PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 15, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the March 1, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

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

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F22-03: Request of Splendor Homes LLC on behalf of KJTLJ LLC for a final plat of Splendor Estates of a 47-lot subdivision on 26.11 acres, located at 2448 and 2460 East 60th Street. [Ward 8]

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

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
3/15/2022

Subject:
Consideration of the March 1, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the March 1, 2022 meeting minutes.

Background:
The March 1, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
Backup Material	Meeting Minutes 3-1-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/9/2022 - 12:15 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 1, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

Present: Lammers, Tallman, Inghram, Hepner, Brandsgard, Stelk, Reinartz, Maness
Excused: Schneider, Johnson, Garrington
Staff: Berkley, Koops, Werderitch

II. New Business

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

Werderitch provided an overview of the proposed rezoning case. Patrick Fennelly, petitioner, was in attendance to answer questions from the Commission. The purpose of the rezoning request is to create two new single-family lots.

Attorney Michael Meloy, representing James Capranos at 245 South Utah Avenue, spoke in opposition to the rezoning petition.

John Gerdes, owner of abutting property to the north and west of the subject site, voiced his approval of the rezoning request. The potential buyer of the proposed single-family lots was in attendance and also spoke in favor of the application.

The Commission requested staff to provide additional information regarding spot zoning, utility services, Future Land Use Plan designations for the vicinity of the request, and the R-1 Single-Family Residential District dimensional standards for the March 15, 2022 meeting. With no additional comments, the public hearing closed.

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

Koops presented the request to vacate alley right-of-way for the purpose of constructing a new Dollar General Store. David West was in attendance to answer questions on behalf of the Overland Group. With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

III. Roll Call

Present: Lammers, Tallman, Inghram, Hepner, Brandsgard, Stelk, Reinartz, Maness
Excused: Schneider, Johnson, Garrington
Staff: Berkley, Koops, Werderitch

IV. Report of the City Council Activity

Berkley updated the Commission on the status of the 7 Hills right-of-way vacation. The Final Plat for Katie's Eastern Avenue Addition was approved by City Council at their February 9, 2022 meeting.

V. Secretary's Report

A. Consideration of the January 18, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the January 18, 2022 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

VI. Report of the Comprehensive Plan Committee

VII. Zoning Activity

A. Old Business

B. New Business

VIII. Subdivision Activity

A. Old Business

B. New Business

i. Case F22-02: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights 5th Addition for a 50 lot subdivision on 11.38 acres located south of Olde Brandy Lane and west of Mississippi Avenue. [Ward 8]

Werderitch presented an overview of the final phase of development for the Prairie Heights subdivision. Brian Boelk, Axiom Consulting, attended virtually.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-02 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

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

Motion by Tallman, second by Maness to approve Case F22-02 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0).

IX. Future Business

X. Communications

XI. Other Business

XII. Adjourn

Motion by Tallman, second by Hepner to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:30 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/15/2022**

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

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

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

Findings:

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

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

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

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

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

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

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

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

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

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

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

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

<u>a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted</u>

land use policies.

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

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

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

b. The compatibility with the zoning of nearby property.

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

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

c. The compatibility with established neighborhood character.

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

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

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

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

consistent should the property be rezoned to R-1.

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS:

	Type	Description
	Backup Material	Zoning & Future Land Use Map
	Backup Material	Plat of Subdivision-Fennelly's South Utah Addition
	Backup Material	Spot Zoning Fact Sheet
	Backup Material	Application

Backup Material Public Notice

Staff Workflow Reviewers

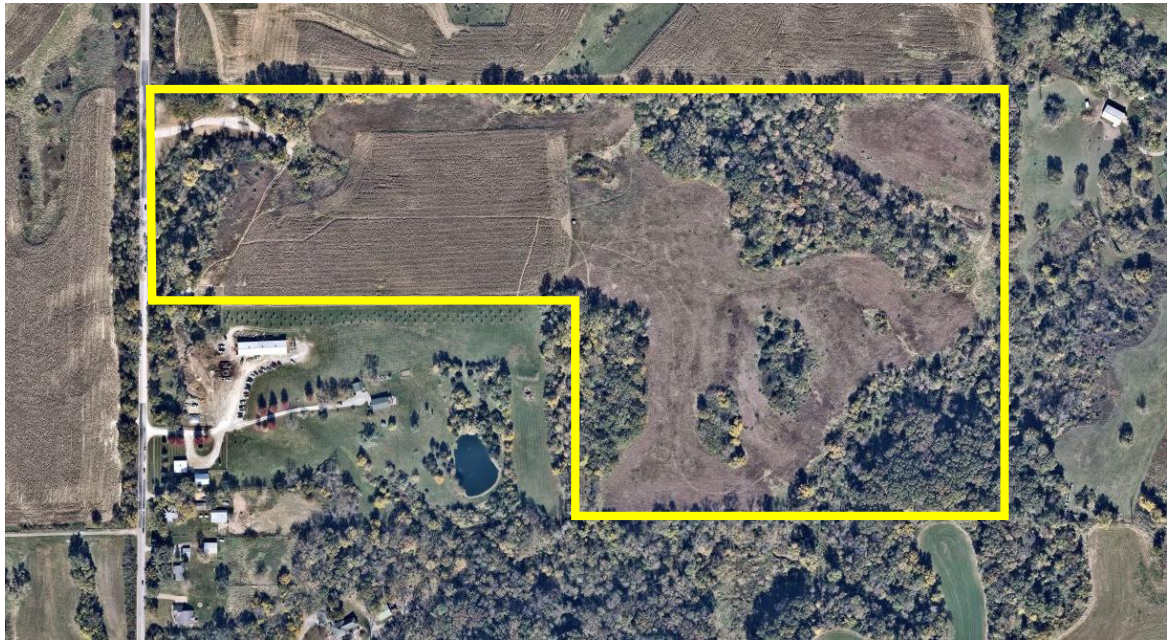
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	3/11/2022 - 3:12 PM

Vicinity Map

DAVENPORT
IOWA | USA

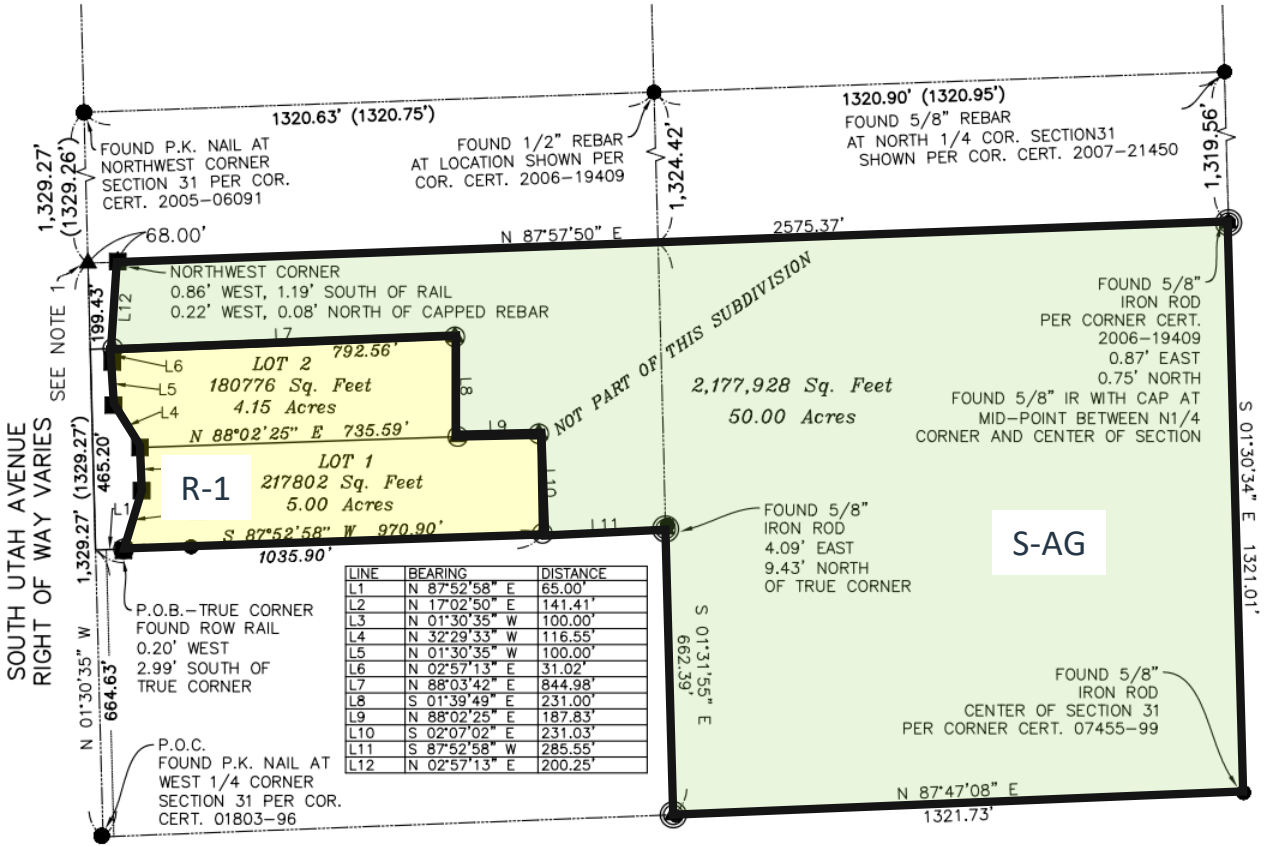
Current Use of the Site: Farming & Open Space



Purpose for the Request

DAVENPORT
IOWA | USA

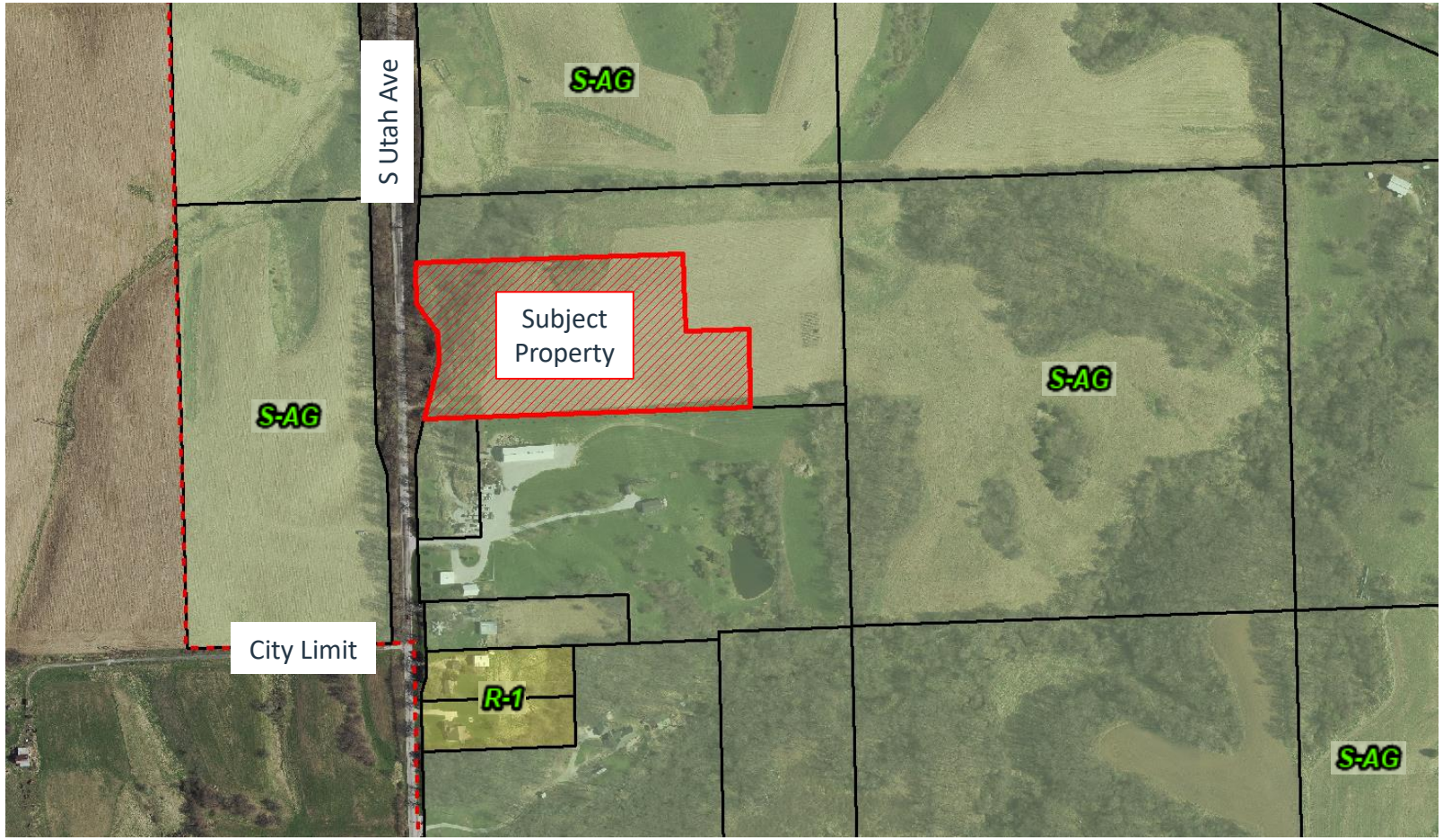
- Purpose: Create two new single-family lots
- Draft subdivision plat has been provided.
- Only Lot 1 & 2 will be rezoned to R-1.
- Remainder of the property will remain S-AG



LINE	BEARING	DISTANCE
L1	N 87°52'58" E	65.00'
L2	N 17°02'50" E	141.41'
L3	N 01°30'35" W	100.00'
L4	N 32°29'33" W	116.55'
L5	N 01°30'35" W	100.00'
L6	N 02°57'13" E	31.02'
L7	N 88°03'42" E	844.98'
L8	S 01°39'49" E	231.00'
L9	N 88°02'25" E	187.83'
L10	S 02°07'02" E	231.03'
L11	S 87°52'58" W	285.55'
L12	N 02°57'13" E	200.25'

Zoning Map

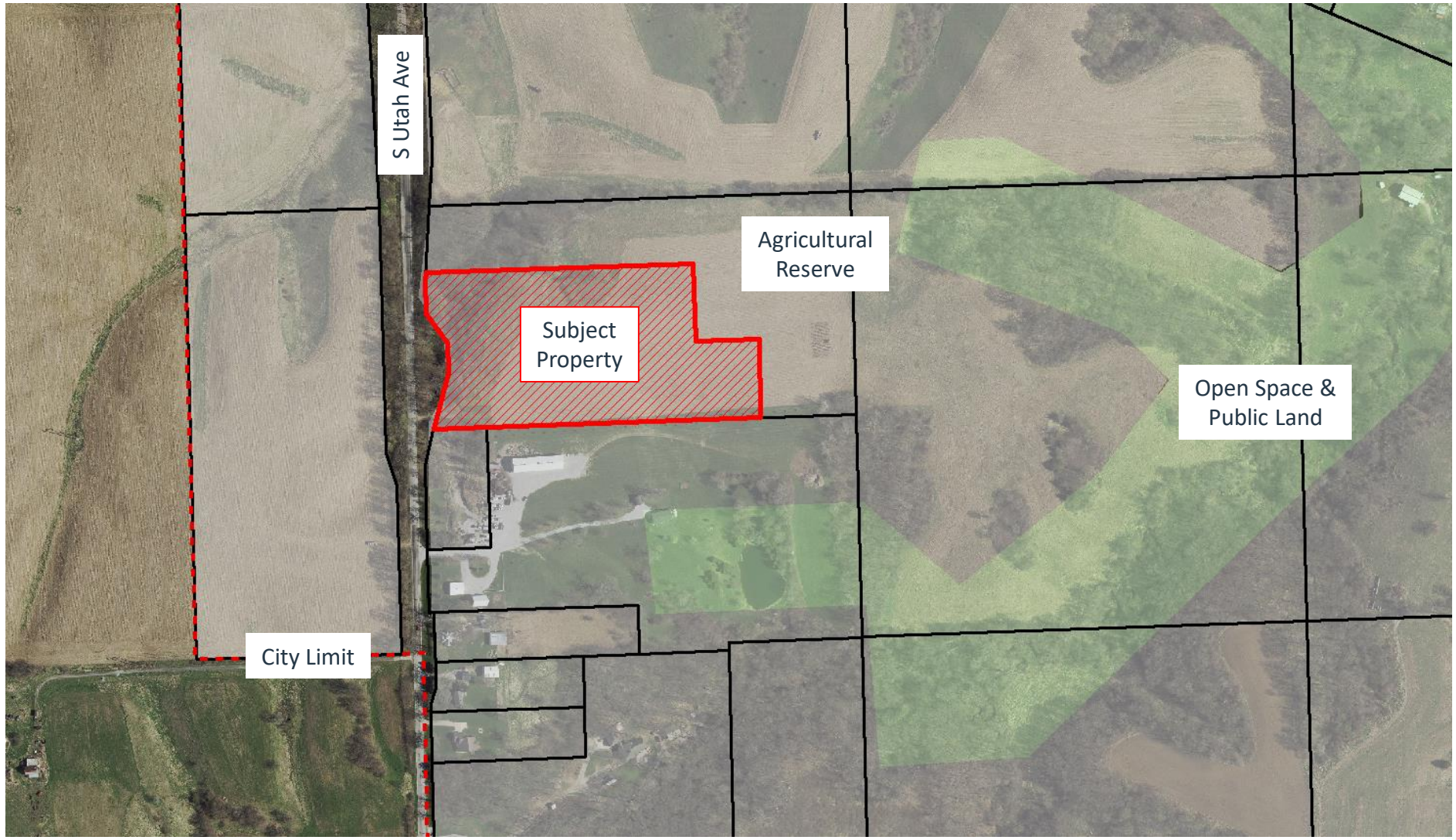
DAVENPORT
IOWA | USA



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

Future Land Use Map

DAVENPORT
IOWA | USA



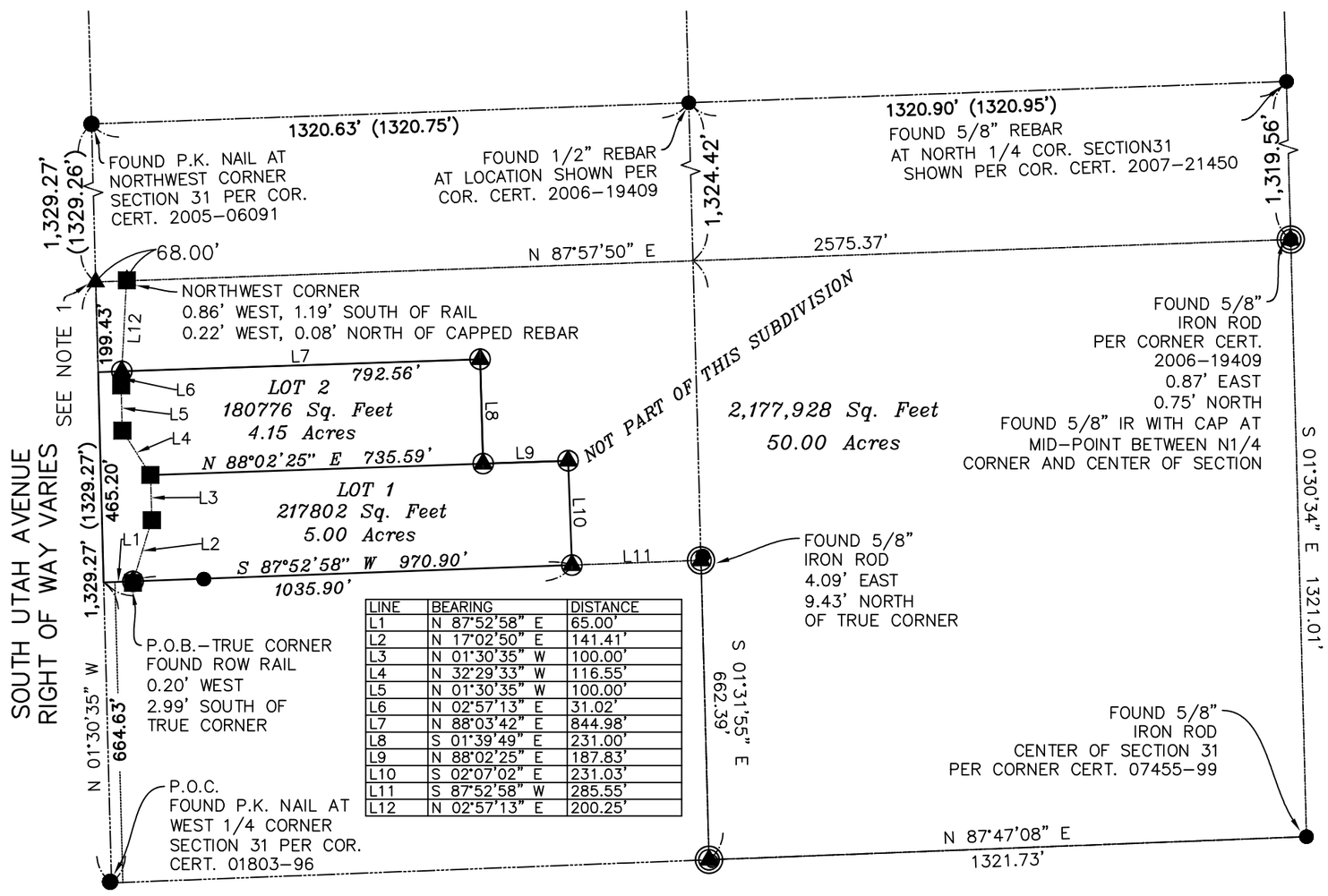
INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

PLAT OF SUBDIVISION

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

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

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



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L5	N 01°30'35" W	100.00'
L6	N 02°57'13" E	31.02'
L7	N 88°03'42" E	844.98'
L8	S 01°39'49" E	231.00'
L9	N 88°02'25" E	187.83'
L10	S 02°07'02" E	231.03'
L11	S 87°52'58" W	285.55'
L12	N 02°57'13" E	200.25'

LEGEND

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

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

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC

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

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

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

PAGE: 1 OF 1
DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

PLAT OF SUBDIVISION

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

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

Legal Description:
Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:
Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;
Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning;
Thence North 01°30'35" West, continuing along said west line of said Northwest Quarter, a distance of 465.20 feet;
Thence North 88°03'42" East, a distance of 844.98 feet;
Thence South 01°39'49" East, a distance of 231.00 feet;
Thence North 88°02'25" East, a distance of 187.83 feet;
Thence South 02°07'02" East, a distance of 231.03 feet;
Thence South 87°52'58" West, a distance of 1035.90 feet to the Point of Beginning.
The above described real estate contains 10.28 acres, more or less.
For the purpose of this description, the west line of the Northwest Quarter of Section 31, has an observed bearing of North 01°30'35" West.

