

BY: _____

DATE: _____

BY: _____
ATTEST: _____
DATE: _____

BY: _____

DATE: _____

THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360G DATED MARCH 23, 2021.

BY: _____

DATE: _____

BY: _____

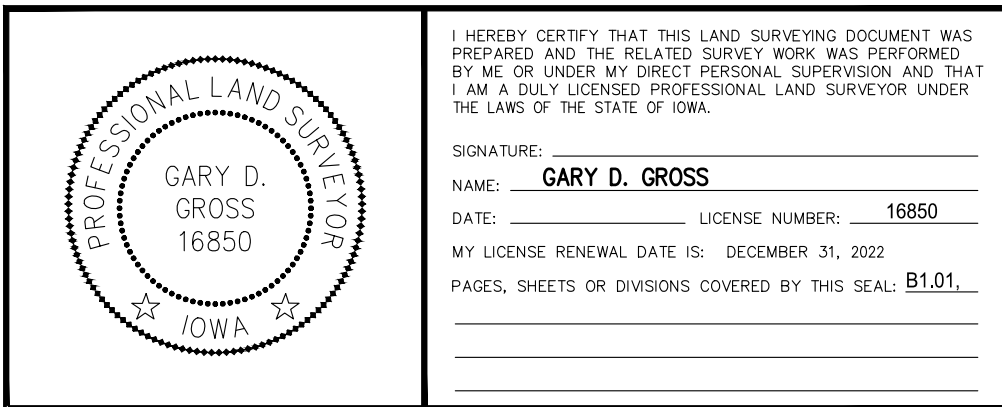
DATE: _____

BY: _____

DATE: _____

1. THIS PARCEL IS ZONED C-2, CORRIDOR COMMERCIAL ZONING DISTRICT, DAVENPORT, IOWA JURISDICTION
2. BUILDING SETBACKS FOR C-2 ARE AS FOLLOWS:
FRONT YARD SETBACK = NONE
SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN 10')
REAR YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT THEN 15')
HEIGHT RESTRICTION = 45'
3. ADDITIONAL SETBACKS SHOWN PER CITY COUNCIL REZONING SPECIAL REQUIREMENTS.

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET W/CAP 16850
✱	X CUT FOUND
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

