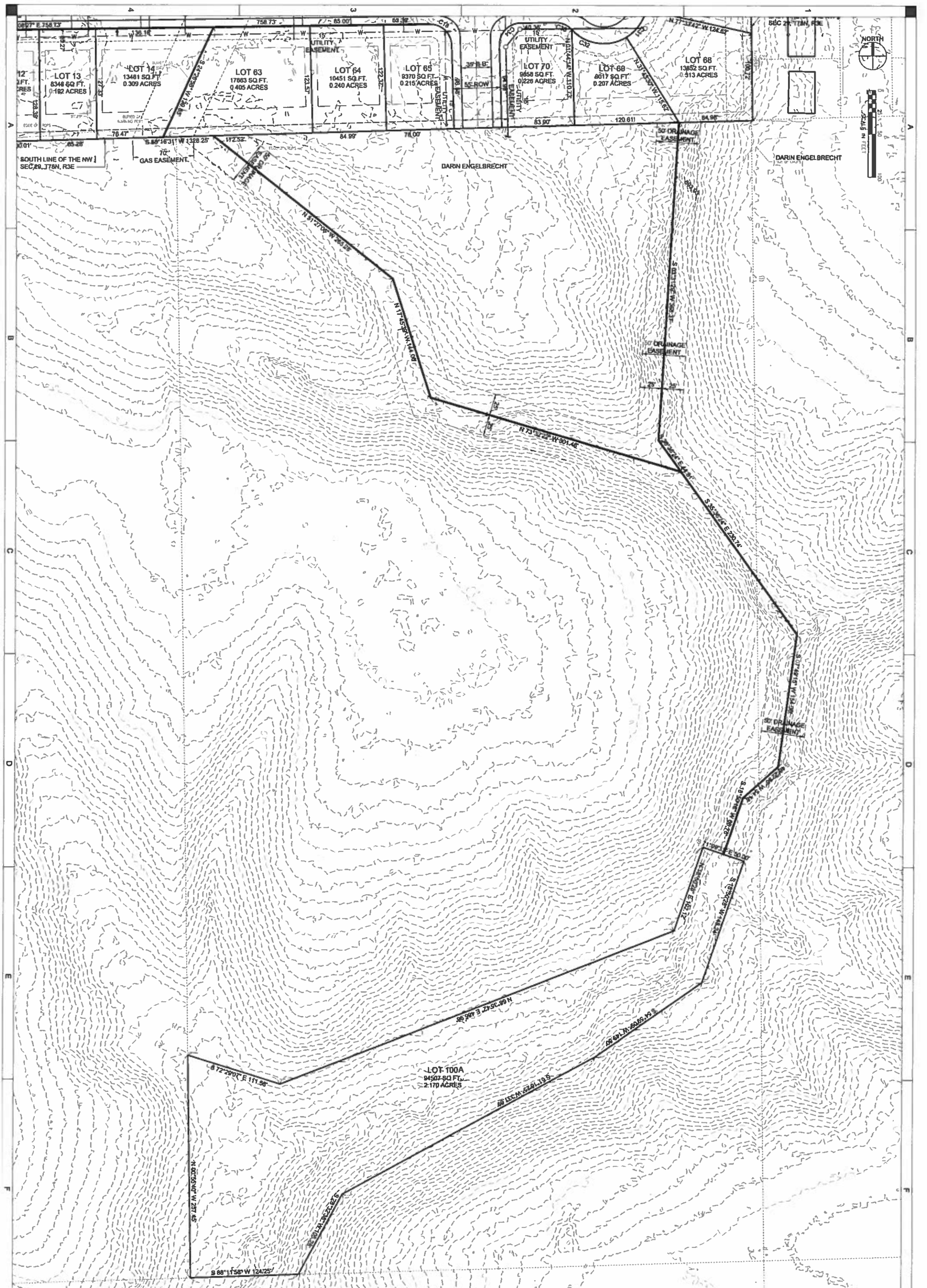
FALCON POINTE SUBDIVISION

DARIN ENGELBRECHT
DAVENPORT, IOWA

DRAWN: JAW
APPROVED: PRL
ISSUED FOR: REVIEW
DATE: 03/24/2017
PROJECT NO: 316650-0
FIELD BOOK:
CLIENT NO:

PRELIMINARY PLAT

PP.02



PP.03

PRELIMINARY PLAT

DRAWN:	JAW
APPROVED:	PRL
ISSUED FOR:	REVIEW
DATE:	03/24/2017
PROJECT NO:	318550-0
FIELD BOOK:	--
CLIENT NO:	--

FALCON POINTE SUBDIVISION

DARIN ENGELBRECHT

DAVENPORT, IOWA

SEAL

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | fax: 309.764.6616 | www.shive-hattery.com
Iowa | Illinois | Indiana
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CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Falcon Pointe

LOCATION: South of West 13th Street near Eagle's Crest Drive

DEVELOPER:
Name: Grunwald Land
Address: 409 Schultz Drive, Long Grove, IA 52756
Phone: 563.285.7415 FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER:
Name: Shive-Hattery, Inc.
Address: 1701 River Drive, Suite 200, Moline, IL 61256
Phone: 309.764.7650 FAX: 309.764.8616
Mobile Phone: _____ Email: gschaapveld@shive-hattery.com

ATTORNEY:
Name: Lane & Waterman
Address: 220 North Main Street Suite 600, Davenport, IA 52801
Phone: 563.333.6614 FAX: _____
Mobile Phone: _____ Email: tgiebelstein@l-w.com

OWNER:
Name: KDC Properties, LLC
Address: 13518 230th Street, Davenport, IA 52804
Phone: _____ FAX: _____
Mobile Phone: 563.529.1183 Email: darin6174@gmail.com

NUMBER OF LOTS: 70 ACRES: 22.15
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 3,980 LINEAR FEET

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

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

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

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

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:38 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:
Election of Officers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 1:30 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn 326-7743 **4/4/2017**

Subject:

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

Next Public Hearing/Regular Plan & Zoning Meeting:
Tuesday, April 18, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	3/30/2017 - 10:40 AM