

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, August 23, 2017; 5:30 PM

City Hall, 226 West 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the Minutes of the City Council Meeting of August 9, 2017

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for August 16, 2017

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Riverfront Improvement Commission

Bill Churchill (New Appointment; 7th Ward)

IX. Presentations

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Rawson, Chair

XI. Individual Approval of Items on the Discussion Agenda

1. Third Consideration: An Ordinance for Case No. REZ17-04: Request of Costco Wholesale Corporation for the proposed rezoning of 17.88 acres, more or less, of property located north of the intersection of Fairhaven Road and E 53rd Street from A-1 Agricultural District and R-1 Low Density Residential District to PDD, Planned Development District. [Ward 6] **AMENDED AT COMMITTEE OF THE WHOLE**
2. First Consideration: Ordinance for Case No. ROW17-04 being the request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets:
 - a. Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
 - b. West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
 - c. Ripley Street from the north line of Locust Street to the north line of the east-west

alley north of Locust Street;
and three alleys:

- a. the east west alley north of Locust Street between Ripley and Harrison Streets,
- b. the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
- c. the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive. [5th Ward].

COMMITTEE OF THE WHOLE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

1. Motion to suspend the rules.
2. Motion for passage of second and third considerations.
3. Resolution approving the request of Thirsty's on 3rd LLC, for the U of I Annual Broken Spokes Poker Run Fundraiser to be held on September 9-10 (Setup: 5:00 AM; Event: September 9th 2:00 PM – 10:00 PM; Teardown: September 10th by 6:00 AM) the closure location to be Pine Street from 3rd to 4th Street. Ward 3
4. Motion approving a noise variance request for Thirsty's on 3rd LLC for the U of I Annual Broken Spokes Poker Run Fundraiser on September 9, 2017 from 2:00 PM to 10:00 PM, Over 50 dBA. Ward 3
5. Motion approving the request of Thirsty's On Third, LLC (Thirsty's On Third, LLC), 2202 W 3rd St., for an Outdoor Area, September 9-10, 2017 for the "U of I Annual Broken Spokes Poker Run Fundraiser" - License Type: C Liquor. Ward 3

XII. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

Community Development

1. Resolution approving Case No. FDP17-05 being the petition of MLY Real Estate, LLC for a Final Development to construct a free standing restaurant at Village Shopping Center [Ward 7].

Public Safety

1. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Downtown Partnership, Quad City Arts Chalk Art Festival, August 25-26, 2017; 7:00 AM, August 25th to 11:30 PM, August 26th; Closure Location: 2nd Street from Perry to Iowa Streets, Ward 3

Front Street Brewery, Alternating Currents Event, August 25-26, 2017; 7:00 AM, August 25 to 11:30PM August 26th; Closure Location: Emerson Place from Perry to Pershing Ave, Ward 3

Hilltop Campus Village, Retrofest, September 16, 2017; 7:00 AM to 11:00 PM; Closure Location: 15th Street between Main and Harrison Streets, Ward 5

Davenport Central High School, Homecoming Parade, September 21, 2017; 5:00 PM to 7:00 PM; Closure Location: Staging on Woodland and 18th Street in front of McKinley School; east on 18th Street to Fernwood; south on Fernwood to Forest Rd; north on Forest to Middle Rd, west on Middle Rd to Woodland; north on Woodland to 18th Street and east on 18th to McKinley School play area, Ward 5

Davenport Fire Antique and Restoration Society, Annual Fire Muster, October 1, 2017; 8:00 AM to 6:00 PM; Closure Location: 11th Street from Mound to Jersey Ridge Road, Ward 5

Davenport Fire Antique and Restoration Society, Annual Fire Muster Procession, October 1, 2017, 11:00 AM to 2:00 PM; Closure Location: Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on Elm Street, south on Jersey Ridge to Fire Museum, Ward 3, 4, 5, 6, 7

ABATE of Iowa, Toys for Tots Parade, October 1, 2017; 1:00 PM to 3:00 PM; Closure Location: Starting at Walmart: Hillandale south to Hickory Grove Road, southeast to Division Street, south to Third Street, East to Brady Street, north to Kimberly and east to Hobby Lobby parking lot [Wards 2, 3, 4, 5, 6, 7] **AMENDED AT COMMITTEE OF THE WHOLE**

2. Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Front Street Brewery, Alternating Currents Event, August 25-26, 2017, 10:00 AM - 11:00 PM, Over 50 dBa, Ward 3

Aisha Blough, 314 S. Lincoln Ave, Annual Luau on Lincoln, September 16, 2017; 5:00 PM to 12:00 (Midnight), Over 50 dBa, Ward 1

Hilltop Campus Village, Retrofest, September 16, 2017; 12:00 (Noon) to 10:00PM, Over 50 dBa, Ward 5

Circle Tap, 10 year Anniversary, September 16, 2017; 7:00 PM - 11:00 PM, Over 50 dBa, Ward 4

ABATE of Iowa, Toys for Tots Parade, October 1st, 2017; 1:00 PM - 3:00 PM, Over 50 dBa, Wards 2, 3, 4, 5, 6, 7

3. Motion approving beer and liquor license applications.

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

Ward 3

Armored Gardens (Armored Gardens LLC) - 315 Pershing Ave. - "New License"
Outdoor Area - License Type: C Liquor

Jaycees of the Quad Cities/Davenport Jaycees (Jaycees of the Quad Cities/Davenport Jaycees) - 400 W Beiderbecke Dr. - Outdoor Area September 16, 2017 "Brew Ha Ha" - License Type: B Beer

Hilltop Campus Village (Hilltop Campus Village Inc.) - Harrison St. between 14th and 15th Streets - Outdoor Area September 16, 2017 "Retrofest" - License Type: Beer / Wine

Ward 7

Our Lady of Victory Church (Our Lady of Victory Church of Davenport, Iowa) - 1627 W 42nd St. - Outdoor Area September 15, 2017 "Fall Parish Festival" - License Type: B Beer

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

Ward 2

Casey's General Store #2092 (Casey's Marketing Company) - 6278 N Pine St. - License Type: C Beer

Ward 3

Express Lane Gas & Food Mart (Expressland Inc.) - 1139 Brady St. - License Type: C Beer

La Flama Restaurant (Jam Brothers Inc.) - 114 Myrtle St., Suite F - License Type: C Liquor

Ward 4

Cozy Mart, Inc. (Cozy Mart, Inc.) - 2920 W Locust St. - License Type: C Beer

Happy Joe's Pizza & Ice Cream Parlor (Happy Joe's Pizza & Ice Cream Parlor, Inc.) - 1616 W Locust St. - Outdoor Area - License Type: C Liquor

The Putnam (Putnam Museum and Science Center) - 1717 W 12th St. - Outdoor Area - License Type: C Liquor

Ward 5

Bowlmor Lanes (Davenport Bowlers, Inc.) - 2952 Brady St. - License Type: C Liquor

Expresslane (Expresslane, Inc.) - 1909 Harrison St. - License Type: C Beer

Ward 6

Osaka Steakhouse (Osaka Steakhouse Inc.) - 4901 Utica Ridge Rd. - Outdoor Area - License Type: C Liquor

Red Lobster #0133 (Red Lobster Restaurants, LLC) - 3420 E Kimberly Rd. - License Type: C Liquor

Staybridge Hotel (Shree Balaji LLC) - 4729 Progress Dr. - License Type: Beer / Wine

Ward 7

Kwik Star #280 (Kwik Trip, Inc.) - 301 W Kimberly Rd. - License Type: C Beer / B Wine

Phil & Larry's Saloon (P & L, Inc.) - 4811 N Brady St., Suite 2 - Outdoor Area - License Type: C Liquor

Ridhi Rose Mart LLC (Ridhi Rose Mart LLC) - 3417 Harrison St. - License Type: C Beer

Ward 8

Kwik Star #215 (Kwik Trip, Inc.) - 100 W 65th St. - License Type: C Beer / B Wine

Public Works

1. Resolution approving the plans, specifications, form of contract and estimated cost for E. 29th Street Pavement Improvements Project budgeted in CIP #35030. [Ward 5]
2. Resolution of acceptance for the FY2017 Sewer Lining Program completed by SAK Construction with a final cost of \$1,542,579.70 budgeted in CIP #30021. [All Wards]
3. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards]
4. Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards]
5. Resolution assessing the cost of condemned property demolitions at various lots and tracts of real estate. [All Wards]
6. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]
7. Resolution assessing the cost of snow removal from sidewalks at various lots and tracts of real estate. [All Wards]
8. Motion accepting work associated with the 14th District Sanitary Sewer Replacement

Project completed by Miller Trucking & Excavating with a final cost of \$56,883 budgeted in CIP #30030. [Ward 5]

9. Motion approving the purchase of 1505 Floral Ln., 9.05 acres, from Green Bridge Co. for \$68,245 budgeted in CIP #33017. [Ward 1]

Finance

1. Resolution supporting the City's application to be a RAGBRAI host city in 2018 and indicating the City's desire to be a RAGBRAI host city in 2022 to celebrate the 50th anniversary of the original RAGBRAI bicycle ride across Iowa and Davenport's history as the original ending location in 1973. [All Wards]
2. Resolution adopting Supplements 35 through 38 to the Municipal Code of Davenport, Iowa. [All Wards]
3. Resolution accepting the annual Byrne Justice Assistance Grant (JAG) from the Federal government for 2017-2018 in the amount of \$84,249. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

1. Resolution for Case No. FDP17-04: Final Development Plan for proposed 156,170 square foot Costco retail store, proposed location north of the intersection of Fairhaven Road and E. 53rd Street. [Ward 6]

XIV. Public with Business

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

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

XV. Reports of City Officials

1. Civil Service Certification List

XVI. Adjourn

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: All

Action / Date
8/23/2017

Subject:
Approval of the Minutes of the City Council Meeting of August 9, 2017

ATTACHMENTS:

Type	Description
▢ Cover Memo	CC Minutes 080917

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2017 - 10:17 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, August 9, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present (Ald. Matson via telephone).

The minutes of the July 26, 2017 City Council meeting were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, August 2, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: COMMUNITY DEVELOPMENT: for Case No. REZ17-04: Request of Costco Wholesale Corporation for the rezoning of 17.88 acres, more or less, of land located north of the intersection of Fairhaven Road and E. 53rd Street from A-1 Agricultural District and R-1 Low Density Residential District to PDD Planned Development District, CLOSED; PUBLIC WORKS: on the plans, specifications, forms of contract and estimated cost for the Sterilite Sanitary Sewer Extension Project, CIP #30039, CLOSED; on the plans, specifications, forms of contract and estimated cost for the Sterilite Roadway Improvement Project, Slopertown Road and Division Street (155th Ave.), CIP #35029, CLOSED. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Gordon item #1 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose items under #2 and #3 regarding Palmer College moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Matson all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Rawson all items moved to the Consent Agenda. Council adjourned at 6:55 p.m.

The Discussion Agenda items were as follows: NOTE: The votes on all ordinances and resolutions were by roll call vote. The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.

August 9, 2017

The following ordinance moved to third consideration: for Case No. REZ17-04: Request of Costco Wholesale Corporation for the proposed rezoning of 17.88 acres, more or less, of property located north of the intersection of Fairhaven Road and E 53rd Street from A-1 Agricultural District and R-1 Low Density Residential District to PDD, Planned Development District.

The following resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 330.

The following motion was passed: approving a noise variance for J&M Displays, Palmer Homecoming Fireworks event, August 12, 2017; 7:00 PM to 10:30 PM, Over 50 dBa, 331.

The Consent Agenda was as follows: NOTE: These are routine items and are enacted at the City Council meeting by one roll call vote. The vote was unanimous unless otherwise noted.

Community Development: The following resolution was adopted: approving Case No. F17-12 being the final plat of Riverview Collective on Sixth, being a replat of Lots 1-6 and the East 33 feet of Lot 7 of Block 147 of LeClaire's 12th Addition, located on the north side of East 6th Street between Sylvan and Grand Avenues, containing six (6) residential lots on 1.47 acres, more or less, 332.

Public Safety: The following ordinance was adopted: amending Title X entitled "VEHICLES AND TRAFFIC" by amending or adding various sections thereto, 333.

The following resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 334.

The following motions were passed: approving noise variance request(s) for various events on the listed dates at the listed times, 335; approving the Special Occurrence Permit for the City of Davenport, Iowa League of Cities event, September 27, 2017, 3:00 PM to 9:00 PM, Kaiserslautern Square to allow food trucks to operate for this event, 336; approving the petition for an alley light behind 806 S. Gayman Avenue, 337; approving all submitted beer and liquor license applications, 338.

August 9, 2017

Public Works: The following resolutions were adopted: acceptance for the portion of the Eastern Avenue Trail from the Eastern Avenue Library to Veteran's Memorial Parkway; completed by Valley Construction Company with a final cost of \$158,156.92 budgeted in CIP #28002, 339; approving the plans, specifications, forms of contract and estimated cost for the Sterilite Sanitary Sewer Extension Project, CIP #30039, 340; approving the plans, specifications, forms of contract and estimated cost for the Sterilite Roadway Improvement Project, Slopertown Road and Division Street (155th Ave.), CIP #35029, 341; acceptance for the Duck Creek Golf Course Renovation Project; completed by Big Dog Construction Company with a final cost of \$77,691.58 budgeted in CIP #64024, 342; acceptance for the West River Drive Relief Sewer Project; located along the 2000 block of W. River Drive and completed by Langman Construction LLC with a final cost of \$77,578.02 budgeted in CIP #30016, 343; approving the plans, specifications and cost for the 3rd St. and Ripley St. Sewer Project, with an estimated cost of \$90,000 budgeted in CIP #30037, 344; to approve the plans, specifications, form of contract and estimated cost for the 50/50 Alley Resurfacing Project - between E. Rusholme Street and E. Denison Avenue from Carey Avenue to Tremont Avenue. The anticipated cost is \$75,000 and will be funded through CIP #35017, with 50% to be paid by St. Paul Catholic Church, 345; awarding a contract for the Junge Park ADA Accessibility Project to Kelly Construction Company of Davenport, IA in the amount of \$154,921.50 budgeted in CIP #10118, 346; approving the contract for the Duck Creek South Interceptor Rehabilitation Project from SAK Construction, LLC at the price of \$3,639,827.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements, CIP #00200, 347; approving the second year option for the sidewalk program to Kelly Construction Inc. of Davenport, Iowa in the amount of \$350,000 funded in CIP #28017, 348.

The following motion was passed: ratifying and approving a contract amendment to Precision Builders, LeClaire, IA for additional grading and clearing of tree debris to complete the Topsoil and Alternate Seed Project at Goose Hollow (Bid #17044). Total project cost is \$53,000, 349.

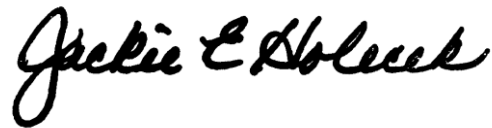
Finance: The following resolutions were adopted: allowing the Parks and Recreation Department to proceed with a State of Iowa REAP (Resource Enhancement and Protection) grant application in the amount of \$300,000 for Veterans Memorial Park River Overlook, 350;

August 9, 2017

awarding a contract for the Main Library air handler replacement to Johnson Controls of Moline IL, in the amount of \$578,580.CIP 66008, 351.

The following motions were passed: awarding the purchase of 40 packaged terminal air conditioner (PTAC) units to GA Larson Co. of Des Moines, IA in the amount of \$50,600. CIP 23015, 352; awarding the purchase of 24 radar speed signs with data collection to RadarSign LLC of Alpharetta GA, in the amount of \$65,808, 353.

On motion Council adjourned at 5:58 P.M.

A handwritten signature in black ink, reading "Jackie E. Holecek". The signature is written in a cursive, flowing style.