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

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

BY: _____ DATE: _____
IOWA-AMERICAN WATER COMPANY

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
METRONET

BY: _____ DATE: _____
MEDIACOM

PLANNING AND ZONING COMMISION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

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

LAND SURVEYOR

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

OWNER

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

ATTORNEY

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

Abbitt Survey & Development, PLLC

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

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

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

PAGE: 1 OF 1

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

DRAWING TITLE: PLAT OF SUBDIVISION

Spot Zoning

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

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

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

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

Property Address* Parcel # 93117-04

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

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

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

Request:

Existing Zoning: S-AG

Proposed Zoning Map Amendment: R-1

Purpose of the Request:

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

Total Land Area: 9.15 Acres Please Select

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

Submittal Requirements:

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

Formal Procedure:

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

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

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

Formal Procedure (continued):

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

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

Applicant: Patrick J Tonnell Date: 1-24-2022

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

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

Planning staff

Date of the Public Hearing: 3-1-22

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

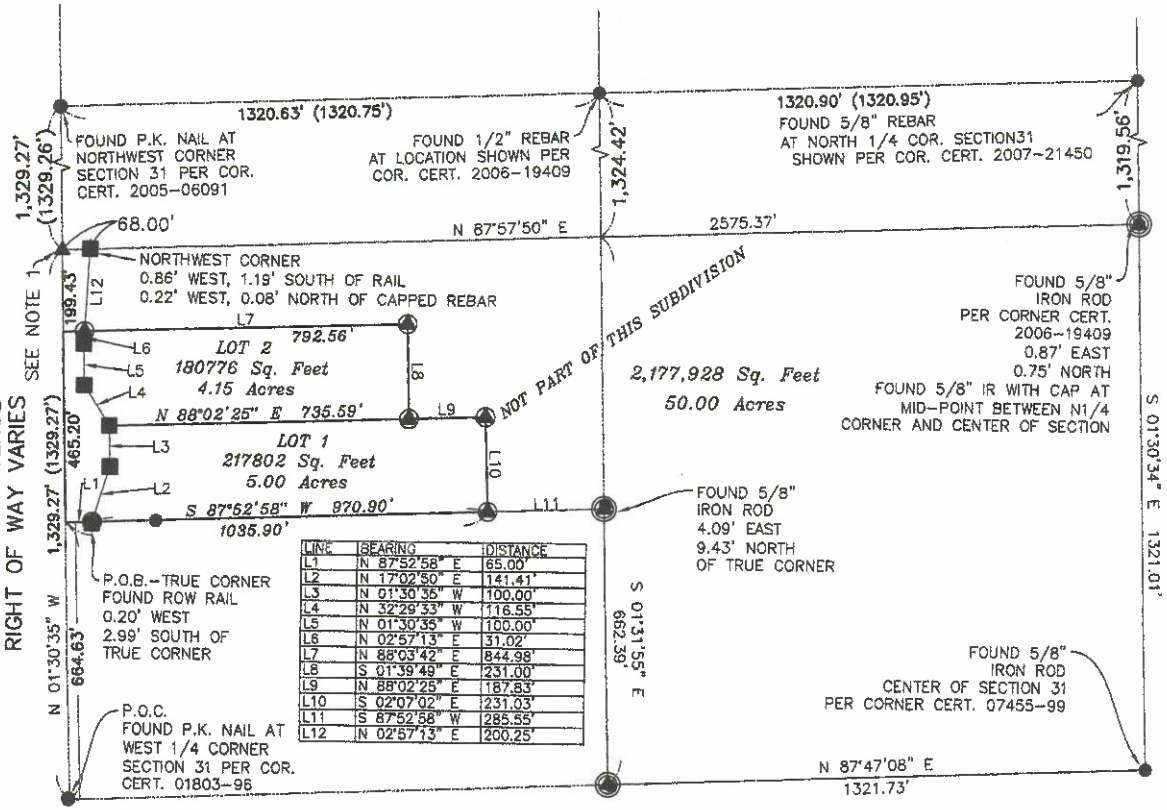
INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

PLAT OF SUBDIVISION

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

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

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



LINE	BEARING	DISTANCE
L1	N 87°52'58" E	65.00'
L2	N 17°02'50" E	141.41'
L3	N 01°30'35" W	100.00'
L4	N 32°29'33" W	116.55'
L5	N 01°30'35" W	100.00'
L6	N 02°57'13" E	31.02'
L7	N 88°03'42" E	844.98'
L8	S 01°39'49" E	231.00'
L9	N 88°02'25" E	187.83'
L10	S 02°07'02" E	231.03'
L11	S 87°52'58" W	285.55'
L12	N 02°57'13" E	200.25'

LEGEND

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

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

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC

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

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

PLAT OF SUBDIVISION

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

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

Legal Description:
Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:
Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;
Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning;
Thence North 01°30'35" West, continuing along said west line of said Northwest Quarter, a distance of 465.20 feet;
Thence North 88°03'42" East, a distance of 844.98 feet;
Thence South 01°39'49" East, a distance of 231.00 feet;
Thence North 88°02'25" East, a distance of 187.83 feet;
Thence South 02°07'02" East, a distance of 231.03 feet;
Thence South 87°52'58" West, a distance of 1035.90 feet to the Point of Beginning.
The above described real estate contains 10.28 acres, more or less.
For the purpose of this description, the west line of the Northwest Quarter of Section 31, has an observed bearing of North 01°30'35" West.

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

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

BY: _____ DATE: _____
IOWA-AMERICAN WATER COMPANY

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
METRONET

BY: _____ DATE: _____
MEDIACOM

PLANNING AND ZONING COMMISION
BY: _____ DATE: _____

DAVENPORT CITY COUNCIL
BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

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

LAND SURVEYOR

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

OWNER

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

ATTORNEY

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

Abbitt Survey & Development, PLLC

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

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

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

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

TRUSTEE DEED

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

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

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

Subject to easements and restrictions of record.

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

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

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

Dated this 29 day of September, 2017.

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

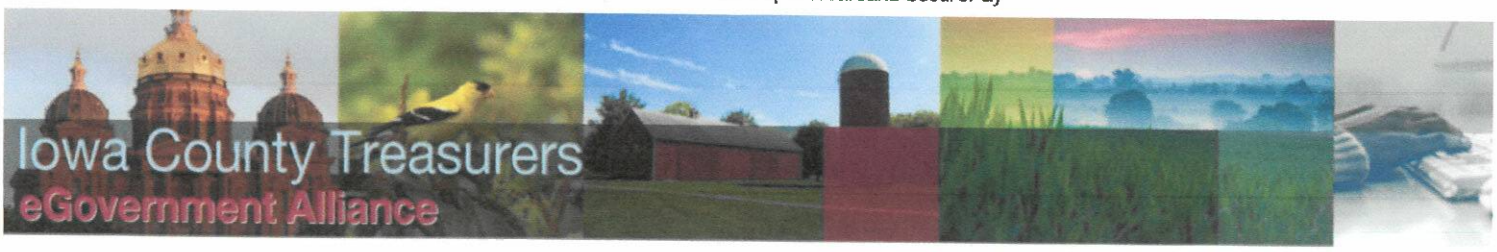
BY: _____
Richard J. Coussens, Trustee

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

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

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

_____
Notary Public for the State of Iowa



Payment Receipt

Property Tax

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

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

Payment successful!

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

Email Address:

Payment email already sent to pat@patrickfennelly.com

Email Additional Receipt

Print Receipt

Finish

Privacy Policy | Terms of Use

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 3/1/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request before the Plan and Zoning Commission

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

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to create two new single-family residential parcels.

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

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 15, 2022. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

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

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

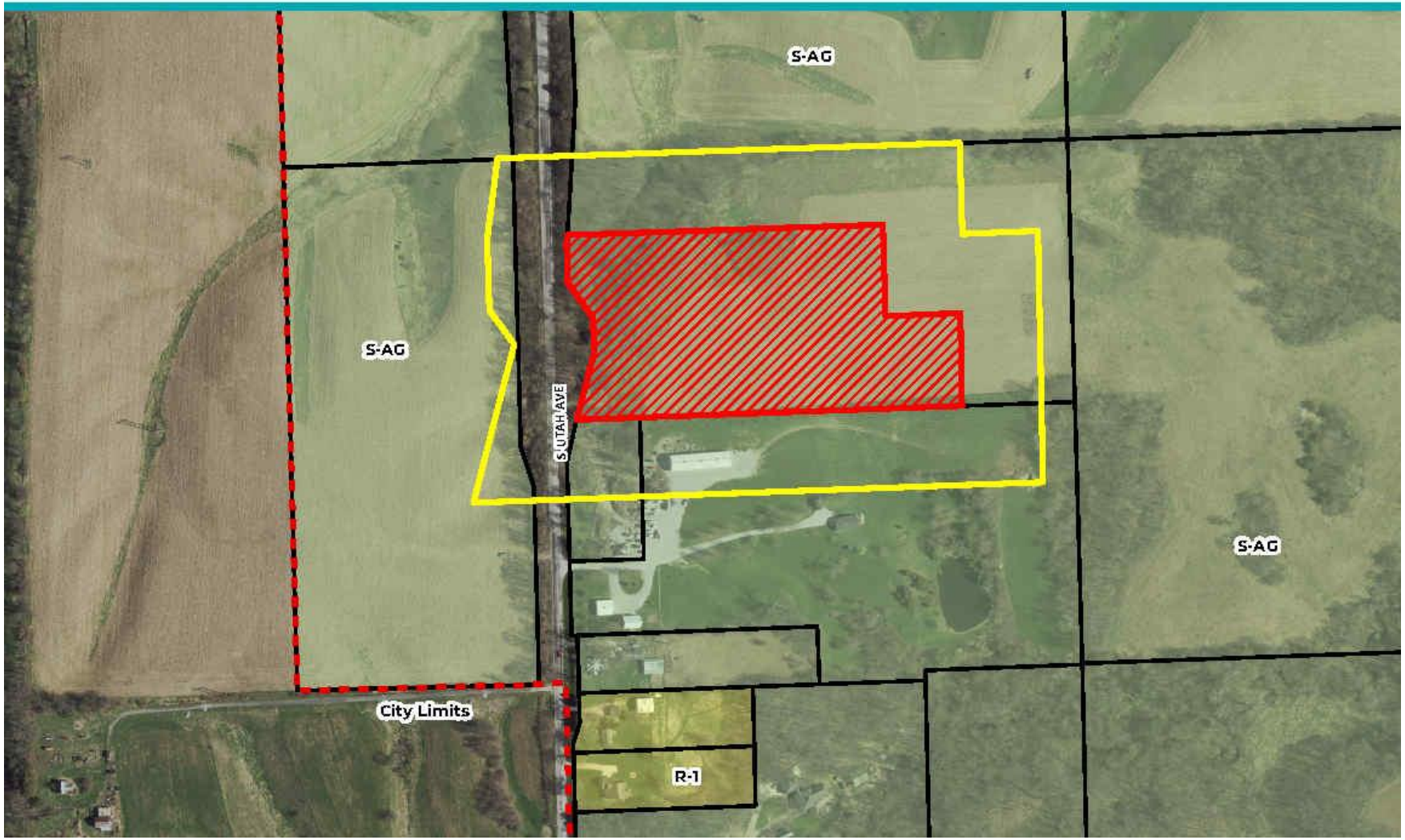
DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Rezoning Request

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

Subject Property
200' Notification Boundary

0 200 400
Feet



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

City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/15/2022**

Subject:
Case F22-03: Request of Splendor Homes LLC on behalf of KJTLJ LLC for a final plat of Splendor Estates of a 47-lot subdivision on 26.11 acres, located at 2448 and 2460 East 60th Street. [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission forward Case F22-03 to City Council with a recommendation for approval subject to the following findings and conditions:

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

Conditions:
1. Add the following statement to the end of Note #9: "Sidewalks along the Jersey Ridge Road frontage shall be constructed when so ordered by the City of Davenport."
2. Revise the easement description "20' Sanitary & Utility Easement" to "20' Sewer & Utility Easement".
3. The storm sewer heading north through Heather Avenue shall be located within a sewer easement.
4. Include a note indicating ownership and maintenance of any future hard surface in the Driveway/Detention Basin Access Easement, located to the east of Lot 26.
5. Include Base Flood Elevation to Note 7. Add "and is subject to the regulations in Chapter 15.44 of the City Code entitled Flood Damage Prevention."
6. Remove Note 12.
7. Each outlot that is designated as storm water detention shall be located in a storm water detention easement.
8. Add a note stating, "Storm water detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association."
9. Right-of-Way widths shall be added to the plat.
10. Either two existing lot corners or two 1/4 sections shall be labeled with details.
11. All stormwater mains and drainage ways shall be within designated easements.
12. A Line and Curve table shall be added to the plat.

Background:
Discussion:
The Plan and Zoning Commission approved the preliminary plat for this subdivision at their January 4, 2022 meeting. The request is for a 47 lot subdivision on 26.11 acres of property to facilitate residential development. The lot sizes and dimensions are compatible with the adjacent subdivision to the east.

The subdivision will have have a roadway connection to Eastern Avenue Farms Fifth Addition through the extension of East 61st Street. In addition, a public road will align with Lorton Avenue to provide access onto Jersey Ridge Road.

Comprehensive Plan:

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

Future 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.

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

The property is currently zoned R-3 Single-Family and Two-Family Residential District. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3District.

Technical Review:

- Streets: The subdivision would have access via Jersey Ridge Road and East 61st Street. All streets as shown meet Davenport Municipal Code requirements. At a future date, Jersey Ridge Road will be re-graded for the installation of sidewalks. The grading plan should take this into consideration in order to minimize future disruption to the properties abutting Jersey Ridge Road.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
- Other Utilities: Other normal utility services are available.

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

ATTACHMENTS:

	Type	Description
	Backup Material	Final Plat

Backup Material	Zoning & Future Land Use Map
Backup Material	Documentation of Easement being Vacated
Backup Material	Application

Staff Workflow Reviewers

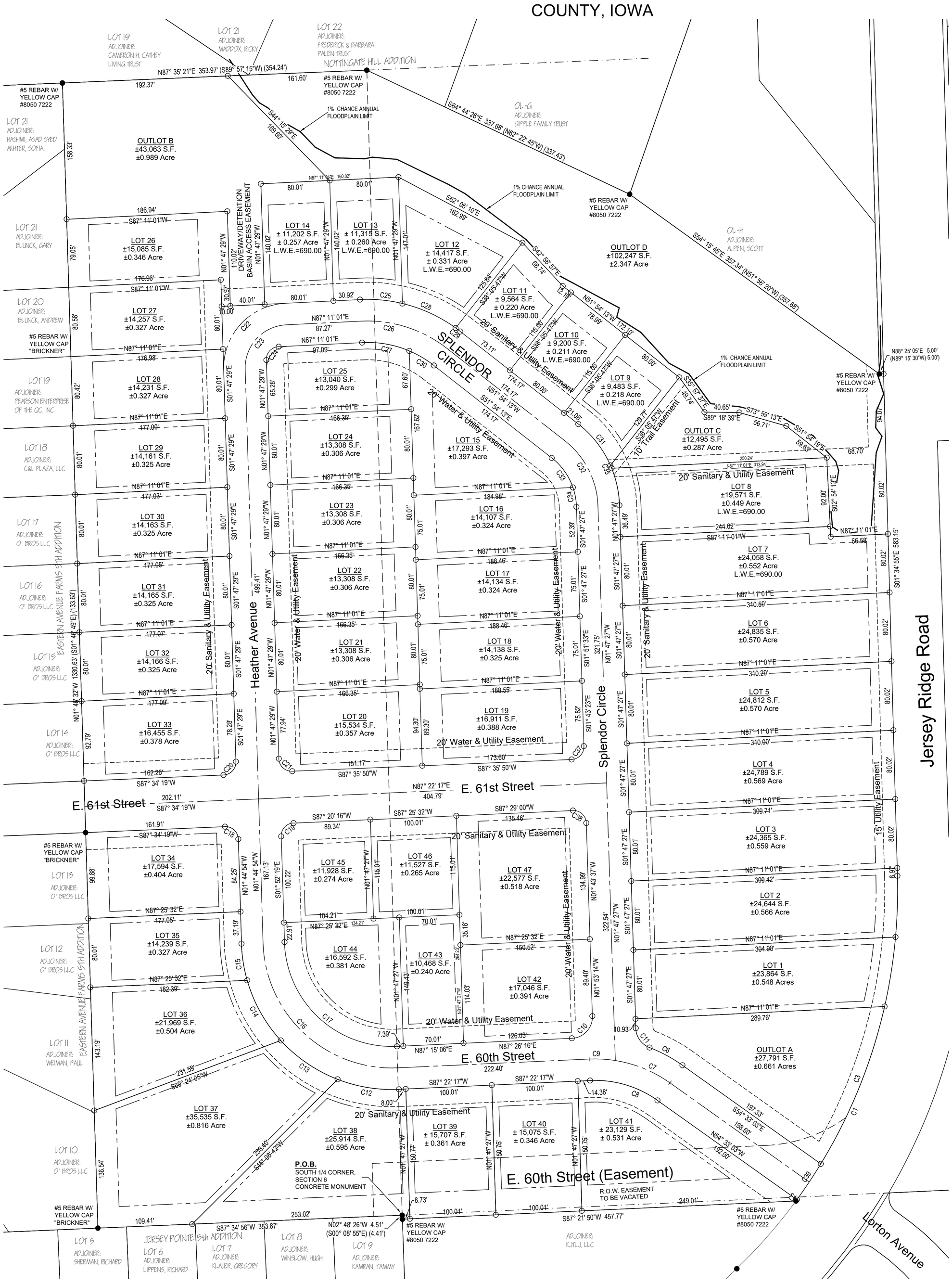
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	3/11/2022 - 4:25 PM

FINAL PLAT

SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, 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: _____
METRONET

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

NOTES :

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0360G EFFECTIVE DATE MARCH 23, 2021.
8. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
9. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT.
10. OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
11. OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAIN.
12. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
13. THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.
14. BLANKET EASEMENT GRANTED RECREATIONAL TRAIL WITHIN OUTLOT D. TRAIL SHALL BE CONSTRUCTED BELOW THE 1% CHANCE ANNUAL FLOODPLAIN.
15. STREET RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF DAVENPORT WITH THE RECORDING OF THIS PLAT.

