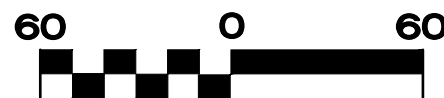
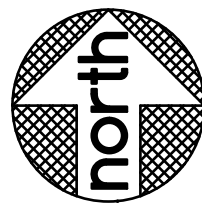


BIRCHWOOD GROVE

FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 11

R4E

LOT TABLE		
LOT #	ACRES	SQ. FT.
1	0.10	4,262
2	0.10	4,252
3	0.10	4,252
4	0.10	4,253
5	0.10	4,265
6	0.10	4,325
7	0.10	4,442
8	0.11	4,615
9	0.11	4,645
10	0.12	5,135

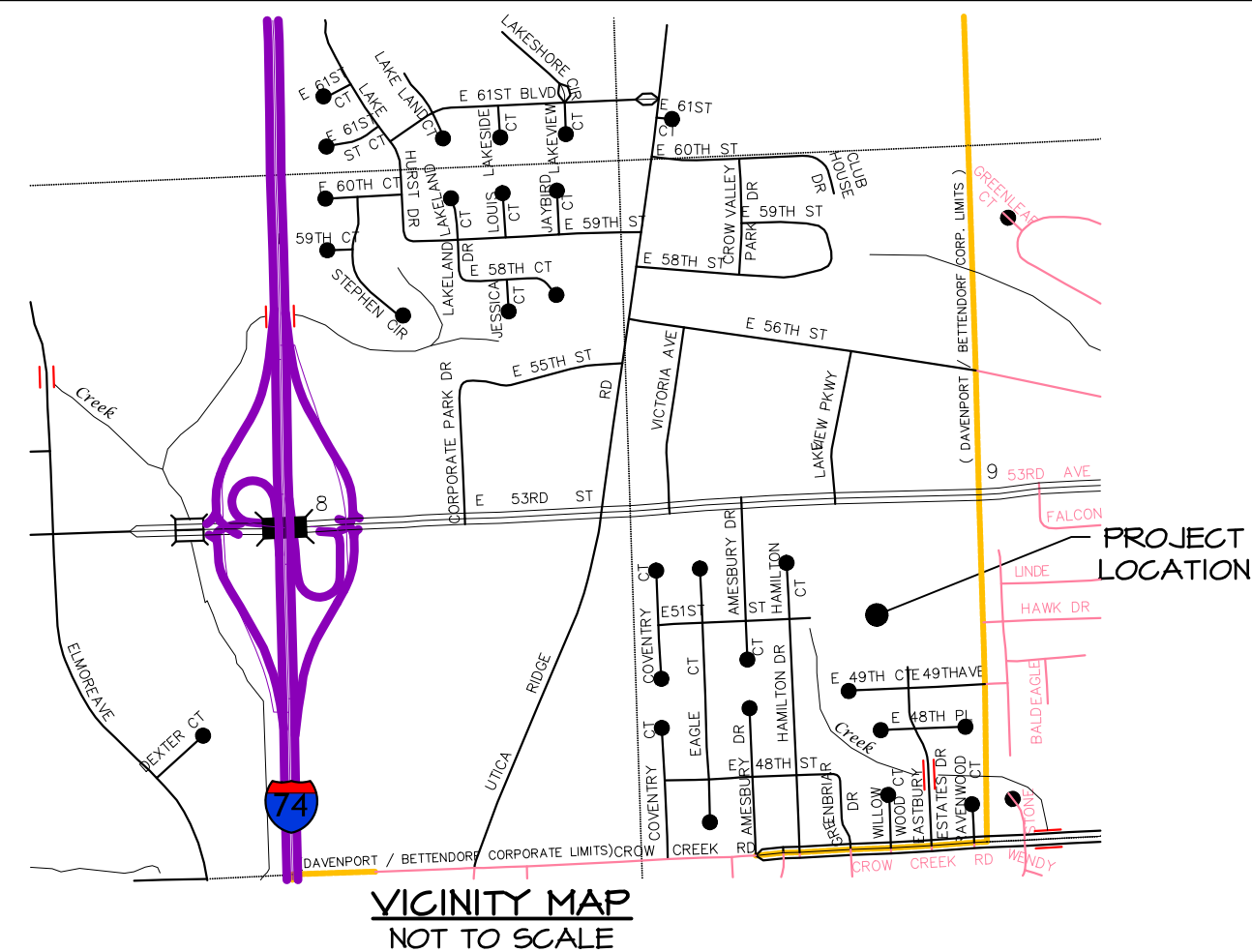
The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC	Title	Date
MEDIACOM	Title	Date
IOWA-AMERICAN WATER COMPANY	Title	Date
MID-AMERICAN ENERGY CO.	Title	Date