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: All

Action / Date
8/23/2017

Subject:
Approval of the Report of the Committee of the Whole for August 16, 2017

ATTACHMENTS:

Type	Description
▣ Cover Memo	COW Report 0816117

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2017 - 10:15 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, August 16, 2017---The Council passed the following Proclamation: Proclamation regarding equality, inclusion, respect and safety for all persons, 355. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: for Case No. ROW17-04 being the request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets: a. Rogalski Drive from the former Ripley Street to the west line of Harrison Street, b. West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and c. Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street; and three alleys: a. the east west alley north of Locust Street between Ripley and Harrison Streets, b. the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and c. the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive; Public Works: on the plans, specifications, form of contract and estimated cost for E. 29th Street Pavement Improvements Project budgeted in CIP #35030. On motion by Ald. Gordon, second by Ald. Rawson the following Appointments were approved: Civil Service Commission: Paul Bollinger; Riverfront Improvement Commission: Kelli Grubbs (1st Ward), Dee F. Bruemmer (8th Ward), 355. The following Presentation was given: All City Challenge Trophy for the Quad City Times Bix 7 to the City of Davenport. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) The following Appointments were approved: Civil Service Commission: Paul Bollinger; Riverfront Improvement Commission: Kelli Grubbs and Dee Bruemmer, 356. Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Gripp, second by Ald. Dickmann items 1 and 2 (with a recommendation for suspension of the rules and passage on first consideration) moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose items regarding Thirsty's on 3rd LLC request for street closure, noise variance and outdoor sales area moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Matson all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Rawson all items moved to the Consent Agenda. Council adjourned at 6:16 p.m.

City of Davenport

Agenda Group: Council
Department: Office of the Mayor
Contact Info: Nevada Lemke
Wards: 7th Ward

Action / Date
8/23/2017

Subject:
Riverfront Improvement Commission

Bill Churchill (New Appointment; 7th Ward)

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	8/17/2017 - 11:15 AM

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 6th

Action / Date

7/6/2017

Subject:

Third Consideration: An Ordinance for Case No. REZ17-04: Request of Costco Wholesale Corporation for the proposed rezoning of 17.88 acres, more or less, of property located north of the intersection of Fairhaven Road and E 53rd Street from A-1 Agricultural District and R-1 Low Density Residential District to PDD, Planned Development District. [Ward 6] **AMENDED AT COMMITTEE OF THE WHOLE**

Recommendation:

At its regular meeting of June 20, the City Plan and Zoning Commission considered Case No. REZ17-04: Request of Costco Wholesale Corporation for the rezoning of 17.88 acres, more or less, of property located north of the Fairhaven Road/E 53rd Street intersection from A-1 Agriculture and R-1 and R-2, Low Density Residential Districts to PDD, Planned Development District.

Findings:

1. Amending the Future Land Use Map included in *Davenport+2035* results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
2. The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
3. Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
4. A possible north entrance to the site has been established through condition (2) below.

Conditions:

1) Comprehensive Plan Amendment

That the Future Land Use Map included in *Davenport +2035* be amended to designate this property as "RC-Regional Commercial".

2) Future Development

Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.

a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.

b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to share the construction cost of this street or private drive with the developer up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.

The Protest Rate for this case is 1.7%.

Relationship to Goals:
Grow Tax Base

Background:
August 16, 2017 item amended by removing Condition 2B.

Approval of this request would allow for additional land to accommodate retail development within the Elmore/53rd Street corridor. Current proposal is for development of a 156,170 sq. ft. Costco store.

See background information for details.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Ordinance as amended by CC
▣ Backup Material	Exhibit A for Ordinance
▣ Backup Material	P&Z Letter
▣ Backup Material	Background Material
▣ Backup Material	COW Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	8/16/2017 - 9:43 AM

ORDINANCE NO.

Ordinance for Case No. REZ17-04 Request of the Costco Wholesale Corporation to rezone 17.88 acres, more or less, of property located north of the intersection of East 53rd Street and Fairhaven Drive from A-1, Agriculture District and R-1, Low Density Residential District to PDD, Planned Development District. [6th Ward]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from A-1 Agriculture and R-1 and R-2, Low Density Residential Districts to PDD, Planned Development District.

The Legal Description is as follows:

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

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7: thence South 89° -43' -55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of East 55 Acres of the Northeast Quarter of said Section 7; thence South 00° -06' -45" West 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described:

Thence North 89° -41' -45" East 682.74 feet

Thence South 00° -18' -15" East 1133.75 feet along the west line, and west line extended northerly and southerly, of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa, to a point on the northerly right of way line East 53rd Street as now established in the City of Davenport, Iowa;

Thence South 89° -41' -45" West 690.99 feet along the northerly right of way line of said 53rd Street to the southeast corner of Lot 1 of said Jersey Meadows Second Addition;

Thence North 00°-06'-45" East 1133.78 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

Containing 17.88 acres, more or less, subject to easements of record.

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

Findings:

- 1) Amending the Future Land Use Map included in Davenport+2035 results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in Davenport +2035 be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.
- 3) Public Works/Engineering Conditions
A Final Development Plan shall be approved prior to any construction permits issued for the property.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from

said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

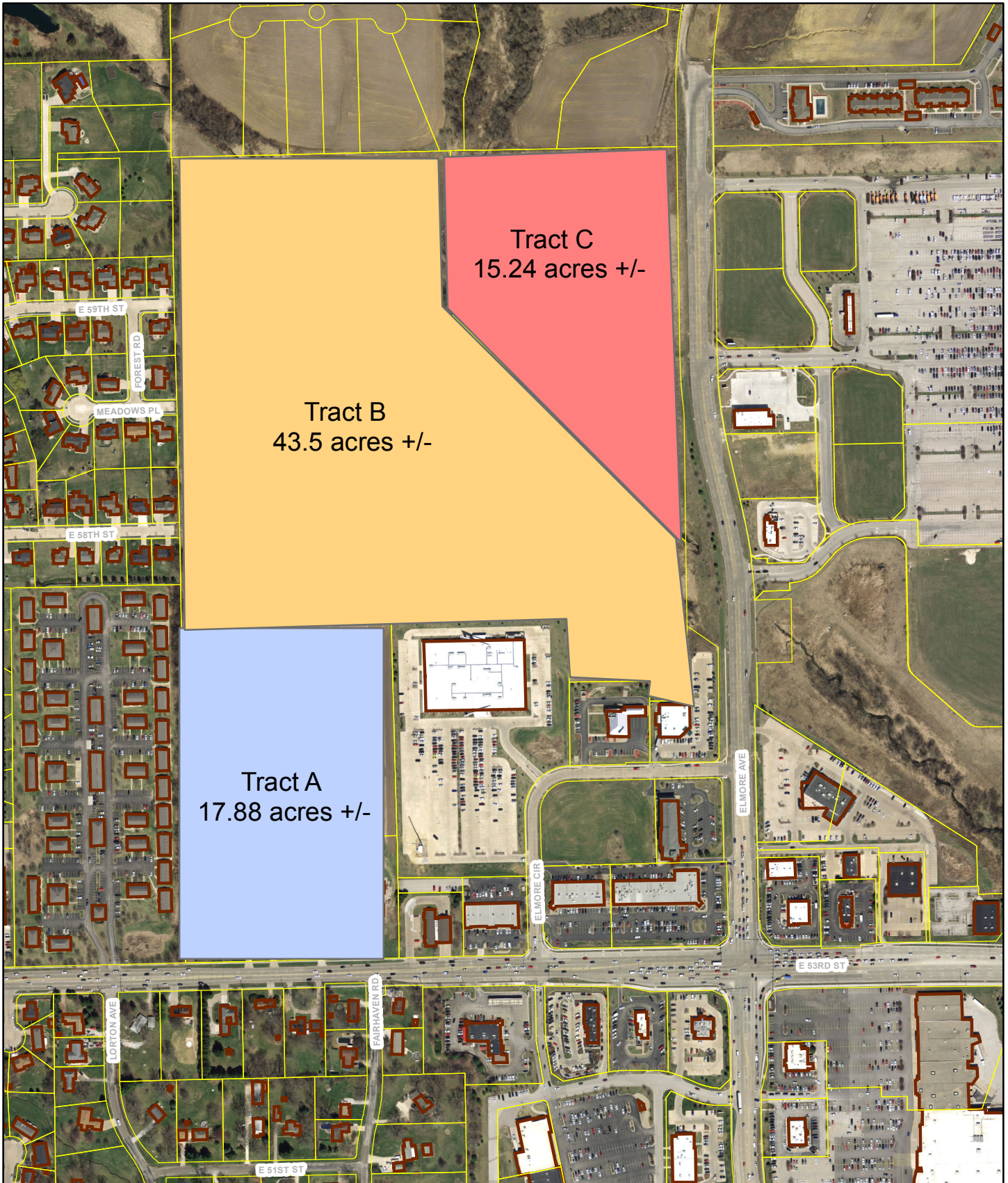
Approved _____

Frank J. Klipsch
Mayor

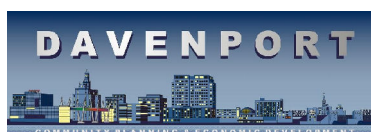
Attest: _____
Jackie E. Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on _____

Exhibit A - Land Use Plan



0 95190 380 570 760 Feet



June 21, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of June 20, the City Plan and Zoning Commission considered Case No. REZ17-04: Request of Costco Wholesale Corporation for the rezoning of 17.88 acres, more or less, of property located north of the Fairhaven Road/E 53rd Street intersection from A-1 Agriculture and R-1 and R-2, Low Density Residential Districts to PDD, Planned Development District.

Findings:

- 1) Amending the Future Land Use Map included in *Davenport+2035* results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in *Davenport +2035* be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the

west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to share the construction cost of this street or private drive with the developer up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

- c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.

The Plan and Zoning Commission accepts the findings and forwards Case No. REZ17-04 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: June 20, 2017
Request: Proposed rezoning of approximately 17.88 acres, located north of the intersection of Fairhaven Rd. and E 53rd Street, from A-1 Agriculture District R-1 and R-2 Low Density Residential District to PDD, Planned Development District [6th Ward]
Case No.: REZ17-04
Applicant: Costco Wholesale Corporation
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-04 to the City Council for approval.

Findings:

- 1) Amending the Future Land Use Map included in *Davenport+2035* results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in *Davenport +2035* be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to construct said street or private drive up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

- c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.
- 3) Public Works/Engineering Conditions
A Final Development Plan shall be approved prior to any construction permits issued for the property.

Introduction:

Costco Wholesale Corporation proposes to construct a 156,170 sq. ft. retail facility and associated fuel facility on this property. A final development plan for the project will be considered separately (see preview item included in this agenda packet).

Background:

Surrounding conditions: See attachments.

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

This property is designated Residential General (RG) on the Future Land Use Map in *Davenport+2035*.

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.”

In order to contribute to the justification of rezoning this property, a change in designation to Regional Commercial (RC) may be warranted.

Regional Commercial (RC) is defined as follows – “the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.”

Davenport 2025 provides guidance for when an amendment to the future land use map may be considered:

Proposed Land Use Map

The Proposed Land Use Map is the document most people think of when they hear the words “comprehensive plan.” While it is true the map is a strong graphic representation of how and where a community proposes to develop, it is but one part of the larger comprehensive plan document. Concerning the map, communities are faced with several issues:

- How is the map currently used?
- How should the map be used?
- When should the community consider change to the map?

The map provides a picture of what the community’s desired land use patterns will be at the completion of a planning horizon. To arrive at the future pattern, planners begin with an accounting of existing conditions, and then refine the map to include changes such as new roads, new parks, anticipated development, and potential physical expansion (e.g., annexation). Ideally, policies, programs, and projects found within the comprehensive plan strongly influence how the map is drawn. The map can be used to guide planning decisions toward what the community ultimately expects to happen on parcels of land. The map can also assist developers in gauging potential community acceptance and/or support of projects.

There are several things to remember about the Proposed Land Use Map.

First, the map cannot be construed as infallible. The map is (at best) a snapshot forecast of the future based on certain projections, and if the projections (e.g., population or economic forecasts) do not hold true, the map is likely to be inaccurate.

Second, the validity of the map depends heavily on completion of proposed improvements. For example, if the development of new residential areas depends on a new road being built, and the road does not get built, the residential areas will be hard-pressed to take off.

Third, the map is based on a planning horizon (in *Davenport 2025*’s case, twenty years), and the more distant the horizon, the greater the likelihood the map will eventually prove incorrect due to unforeseen circumstances.

Finally, the map should not be changed without due consideration. The map is designed to provide a picture of how the community wants to develop. If the map is regularly modified to accommodate non-conforming development (e.g., commercial areas where residential areas were called for, etc.), the map is undermined because the relationship is lessened between the map and the principles that guided its development.

With these disclaimers in mind, one can consider *Davenport*’s Proposed Land Use Map, how it is currently used, how it may be used in the future, and when it may be beneficial to consider changing the map.

If the proposed rezoning is ultimately approved, an amendment to the Future Land Use Plan reflecting the change should be made a condition of the request.

Land Use Plan. The Code requires a Land Use Plan be submitted for property prior to submittal for a final development plan approval. Often, this step is skipped as developers are ready to move forward with a specific development proposal.

The proposed site is part of the larger Schaefer farms property. Staff has had discussions with the family with respect to future development. A generalized Land Use Plan is included as Exhibit “A”.

Also discussed is the possibility, if needed, to construct a third way into the Costco site as well as providing access to Elmore for any future residential development. These discussions have resulted in a proposed condition on the rezoning. In a nutshell:

- This project is presented as an option and not a guarantee.
- Construction of the Road would be triggered by the City depending on need or practicality
- Owner would dedicate land for this purpose.
- City would pay for improvements

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future.

Fire Station 8 is located adjacent to the site.

The property is directly served by Citibus via the HDC Express Line, Blue Line and is within ¼ mile of the Yellow Line.

The Public Works Department has completed its review with respect to traffic, stormwater detention, etc. Conditions addressing the concerns have been reviewed and are included within the recommendation.

Any development of the site will add traffic to 53rd Street, as well as general increasing traffic generation in the vicinity. For comparison purposes, a Table showing relative traffic generation of the proposed use versus single family, multifamily, and office, prepared by the City Traffic Engineer, is included in the background report. Traffic generation for the other uses is considerably less than if the property was developed commercially.

See attached memorandum for additional information.

Public Input:

A public Informational meeting was held on April 20, 2017. Approximately 150 attended.

Two signs have been posted on the property.

Notice of this public hearing was published in the May 26th edition of the Quad City Times.

Two separate notices were mailed out; one to those within the 200 foot legal protest area (16 addresses) and one to those nearby, but outside of the 200 foot boundary (295 addresses).

Six people spoke at the public hearing on June 6. Six were opposed and one was neutral. To date, two protests have been registered representing 1.7% of the adjoining property within 200 feet. A total of seven written comments and three phone calls have been received. Approximately 75% of the comments have been negative and the remainder neutral. n

Discussion:

There are two main questions for the Commission to consider: 1) is the proposed zoning appropriate for the site?; and 2) is infrastructure serving the site adequate and if not, can improvements be made to address deficiencies?

Addressing point no. 1, it is staff's opinion that the proposed zoning is appropriate.

Davenport +2035 designated this property as residential. However, from a staff perspective, there was little, if any, discussion at the time if the residential designation established in 2005 was still appropriate. Since it adjacent to regional commercial, changing the designation seems reasonable, especially given that multi-family is to the west and commercial to the east. Also, this site does not back up to any existing single family areas.

The question here is simply where do you draw the line? Davenport has never used the Future Land Use Map in the Comprehensive Plan as a tool to affect supply and demand of land. A more important factor is providing adequate choice. In this case a developer has come to the City requesting commercial and staff cannot provide specific reasons why the request is not reasonable.

Point no. 2 is regarding infrastructure. It is staff's opinion that infrastructure concerns can be met. Keep in mind that development is a process, and all answers to specifics cannot be answered short of full building and engineering plans being completed and reviewed.

At this point we believe there are sufficient safeguards in the City's development regulations as well as the recommended conditions to move the project forward.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-04 to the City Council for approval.

Findings:

- 1) Amending the Future Land Use Map included in Davenport+2035 results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in Davenport +2035 be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
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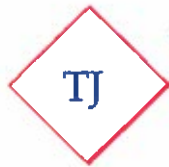
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- c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.