SUBDIVISION AREAS:

GROSS (TOTAL):	26.058 ACRES ±
DEDICATED R.O.W.:	3.720 ACRES ±
LOT #'s 1 - 47:	18.054 ACRES ±
OUTLOTS A-D:	4.284 ACRES ±

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

1. Owner:
Splendor Homes, LLC
3885 Kensington Court
Bettendorf, IA 52722
Ph: (563) 592-7999

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

3. Surveyor:
Michael D. Richmond, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

4. Attorney:
Clark Stojan
Stojan Law Office P.C.
423 17th Street, P.O. Box 4300
Rock Island, IL 61204
(309) 794-9400

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

N
W E
S

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

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, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE:	DRAWN BY:	REVISIONS:	
02/14/2022	KLC	NO. DESCRIPTION	DATE
	CHECKED BY: MDR		
	LOCATION BY: S:\STOJAN\WHITTY		

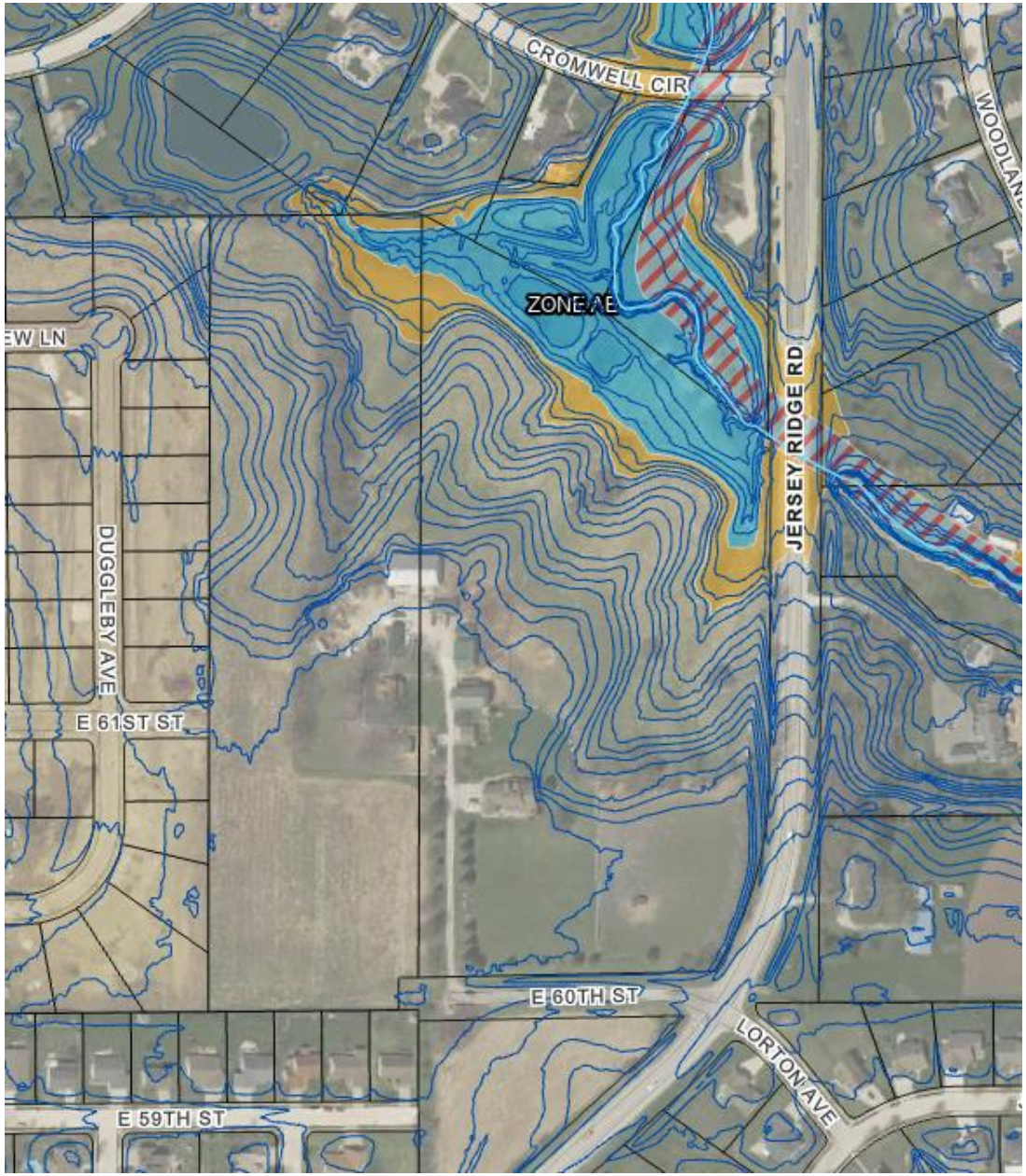
PROJECT
FINAL PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

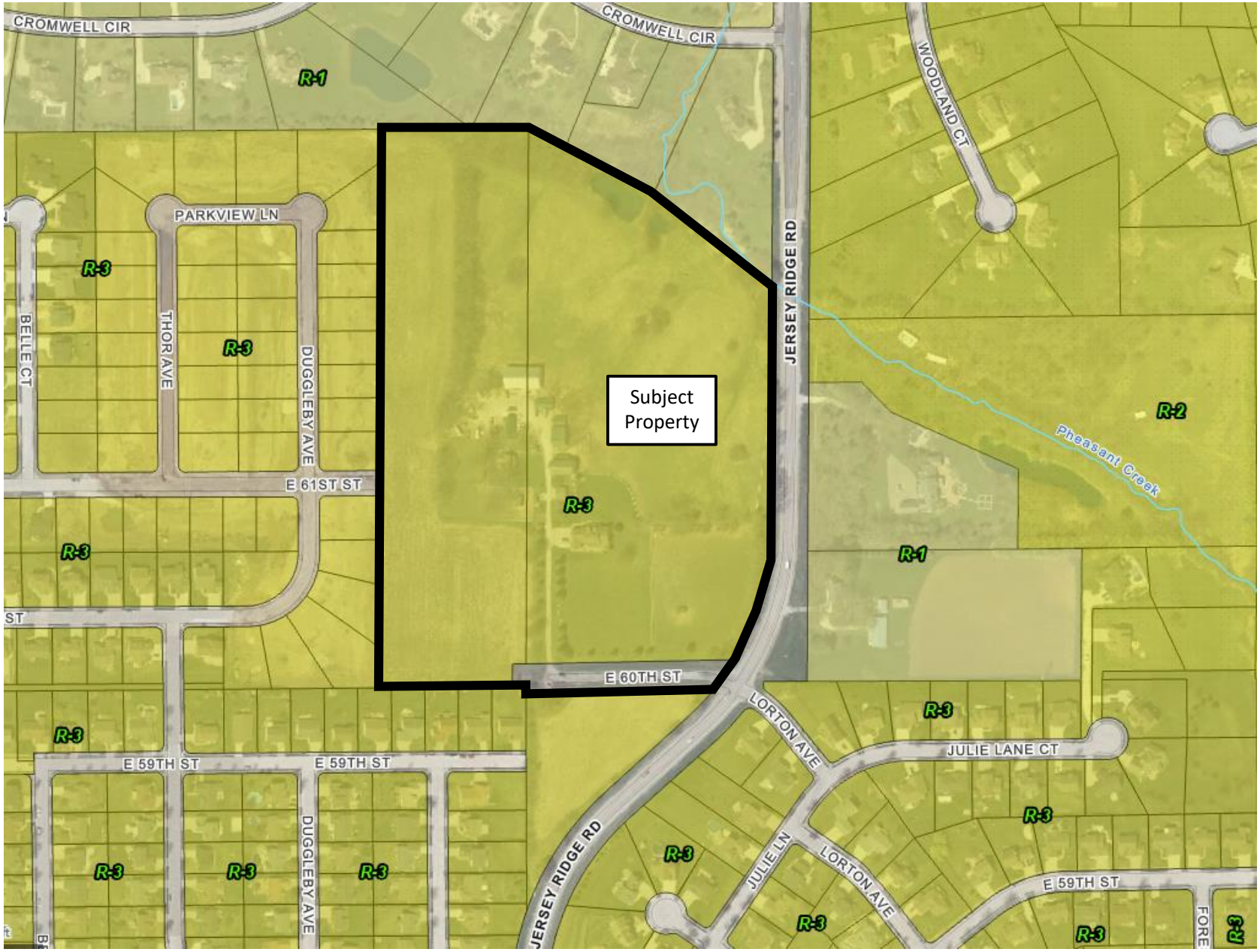
SHEET NO.
1 OF 1

Case F22-03: Splendor Estates
Vicinity Map

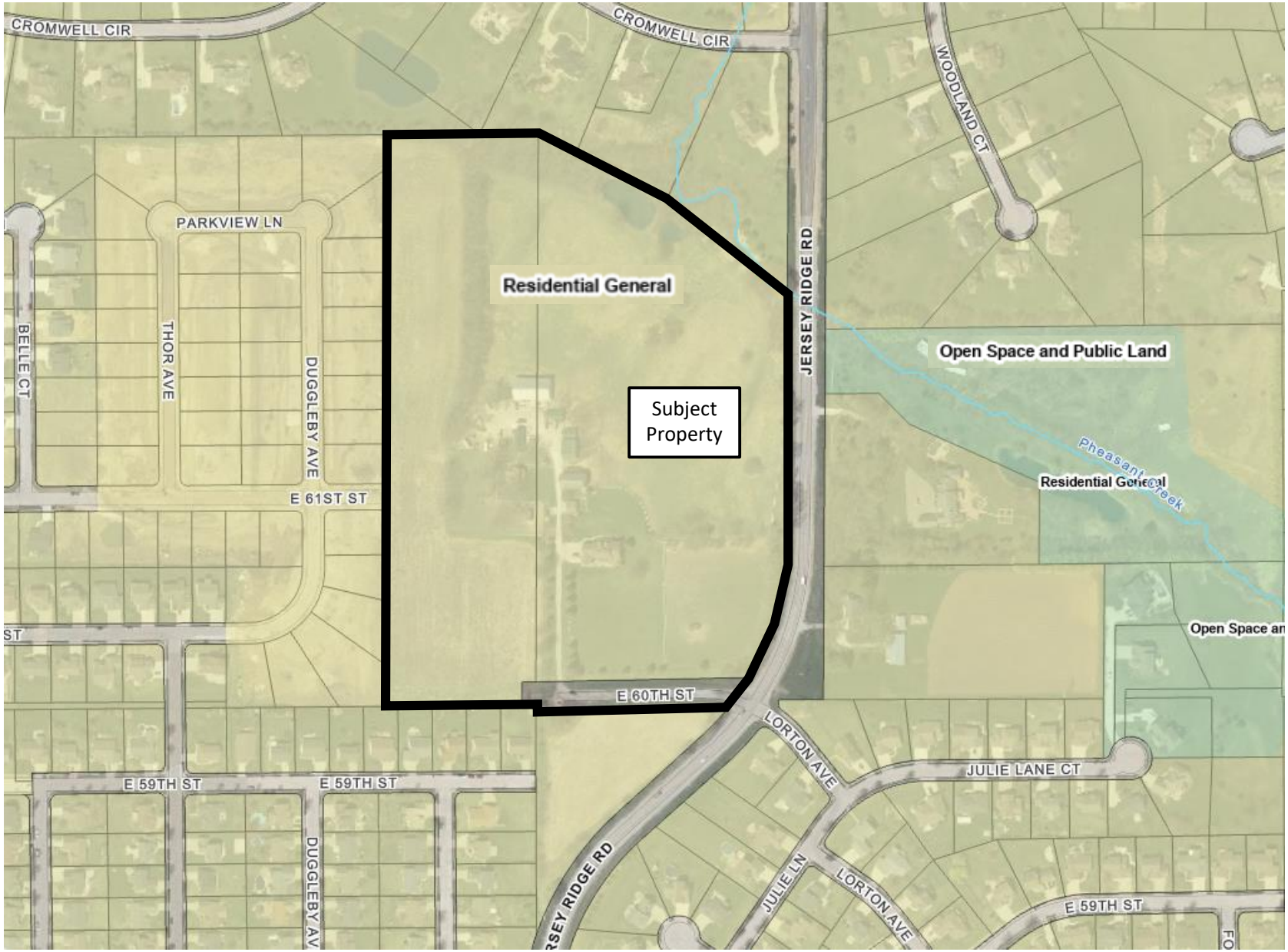
Case F22-03: Splendor Estates
Flood & Elevation Map



Case F22-03: Splendor Estates
Zoning Map



Case F22-03: Splendor Estates
Future Land Use Map



4M —12-50—9094—49556

Iowa State Highway Commission
Form No. 476

PROPERTY PLAT

Acquired from GEORGE I. BARR & GEORGE J. NAGEL
(Name of owner must agree exactly with Name in which property stands of Record.)
ALSO SHOWING RELOCATION AND REESTABLISHMENT FROM CTR SECTION
7-78-4 TO STA 33+38.23

Married or Single? .....
(Give full name of spouse)

R. O. W. Area 0.14 EACH Acres.

Borrow Area ..... Acres. Total Consideration $.....

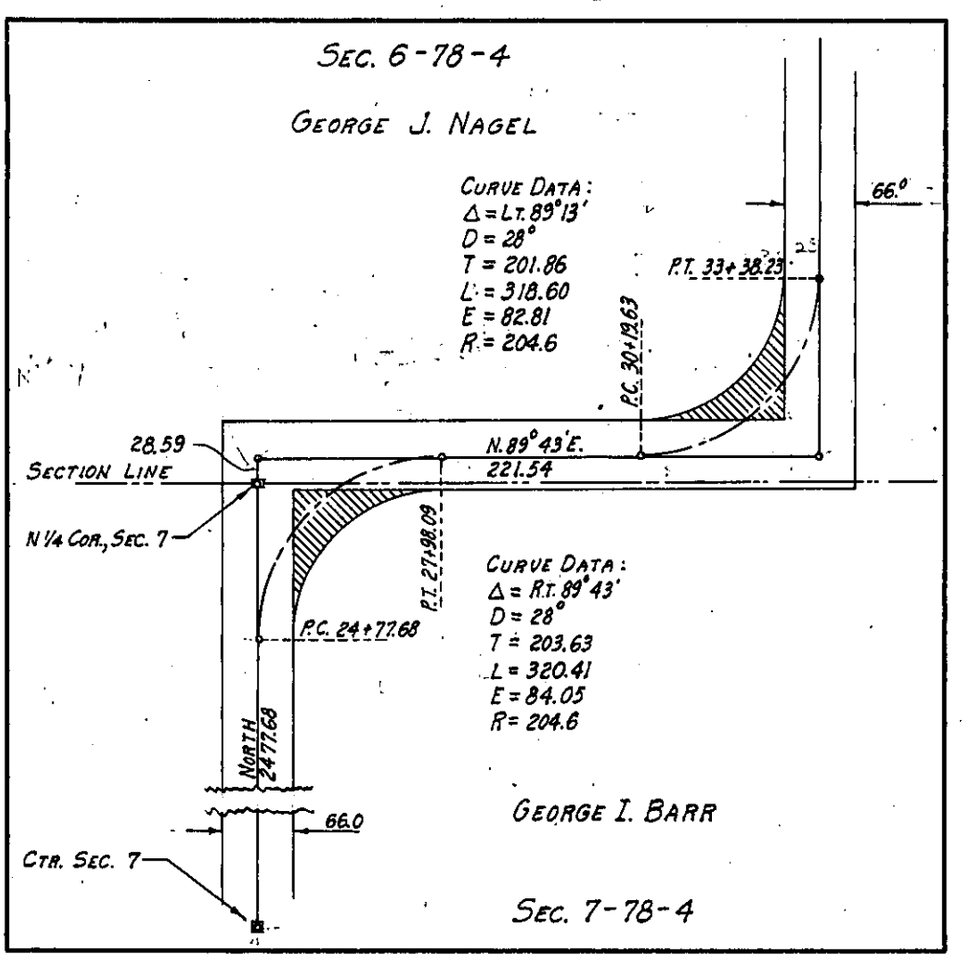
Acquired by EASEMENT **Date of Contract** ....., 19....
(Easement—Deed—Condemnation—Contract)

LOCATION

From CL Station ..... to CL Station .....

Section 6 & 7, Township 78 N, Range 4 E.

Township (Civil) DAVENPORT, County of SCOTT Iowa.



..... Project No. .....
(County)

RD # 37 & 263

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

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

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

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

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

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

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

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

Property Location:

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

Submittal Requirements:

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

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

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

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

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

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

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

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

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

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

Petitioner: V. Rao Ramavaram Date: 12/9/2021

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

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
REZONING & ROW VACATION SUBMITTAL DEADLINE	*SUBDIVISION & DEV. PLAN* SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	**12/28/19**	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
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03/30/20	04/13/20	04/21/20	05/05/20	05/08/20	05/20/20	05/27/20
04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	**05/22/20**	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
06/22/20	07/06/20	07/14/20	08/04/20	08/07/20	08/19/20	08/26/20
07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	**11/24/20**
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	**cancelled due to holiday**		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- **SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED**
- **ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL**
- **DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS MARKED IN RED**
- **DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA**

Doc ID: 022215920003 Type: LAN
Recorded: 01/07/2020 at 03:07:50 PM
Fee Amt: $1,816.40 Page 1 of 3
Revenue Tax: $1,794.40
Scott County Iowa
Rita A. Vargas Recorder
File 2020-00000568

Prepared By & Return to: T. F. Olt III, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801 (563) 324-3246

Address tax statement: KJTLJ, LLC, 2705 Happy Joe Drive, Bettendorf, IA 52722

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ten and 00/100 -----($10.00)----- Dollar(s) and other valuable consideration, **Larry J. Whitty and Timothy S. Whitty as Successor Trustees of the Revocable Living Trust of Lawrence J. Whitty and any amendments thereto,** do hereby convey to **KJTLJ, L.L.C., an Iowa limited liability company,** the real estate described in the attached Exhibit "A" situated in Scott County, Iowa:

Subject to easements, covenants and restrictions of record.
This Deed is given in fulfillment of one certain real estate contract between the parties hereto filed on December 19, 2008 as Document No. 2008-33054 in the office of the Scott County Recorder. The Warranties of this Deed are limited to the date of said contract except for matters arising through or under the Grantor.

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

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

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

Dated: December 31, 2019.

X _____

Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.

STATE OF IOWA)
)SS:
COUNTY OF SCOTT)

This instrument was acknowledged before me on 1/6, 2020 by **Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**

HOLLIE MATTHYS
Commission Number 813978
My Commission Expires
November 27, 2021

_____
Notary Public

X _____

Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.