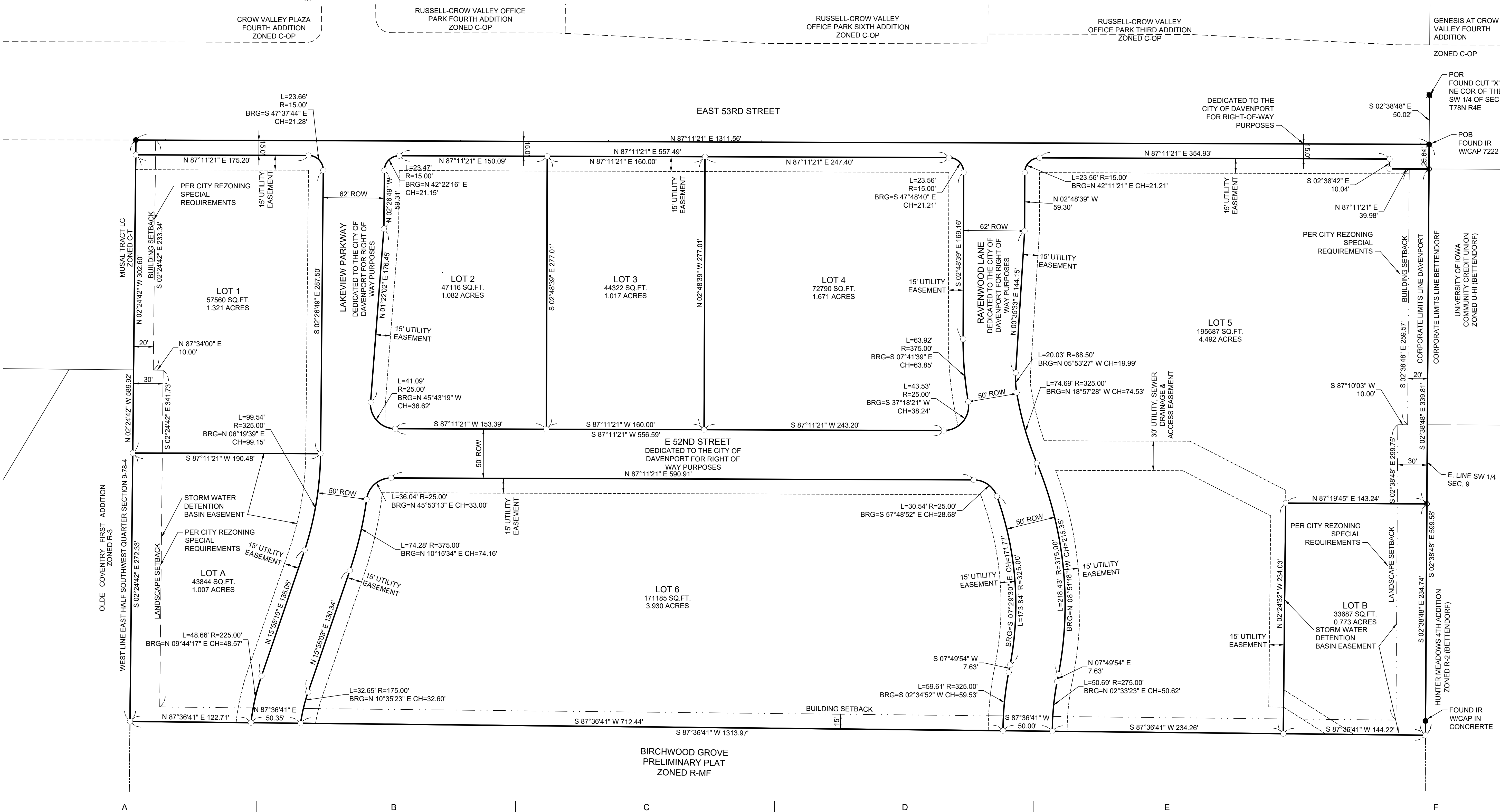
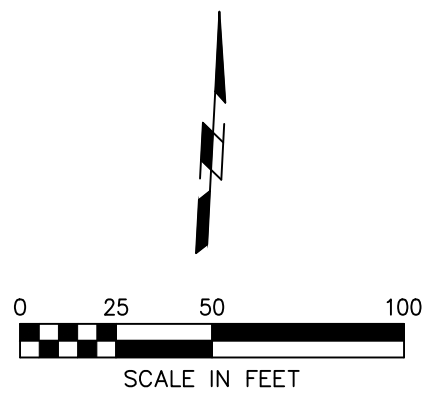


1. THIS SUBDIVISION CONTAINS 17.921 ACRES MORE OR LESS OF WHICH 2.630 ACRES ARE DEDICATED TO THE CITY OF DAVENPORT FOR RIGHT-OF-WAY PURPOSES.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.

1. LOTS A & B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS AND BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
2. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS STORMWATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, SWIMMING POOLS, FENCES, FILL, BUSHES, TREES, OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
3. RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY UPON RECORDING OF THE PLAT.
4. NO LOTS SHALL HAVE DIRECT ACCESS TO 53RD STREET.
5. A TRAFFIC SIGNAL WILL BE REQUIRED AT THE INTERSECTION OF LAKEVIEW PARKWAY AND EAST 53RD STREET.
6. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., IN SCOTT COUNTY, IOWA

DEVELOPER
S.J. RUSSELL, L.C.
4700 E 53RD ST
DAVENPORT, IA 52807



BIRCHWOOD SOUTH FIRST ADDITION

FINAL PLAT

B101

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
owa | Illinois | Indiana | Nebraska

DAVENPORT, IOWA

DRAWN:	JJB
APPROVED:	GDI
ISSUED FOR:	REV
DATE:	7/19
PROJECT NO:	320
FIELD BOOK:	655
CLIENT NO:	---