Design Strategies, LTD.

planning . site development . consulting

May 11, 2017

Mr. Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
226 West 4th Street
Davenport, IA 52801

RE: Costco Wholesale
Rezoning Request &
Final Development Plan Application

Dear Matt:

On behalf of our client, Costco Wholesale Corporation, please find enclosed the following documents in support of their request for rezoning and final development plan applications for approximately 17.88 acres located at the NEC of E 53rd Street and Elmore Circle in Davenport:

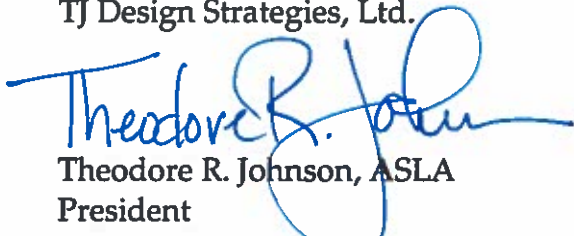
- Executed Applications for Rezoning, Final Development Plan and Letter request to Mayor and City Council for the Zoning Ordinance Amendment.
- Legal Description
- Copy of Purchase Agreement
- Check #4308 in the amount of \$2,470.00 for above application fees and two signs for notice on property.
- CD containing PDF files and one set 11x17 of the following drawings:
 - Concept Site Plan DD11-03
 - Concept Landscape Plan L-1
 - Photometric Plan SE-1
 - Signage Locations
 - Concept Warehouse Elevations
 - 3 Perspectives: Entry, Southwest Elevation, Northeast Elevation
 - Concept Fuel Elevations
 - Existing Conditions C1
 - Civil Site Plan C2
 - Grading Plan C3
 - Earthwork Plan C4
 - Utility & Storm Sewer Plan C5

- Neighborhood Meeting Attendance List from 5/04/17 with reduced print of the boards that were displayed at the meeting: Site/Landscape Plan, Aerial, Entry Perspective

We look forward to working with the City as it applies to these requests. If upon your review you require any additional documents and/or have any questions, please do not hesitate to contact our office.

Sincerely,

TJ Design Strategies, Ltd.



Theodore R. Johnson, ASLA

President

Costco Wholesale Authorized Representative

Enc.

REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

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

Legal Description: See Attached

ADDRESS OF PROPERTY: Near Intersection E 53rd Street & Fairhaven Rd

EXISTING ZONING: R-1, R-2 & A-1

REQUESTED ZONING: PDD

TOTAL AREA: +/- 17.1 acres

PETITIONER: Name: Costco Wholesale Corporation
Address: 999 Lake Drive, Issaquah, WA 98027
Phone: 425-313-6549 FAX: 425-313-8114
Mobile Phone: _____ Email: bcoffey@costco.com
Interest in land: _____ title holder contract purchaser other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: VTS Farm Parcel C, L.L.C. c/o Tom Pastrnak
Address: Pastrnak Law Firm PC, 313 W 3rd St., Davenport, IA 52801
Phone: 563-323-7737 FAX: 563-323-7739
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Theodore R. Johnson, TJ Design Strategies, Ltd.
Address: 2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523
Phone: 630-368-0840 FAX: 630-368-0845
Mobile Phone: 847-682-7733 Email: tjohnson@tjdesignltd.com

EXPLANATION OF REZONING (for Public Hearing Notice) Rezone +/- 17.1 acres currently zoned R-1, R-2 & A-1 to a Planned Development District in order to develop a member's only retail warehouse with accessory uses including a free standing fueling facility, attached tire center and detention area.

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

Signature of Petitioner: *Boyd Guy* Date: 4/19/17
Rezoning Fee Schedule: JVP/Corp. Counsel

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

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

LEGAL DESCRIPTION

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

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

Honorable Mayor and City Council:

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

from R-1, R-2 & A-1

to Planned Development District

for the following legally described real property:

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows: Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

Respectfully submitted,
Costco Wholesale Corporation


Bruce Coffey
AVP/Corporate Counsel

April 24, 2017

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
FINAL DEVELOPMENT PLAN APPLICATION / REFERENCE FILE**

PDD / PUD / TND / M-3 (circle appropriate designation)

Location: Near the intersection of E. 53rd Street and Fairhaven Road

PETITIONER: Name: Costco Wholesale Corporation
Address: 999 Lake Drive, Issaquah, WA 98027
Phone: 425-313-6549 FAX: 425-313-8114
Mobile Phone: _____ Email: bcoffey@costco.com
Interest in land: _____ title holder contract purchaser other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: VTS Farm Parcel C, L.L.C. c/o Tom Pastmak
Address: Pastmak Law Firm PC, 313 W 3rd St., Davenport, IA 52801
Phone: 563-323-7737 FAX: 563-323-7739
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Theodore R. Johnson, TJ Design Strategies, Ltd.
Address: 2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523
Phone: 630-368-0840 FAX: 630-368-0845
Mobile Phone: 847-682-7733 Email: tjohnson@tjdesignltd.com

EXPLANATION OF FINAL DEVELOPMENT PLAN PROPOSAL Develop a +/- 156,000 sf members only retail warehouse with accessory uses to include a free standing fueling facility, an attached tire center, 741 parking stalls, as well as a 0.98 acre detention pond on the overall 17.10 acres. There will also be a 0.78 acre landscape buffer on the north end of the parcel.

Signature of Petitioner: 

Date: 4/19/17

Processing Fee	Fee
Less than one acre (< 1 acre)	\$500
One acre or more (≥ 1 acre)	\$1,000



City of Davenport

City of Davenport
FINANCE - REVENUE
226 W 4th St
Davenport, IA 52801
563-326-7707

www.cityofdavenportiowa.com

010732-0036 Brian K. 05/15/2017 03:28PM

MISCELLANEOUS

Description: REZONING
(ZR)

REZONING

1 @ 2,470.00

REZONING

2,470.00

Payment Id: 253802

2,470.00

Subtotal

2,470.00

Total

2,470.00

CHECK

2,470.00

Check Number 004308

Change due

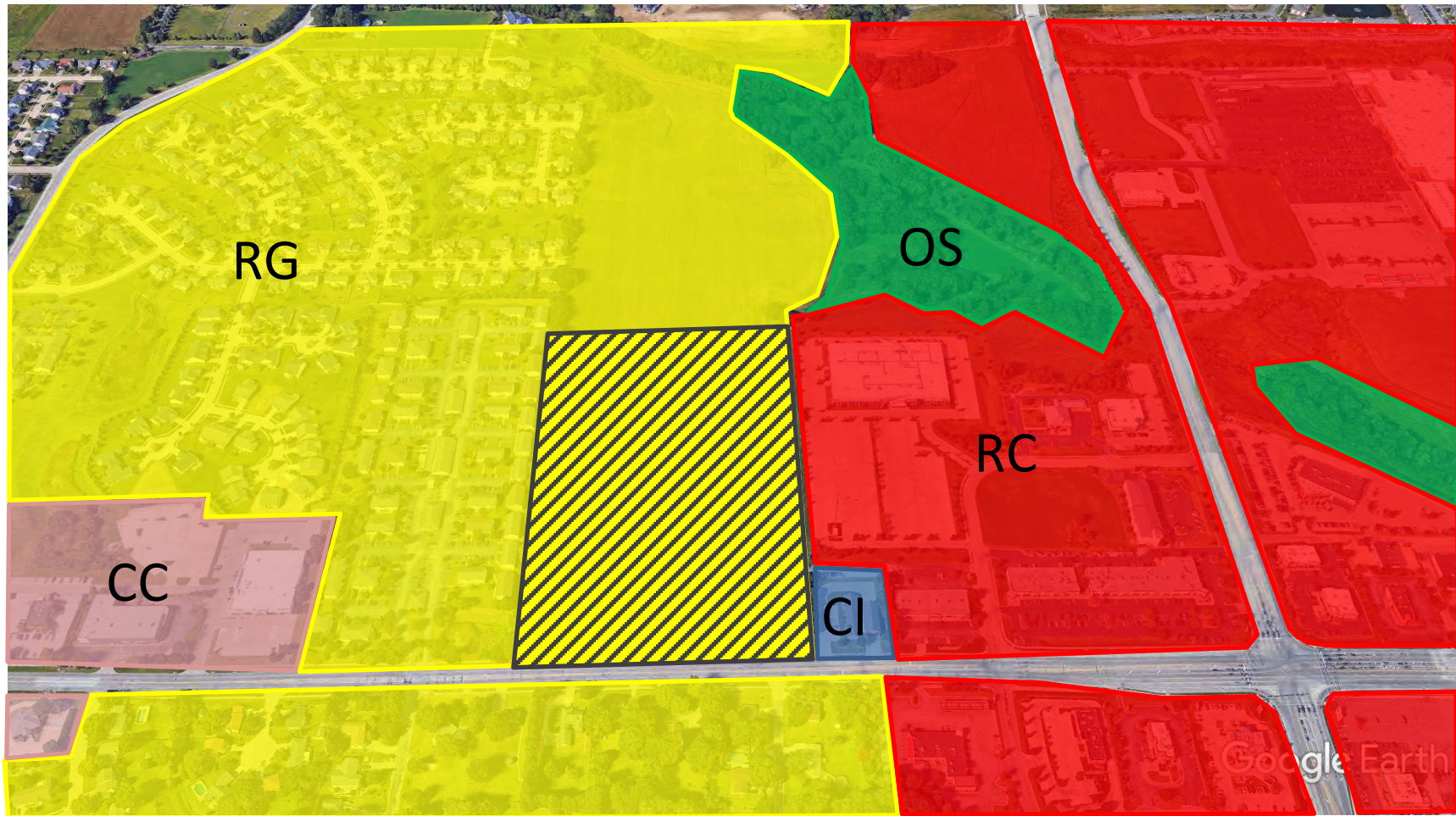
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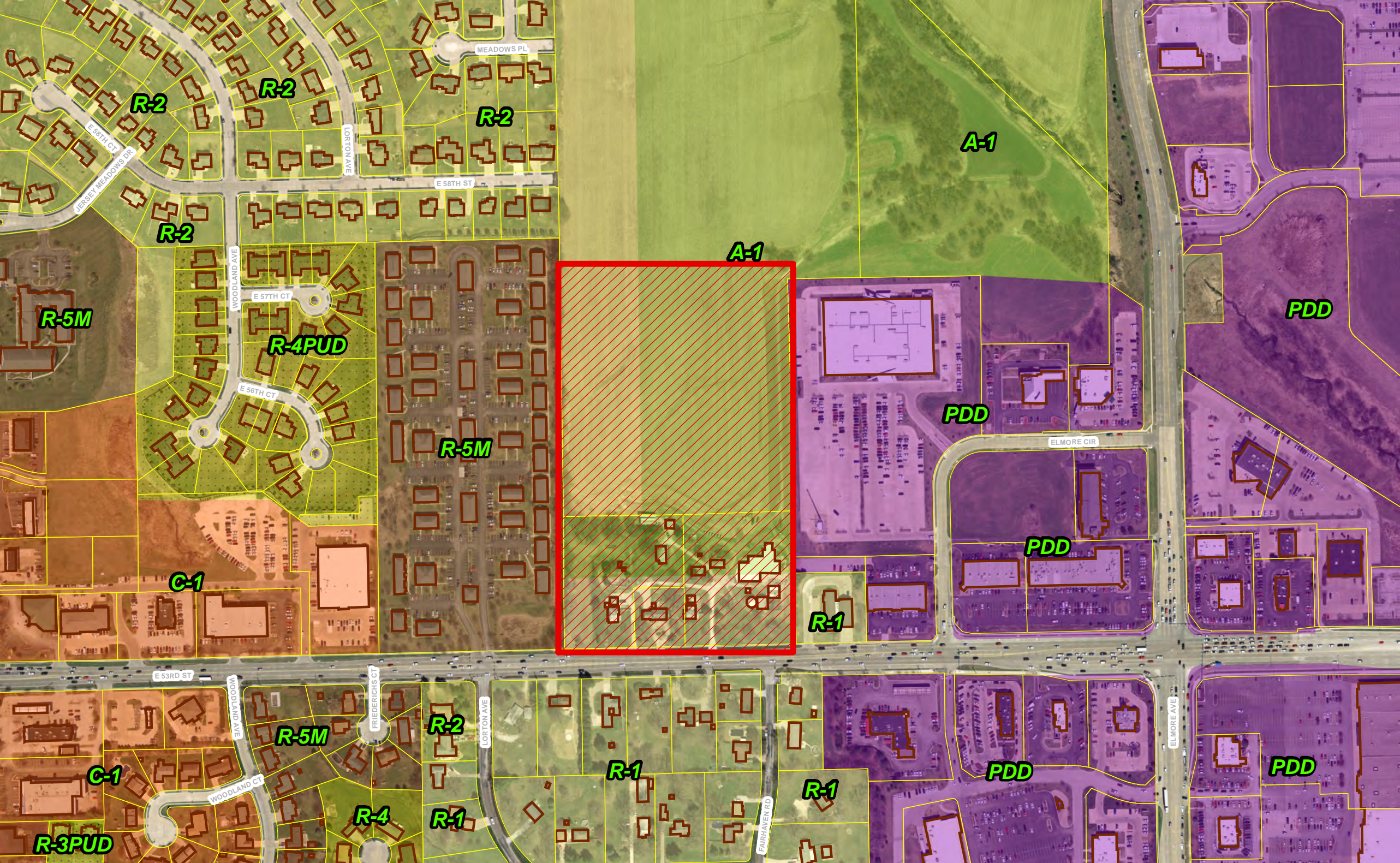
Paid by: TJ DESIGN STRATEGIES LTD

Comments: FINAL DEVELOPMENT PLAN >1 ACRE
REZOING APPLICATION > 18 ACRES PLUS TWO
NOTICE SIGN

TJ DESIGN STRATEGIES LTD 217 WEST 10th ST Davenport, IA 52801		4308	
City of Davenport		5 500 017	
Two Thousand Four Hundred Seventy and 00/100		5 500 017 00	
City of Davenport		DOLLAR 0	
4/1/17		The [Signature]	

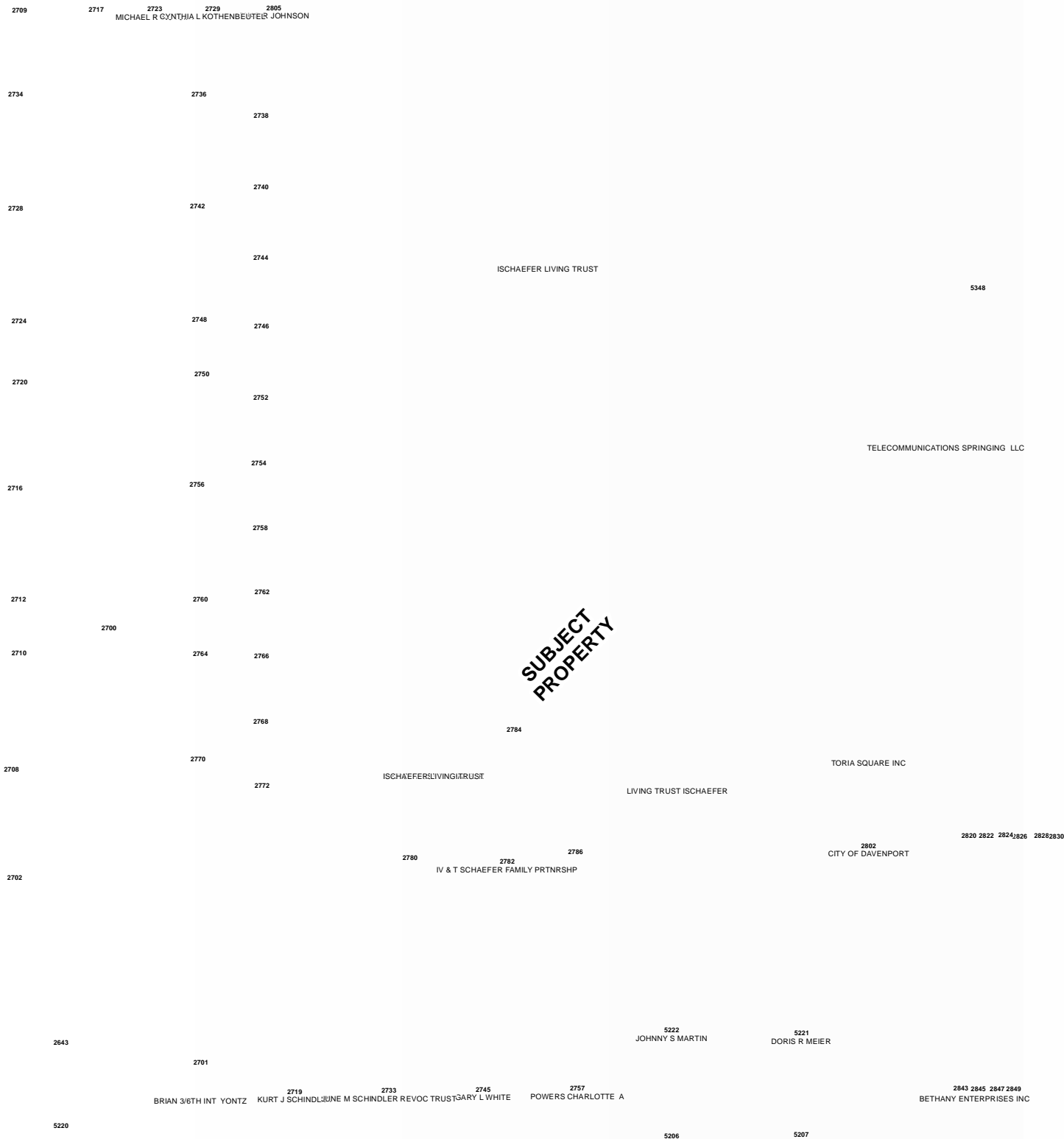
Case No. 17-04
Future Land Use Map



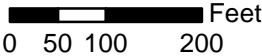


REZ17-04 - Costco Request for a Zoning Map Amendment (Rezoning)
Plan & Zoning Commission: Adjacent Property Owner Notice Area

200' Adjacent Property Owner Notice Boundary



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.