STATE OF IOWA)
)SS:
COUNTY OF SCOTT)

This instrument was acknowledged before me on 1/6, 2020 by **Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**

HOLLIE MATTHYS
Commission Number 813978
My Commission Expires
November 27, 2021

_____
Notary Public

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

EXHIBIT "A"

The South ½ of the Southwest Quarter, the West 19 acres of the South ½ of the Southeast Quarter, and the South 42 rods and 2 2/3 links of the West 38 rods of the North ½ of the Southeast Quarter; all in Section 6, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa, subject to existing public highways. Except that part conveyed to Glenn H. Dexter and Catherine Dexter by Warranty Deed dated June 14, 1971 and recorded as Document #7014-71, records of the office of the Recorder of Scott County, Iowa, and except that part conveyed to Andrew A. Dexter and Eileen M. Dexter, Husband and Wife, under Contract dated September 16, 1977 and recorded as Document #20254-77, records of the office of the Recorder of Scott County, Iowa. Also excepting therefrom that part conveyed to River Valley Development Corp. by Warranty Deed dated June 2, 1994 and recorded as Document #16811-94, records of the office of the Recorder of Scott County, Iowa.

(also excepting that portion conveyed to the City of Davenport, Iowa, on July 17, 1975, filed as Document No. 10939-75.)

AND

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northeast Quarter of said Section 7; thence South 00°-08'-55" East 4.41 feet along the west line of the Northeast Quarter of said Section 7 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence North 89°-20'-20" East 457.79 feet along a line parallel with and 4.41 feet normally distant southerly from the north line of the Northeast Quarter of said Section 7 to a point on the westerly right of way line of Jersey Ridge Road as now established in the City of Davenport, Iowa;

thence southwesterly 104.29 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave northwesterly having a radius of 610.00 feet and a chord bearing and dimension of South 43°-12'-40" West 104.16 feet;

thence South 48°-06'-30" West 262.21 feet along the westerly right of way line of said Jersey Ridge Road;

thence southwesterly 345.05 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave southeasterly having a radius of 690.00 feet and a chord bearing and dimension of South 33°-47'-00" West 341.47 feet to a point on the west line of the Northeast Quarter of said Section 7;

thence North 00°-08'-55" West 529.53 feet along the west line of the Northeast Quarter of said Section 7 to the point of beginning. Containing 2.38 acres, more or less, subject to easement of record.

City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Scott Koops | 563-328-6701 **3/15/2022**

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

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

Findings:

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

Conditions:

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

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

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

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

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

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

Analysis:

Comprehensive Plan:

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

Zoning:

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

Technical Review:

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

Public Input:

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

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

ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date

Community Planning & Economic Development	Berkley, Laura	Approved	3/11/2022 - 1:11 PM

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

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

Applicant (Primary Contact)

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

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

Request:

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

Total Land Area: 4,593 Square Feet

Submittal Requirements:

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

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

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

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

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

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

Applicant: Rod Hamby Date: 01/21/2022

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

Received by: Date:

Planning staff

Date of the Public Hearing:

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

DESCRIPTION - PUBLIC ALLEY VACATION

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

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

FOR COUNTY RECORDER'S USE

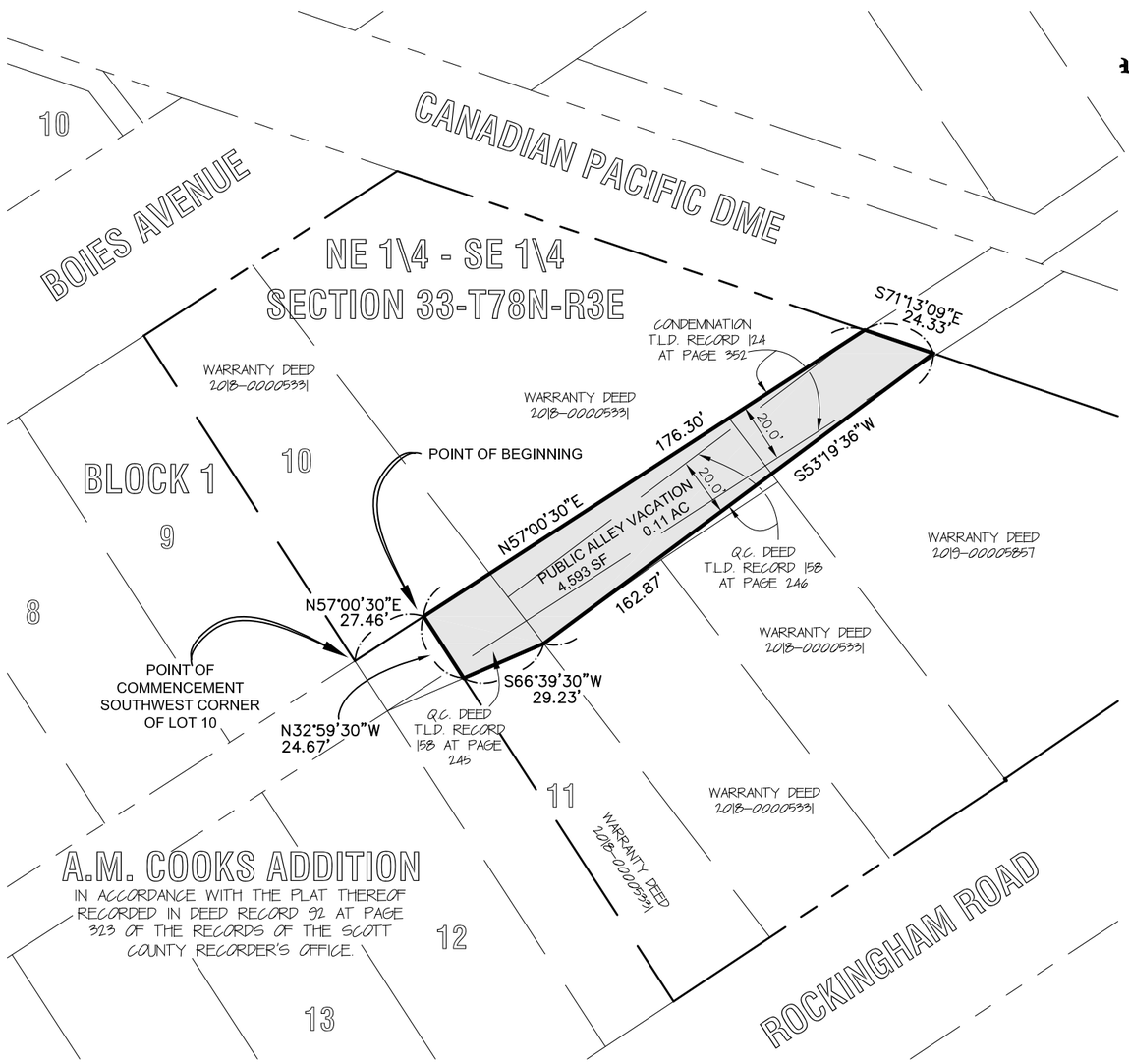
PUBLIC ALLEY VACATION PLAT

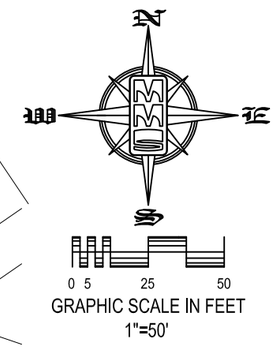
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN

DAVENPORT, SCOTT COUNTY, IOWA

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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





LEGEND AND NOTES

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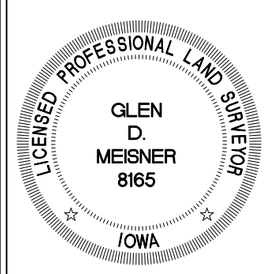


SEAL

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

_____ 20____

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

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

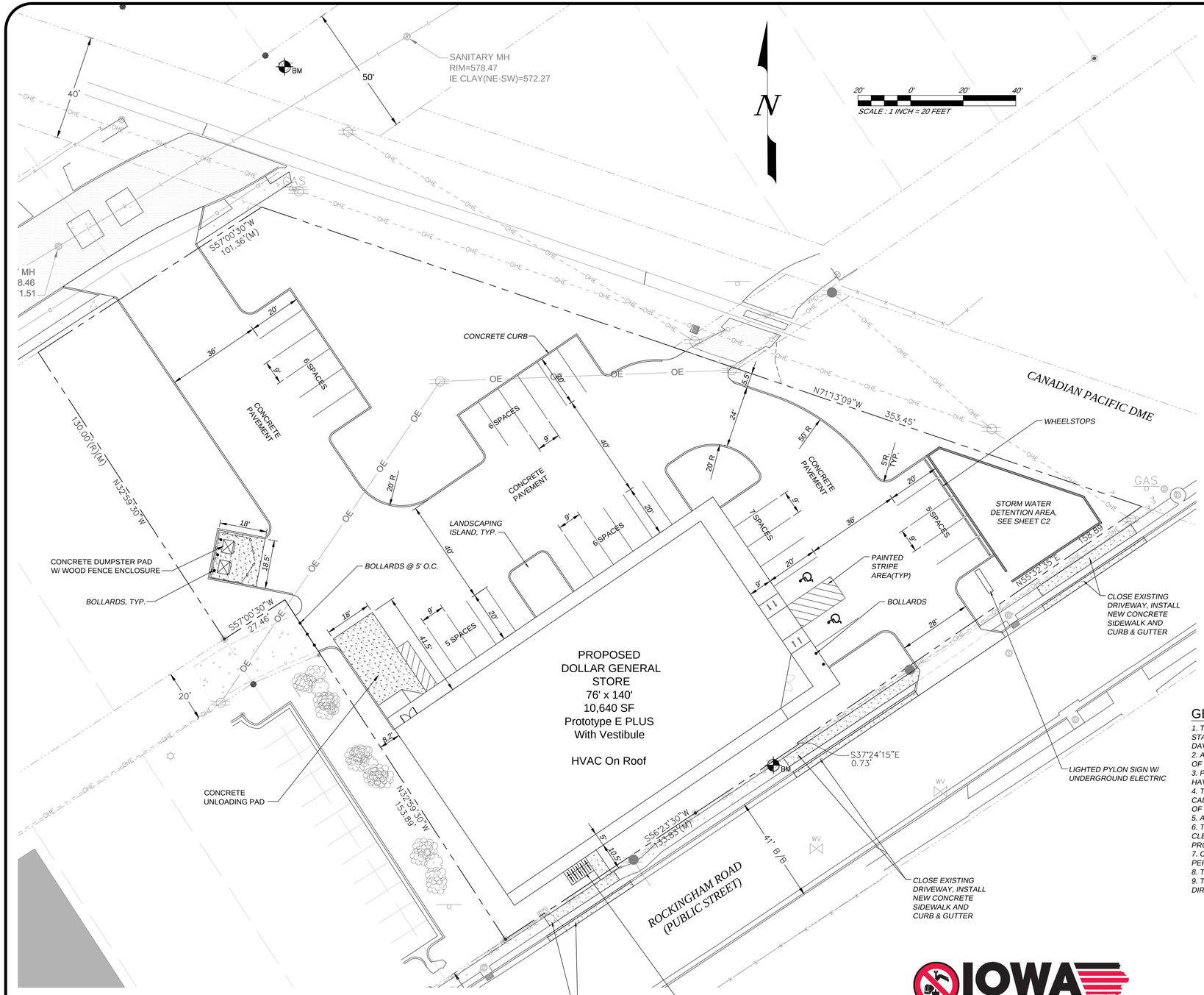
Date	Revision
01-26-2022	PER GDM REVIEW

PUBLIC ALLEY VACATION PLAT

DAVENPORT
SCOTT COUNTY
IOWA

MMS CONSULTANTS, INC.

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



STANDARD LEGEND AND NOTES

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- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
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- BENCHMARK LOCATION

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GENERAL NOTES

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

UTILITY DISCLAIMER

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

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

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

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

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development
www.dollargeneral.com

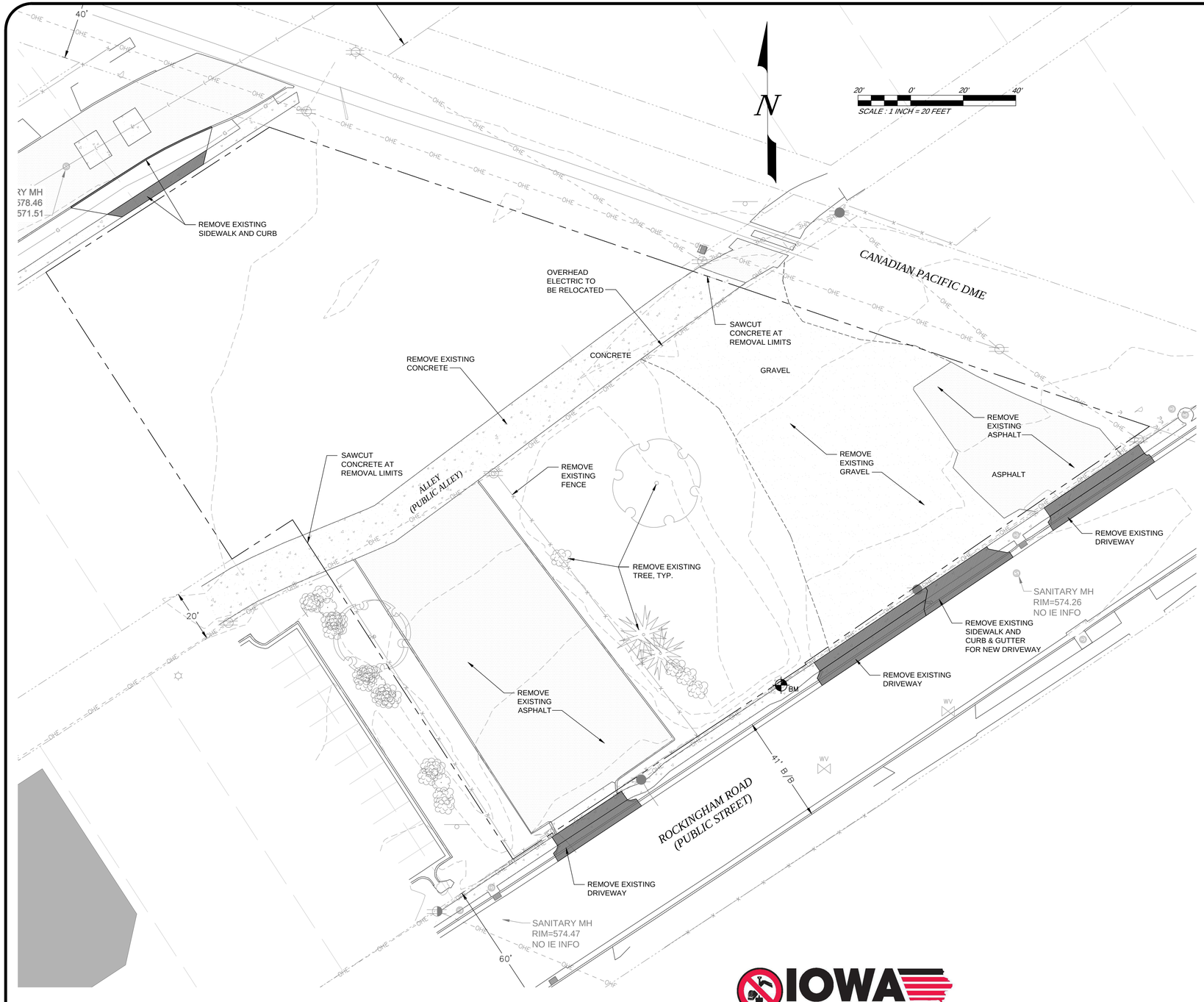
NO.	DATE	DESCRIPTION	BY

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

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



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DEMOLITION NOTES:

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

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

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

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

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

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

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 14763
Design Update Approved: 2009

NO.	DATE	DESCRIPTION	BY

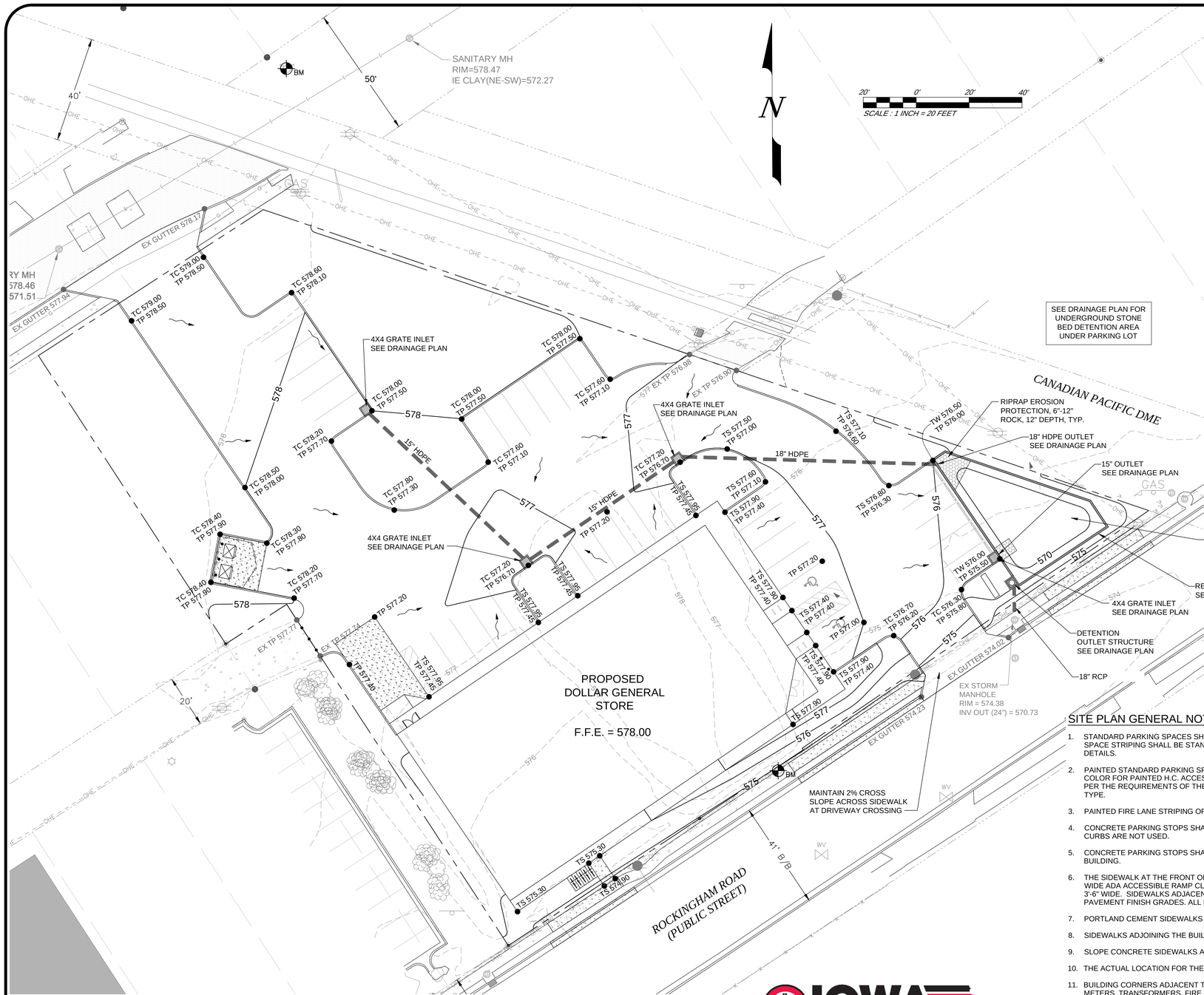
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



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SITE PLAN GENERAL NOTES:

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

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Store Number 14763
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NO.	DATE	DESCRIPTION	BY