CITY OF DAVENPORT, IOWA

	Title	Date
	Attest	Date
PLANNING AND ZONING COMMISSION	Title	Date

CENTER OF SEC. 9
T78N, R4E
DOC. #2020-1732



ZONING
R-MF MULTI-FAMILY RESIDENCE DISTRICT

SETBACKS

R-MF RESIDENTIAL/TOWNHOME
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'
MAX BLDG HT: 35'

*25' OR 20% OF SITE DEPTH

AREA

GROSS = 20.00 ACRES
NET = 19.09 ACRES
R.O.W. = 0.91 ACRES

DEVELOPER

DAN DOLAN HOMES
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IOWA 52807

OWNER

SOPHIE FOSTER
REVOCABLE TRUST
6540 GOLF COURSE RD.
BETTENDORF, IA 52122

SURVEY NOTES

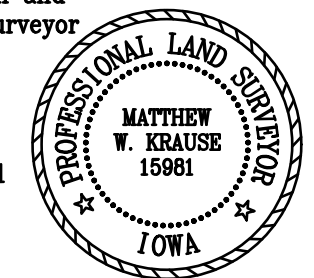
- IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
- ALL MONUMENTS SHOWN HAVE BEEN FOUND OR WILL BE SET BY DECEMBER 31ST, 2022.
- SEE SHEET 2 FOR LINE TABLE DATA, CURVE TABLE DATA AND ADDITIONAL NOTES.

LEGEND

- SET 1/2" X 36" REBAR W/ORANGE CAP #15481
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/CAP #7222
- FOUND "X" IN CONCRETE
- FOUND 3/4" IRON PIPE
- FOUND CONCRETE MONUMENT
- (NAME) ADJACENT PROPERTY OWNER(S)

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.

Matthew W. Krause
Date _____ Reg. No. 15981
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2



SURVEY COMPANY / RETURN TO:					
Martin & Whitacre Surveyors & Engineers, Inc. 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761 INFO@MARTIN-WHITACRE.COM (563)263-7691					
SURVEYOR: MATTHEW W. KRAUSE					
PROPRIETOR(S): SOPHIE FOSTER REVOCABLE TRUST					
REQUESTOR: DAN DOLAN HOMES					
LOCATION: NE 1/4 - SW 1/4 OF SEC. 9, T78N, R4E IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA					
SURVEY TYPE: FINAL PLAT					
FILE	BOOK	SCALE	DRN	CHK'D	DATE
DAVENPORT	#6630	1"=60'	TJB	MMK	8/24/21
REV: 0	2630 FINAL PLAT.DWG				
SHEET 1 OF 2					