1 inch = 200 feet



REZ17-04 - Adjacent Owner Notice Mailing List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Ward/Ald:	6th Ward	Alderman Justin		16 Notices Sent
N0712-02A	5221 FAIRHAVEN RD	DORIS R MEIER	5221 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-27	2701 E 53RD ST	BRIAN YONTZ	1230 E JUNIPER ST	CANTON IL 61520
N0712-33B	5222 FAIRHAVEN RD	JOHNNY S MARTIN	5222 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-34	2757 E 53RD ST	CHARLOTTE A POWERS	2757 E 53RD ST	DAVENPORT IA 52807
N0712-35	2745 E 53RD ST	GARY L WHITE	2745 E 53RD ST	DAVENPORT IA 52807
N0712-36	2733 E 53RD ST	JUNE M SCHINDLER REVOC TRUST	2733 E 53RD ST	DAVENPORT IA 52807
N0712-37	2719 E 53RD ST	KURT J SCHINDLER	2719 E 53RD ST	DAVENPORT IA 52807
N0833-01D	2843 E 53RD ST	BETHANY ENTERPRISES INC	101 WOODLAND RD	MILAN IL 61264
Y0707-01B		SCHAEFER LIVING TRUST	2782 E 53RD ST	DAVENPORT IA 52807
Y0707-03	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPORT IA 52807
Y0707-04	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPORT IA 52807
Y0707-05	2805 E 58TH ST	CHAD R JOHNSON	2805 E 58TH ST	DAVENPORT IA 52807
Y0723-11E	2802 E 53RD ST	FIRE STATION #8	2802 E 53RD ST	DAVENPORT IA 52807
Y0723-OLA		TORIA SQUARE INC	4928 WOODY CREEK CR	BETTENDORF IA 52722
Y0817-02E	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1 ATT WAY	BEDMINSER NJ 07921
Y0723-01	2700 E 53RD ST	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391



226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

PUBLIC HEARING NOTICE

May 26, 2017

Dear Property Owner:

You may be aware of plans by Costco Wholesale Corporation to construct a new store north of the intersection of Fairhaven Road and E. 53rd Street (see attached map).

In order for this project to proceed, the property must be rezoned from A-1 Agricultural District and R-1, Low Density Residential District to PDD, Planned Institutional District.

The next step in the process is for the Davenport Plan and Zoning Commission to conduct a public hearing. The public hearing will be held:

Tuesday, June 6, 2017, 5:00 p.m.
City Council Chambers, City Hall
226 West 4th Street

You are welcome to attend and provide comments. If you cannot attend this meeting and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
Matt.flynn@ci.davenport.ia.us
563-888-2286



Case No. REZ 17-04

Costco Rezoning

Location Map



Wednesday, May 31, 2017

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Plan and Zoning Commission public hearing notice on Friday, May 27th.

The PO number for this notice is 1718754

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

NOTICE
PUBLIC HEARING
TUESDAY, June 6, 2017 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. REZ17-04: Request of Costco Wholesale Corporation to rezone approximately 17.88 acres located north of the intersection of Fairhaven Road and East 53rd Street from A-1 Agriculture District and R-1 Low Density Residential District to PDD, Planned Development District. This property is located in the 6th Ward.

Public hearings are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, June 6, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1718754

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

MEMORANDUM

Date: May 30, 2017

To: Matt Flynn
Community Planning and Economic Development

From: Tom Leabhart, P.E.
Development Engineer

Re: Proposed Costco Site Plan Review

Prior to the approval of the above referenced plat the following conditions need to be addressed:

1. The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance may be needed in any case.
2. Construction details for the proposed 53rd Street widening, turn lane additions, driveways, storm and sanitary sewers are still needed. Some of these details may affect the new right of way and sidewalk locations.
3. It is our understanding that with City input Costco will design and construct the full width reconstruction of 53rd Street from roughly the east side of the Lorton Ave intersection to the match point east near the fire station. The city will reimburse Costco for eligible costs.
4. Along with the delivery truck entrance path the exit path should also be shown on the plan. Trucks should be able to exit to the east.
5. Drainage patterns need to be reviewed, especially on entrances. Water runoff cannot increase on residential property to the south
6. Is there a possibility of joining the detention with the apartments? Along with the review of better water quality ideas.
7. Slope and depth of storm sewer from east entrance inlet heading north then over to detention will be deep. Can the pond fill without backing into the inlet?
8. Need Details of easterly turn lane and its impact on the fire department.
9. Property lines/Right of Way lines on the south side of 53rd are incorrect. There was dedication of Right of Way.
10. A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.
11. The west entrance shall be signalized and the signalization shall be paid for entirely by the developer and constructed to City of Davenport standards. All equipment used for signalization must be approved by the Traffic Engineer. The signal will be interconnected with the adjacent signals in both directions on 53rd Street. The City will

likely already have conduit and fiber optic cable along this corridor when the signals are installed. City staff will create the timing plan for the signals.

12. Right turn lanes shall be constructed for both entrances. The right turn lane for the west entrance will be the length of road between the entrances and the one for the east entrance will be as long as practical. The slope of the fire station entrances, especially the one leading to the building, will determine how long that right turn lane can be.
13. The east entrance shall be a right-in, right-out entrance. The only way to ensure no left turns in or out of that entrance is to construct a raised median in 53rd Street. The median shall start just past the west entrance and continue just past Fairhaven and the east entrance. A short left turn lane shall be constructed at the end of the median to accommodate left turns into the fire station's west driveway.

cc: Gary Statz, Amy Kay, Eric Longlett, Brian Schadt

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF E 53RD ST & ELMORE CIR
DAVENPORT, IA

SITE DATA:

TOTAL COSTCO SITE AREA: 17.88 ACRES (778,852 SF)

INCLUDES:

- DETENTION POND 0.87 ACRES (42,170 SF)
- LANDSCAPE BUFFER 0.78 ACRES (34,155 SF)

JURISDICTION:

CITY OF DAVENPORT

ZONING:

C-4

SETBACKS:

NORTH 50'

WEST 25'

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:

156,170 SF

INCLUDES:

WAREHOUSE MAIN LEVEL
ENCLOSED CANOPY
FIRE DEPT ROOM / MACHINE ROOM

150,129 SF
4,002 SF
2,039 SF

PARKING DATA:

TOTAL PARKING:

715 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED:

- 10' WIDE STALLS
- ACCESSIBLE STALLS

688 STALLS
17 STALLS

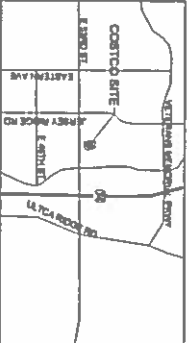
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:

4.57 STALLS

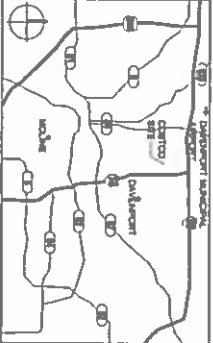
NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



REGIONAL MAP



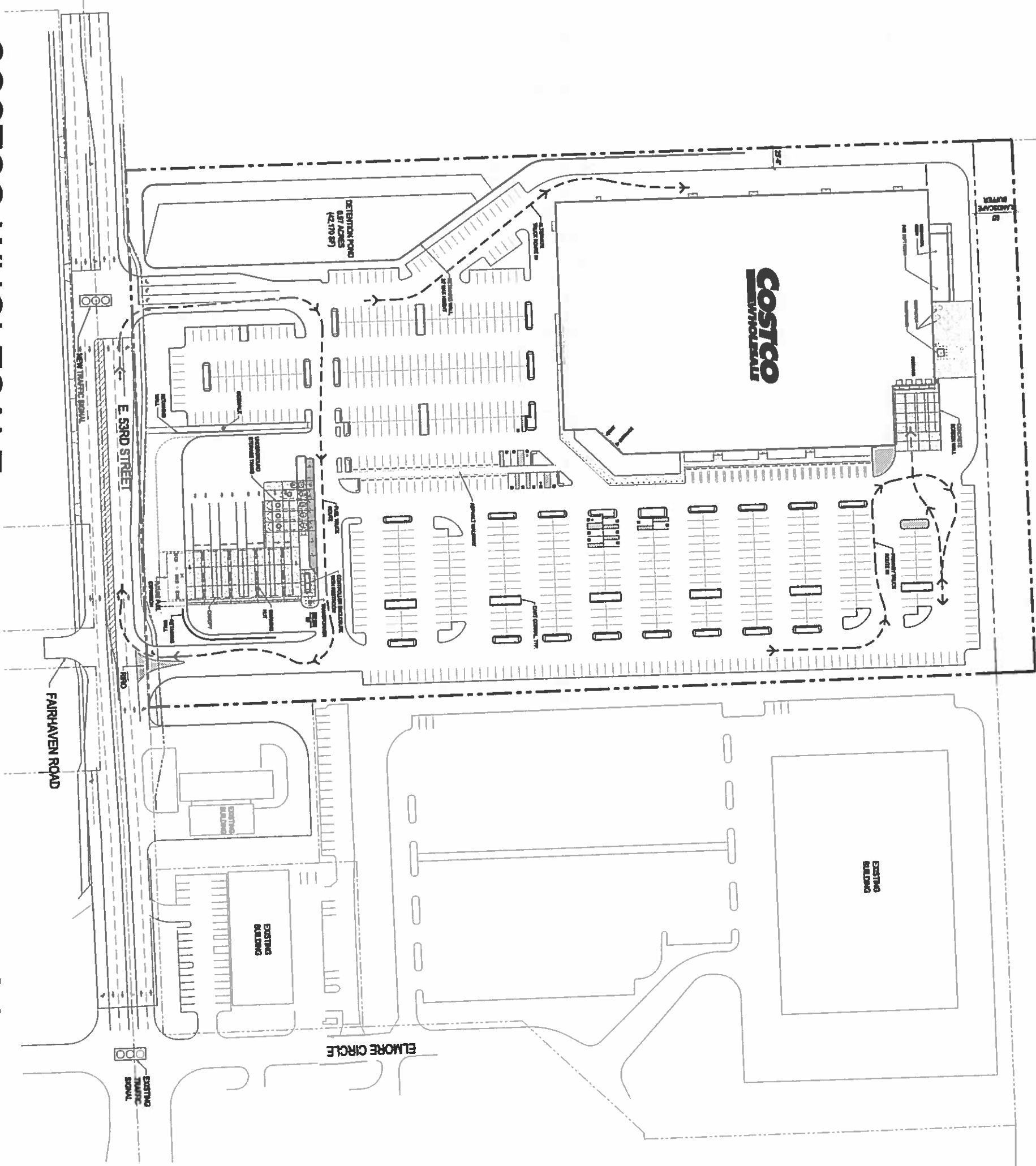
COSTCO WHOLESALE

DAVENPORT, IOWA

CONCEPT SITE PLAN

MAY 10, 2017

DD11-03

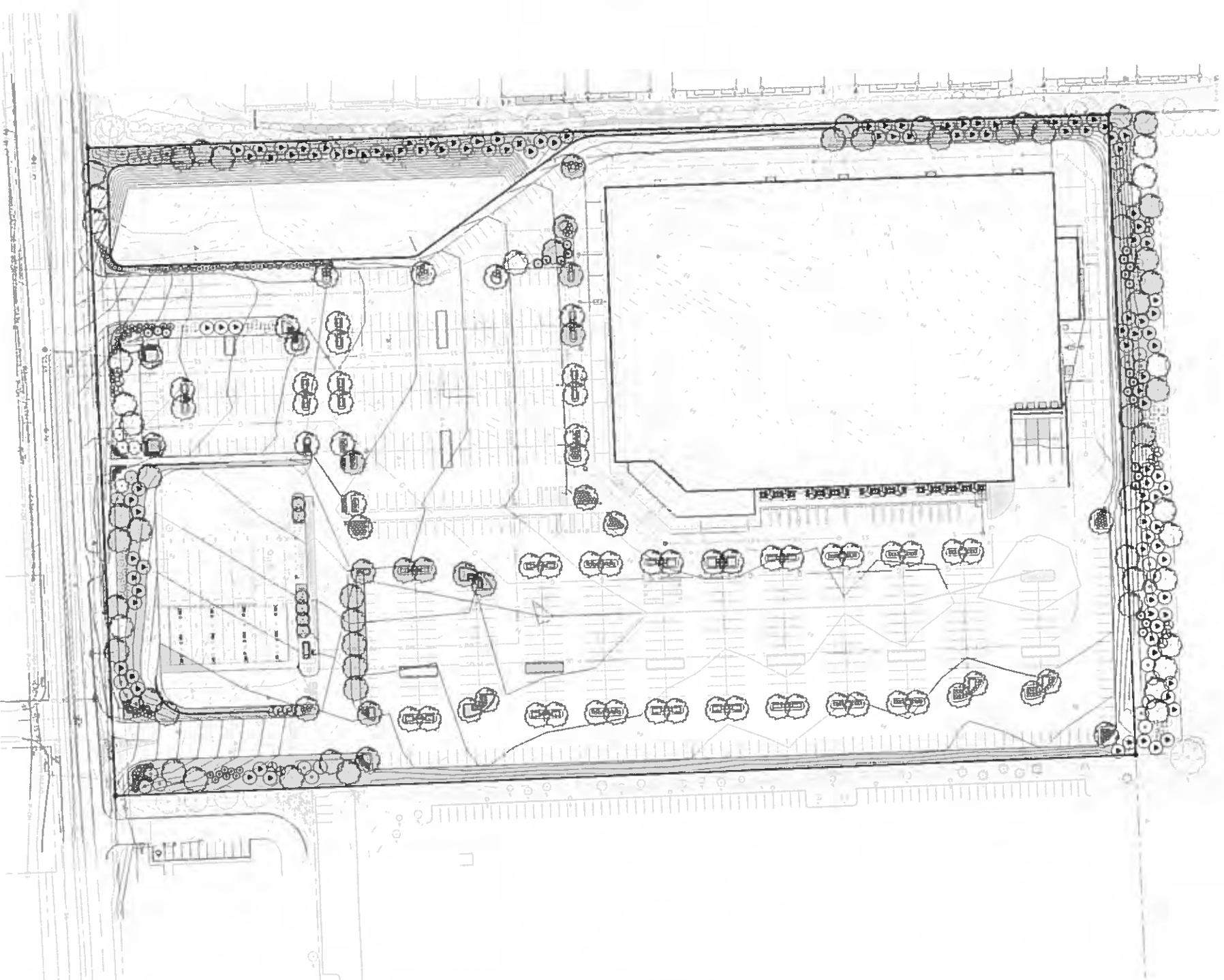
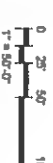