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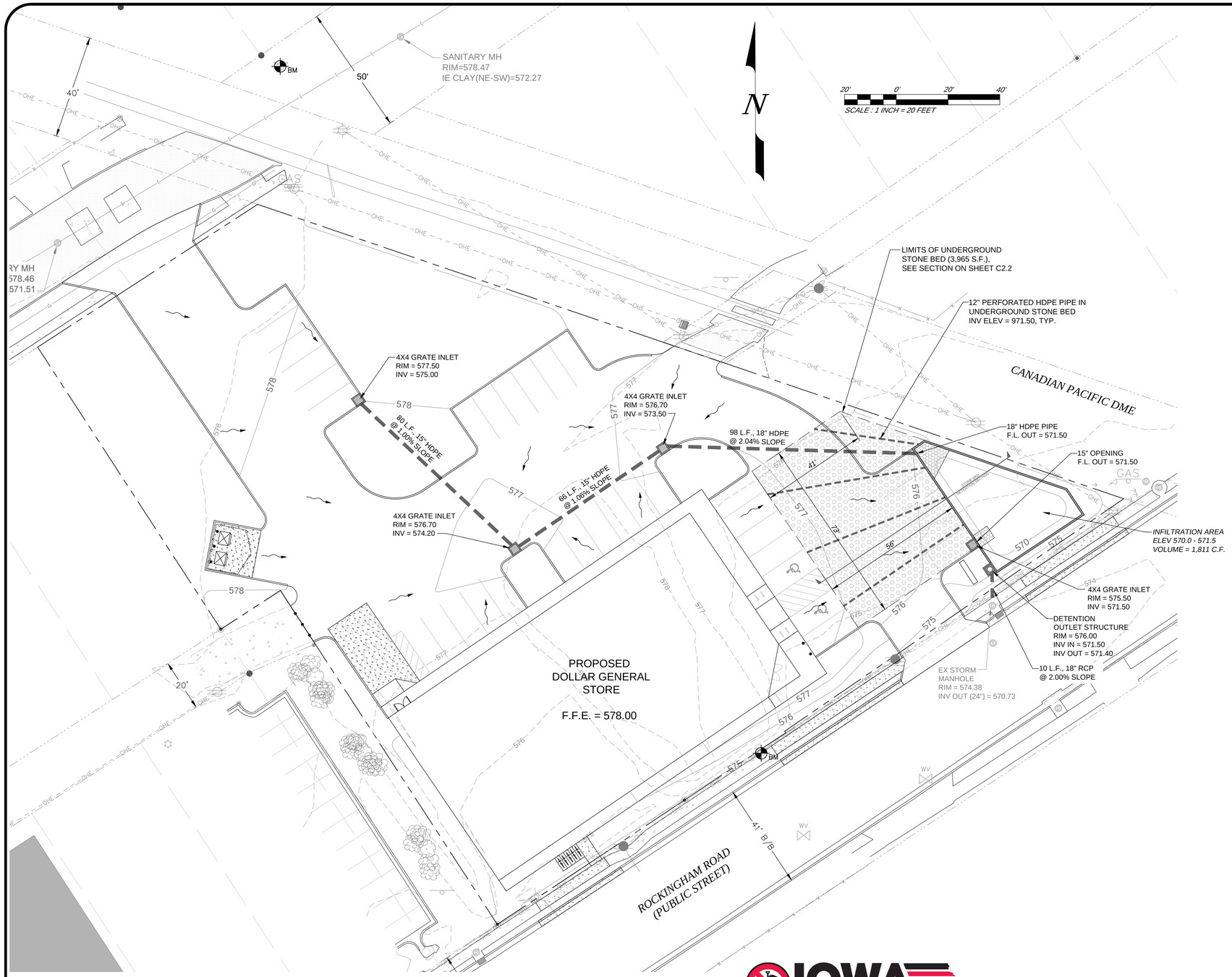
DOLLAR GENERAL
DAVENPORT, IOWA
GRADING PLAN

SHEET
C2



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- STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

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UTILITY DISCLAIMER

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DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19-XXXX
Design Development Date: 04/15/19

NO.	DATE	DESCRIPTION	BY

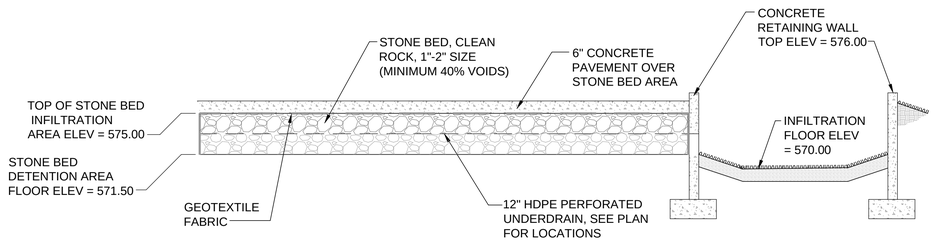
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

DOLLAR GENERAL
DAVENPORT, IOWA

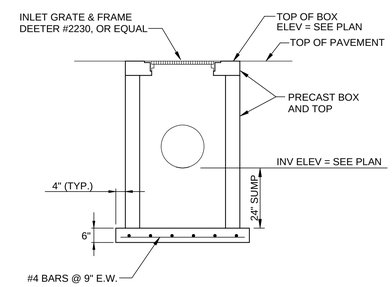
DRAINAGE PLAN

SHEET
C2.1



STONE BED DETENTION SECTION

NOT TO SCALE



GRATE INLET DETAIL

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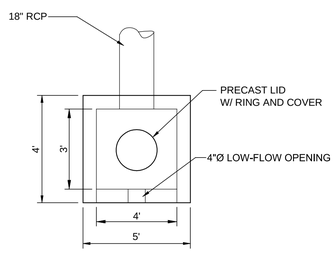
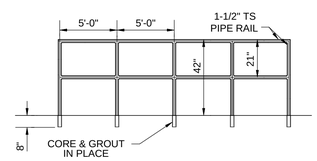


PLAN



HAND RAIL DETAIL

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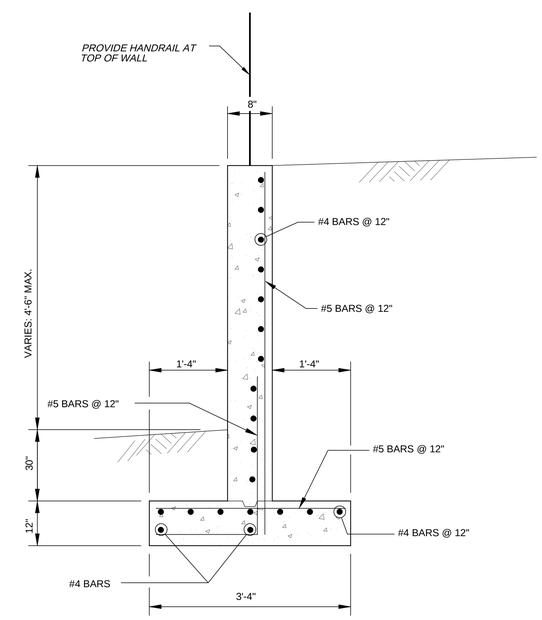
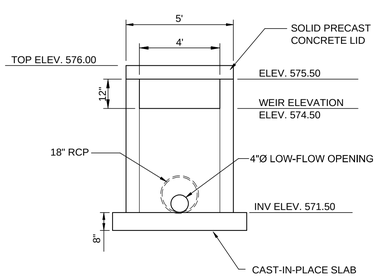
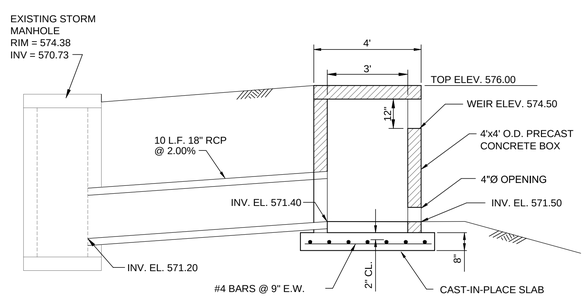


CONCRETE RETAINING WALL DETAIL

NOT TO SCALE



FRONT ELEVATION



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

PROFILE

DETENTION OUTLET DETAILS

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

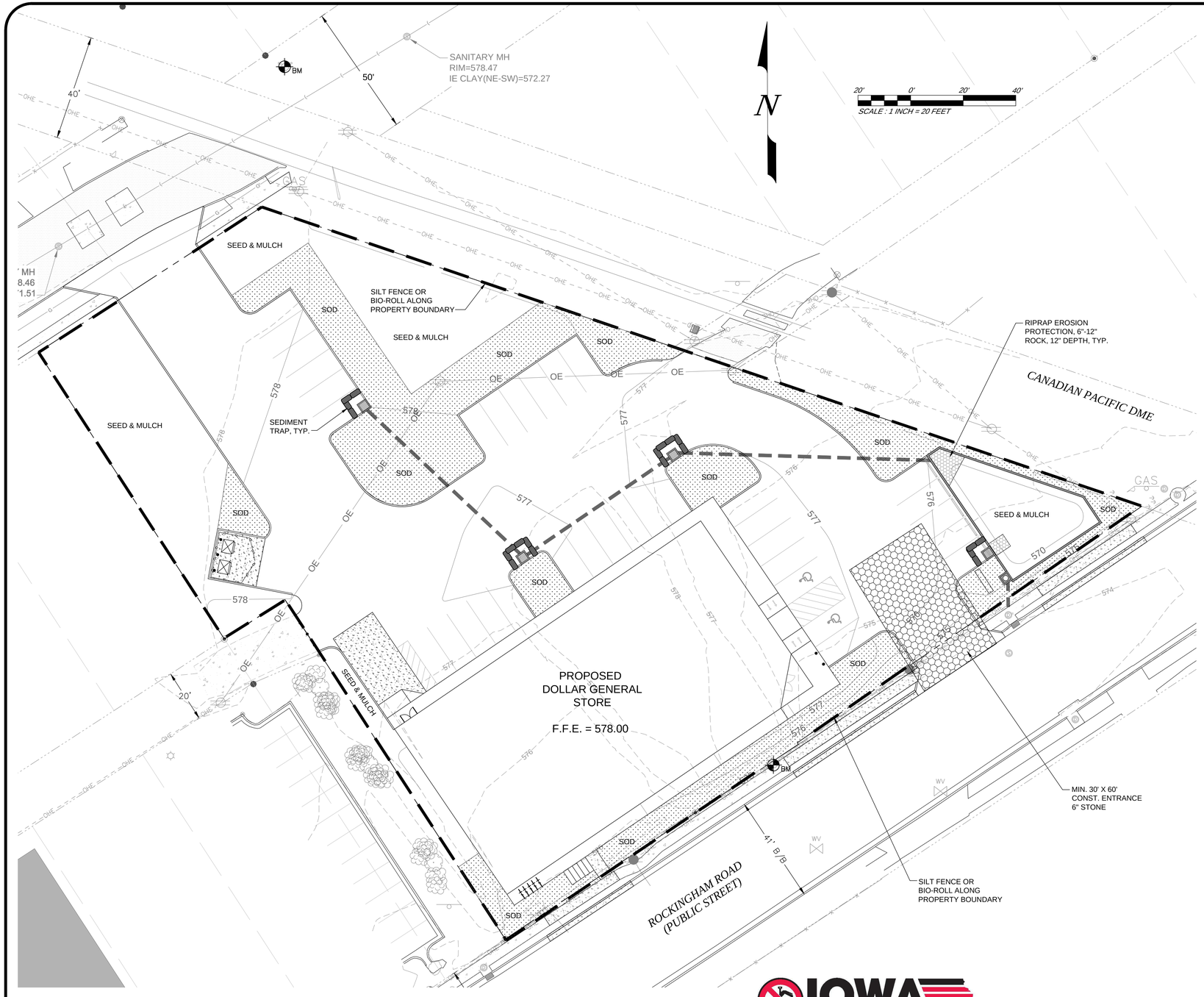
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE DETAILS

SHEET
C2.2



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
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ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development
www.dollargeneral.com

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

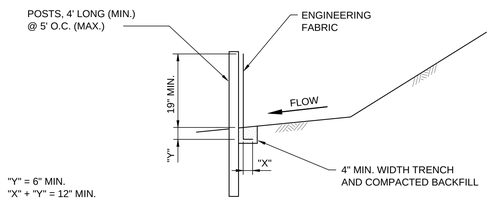
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL PLAN

SHEET
C3

NOTES:

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



SILT FENCE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

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

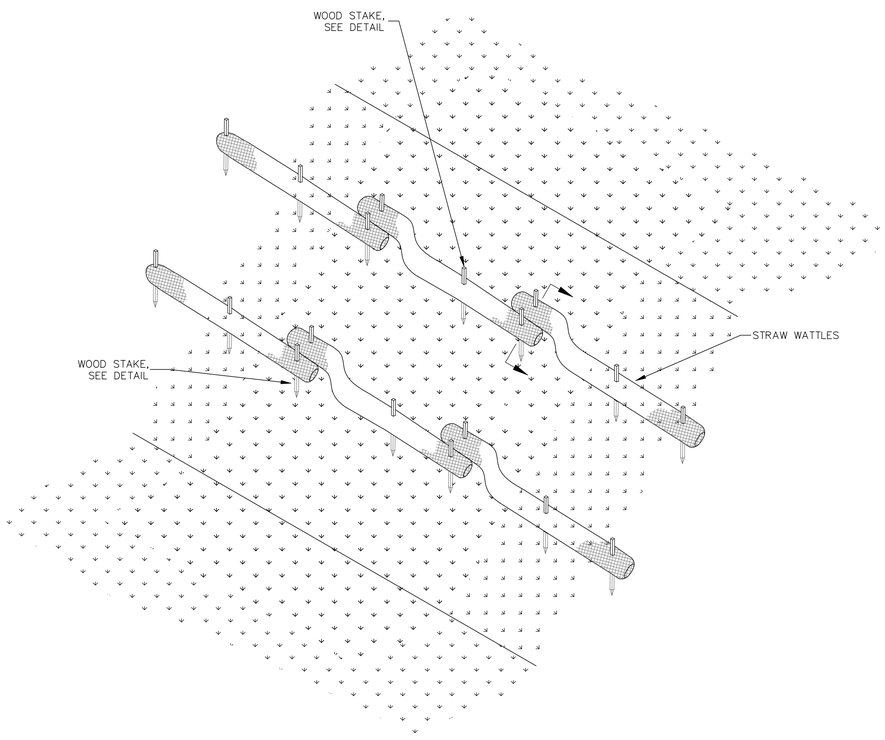
1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

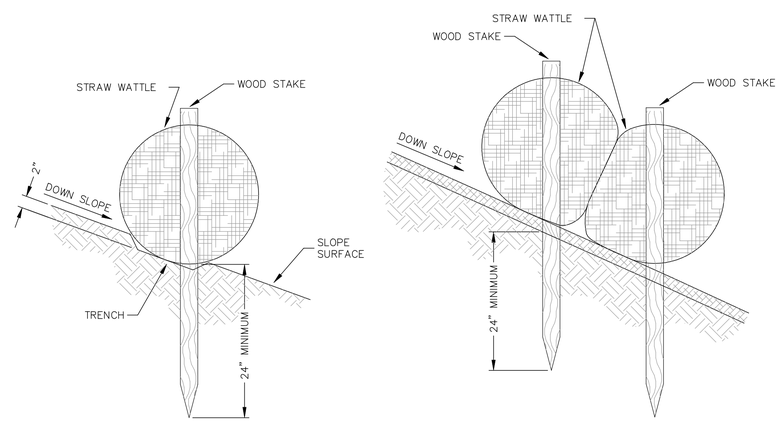
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

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

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

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





BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 14753
Date: 2025-02-05

NO.	DATE	DESCRIPTION	BY

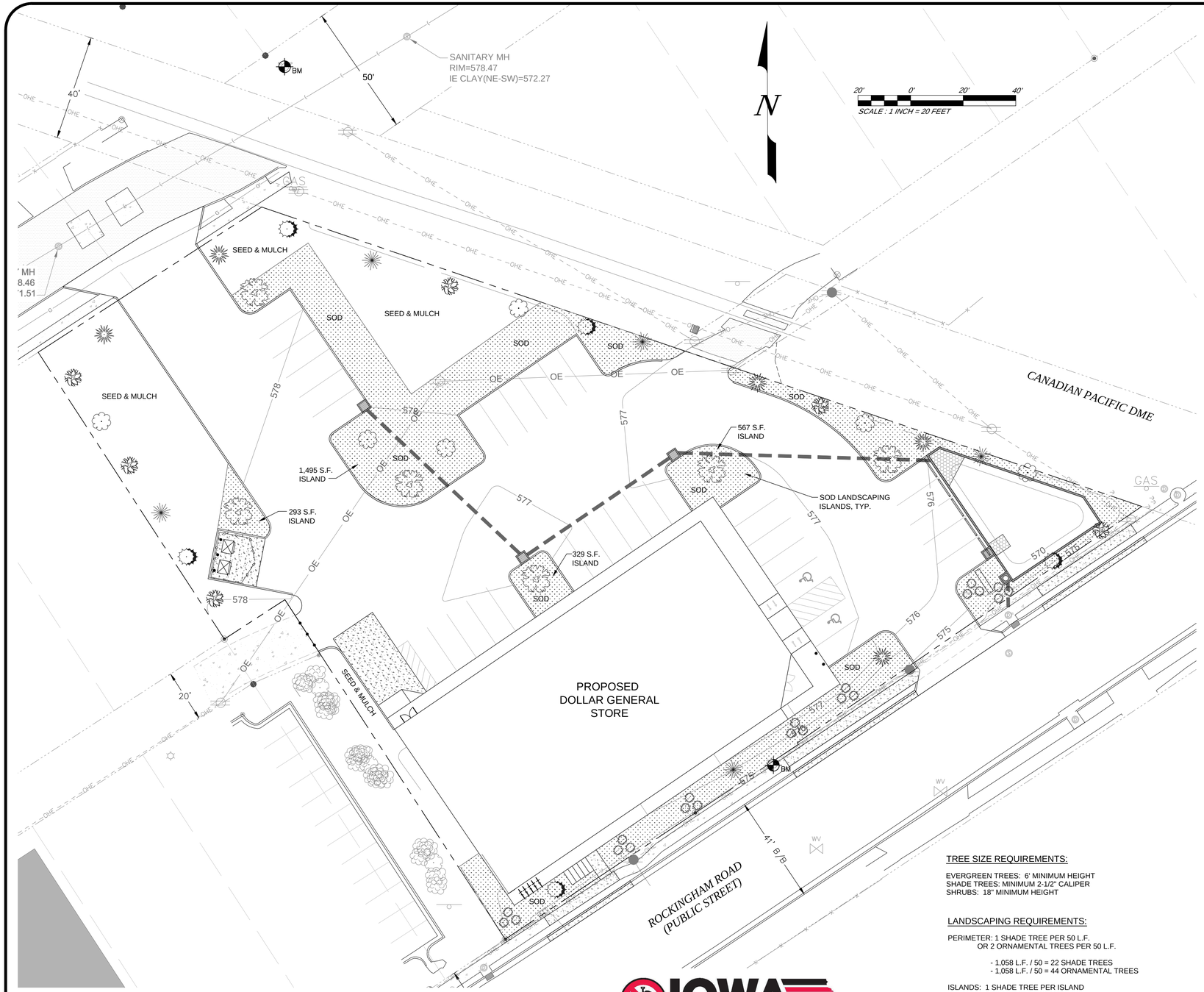
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



STANDARD LEGEND AND NOTES

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PLANT SCHEDULE:

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

TREE SIZE REQUIREMENTS:

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

LANDSCAPING REQUIREMENTS:

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

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

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

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

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

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

LANDSCAPING SYMBOL LEGEND

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

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DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 15-XXXX
Store Type: Traditional Expansion 10,000

NO.	DATE	DESCRIPTION	BY

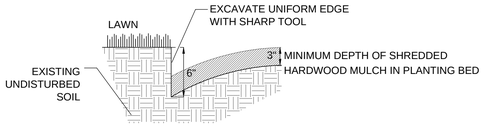
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
15598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