GENERAL NOTES

1. LOTS A AND B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, STORMWATER DETENTION, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 11-13 SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, PEDESTRIAN ACCESS, AND WATER EASEMENTS OVER ALL AREAS NOT OCCUPIED BY A BUILDING FOOTPRINT.
2. LOTS B, B & 9 SHALL HAVE A PEDESTRIAN ACCESS EASEMENT AS SHOWN AND OWNERS OF SAID LOTS MUST MAINTAIN A 5 FOOT WIDE PEDESTRIAN SIDEWALK.
3. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
4. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE-WAY.
5. NO LOTS SHALL HAVE DRIVEWAY ACCESS OFF OF HAWK DRIVE, EASTBURY ESTATES DRIVE, OR E. 51ST ST. LOTS A & B SHALL HAVE MAINTENANCE ACCESS FROM ANY ADJACENT RIGHT OF WAY OR ACCESS EASEMENT.
6. ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF DAVENPORT LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER WET DETENTION PONDS (LOTS A & B). DETENTION OVERFLOWS MUST BE DIRECTED ONTO HAWK DRIVE OR STAFFORD CREEK.
8. STORM SEWER & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF DAVENPORT, IOWA ALONG LAKEVIEW PARKWAY & RAVENWOOD LANE. STORM SEWER & SANITARY ON LOTS 11-13 SHALL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL WATER MAINS AND APPURTENANCES SHALL BE OWNED & MAINTAINED BY IOWA-AMERICAN WATER CO.
9. RIGHTS OF WAY FOR "LAKEVIEW PARKWAY" & "RAVENWOOD LANE" SHALL BE DEDICATED TO THE CITY OF DAVENPORT WITH THE RECORDING OF THIS FINAL PLAT.
10. SIDEWALKS ADJACENT TO AND IN SINGLE FAMILY LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER AT TIME OF INDIVIDUAL LOT DEVELOPMENT. ALL OTHER SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER OF EACH MULTIFAMILY LOT IN CONJUNCTION WITH STREET AND PARKING IMPROVEMENTS OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
11. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
12. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHERMORE, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE RE-PLATTED.
13. THE LANDSCAPE BUFFER SHALL BE PLANTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
14. STORMWATER DETENTION AND WATER QUALITY TREATMENT ARE REQUIRED WITH THIS SUBDIVISION AND WILL BE SUBJECT TO THE APPLICABLE ORDINANCES IN PLACE AT THE TIME OF DEVELOPMENT.
15. THE FOLLOWING REZONING CONDITIONS WERE ADOPTED BY ORDINACE NO. 2021-105 AND MAY APPLY TO THIS PLATTED AREA:

- THE CITY COUNCIL IS REQUESTED TO PASS A RESOLUTION AMENDING THE REGIONAL COMMERCIAL (RC) AND RESIDENTIAL GENERAL (RG) LAND USE BOUNDARIES ON THE DAVENPORT +2035 FUTURE LAND USE MAP
- A TRAFFIC STUDY IS REQUIRED AND ADDITIONAL TRAFFIC SAFETY MEASURES MAY BE REQUIRED AS DEVELOPMENT OCCURS.
- A TRAFFIC SIGNAL SHALL BE REQUIRED AT THE INTERSECTION OF LAKEVIEW PARKWAY AND EAST 53RD STREET.
- A SECOND INGRESS/EGRESS POINT TO EAST 53RD STREET SHALL BE REQUIRED.
- STREET CONNECTIONS TO EAST 51ST STREET, EASTBURY ESTATES DRIVE, AND HAWK DRIVE SHALL BE PROHIBITED.
- THE MULTI-PURPOSE TRAIL SHALL BE EXTENDED TO THE WEST PROPERTY LINE.
- A 20-FOOT SETBACK ON THE EASTERN AND WESTERN-MOST PROPERTY LINES IN THE C-2 ZONING DISTRICT SHALL BE REQUIRED WHERE ABUTTING COMMERCIAL ZONING DISTRICTS.
- A 30-FOOT LANDSCAPED SETBACK SHALL BE REQUIRED ON THE EASTERN, WESTERN AND SOUTHERN-MOST PROPERTY LINES OF THE SUBJECT PROPERTY WHERE ABUTTING RESIDENTIAL DISTRICTS.
- THE HEIGHT OF STRUCTURES IN THE R-MF ZONING DISTRICT SHALL BE NO GREATER THAN 35 FEET.
- UPON VACATION BY THE CITY OF A PORTION OF EASTBURY ESTATES DRIVE JUST TO THE SOUTH OF THE SUBJECT PROPERTY, PETITIONERS, JOINTLY AND SEVERALLY, SHALL BE RESPONSIBLE FOR PAYING FOR OR EXECUTING THE WORK SPECIFIED BY THE CITY OF DAVENPORT FOR RECONFIGURING/REDESIGNING/RECONSTRUCTING THE NORTHERN TERMINUS OF EASTBURY ESTATES DRIVE IN THE AREA ABUTTING THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE CITY IS TO PROVIDE PLANS, INCLUDING A SITE PLAN AND LANDSCAPING PLAN TO PETITIONERS.
- TOWNHOUSES AND MULTI-FAMILY UNITS SHALL BE PROHIBITED WHERE THE PROPERTY ABUTS EXISTING SINGLE-FAMILY RESIDENTIAL.
- THE REQUIREMENT UNDER SECTION 16.24.040C OF THE CITY CODE STATING NO CUL-DE-SAC SHALL EXCEED 600 FEET IN LENGTH AS MEASURED FROM THE CENTER LINE OF THE INTERSECTING STREET TO THE TERMINATION OF THE RIGHT-OF-WAY SHALL BE WAIVED, IF THE PETITIONER PROVIDES SECONDARY ACCESS VIA PRIVATE INGRESS/EGRESS EASEMENT TO 53RD STREET.
- CARWASHES AND GAS STATIONS SHALL BE PROHIBITED WEST OF LAKEVIEW PARKWAY.
- THE FENCE ASSOCIATED WITH THE REQUIRED BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL SHALL BE INSTALLED AFTER FINAL GRADING HAS BEEN COMPLETED.
- BUILDINGS WITHIN 100 FEET OF THE WEST PROPERTY, ABUTTING EXISTING RESIDENTIAL LINE SHALL BE LIMITED TO 35 FEET IN HEIGHT.

CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	5°57'07"	225.00	23.37'	S 02°30'30" W	23.36'
C2	20°37'45"	775.00	274.04'	S 10°46'56" E	277.53'
C3	16°44'44"	125.00	36.72'	S 24°30'34" E	36.58'
C4	20°37'45"	725.00	261.03'	S 10°46'56" E	254.63'
C5	7°34'14"	175.00	23.38'	S 03°21'36" W	23.36'
C6	0°14'44"	775.00	3.32'	S 00°35'26" E	3.32'
C7	2°35'14"	775.00	35.02'	S 02°00'28" E	35.01'
C8	2°35'40"	775.00	35.04'	S 04°35'57" E	35.04'
C9	2°36'21"	775.00	35.25'	S 07°11'58" E	35.24'
C10	2°37'21"	775.00	35.47'	S 04°48'44" E	35.47'
C11	2°38'43"	775.00	35.78'	S 12°26'51" E	35.78'
C12	2°40'24"	775.00	36.18'	S 15°06'27" E	36.17'
C13	4°34'07"	775.00	62.42'	S 18°46'15" E	62.41'
C14	0°23'47"	725.00	5.02'	S 20°53'55" E	5.02'
C15	8°43'06"	725.00	110.32'	S 16°20'28" E	110.21'
C16	11°30'51"	725.00	145.70'	S 06°13'24" E	145.45'
C17	1°31'07"	125.00	3.31'	S 00°04'24" W	3.31'
C18	6°34'14"	175.00	20.07'	S 03°54'08" W	20.06'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 84°31'56" E	121.50'
L2	N 84°31'56" E	121.50'
L3	N 84°31'56" E	121.50'
L4	N 84°31'56" E	121.51'
L5	N 84°31'56" E	122.45'
L6	N 84°31'56" E	124.48'
L7	N 84°31'56" E	124.11'
L8	N 84°31'56" E	134.87'

LINE DATA		
LINE #	BEARING	DISTANCE
L9	N 84°31'56" E	142.24'
L10	N 84°31'56" E	151.44'
L11	S 00°28'04" E	113.32'
L12	N 00°28'04" W	113.32'
L13	S 00°28'04" E	11.65'
L14	S 00°28'04" E	35.00'
L15	S 00°28'04" E	35.00'
L16	S 00°28'04" E	31.68'

LAND DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA. COMMENCING AT THE CENTER OF SECTION 9; THENCE SOUTH 00°42'17" EAST 649.60 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°42'17" EAST 662.36 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF O'SELL'S ADDITION TO THE CITY OF DAVENPORT; THENCE SOUTH 89°33'12" WEST 1316.71 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF OLDE COVENTRY FIRST ADDTION TO THE CITY OF DAVENPORT; THENCE NORTH 00°28'04" WEST 662.35 FEET ALONG SAID EAST LINE; THENCE NORTH 89°33'12" EAST 1313.97 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES.

SURVEY COMPANY / RETURN TO: Martin & Whitacre Surveyors & Engineers, Inc. 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761 INFO@MARTIN-WHITACRE.COM (563)263-7691							
SURVEYOR: MATTHEW W. KRAUSE							
PROPRIETOR(S): SOPHIE FOSTER REVOCABLE TRUST							
REQUESTOR: DAN DOLAN HOMES							
LOCATION: NE ¼ - SW ¼ OF SEC. 9, T18N, R4E IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA							
SURVEY TYPE: FINAL PLAT							
FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.	
DAVENPORT	#6630	1"=60'	TJB	MWK	8/24/21	063021	
REV:	0	0630 FINAL PLAT.DWG			SHEET	2	OF 2