COSTCO WHOLESALE

DAVENPORT, IOWA

CONCEPT LANDSCAPE PLAN

MAY 10, 2017

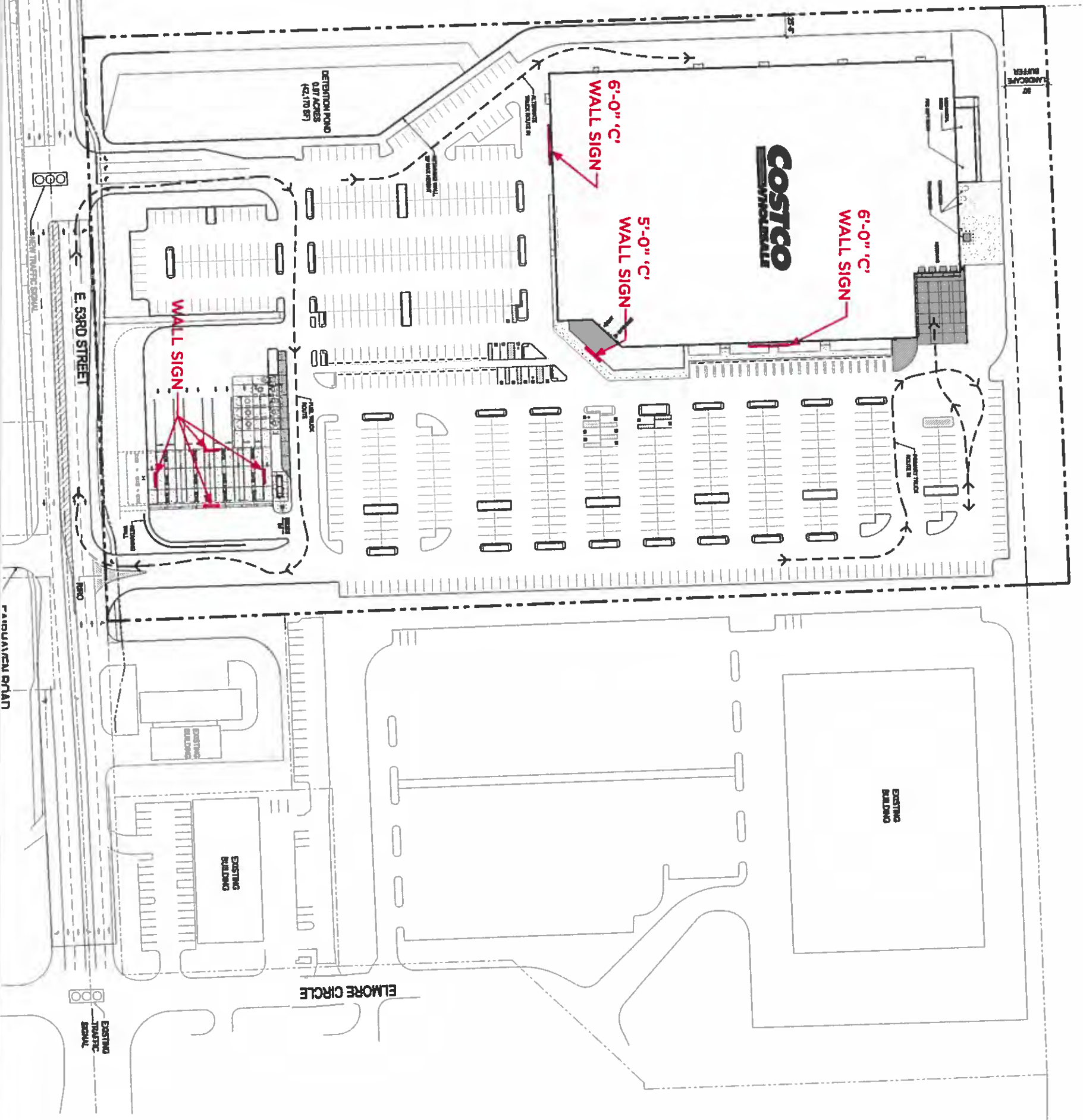
[illegible]

COSTCO
DAVENPORT, IA

SMITHGROUP JIR

201 DEPOT STREET
ANN ARBOR, MI 48111
734 662 4457
www.bridgeway.com

93257.000
MAY 10, 2011
CONCEPT
LANDSCAPE
PLAN
L-1





MG2

MAY 11TH, 2017
PROJECT # 16-5532-01 V.#1.2
DAVENPORT, IA

ENTRY PERSPECTIVE

Costco
WHOLESALE

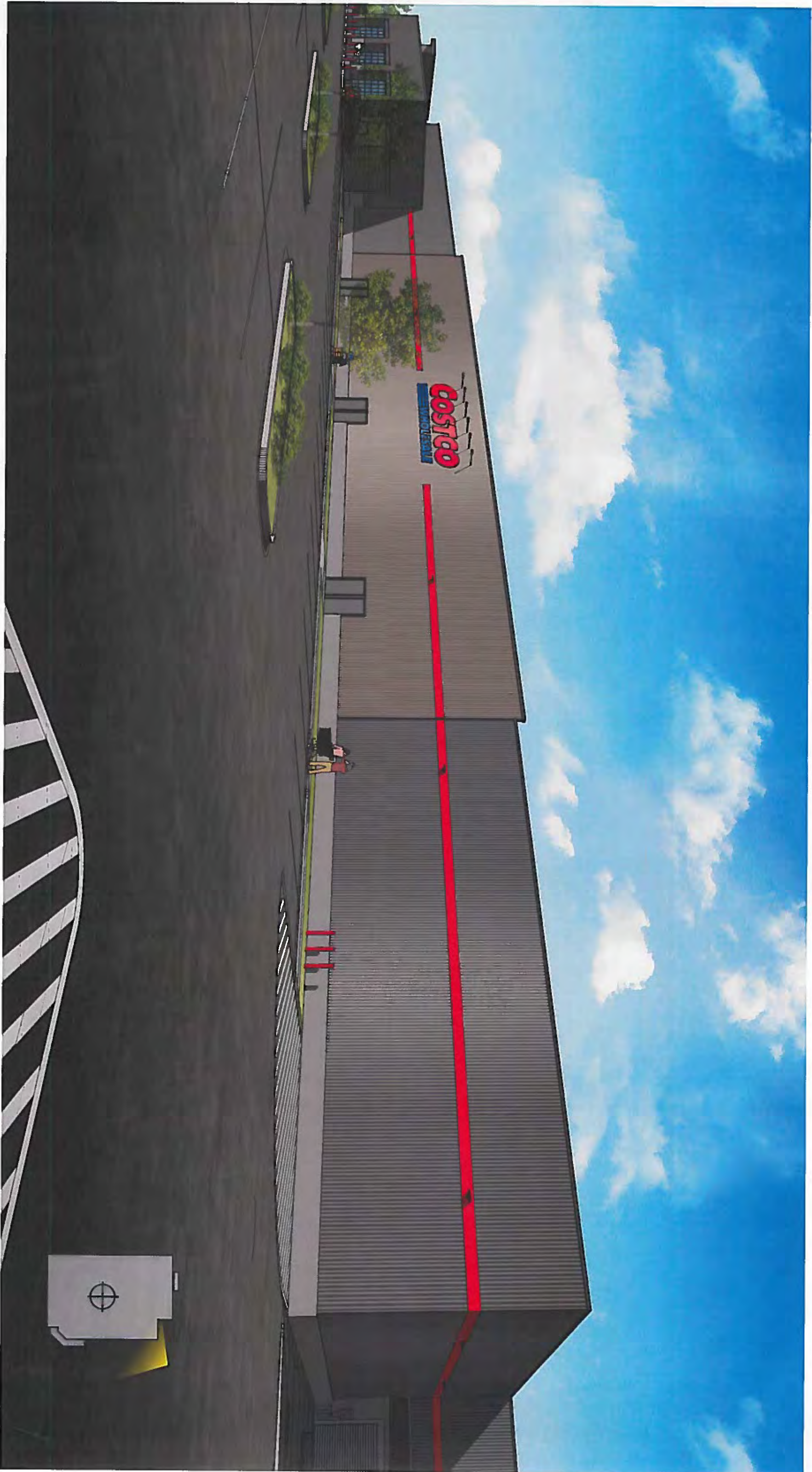


MG2

MAY 11TH, 2017
PROJECT # 16-5532-01 V. #12
DAVENPORT, IA

SOUTHWEST PERSPECTIVE

Costco
WHOLESALE

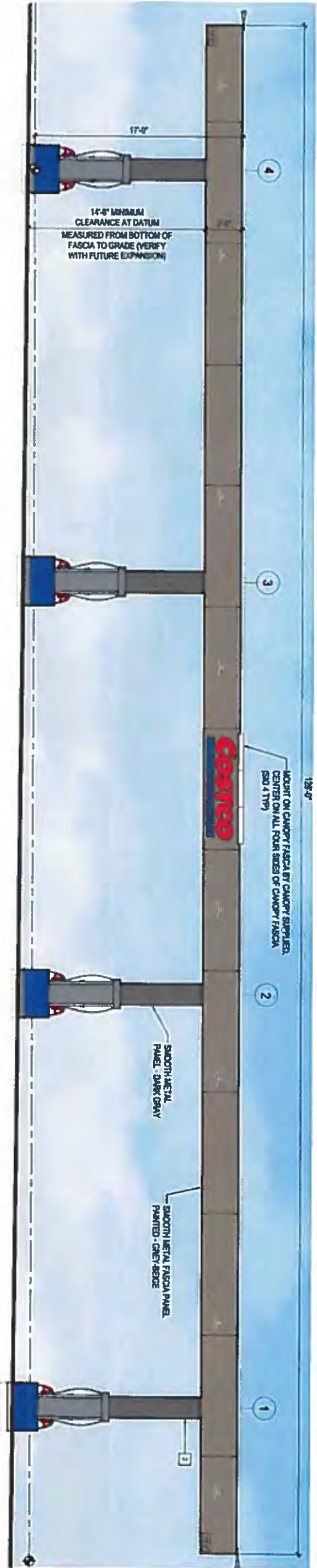


MG2

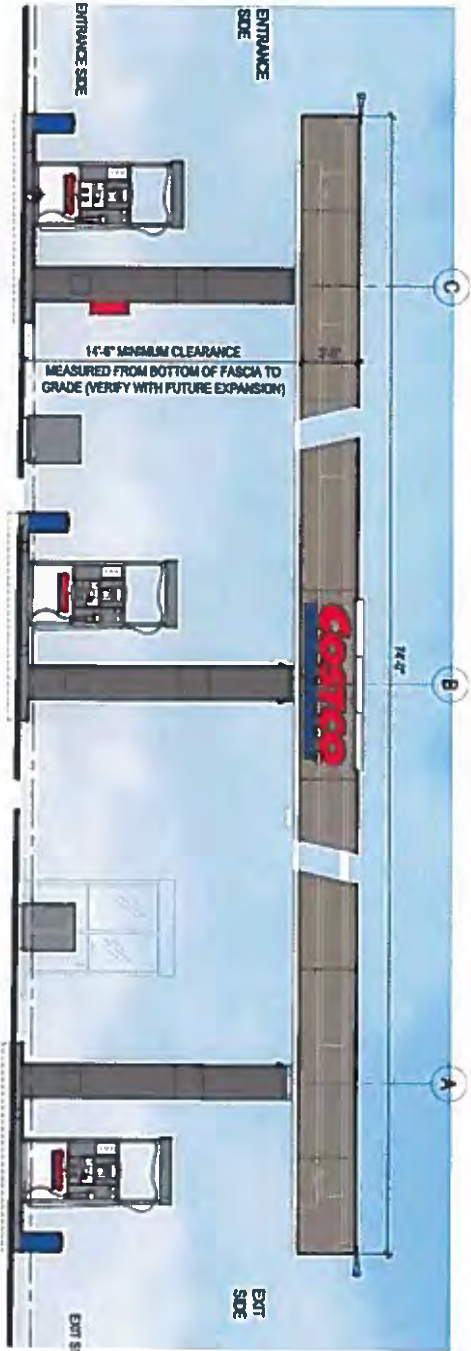
MAY 11TH, 2017
PROJECT # 16-5532-01 V #1.2
DAVENPORT, IA

NORTHEAST PERSPECTIVE

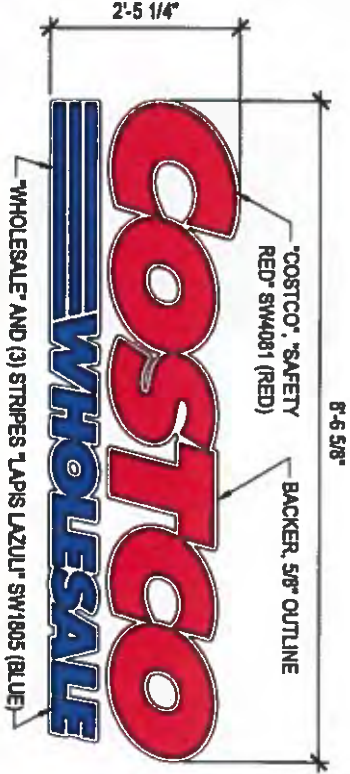
Costco
WHOLESALE



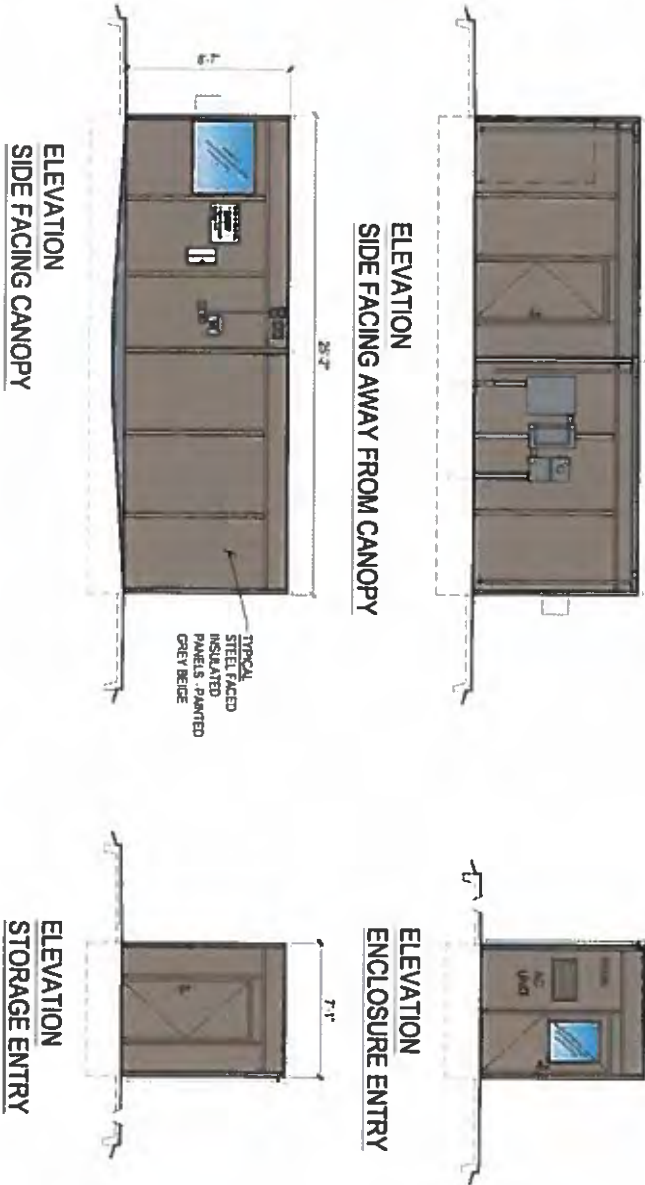
1 EAST & WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



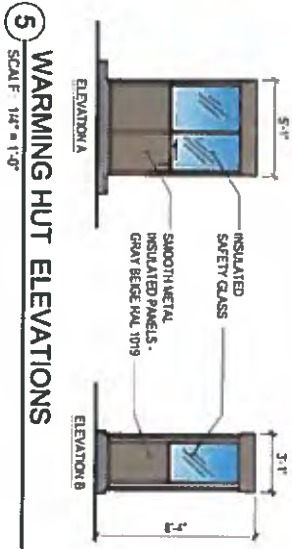
2 NORTH & SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"



SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	2'-5 1/4" X 8'-6 5/8"	22	88 SF
			TOTAL SIGNAGE AREA	88 SF