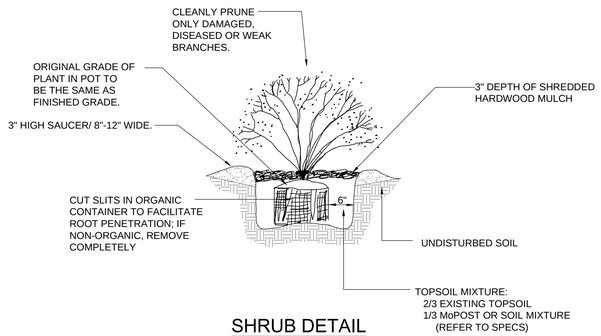
LANDSCAPING PLAN

SHEET
C5



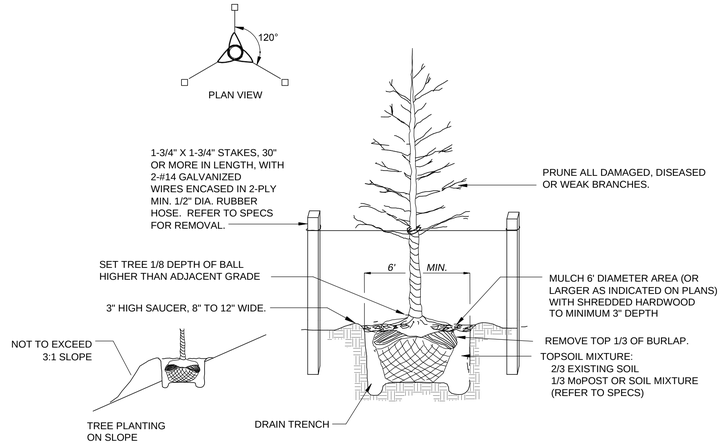
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

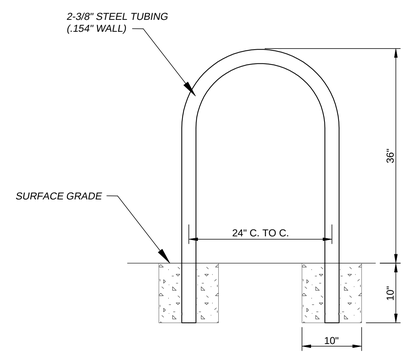
NO SCALE

LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 10313-N-TS3
Director: Matthew Wilkerson

NO.	DATE	DESCRIPTION	BY

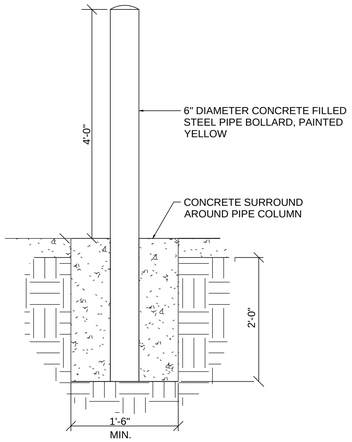
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
15598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

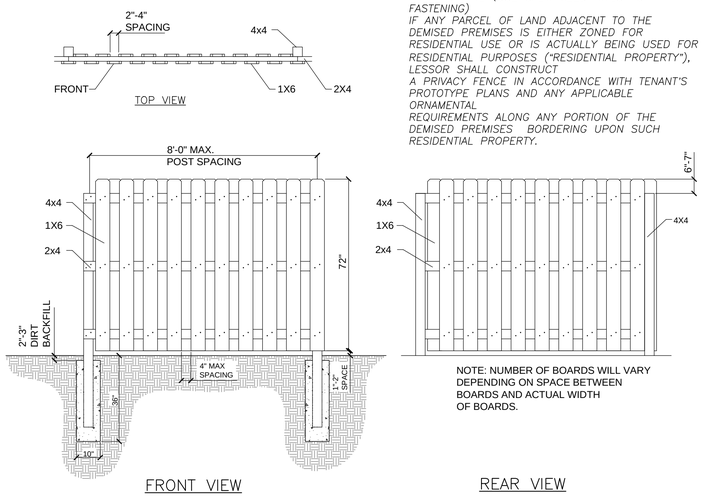
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

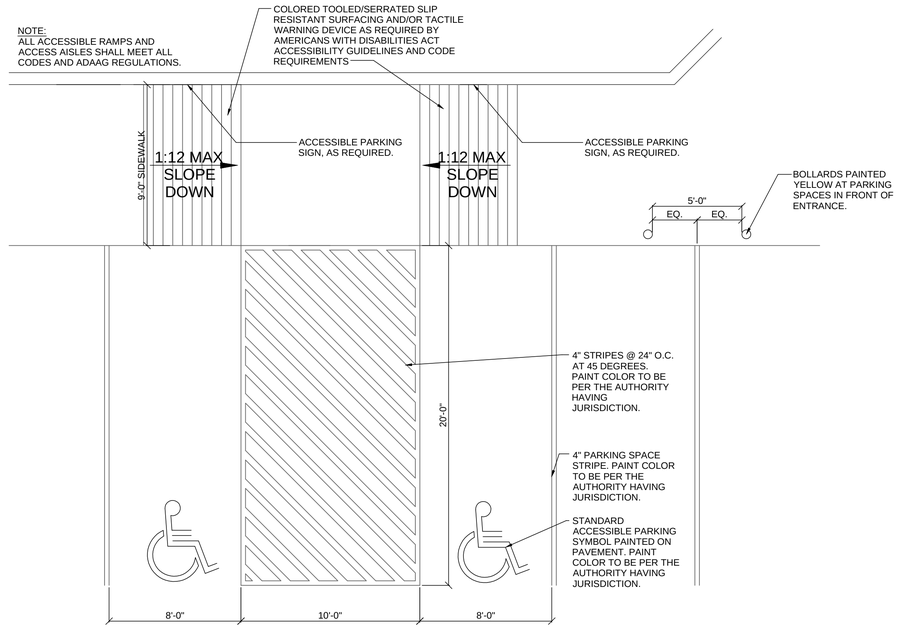


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS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

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

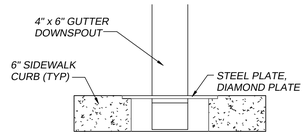
WOOD FENCE DETAIL

NOT TO SCALE



FRONT ENTRY PLAN

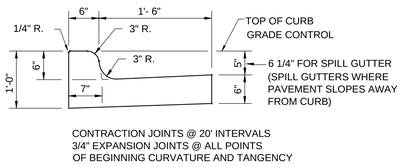
NOT TO SCALE



GUTTER DOWNSPOUT DETAIL

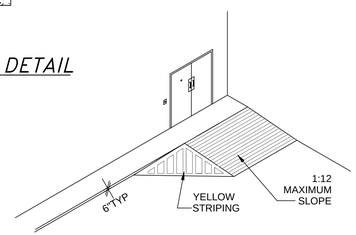
@ SIDEWALK

NOT TO SCALE



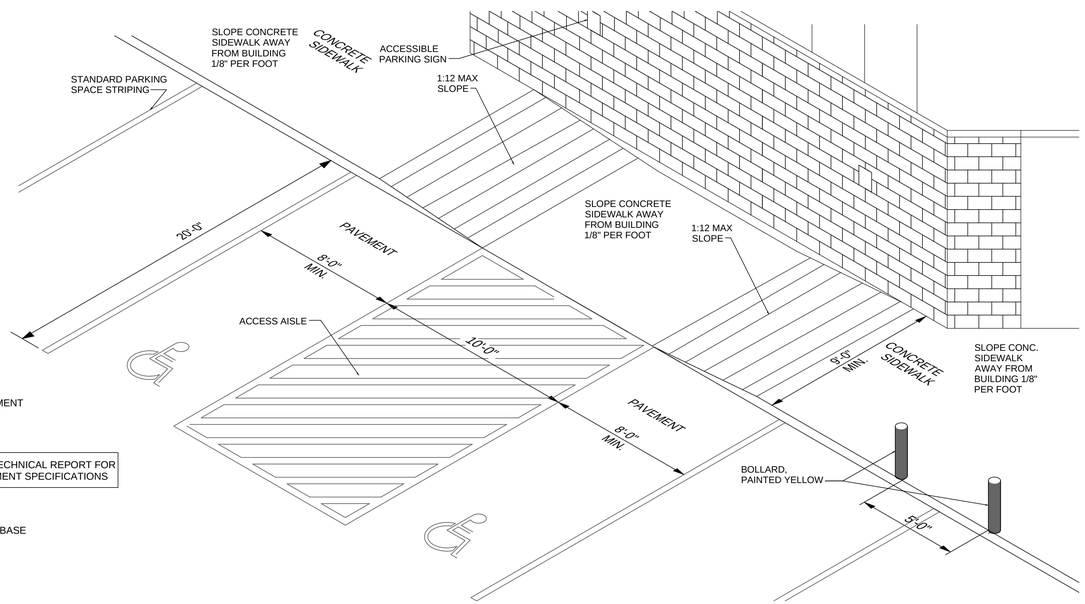
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



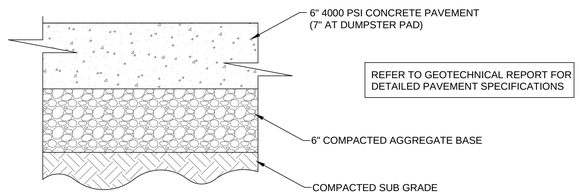
SIDE ENTRY DETAIL

NOT TO SCALE



FRONT ENTRY ISOMETRIC

NOT TO SCALE



CONCRETE PAVEMENT SECTION

NOT TO SCALE

STRIPING NOTES

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

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 14763
Date: 2/28/2023
Drawn by: Overland Engineering

NO.	DATE	DESCRIPTION	BY

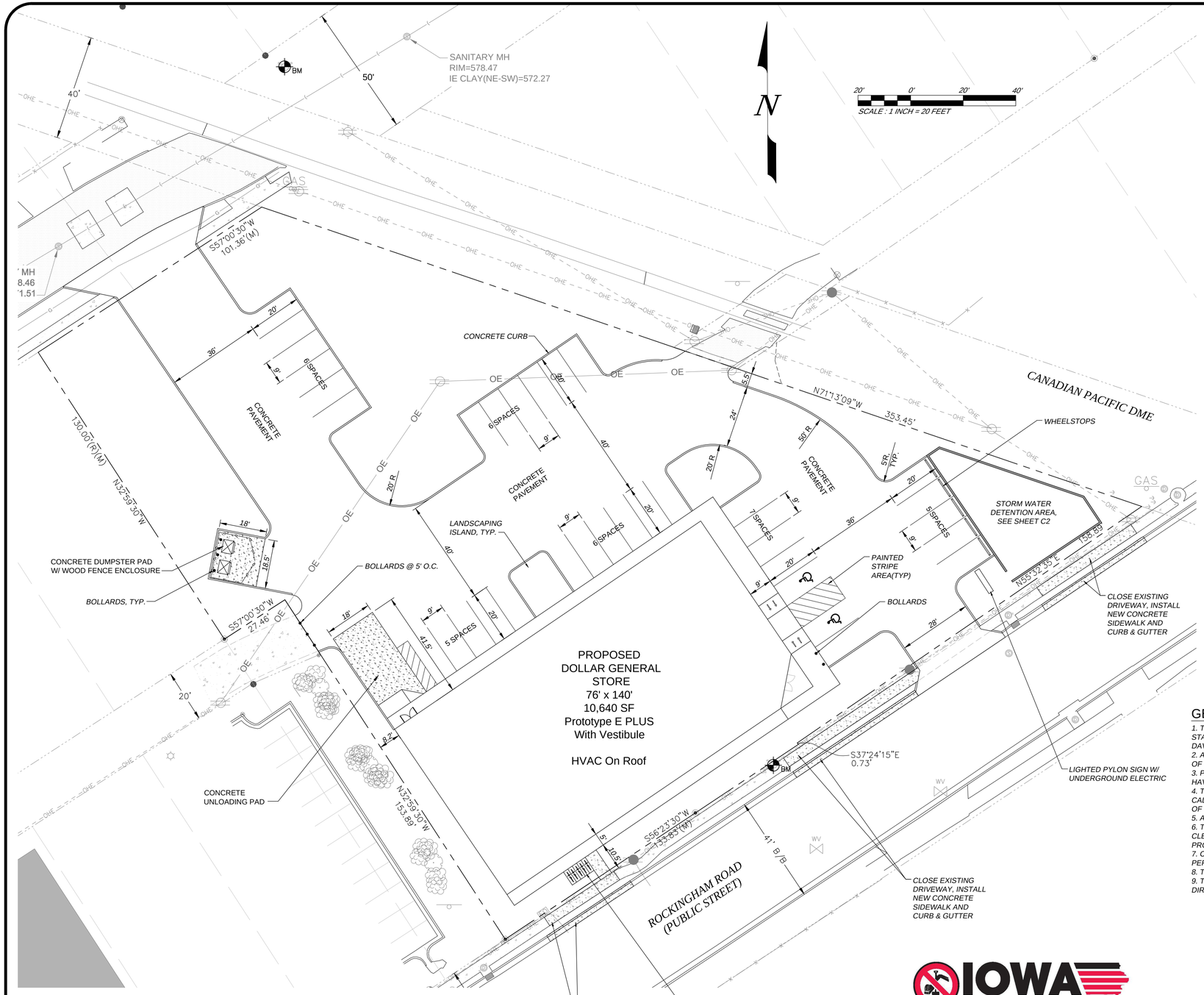
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
15598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
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- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
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- BUSH LINE
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- TELEPHONE CAN
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- GAS METER
- AIR CONDITIONER
- GUY WIRE
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- LIGHT POLE
- POWER POLE WITH LIGHT
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- TRAFFIC LIGHT BASE
- PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

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

UTILITY DISCLAIMER

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

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

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

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

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development
www.dollargeneral.com

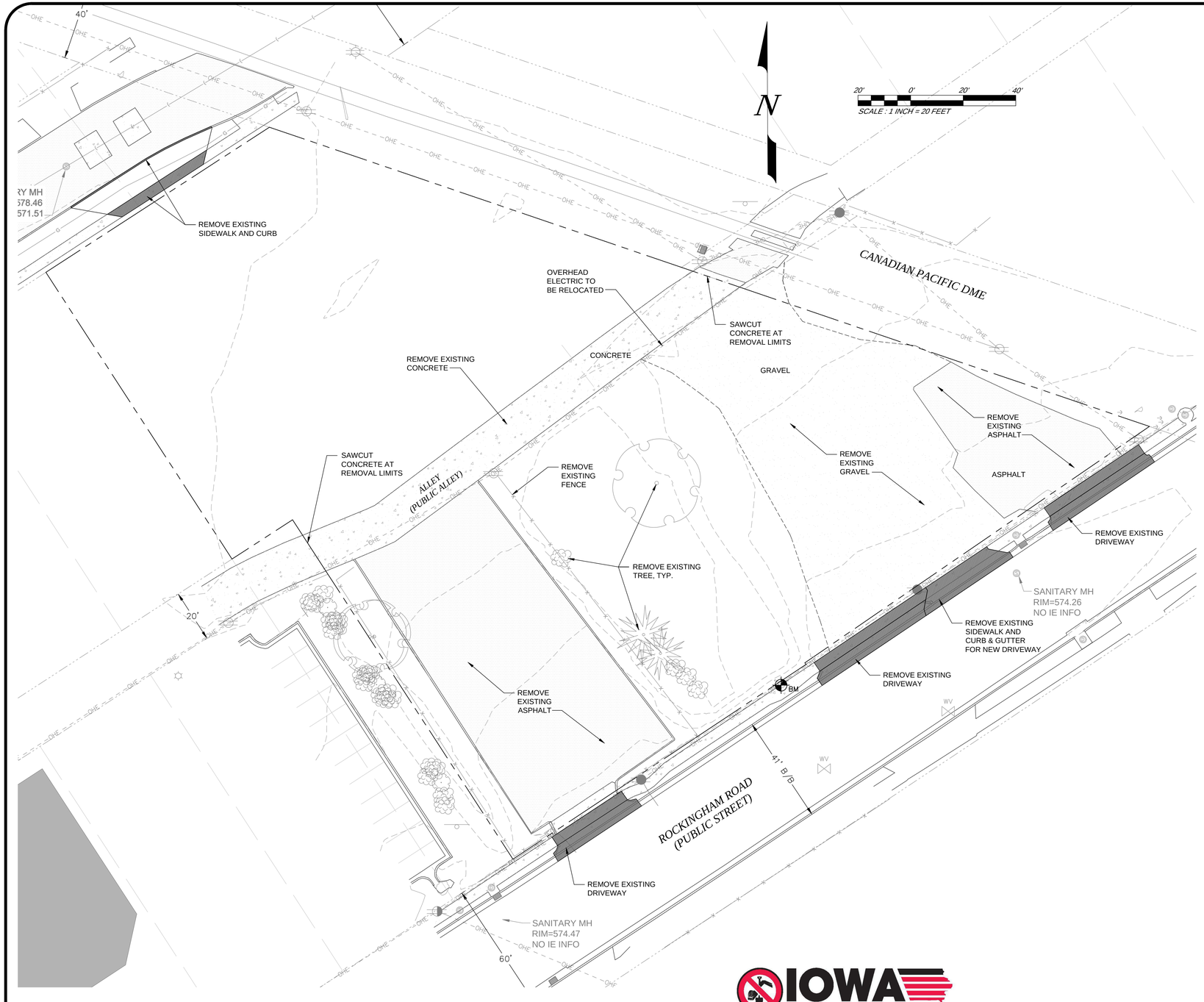
NO.	DATE	DESCRIPTION	BY

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

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



STANDARD LEGEND AND NOTES

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DEMOLITION NOTES:

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

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

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

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

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

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

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 14763
Design Update Approved: 2009

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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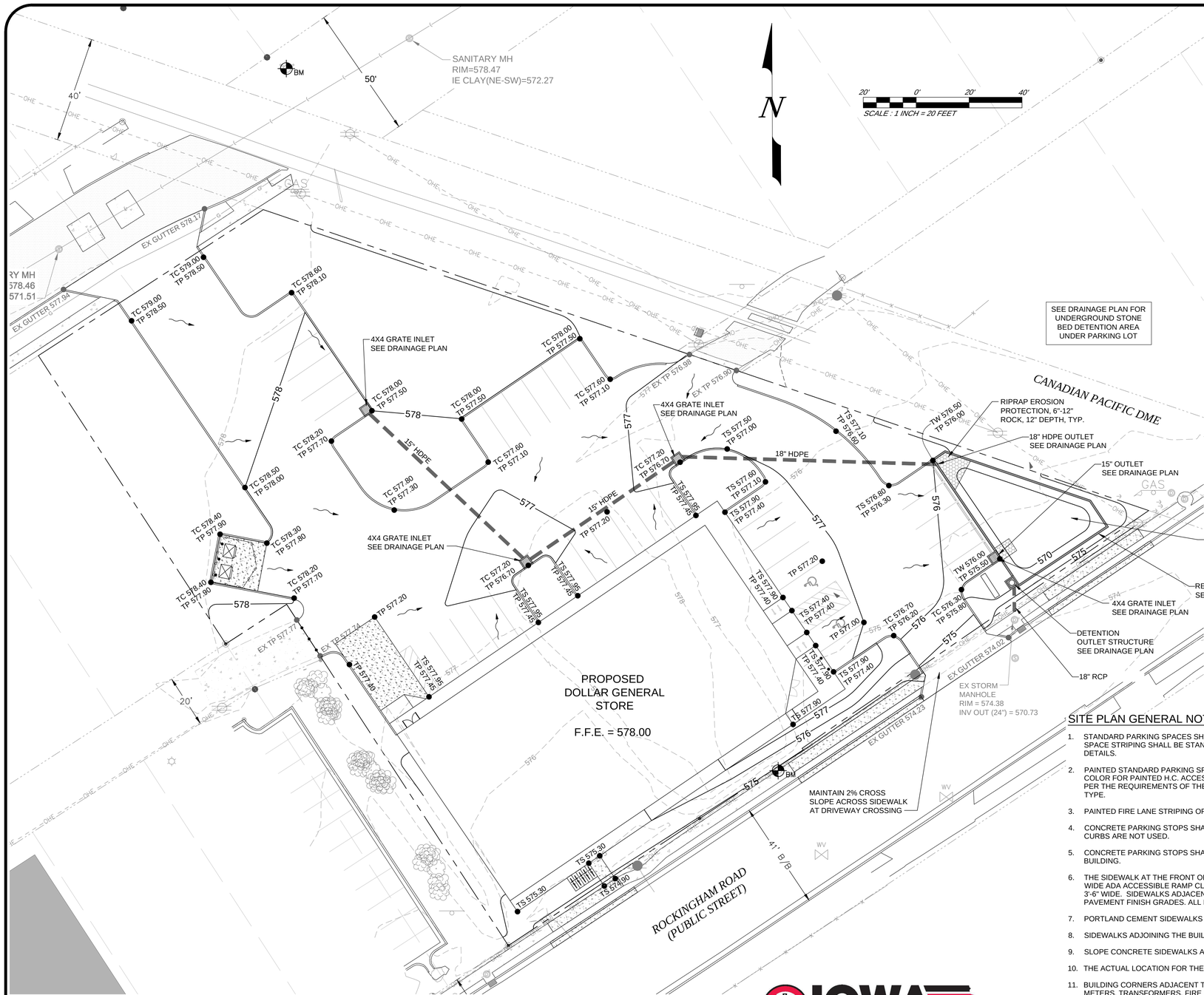
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



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SITE PLAN GENERAL NOTES:

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

UTILITY DISCLAIMER

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DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 14763
Design Consultant Overland, LLC

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
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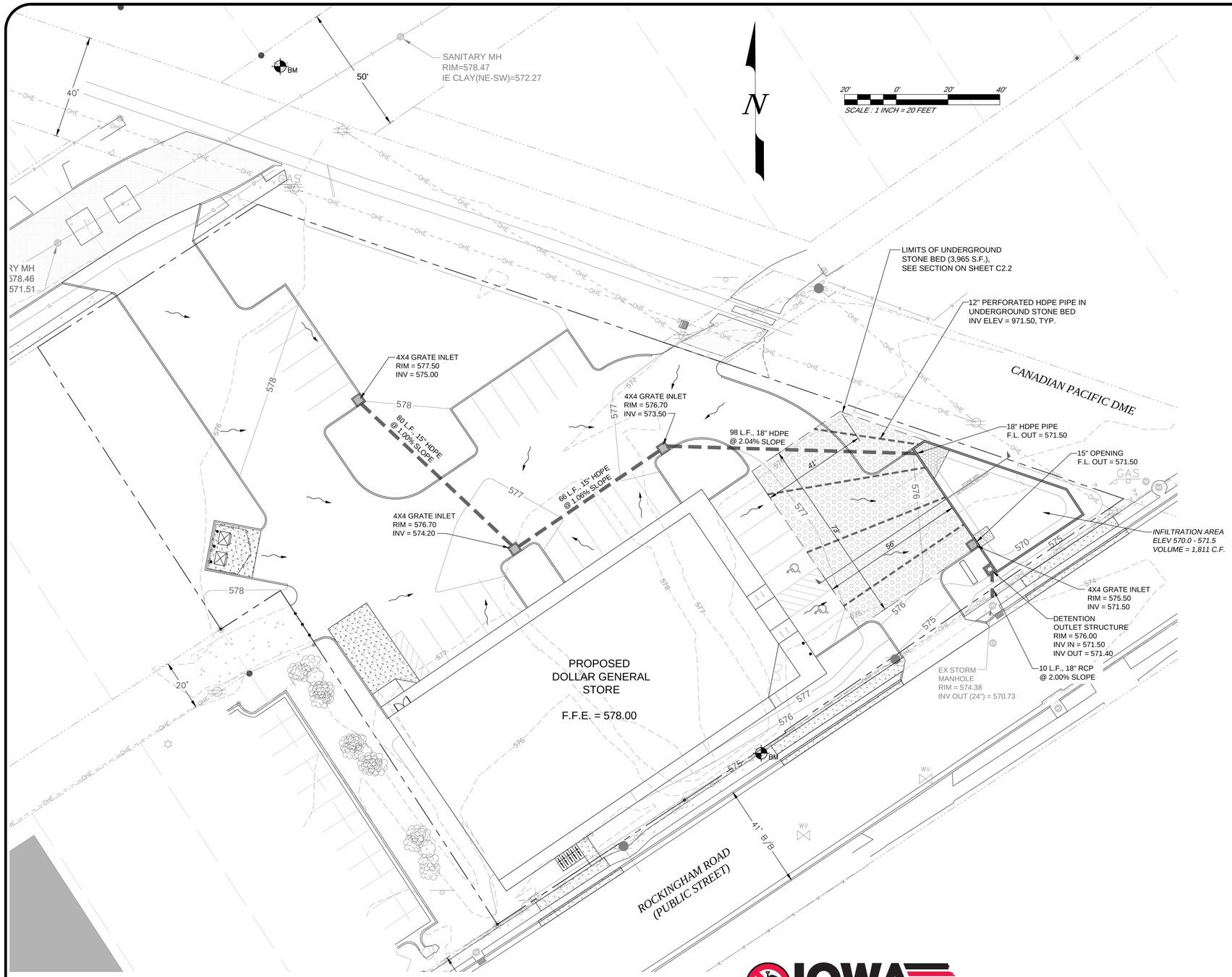
DOLLAR GENERAL
DAVENPORT, IOWA
GRADING PLAN

SHEET
C2



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DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19-XXXX
Design Development Date: 04/15/19

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
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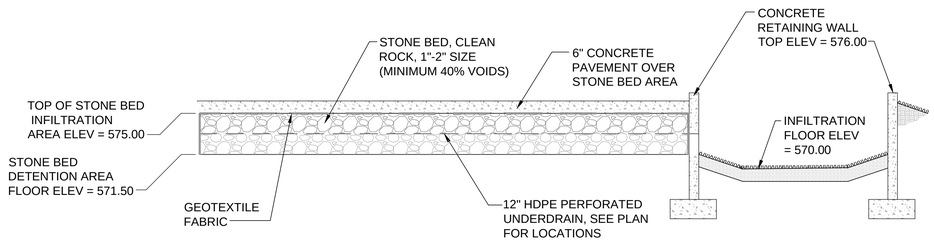
DOLLAR GENERAL
DAVENPORT, IOWA

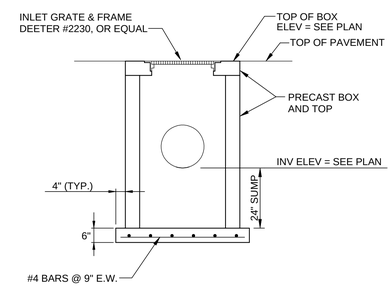
DRAINAGE PLAN

SHEET
C2.1



STONE BED DETENTION SECTION

NOT TO SCALE



GRATE INLET DETAIL

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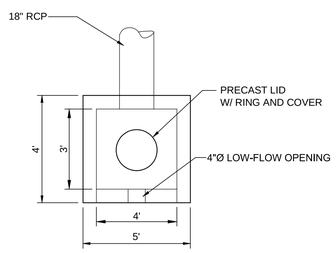
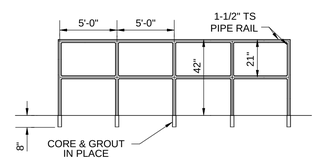
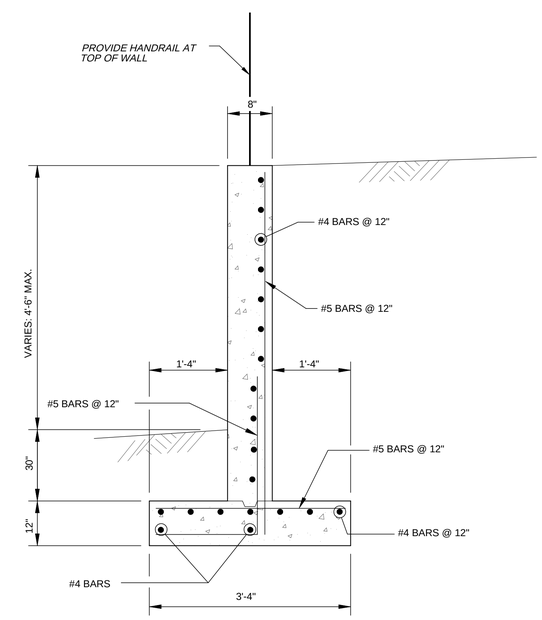


PLAN



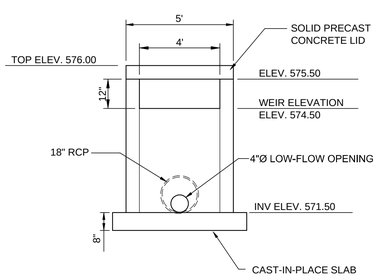
HAND RAIL DETAIL

NO SCALE

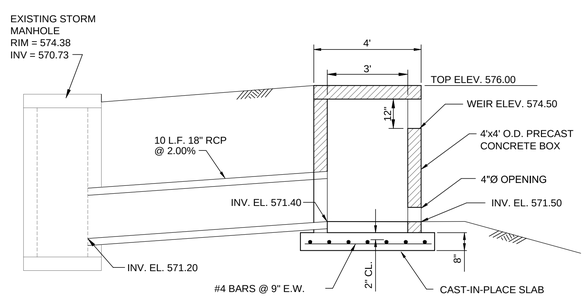


CONCRETE RETAINING WALL DETAIL

NOT TO SCALE



FRONT ELEVATION



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

PROFILE

DETENTION OUTLET DETAILS

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

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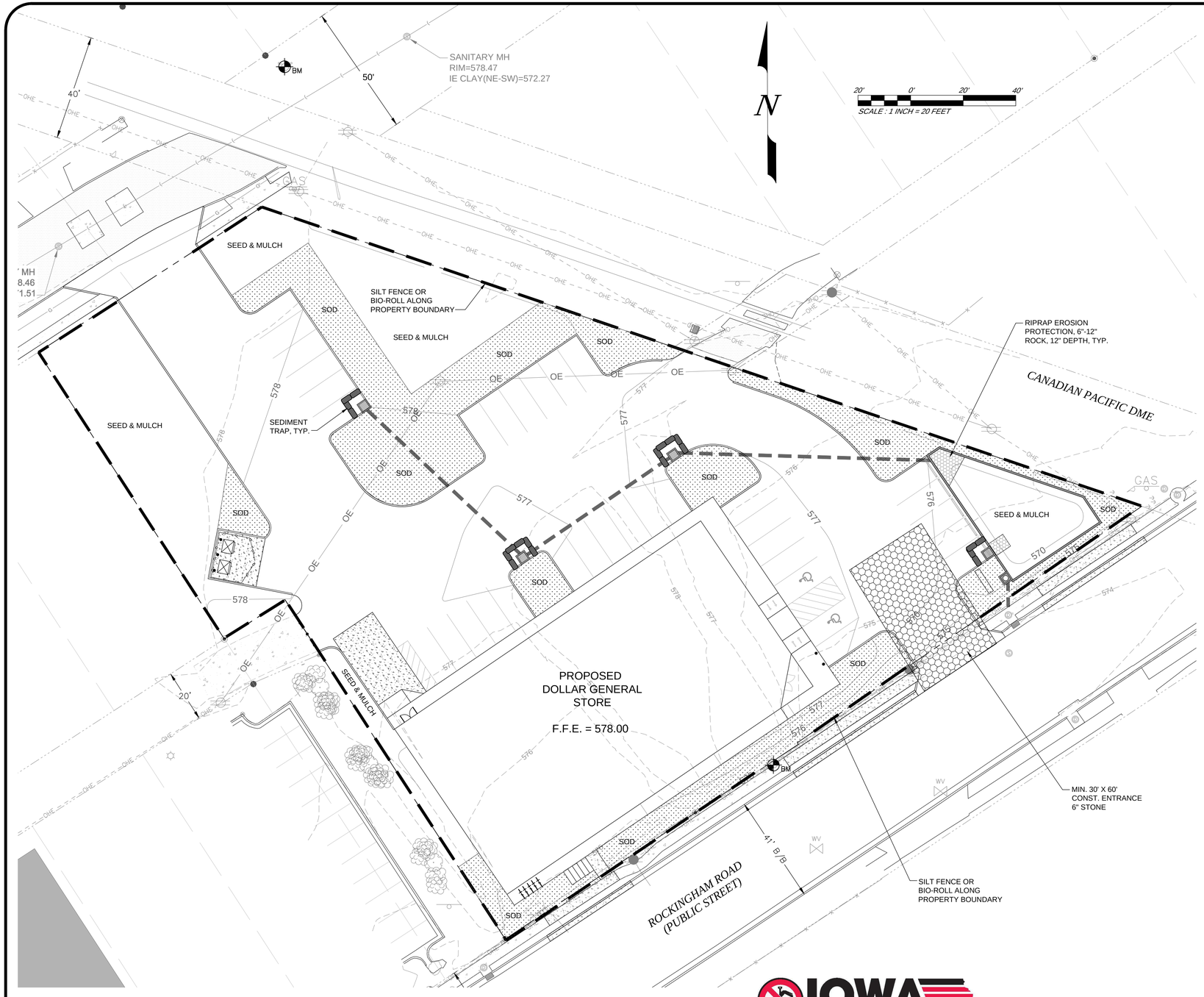
DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE DETAILS

SHEET
C2.2



STANDARD LEGEND AND NOTES

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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

UTILITY DISCLAIMER

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

DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development
www.dollargeneral.com

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

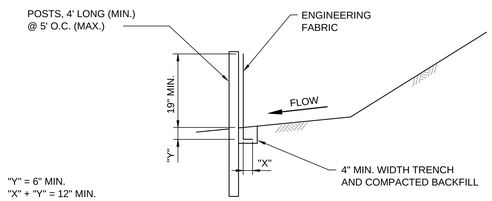
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL PLAN

SHEET
C3

NOTES:

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



SILT FENCE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

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

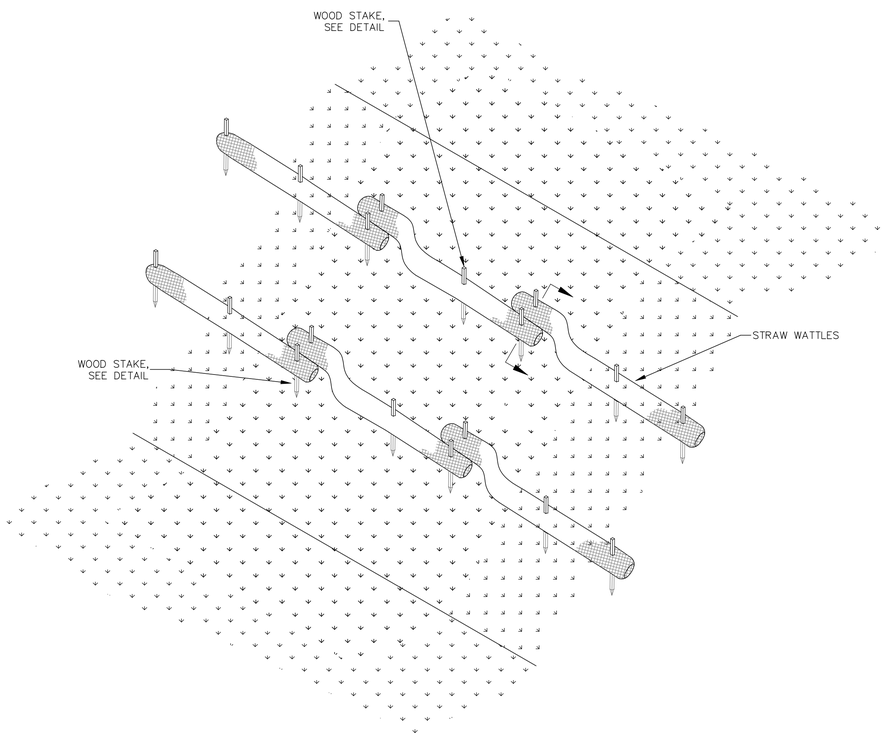
1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

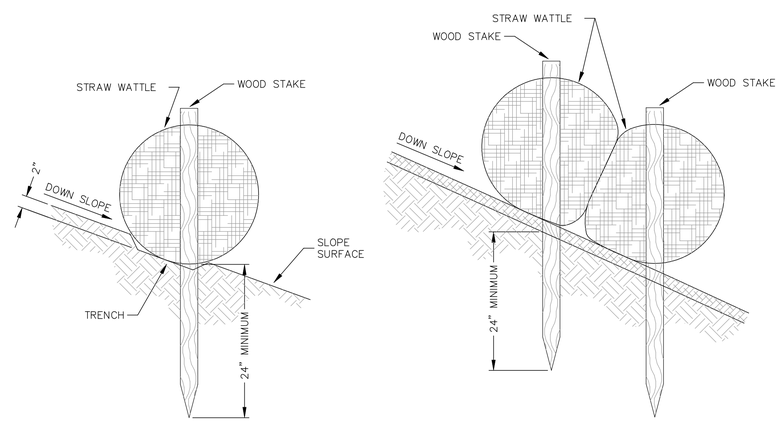
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

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

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

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





BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 14753
Date: 2025-02-05

NO.	DATE	DESCRIPTION	BY

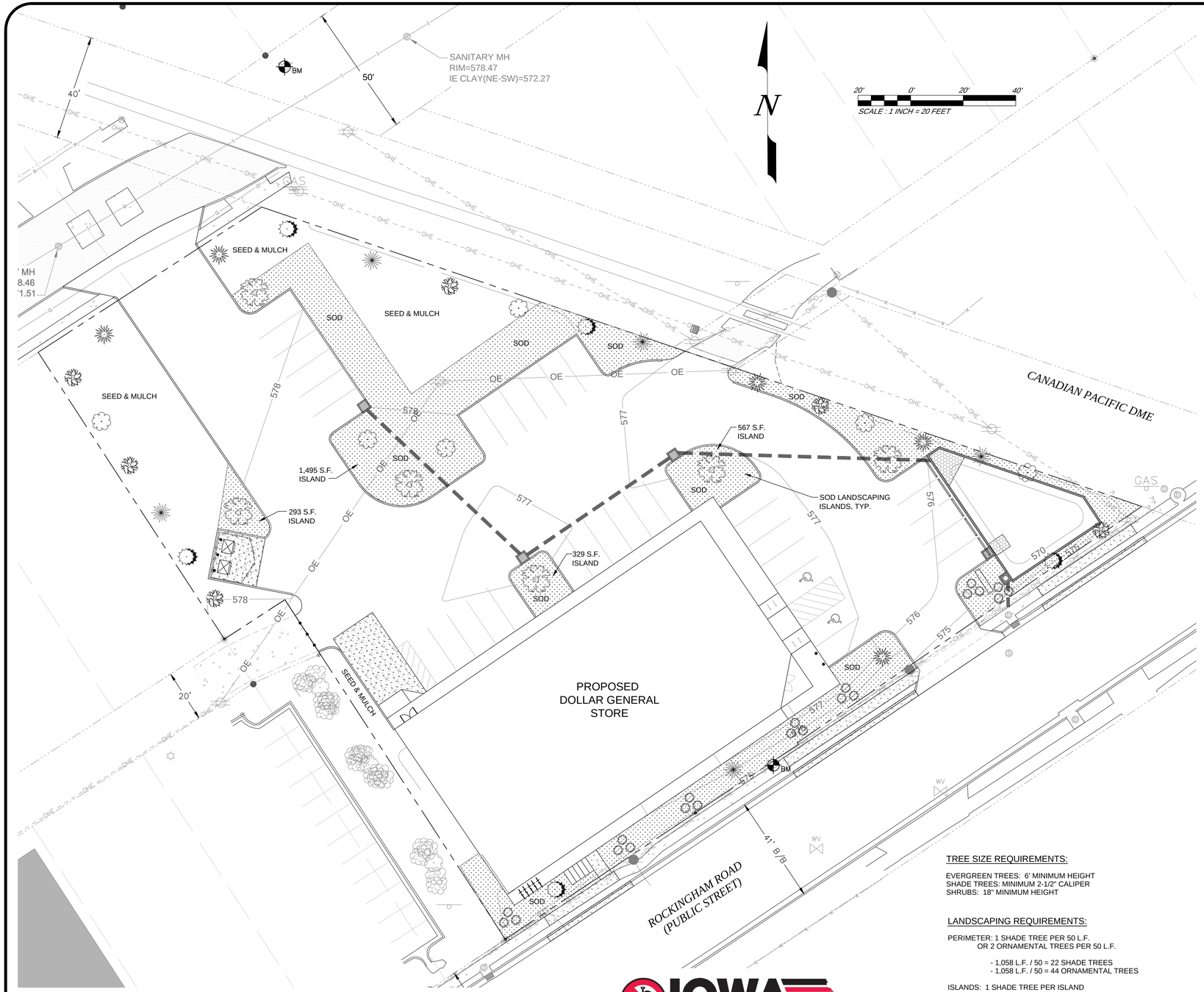
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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

DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



STANDARD LEGEND AND NOTES

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- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

PLANT SCHEDULE:

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

TREE SIZE REQUIREMENTS:

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

LANDSCAPING REQUIREMENTS:

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

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

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

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

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

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

LANDSCAPING SYMBOL LEGEND

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

UTILITY DISCLAIMER

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811 Know what's below. Call before you dig.