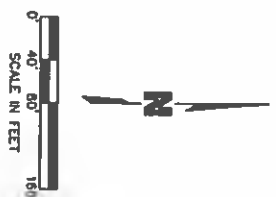
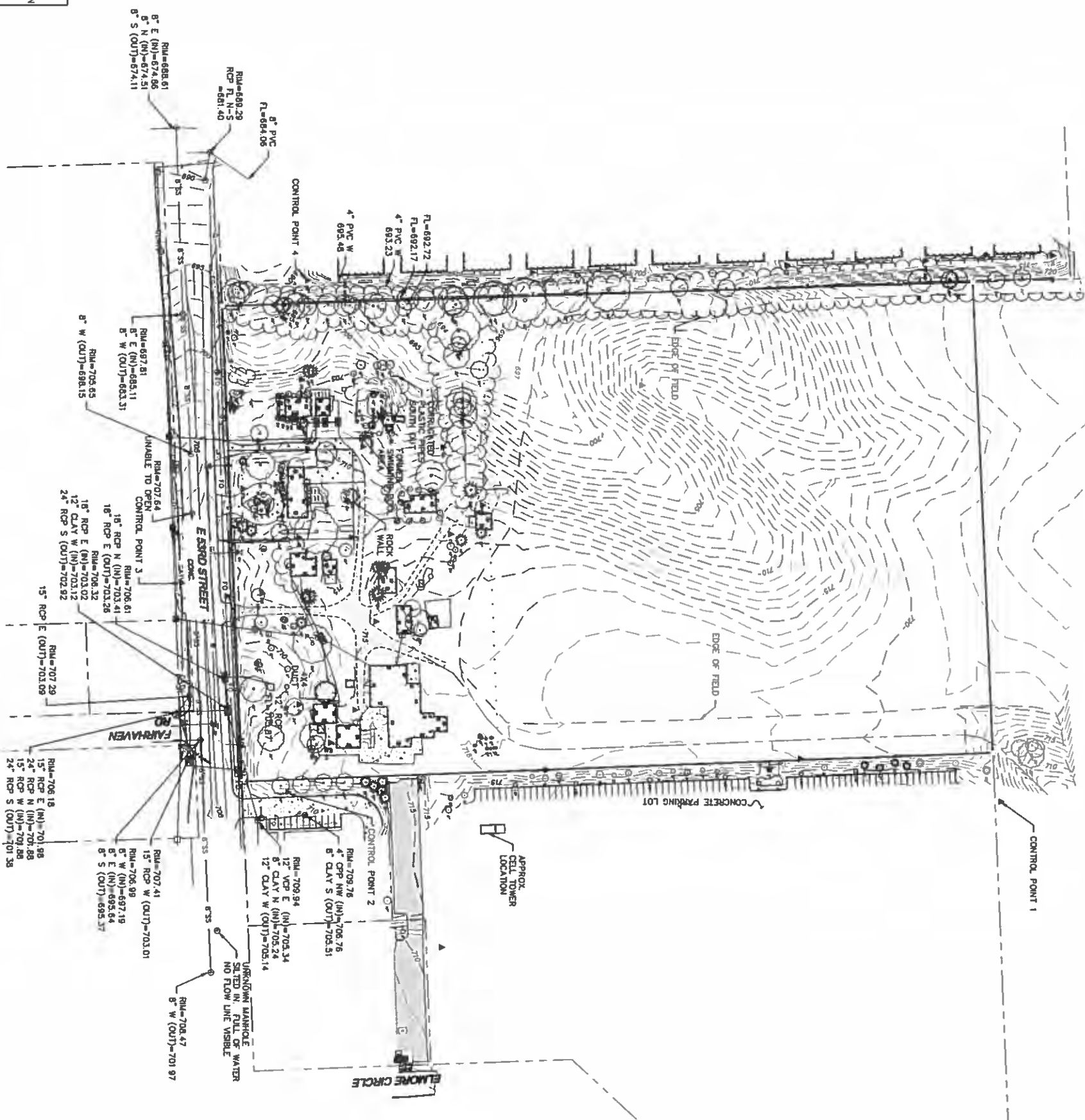


3 CONTROLLER ENCLOSURE
SCALE: 1/4" = 1'-0"



5 WARMING HUT ELEVATIONS
SCALE: 1/4" = 1'-0"

-----	BOUNDARY LINE
-----	ADJACENT PROPERTY LINE
-----	PREVIOUSLY PLATTED LOT LINES
-----	ZONING DELINEATION
-----	RETAINING LIMES
-----	EDGE OF FIELD
-----	WATER LINE
-----	STORM SEWER PIPE
-----	SAINTARY SEWER PIPE
-----	UNDERGROUND TELEPHONE
-----	UNDERGROUND POWER
-----	OVERHEAD POWER
-----	UNDERGROUND GAS
-----	WORKED OR MARKED WIRE FENCE
-----	WROUGHT IRON OR CHAINLINK FENCE
-----	WOOD FENCE
▲	BITE BENCHMARK/CONTROL
△	FOUND CHISELED "X"
▽	GRAVE MARK
○	SEWER CLEANOUT
○	STORM MANHOLE
○	SAINTARY MANHOLE
○	FIRE HYDRANT
○	WATER VALVE
○	UNKNOWN MANHOLE
○	POWER POLE WITH LIGHT
○	TRAFFIC SIGNAL BASE
○	POWER POLE
○	GAS VALVE
○	ELECTRIC METER
○	GAS METER
○	TELEVISION PEDISTAL
○	TELEPHONE PEDISTAL
○	GAS RISER
○	FIBER OPTIC MANHOLE
○	GAS MANHOLE
○	ROOF DRAIN
○	GUY WIRE
○	TRANSFORMER
○	MAIL BOX
○	SOIL BORING
○	TREE AND DIAMETER
○	MEASURED DISTANCE
○	RECORDED DISTANCE
○	TABLE "X" ITEM NOTE
○	SCHEDULE "Y" ITEM NOTE
△	BENCHMARK NOTE
-----	BUILDING MATCH
-----	LANDSCAPE MATCH
-----	CONCRETE MATCH
-----	GRAVEL MATCH
-----	ASPHALT MATCH
-----	WOOD DECK
-----	BRICK MATCH

[illegible]

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

[illegible]

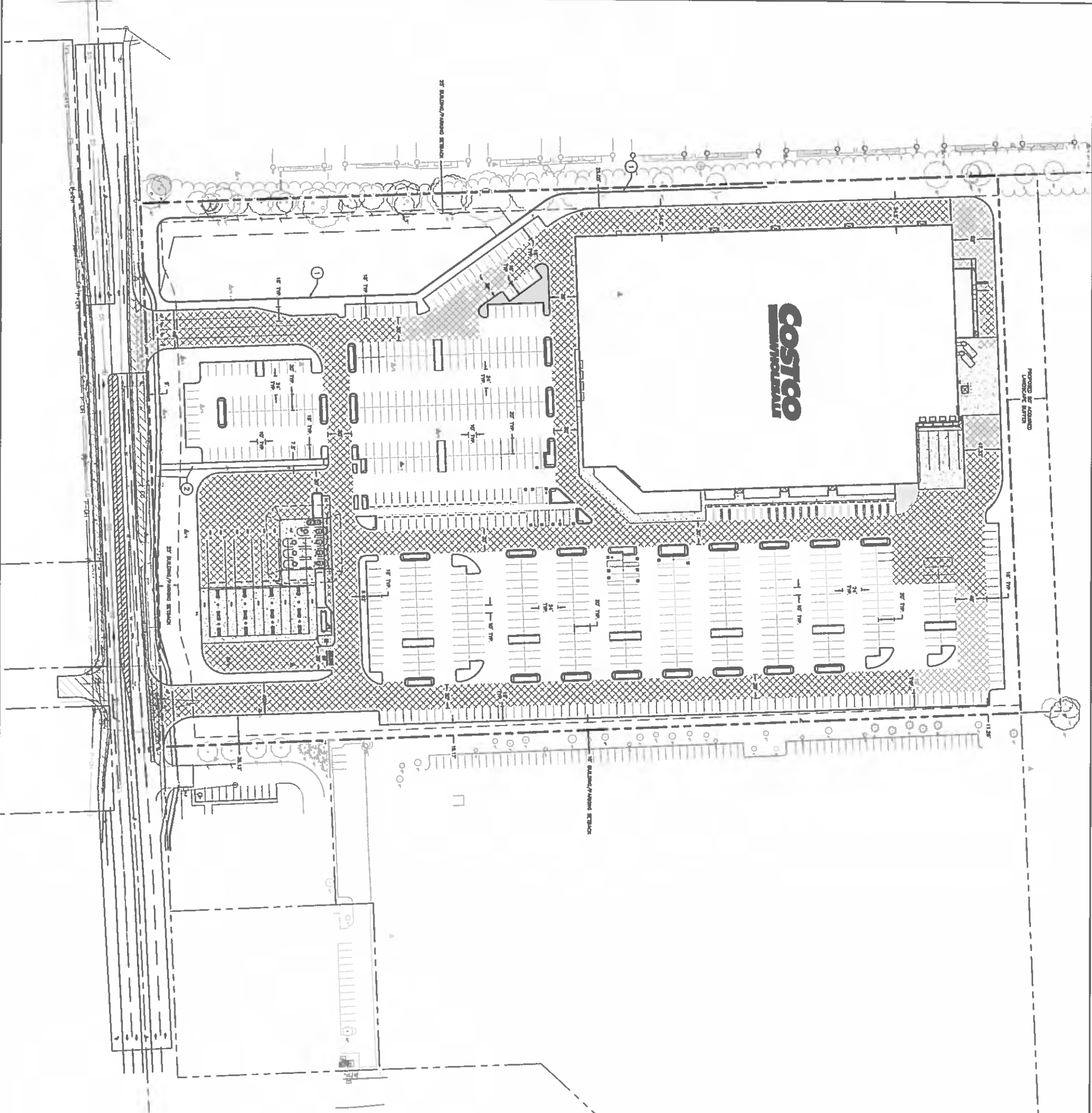
EXISTING CONDITIONS

COSTCO WHOLESALE
10 STREET & ELMORE CIRCLE

DAVENPORT, IOWA

OLSSON
ASSOCIATES

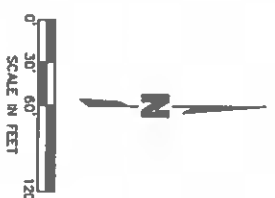
7157 Vista Drive TEL 915.331.8617
West Des Moines, IA 50395 FAX 915.331.8618 www.stamann.com



LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPERTY SETBACK
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- GENERALLY DEFINED PUBLIC IMPROVEMENT AREA

- KEYNOTES:**
- ① INSTALL RETAINING WALL (SEE ALSO GRADING PLAN)
 - ② INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN



PRELIMINARY PLANS
NOT FOR CONSTRUCTION
DATE: 5/11/2017

SITE PLAN		REVISIONS	
COSTCO WHOLESALE 53RD STREET & ELMORE CIRCLE		REV. NO.	DATE
DAVENPORT, IOWA			
2017			

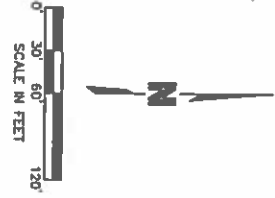
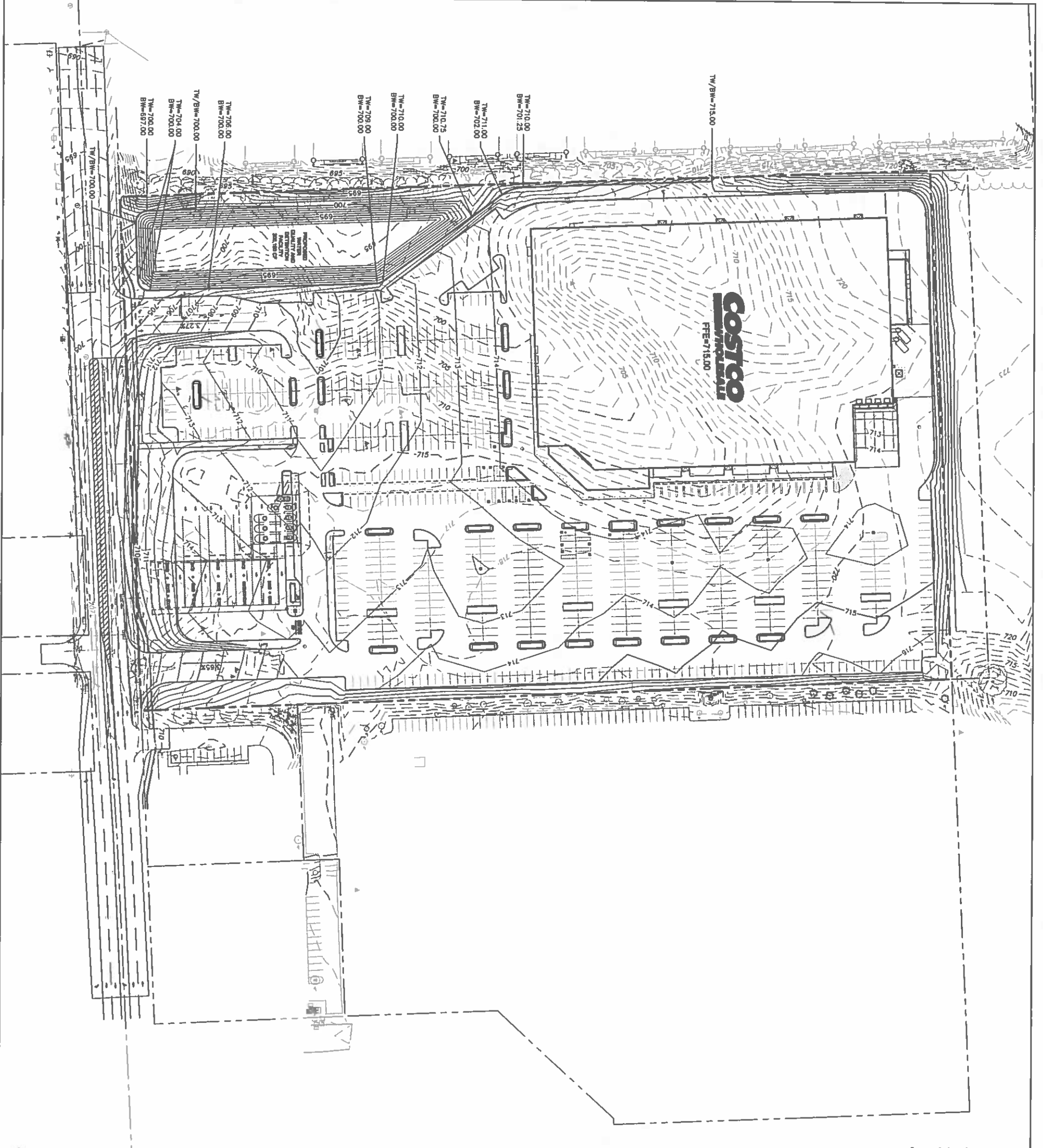
MOLSSON ASSOCIATES

7187 Volo Drive
West Des Moines, IA 50325

Tel: 515.321.0517
Fax: 515.321.0510
www.molssonassociates.com

Drawn By: [Name]
Checked By: [Name]
Project No.: 170610
Drawing No.: 0501-1000-017-0610-01

SHEET C2



- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- RETAINING WALL

LEGEND

EXISTING BOUNDARY
PROPOSED BOUNDARY
PROPOSED CONTOUR
EXISTING CONTOUR
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
RETAINING WALL

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/28/2017

GRADING PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION
COSTCO WHOLESALE 53RD STREET & ELMORE CIRCLE				
DAVENPORT, IOWA		2017		REVISIONS

Drawn by: [blank]

Checked by: [blank]

Designed by: [blank]

Project no.: 0170610

Sheet no.: 04/28/2017

0170610

04/28/2017

04/28/2017

04/28/2017

04/28/2017

7187 Vista Drive

West Des Moines, IA 50320

TEL 515.331.8617

FAX 515.331.8518

www.molssonassociates.com

0170610

04/28/2017

04/28/2017

04/28/2017

04/28/2017

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04/28/2017

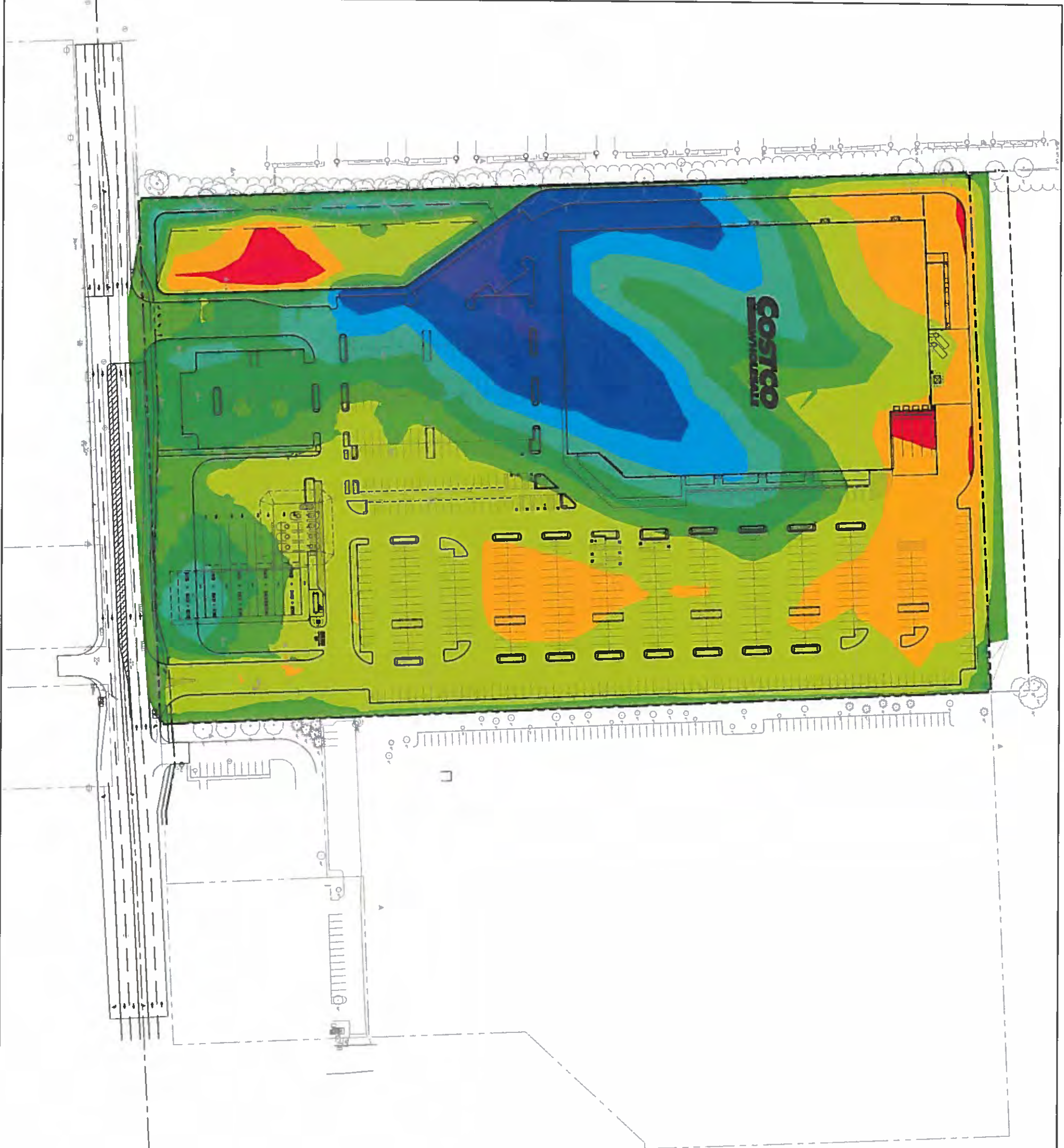
0170610

04/28/2017

04/28/2017

04/28/2017

04/28/2017



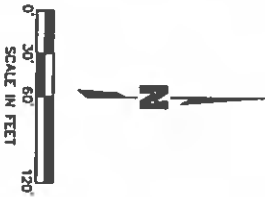
LEGEND
PROPOSED PROPERTY
RETAINING WALL

ELEVATIONS			
NUMBER	MIN. ELEV.	MAX. ELEV.	COLOR
1	-14.09	-11.00	
2	-11.00	-8.00	
3	-8.00	-5.00	
4	-5.00	-2.00	
5	-2.00	0.00	
6	0.00	3.00	
7	3.00	6.00	
8	6.00	9.00	
9	9.00	12.00	
10	12.00	15.00	
11	15.00	17.00	

FILL CUT

- NOTES:
1. EARTHWORK FIGURES ARE APPROXIMATE
 2. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION
 3. CUT AND FILL FIGURES IN COLOR TABLE REPRESENT
 4. A SHRINKAGE FACTOR OF 2.15 WAS USED
 5. SURCHARGE NOT INCLUDED FOR BUILDING PAD

- EARTHWORK TOTALS:
1. TOTAL HEAVY DUTY ASPHALT = 163,550 SF = 7,931 CY (CUT)
 2. TOTAL LIGHT DUTY ASPHALT = 225,778 SF = 7,317 CY (CUT)
 3. TOTAL CONCRETE PAVEMENT = 23,825 SF = 997 CY (CUT)
 4. TOTAL BUILDING = 173,243 SF = 8,417 CY (CUT)
 5. TOTAL SPOIL = 2,455 CY (CUT)
 6. TOTAL FUEL TANK PIT = 3,228 CY (CUT)
 7. TOTAL FUEL TANK CUT = 66,788 CY
 8. TOTAL SURFACE CUT = 70,351 CY
 9. TOTAL SURFACE FILL = 70,351 CY
 10. NET = 24,782 CY (CUT)



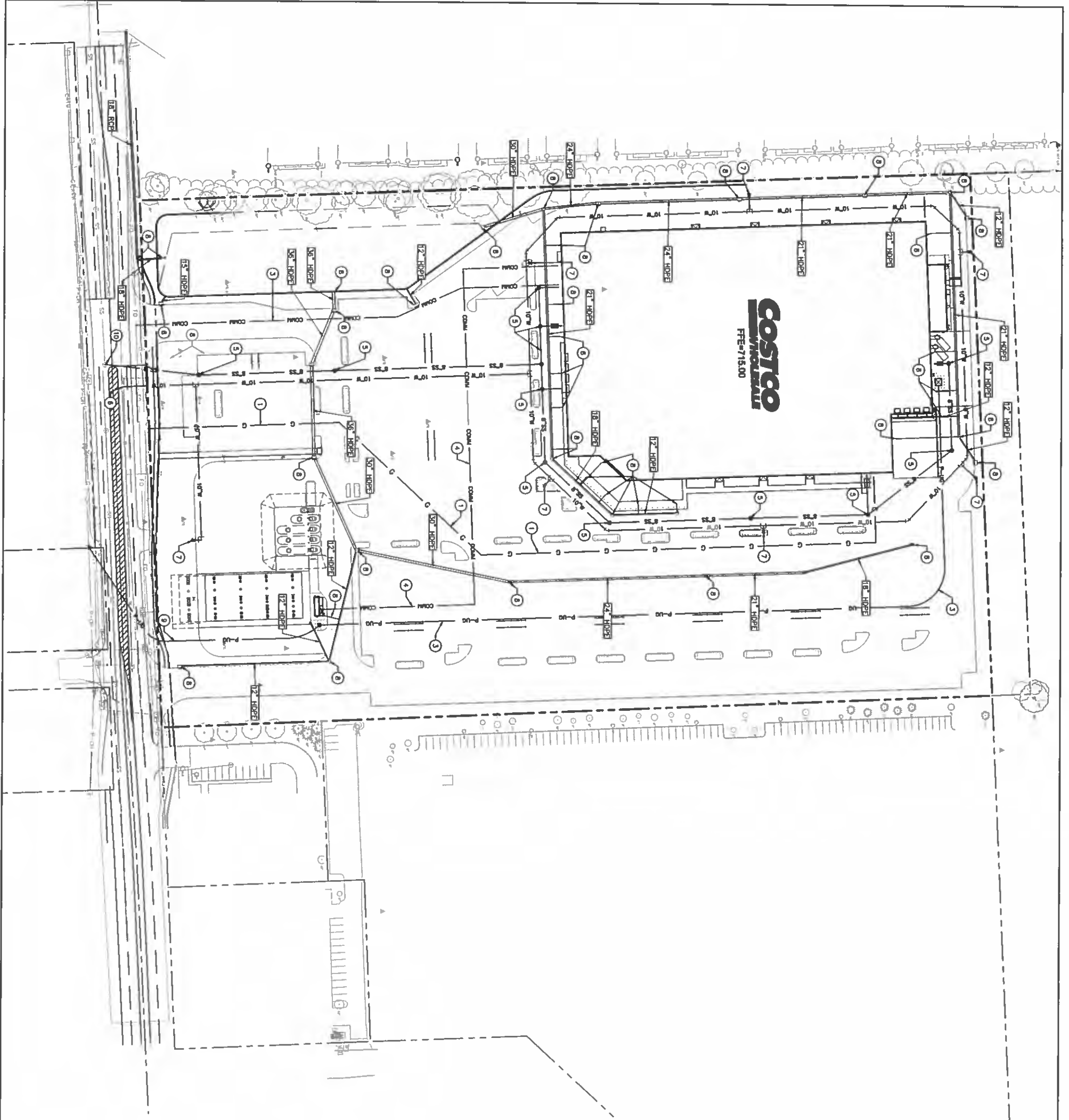
PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/26/2017

EARTHWORK PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION
COSTCO WHOLESALE				
53RD STREET & ELMORE CIRCLE				
DAVENPORT, IOWA		2017		REVISIONS

7157 Vista Drive
West Des Moines, IA 50268
TEL: 515.331.8517
FAX: 515.331.8518
www.cheerleaders.com

Drawn By: JAC
Checked By: JAC
Designed By: JAC
Project No.: 017-0610
Date: 04/26/2017

SHEET
CA



- 1 INSTALL GAS SERVICE AND CONNECT TO SOURCE ACROSS E. 3RD STREET
- 2 INSTALL PRIMARY ELECTRICAL SERVICE TO WAREHOUSE TRANSFORMER
- 3 INSTALL CONDUIT FOR TELEPHONE SERVICE TO WAREHOUSE
- 4 INSTALL CONDUIT FOR TELEPHONE SERVICE FROM WAREHOUSE TO GAS STATION
- 5 INSTALL SANITARY SEWER SINKER AND MANHOLES, SERVICE AND SAND/OIL SEPARATORS SHOWN ON MEP PLANS
- 6 TAP EXISTING WATER MAIN AND INSTALL FIRE LINE AND DOMESTIC SERVICE TO WAREHOUSE WITH FIFER INSIDE BUILDING
- 7 INSTALL PRIVATE FIRE LINE TO BACKFLOW PREVENTION VALVE AND FIRE HYDRANT
- 8 INSTALL CONCRETE STORM STRUCTURES, ROOF DRAIN PIPING AND STORM DRAIN PUMP
- 9 INSTALL PRIMARY ELECTRICAL SERVICE TO GAS STATION TRANSFORMER
- 10 CONNECT SANITARY SERVICE TO EXISTING MAIN IN E. 3RD STREET

[illegible]


LEGEND

0 30' 60' 120'

SCALE IN FEET

N

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/22/2017

SHEET C5	Drawn by: JAC Checked by: JAC Project no.: 017-2012 Drawing no.: 6420022	UTILITY & STORM SEWER PLAN		REV NO.	DATE	REVISIONS DESCRIPTION			7157 Vista Drive West Des Moines, IA 50308 TEL 515.331.8517 FAX 515.331.8518 www.molssonassociates.com
		COSTCO WHOLESALE 53RD STREET & ELMORE CIRCLE							
		DAVENPORT, IOWA		2017	REVISIONS				

Traffic Impact Study: Costco Wholesale Warehouse Development

Davenport, Iowa

March 2017

Prepared for: Costco Wholesale Corporation

Prepared by:

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

316 Second Street SE, Suite 500
Cedar Rapids, IA 52406
(515) 364-0027

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Appendix

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Executive Summary

Costco Wholesale Corporation initiated this traffic study to identify potential traffic impacts on the adjacent roadway network and provide traffic mitigation measures, if necessary, due to their proposed Costco Wholesale warehouse development in the City of Davenport, Iowa.

The following study intersections within the study area were identified for analysis:

1. East 53rd Street & Lorton Avenue/Jersey Meadows Apartments (53rd Street & Lorton Avenue hereafter)
2. East 53rd Street & Proposed West Access (53rd Street & West Access hereafter)
3. East 53rd Street & Fairhaven Road/Proposed East Access (53rd Street & Fairhaven Road hereafter)
4. East 53rd Street & Elmore Circle (53rd Street & Elmore Circle hereafter)
5. East 53rd Street & Elmore Avenue (53rd Street & Elmore Avenue hereafter)

The above list assigns each study intersection with a number that is used throughout the report. (e.g. #1 = 53rd Street & Lorton Avenue).

The area immediately surrounding the proposed development generally incorporates retail, lodging, service, office, residential, and undeveloped land uses.

The Costco Wholesale warehouse development will consist of a 156,170 square foot footprint warehouse, as well as a gas station with 16 vehicle fueling positions. The proposed development will be located directly north of 53rd Street, east of the Jersey Meadows Apartments, and west of the AT&T Call Center that abuts Elmore Circle. The Costco Wholesale warehouse development is expected to be completely built by the end of 2018. The development is proposing two access points. One access point will be located between Lorton Avenue and Fairhaven Road. This access point will be a full access point, meaning there will not be any restricted turning movements. The second access point will become the southbound approach to the intersection of 53rd Street and Fairhaven Road, which will restrict southbound left-turn, eastbound and westbound left-turn, and northbound through and left-turn movements. Costco anticipates having to install a traffic control signal at the full access point between Lorton Avenue and Fairhaven Road (West Access). Sight visibility zones corresponding to intersection sight distance calculations as defined through AASHTO should be identified and maintained at these access points. These zones should not contain structures or plantings that would preclude unobstructed views of oncoming traffic. Current designs for the development do not indicate obstructions within the sight visibility zones.

Turning movement counts were collected in mid-February between 9:00 AM and 9:00 PM on a weekday and on a Saturday between 9:00 AM and 5:00 PM. Afternoon (PM) and Saturday peak hour intersection turning movement counts were analyzed between the hours of 4:00 PM and 6:00 PM on a weekday and between 11:00 AM and 2:00 PM on a Saturday, respectively. The weekday PM and Saturday midday peak hours were analyzed because they will typically represent the hours of the day with the highest generated traffic volume for this type of development, which is of greatest interest for design and operational considerations. The weekday PM and Saturday midday peak hours at the study intersections were determined based on the four highest consecutive 15-minute turning movement count periods between 4:00 PM and 6:00 PM and 11:00 AM and 2:00 PM, respectively, at the 53rd Street and Elmore Avenue intersection. The weekday PM and Saturday midday peak hours at the 53rd Street and Elmore Avenue intersection governed the weekday PM and Saturday midday peak hours at the study intersections because it is the study intersection with the highest volume of entering vehicles. The raw and refined peak hour turning movement data at the study intersections are provided in Appendix 1 of this report.

This report analyzes projected 2018 (buildout year) and 2038 (design year) traffic volume conditions with and without the proposed Costco Wholesale warehouse development. Hence trends in traffic volume growth near the vicinity of the proposed development need to be identified. Traffic analysis will typically apply an annual growth rate to study intersections' existing volumes prior to adding project development trips to account for

traffic volume growth passing through study intersections, which is unrelated to the specific development (i.e. the Costco Wholesale warehouse) being analyzed. This traffic volume growth is often referred to as background traffic growth. A review of 2006 and 2014 annual average daily traffic volumes obtained from the Iowa Department of Transportation (DOT), along 53rd Street near the vicinity of the proposed project indicated an approximate 1.8 percent annual growth rate. It should be noted, over time growth rates generally do not exhibit a straight line growth, but rather tend to level off as the surrounding area continues to develop. As such, a 1.8 percent annual growth rate was applied to existing volumes between 2017 and 2028 and then a 0.9 (half of 1.8) percent annual growth rate was applied between 2029 and 2038 to reflect projected future background traffic volume growth, which can be expected through a sustained constant area growth without the Costco Wholesale warehouse. The use of a straight line growth rate for the prediction of future events is generally a conservative methodology and should be considered as such when reviewing the output of this analysis.

Project trip generation is based on nationally accepted trip generation rates and fitted curve equations contained in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The Davenport Costco Wholesale warehouse development, which is expected to be completely built by the end of 2018, is most closely represented by ITE's Discount Club (ITE Code 857) and Gas Station (ITE 944) & Gas Station with Convenience Market and Car Wash (ITE Code 946). Trips were generated for these land uses and correspond to the PM weekday and Saturday midday peak hours of the adjacent roadway network.

Trip distribution percentages for the Costco Wholesale warehouse development are based upon expected travel patterns in the surrounding roadway network. 30% of all project trips are expected to depart the development and travel westbound and arrive to the development by traveling eastbound via 53rd Street. Similarly, 60% of all project trips are expected to depart the development and travel eastbound and arrive to the development by traveling westbound via 53rd Street. The remaining 10% of all projected trips are expected to depart the development and travel eastbound on 53rd Street, then southbound on Elmore Avenue and arrive to the development by traveling northbound on Elmore Avenue and westbound on 53rd Street.

The future proposed intersection of 53rd Street and West Access is projected to meet MUTCD Warrant 2 criteria to justify a traffic control signal upon full buildout in 2018.