DOLLAR GENERAL®
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 15-XXXX
Store Type: Traditional Expansion 10,000

NO.	DATE	DESCRIPTION	BY

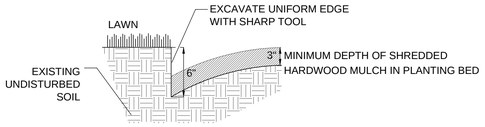
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
15598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

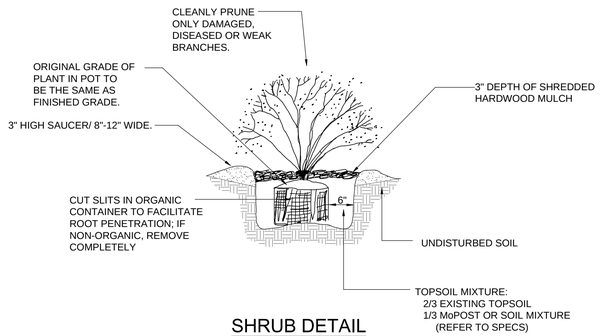
LANDSCAPING PLAN

SHEET
C5



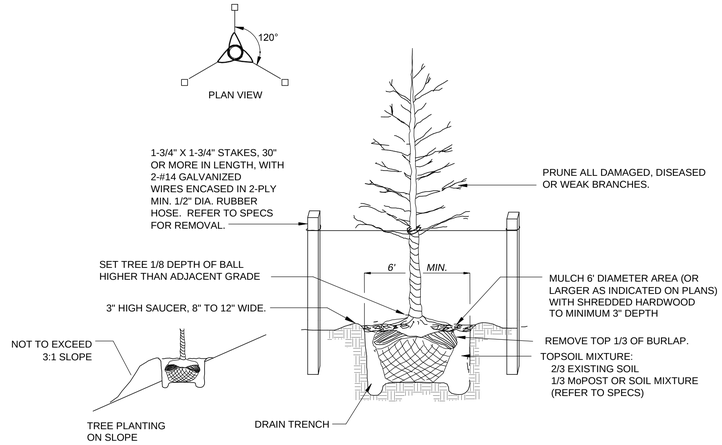
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

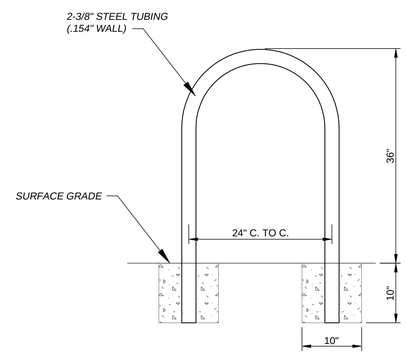
NO SCALE

LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 10313-N-TS3
Director: Matthew Wilkerson

NO.	DATE	DESCRIPTION	BY

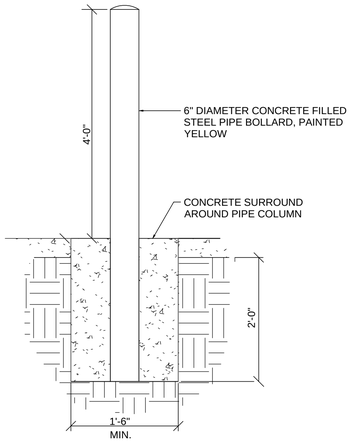
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
15598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

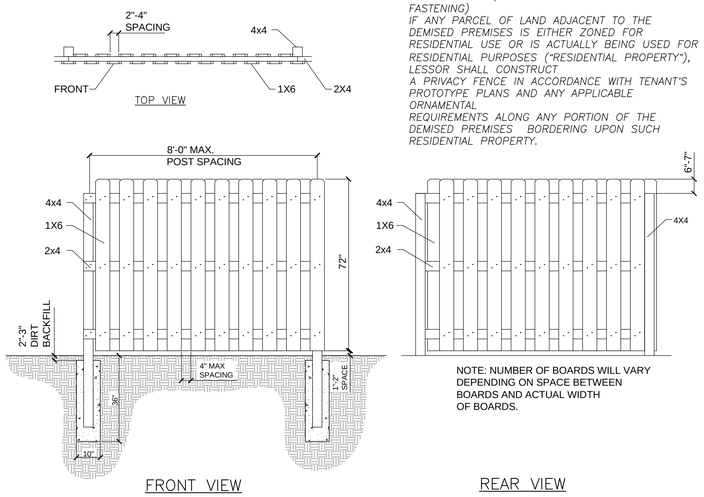
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

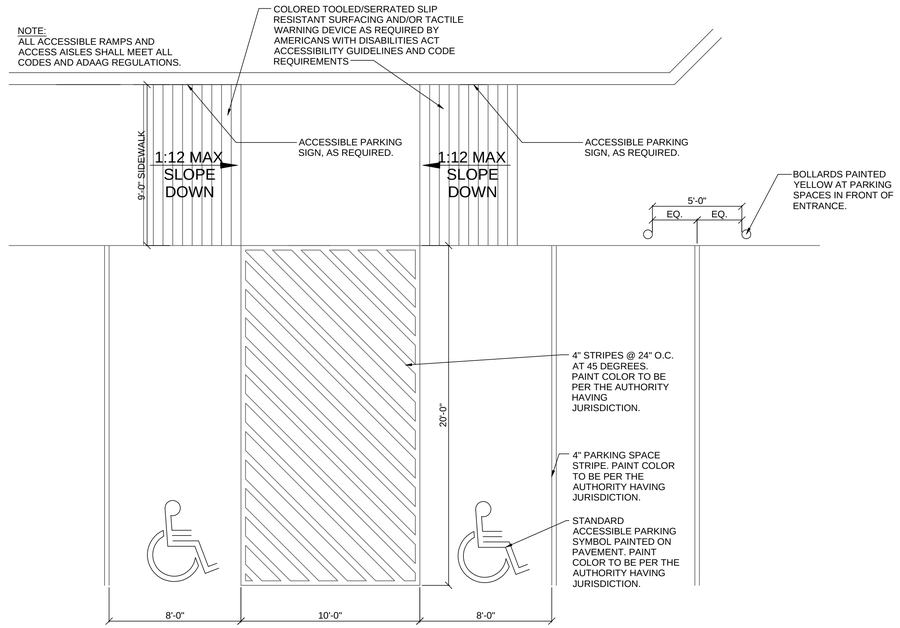


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS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

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

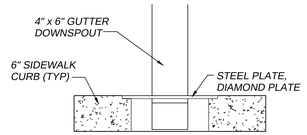
WOOD FENCE DETAIL

NOT TO SCALE



FRONT ENTRY PLAN

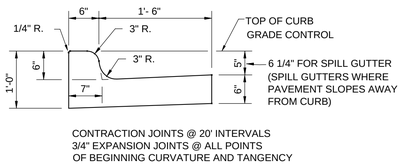
NOT TO SCALE



GUTTER DOWNSPOUT DETAIL

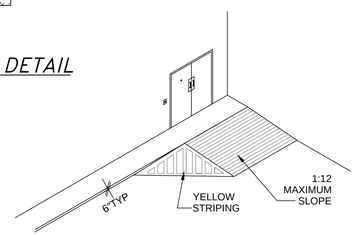
@ SIDEWALK

NOT TO SCALE



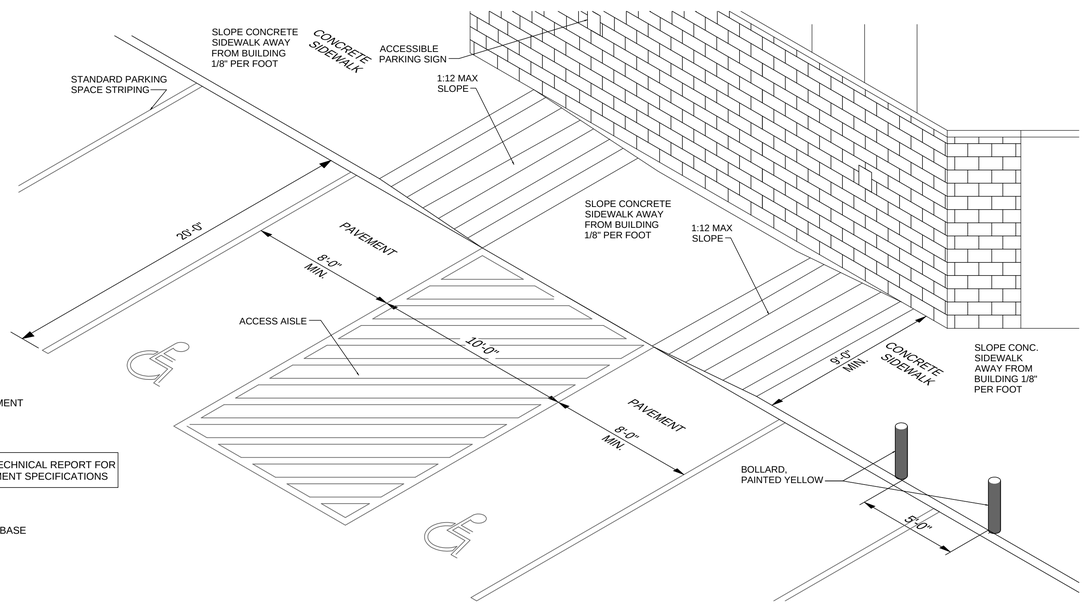
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



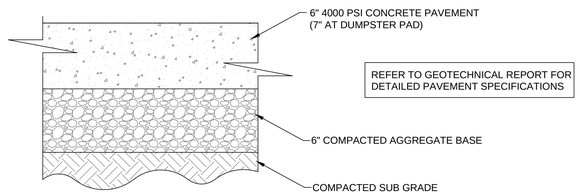
SIDE ENTRY DETAIL

NOT TO SCALE



FRONT ENTRY ISOMETRIC

NOT TO SCALE



CONCRETE PAVEMENT SECTION

NOT TO SCALE

STRIPING NOTES

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

DOLLAR GENERAL®

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 14763
Date: 2/28/2023
Drawn by: Overland Engineering

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
15598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

DESCRIPTION - PUBLIC ALLEY VACATION

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

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Neighborhood Meeting Invitation | Proposed right-of-way abandonment

Date: 2/22/2022 Location: **Roosevelt Community Center Gym | 1220 Minnie Ave | Davenport IA 52802**
Time: 5:30 PM Subject: informal neighborhood meeting regarding a right-of-way abandonment

Ward Alderman Dunn,
At-Large Alderman Gripp and
Alderman Condon:

You are invited to a neighborhood meeting regarding the following right-of-way abandonment request which will come before the Davenport City Plan and Zoning Commission later on 3/1/2022 for a public hearing and is described as:

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

The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

The purpose of the proposed request is to remove portions of public right-of-way for private use.

What are the Next Steps after the neighborhood meeting?
The next meeting will be a public hearing on **3/1/2022 at 5:00 PM** in City Hall Council Chambers | 226 W. 4th Street | Davenport IA 52801, at which time the City Plan and Zoning Commission will hear public comments regarding this proposal. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

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

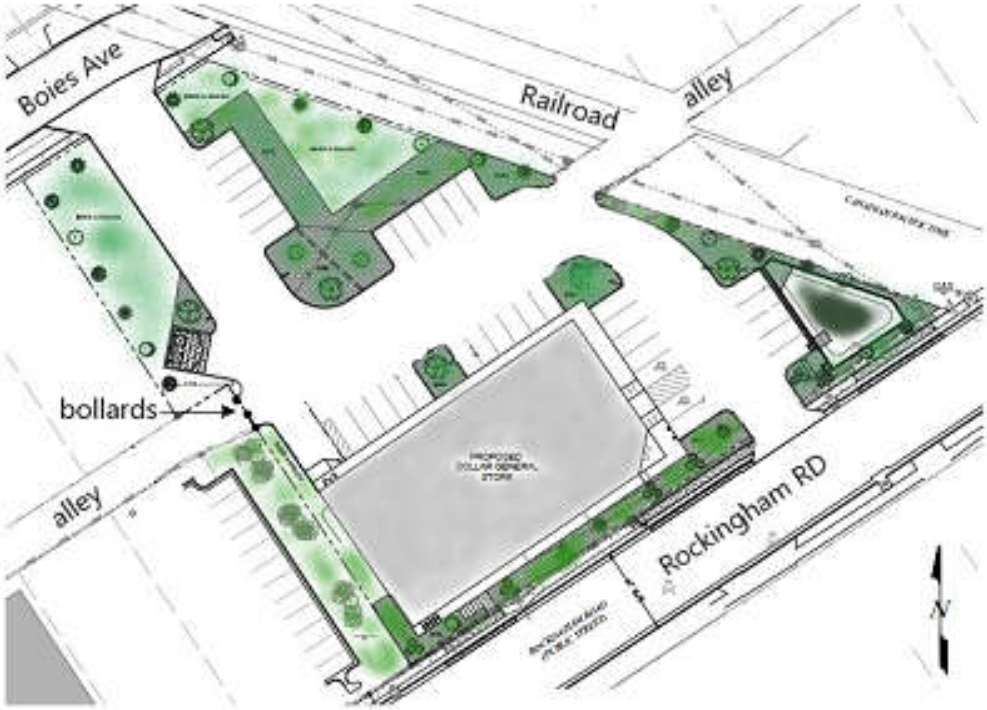
ZBA: Adjacent Property Owner Notice Area

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

0 50 100 200 Feet

N

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



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan & Zoning Commission

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

29 Notices Sent
Alderman Dunn
Ward 1

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

What is this About?

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

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

What are the Next Steps after the Public Hearing?

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

Would You Like to Submit an Official Comment?

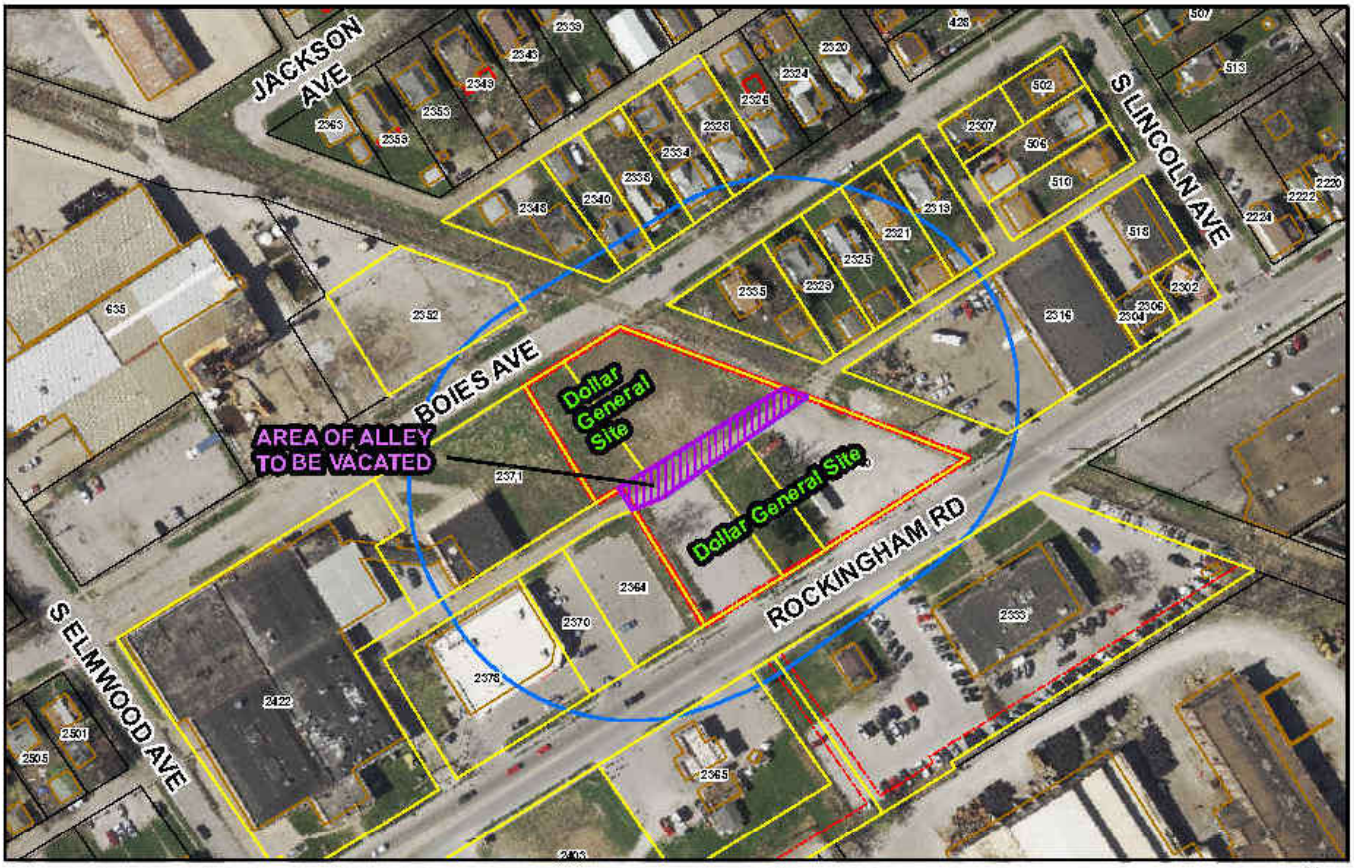
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200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

Do You Have Any Questions?

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

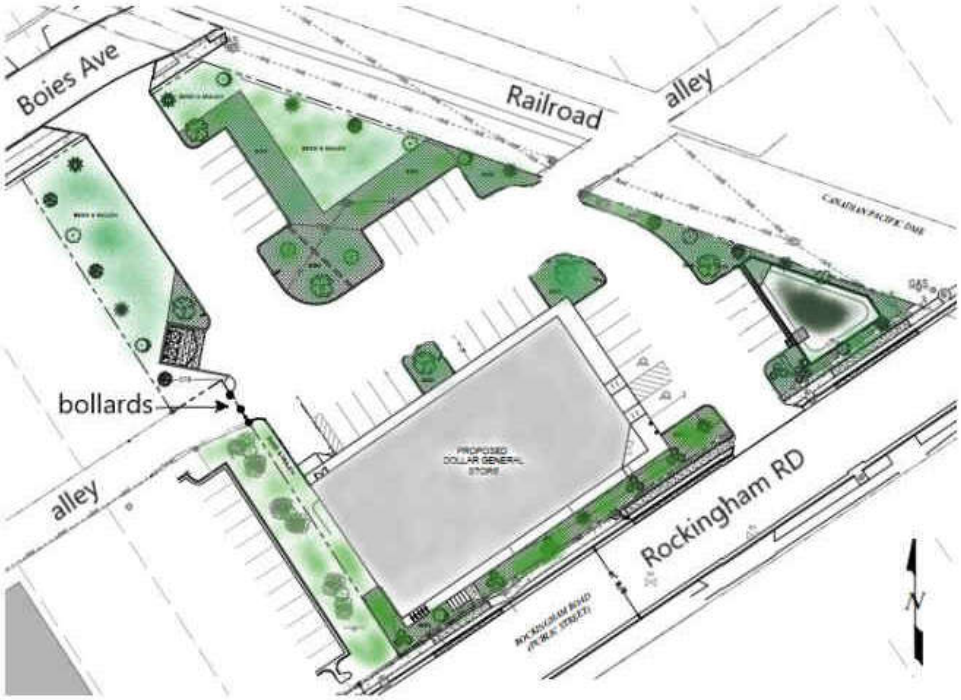
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

ZBA: Adjacent Property Owner Notice Area



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

0 50 100 200 Feet

N

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