The analysis presented herein indicates the study intersection of 53rd Street and Elmore Avenue is projected to operate at LOS E during the weekday PM and Saturday midday peak hours under 2038 no build and buildout conditions. All other study intersections are projected to operate at an acceptable LOS through 2038 under no build and buildout weekday PM and Saturday midday peak hour conditions. Considering the Costco Wholesale warehouse development is not projected to degrade the LOS at the study intersections more than would otherwise occur without the development; no other changes/improvements to the study intersections lane configuration and control from what is depicted in Figure 11 are considered necessary.

Existing Conditions

Costco Wholesale Corporation initiated this traffic study to identify potential traffic impacts on the adjacent roadway network and provide traffic mitigation measures, if necessary, due to their proposed Costco Wholesale warehouse development.

The following study intersections within the study area were identified for analysis:

1. East 53rd Street & Lorton Avenue/Jersey Meadows Apartments (53rd Street & Lorton Avenue hereafter)
2. East 53rd Street & Proposed West Access (53rd Street & West Access hereafter)
3. East 53rd Street & Fairhaven Road/Proposed East Access (53rd Street & Fairhaven Road hereafter)
4. East 53rd Street & Elmore Circle (53rd Street & Elmore Circle hereafter)
5. East 53rd Street & Elmore Avenue (53rd Street & Elmore Avenue hereafter)

The above list assigns each study intersection with a number that is used throughout the report. (e.g. #1 = 53rd Street & Lorton Avenue).

The area immediately surrounding the proposed development generally incorporates retail, lodging, service, office, residential, and undeveloped land uses. A study area map showing the location of the study intersections is depicted in Figure 1.

Figure 1 Study Area Map

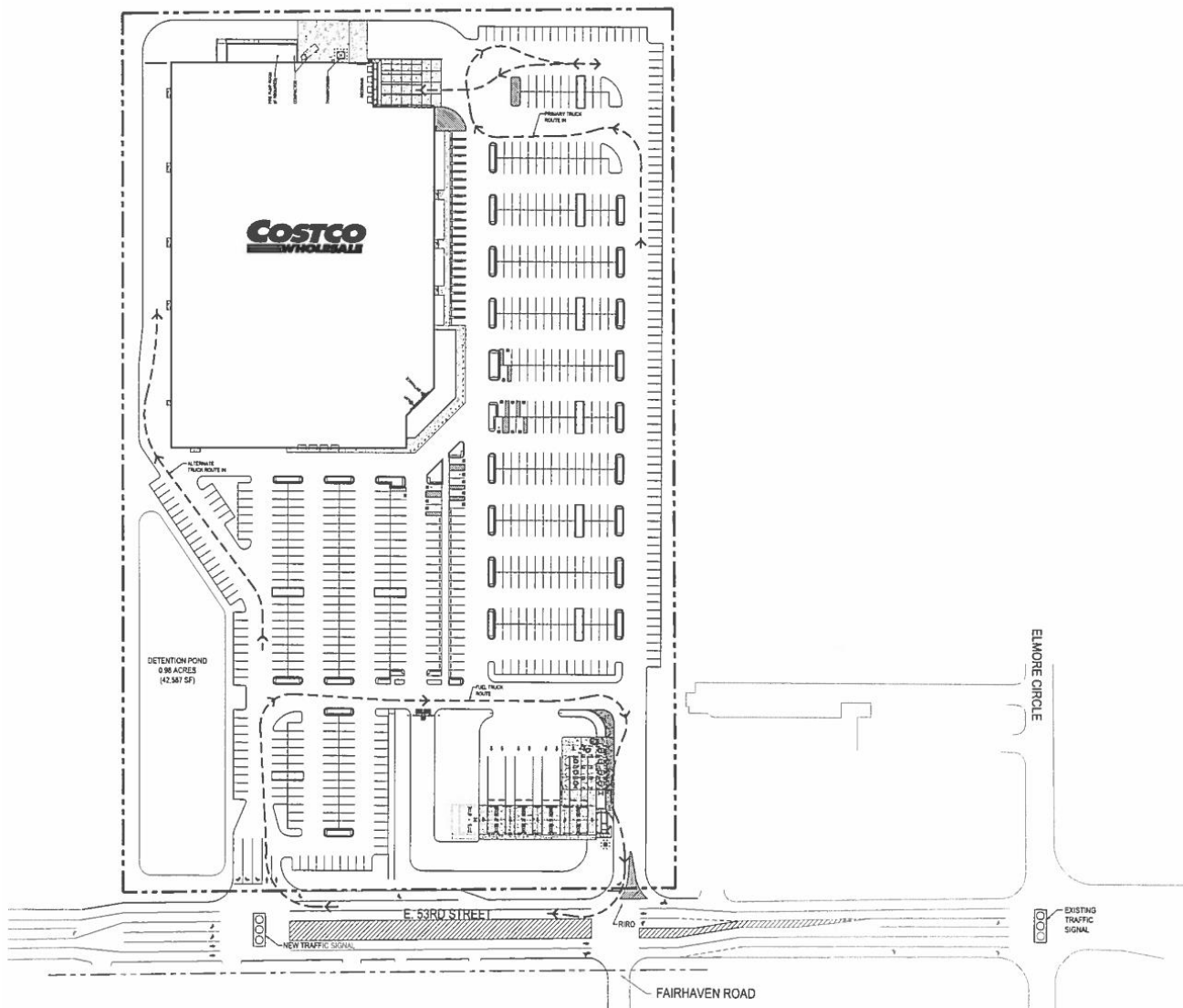


Project Description

The Costco Wholesale warehouse development will consist of a 156,170 square foot footprint warehouse, as well as a gas station with 16 vehicle fueling positions. The proposed development will be located directly north of 53rd Street, east of the Jersey Meadows Apartments, and west of the AT&T Call Center that abuts Elmore Circle. The Costco Wholesale warehouse development is expected to be completely built by the end of 2018. The development is proposing two access points. One access point will be a full access point, meaning there will not be any restricted turning movements. The second access point will become the southbound approach to the intersection of 53rd Street and Fairhaven Road, which will restrict southbound left-turn, eastbound and westbound left-turn, and northbound through and left-turn movements. Costco anticipates having to install a traffic control signal at the full access point between Lorton Avenue and Fairhaven Road (West Access). Sight visibility zones corresponding to intersection sight distance calculations as defined through AASHTO should be identified and maintained at these access points. These zones should not contain structures or plantings that would preclude unobstructed views of oncoming traffic. Current designs for the development do not indicate obstructions within the sight visibility zones.

A preliminary site plan is provided in Figure 2.

Figure 2 Preliminary Site Plan



Adjacent Streets

The following roadway characteristics were identified from a review of Google Street View and Google Earth near the vicinity of the proposed development.

53rd Street is an east/west four-lane (two lanes in each direction) minor arterial roadway with additional turn bays at its intersection with Lorton Avenue, Elmore Circle, and Elmore Avenue. The posted speed limit along 53rd Street near the proposed project is 45 mph. On street parking is prohibited along 53rd Street.

Elmore Avenue is a north/south five-lane (two lanes in each direction with a center two-way left-turn lane) with additional turn bays at its intersection with 53rd Street. Elmore Avenue is a local road north of 53rd Street and a minor arterial south of 53rd Street. The posted speed limit along Elmore Avenue near the proposed project is 45 mph. On street parking is prohibited along Elmore Avenue.

Elmore Circle is primarily a north/south two-lane (one lane in each direction) local roadway, with additional turn bays at its intersection with 53rd Street. Elmore Circle has a posted speed limit of 25 mph. On street parking is prohibited along Elmore Circle.

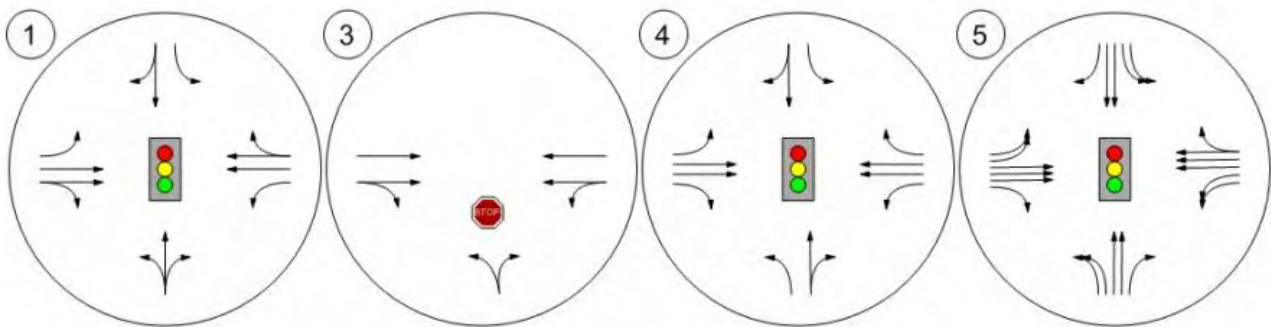
Fairhaven Road is a north/south two-lane (one lane in each direction) local roadway. Fairhaven Road has a posted speed limit of 25 mph. On street parking is generally allowed on both sides of Fairhaven Road.

Lorton Avenue is a north/south two lane (one lane in each direction) local roadway. Lorton Avenue has a posted speed limit of 25 mph. On street parking is generally allowed on both sides of Lorton Avenue.

Existing Intersection Conditions

The existing lane configuration and control for the study intersections are presented in Figure 3.

Figure 3 Study Intersection - Existing (2017) Lane Configuration and Control



Traffic Volume Data

Turning movement counts were collected in mid-February between 9:00 AM and 9:00 PM on a weekday and on a Saturday between 9:00 AM and 5:00 PM. Afternoon (PM) and Saturday peak hour intersection turning movement counts were analyzed between the hours of 4:00 PM and 6:00 PM on a weekday and between 11:00 AM and 2:00 PM on a Saturday, respectively. The weekday PM and Saturday midday peak hours were analyzed because they will typically represent the hours of the day with the highest generated traffic volume for this type of development, which is of greatest interest for design and operational considerations. The weekday PM and Saturday midday peak hours at the study intersections were determined based on the four highest consecutive 15-minute turning movement count periods between 4:00 PM and 6:00 PM and 11:00 AM and 2:00 PM, respectively, at the 53rd Street and Elmore Avenue intersection. The weekday PM and Saturday midday peak hours at the 53rd Street and Elmore Avenue intersection governed the weekday PM and Saturday midday peak hours at the study intersections because it is the study intersection with the highest volume of entering vehicles. The raw and refined peak hour turning movement data at the study intersections are provided in Appendix 1 of this report.

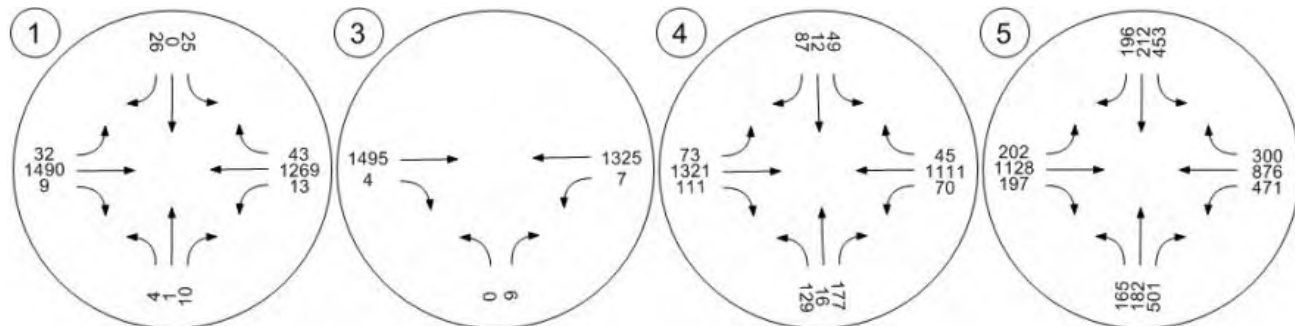
Background Traffic Growth

This report analyzes projected 2018 (buildout year) and 2038 (design year) traffic volume conditions with and without the proposed Costco Wholesale warehouse development. Hence trends in traffic volume growth near the vicinity of the proposed development need to be identified. Traffic analysis will typically apply an annual growth rate to study intersections' existing volumes prior to adding project development trips to account for traffic volume growth passing through study intersections, which is unrelated to the specific development (i.e. the Costco Wholesale warehouse) being analyzed. This traffic volume growth is often referred to as background traffic growth. A review of 2006 and 2014 annual average daily traffic volumes obtained from the Iowa Department of Transportation (DOT), along 53rd Street near the vicinity of the proposed project indicated an approximate 1.8 percent annual growth rate. It should be noted, over time growth rates generally do not exhibit a straight line growth, but rather tend to level off as the surrounding area continues to develop. As such, a 1.8 percent annual growth rate was applied to existing volumes between 2017 and 2028 and then a 0.9 (half of 1.8) percent annual growth rate was applied between 2029 and 2038 to reflect projected future background traffic volume growth, which can be expected through a sustained constant area growth without the Costco Wholesale warehouse. The use of a straight line growth rate for the prediction of future events is generally a conservative methodology and should be considered as such when reviewing the output of this analysis. Existing 2017 weekday PM and Saturday midday peak hour turning movement volumes are presented in Figure 4. Projected 2018 and 2038 weekday PM and Saturday midday peak hour turning movement volumes without the proposed project (no build) are presented in Figure 5 and Figure 6, respectively.

Figure 4 Study Intersections – Existing 2017 Weekday PM and Saturday Midday Peak Hour No Build Volumes



Existing 2017 Weekday PM Peak Hour Volumes:



Existing 2017 Saturday Midday Peak Hour Volumes:

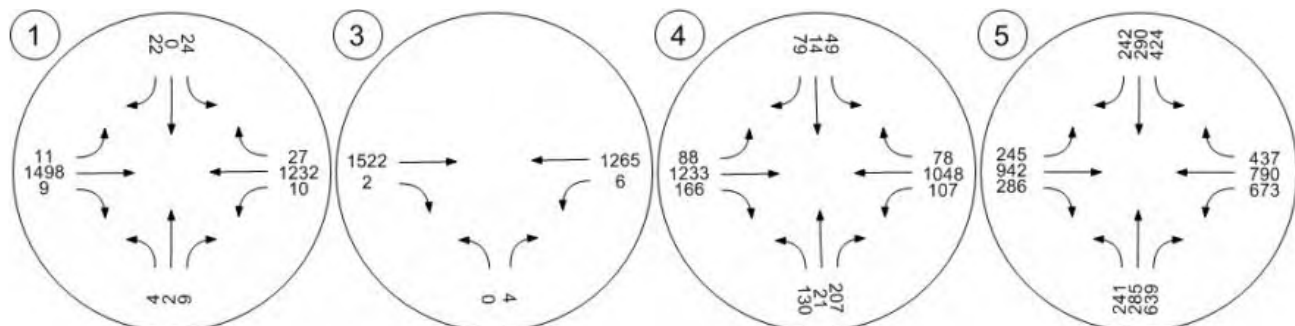
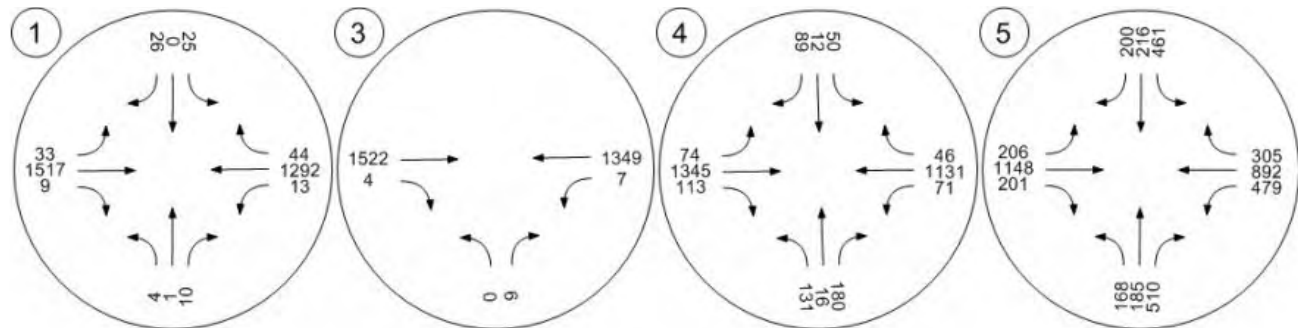


Figure 5 Study Intersections – Projected 2018 Weekday PM and Saturday Midday Peak Hour No Build Volumes



Projected 2018 Weekday PM Peak Hour No Build Volumes:



Projected 2018 Saturday Midday Peak Hour No Build Volumes:

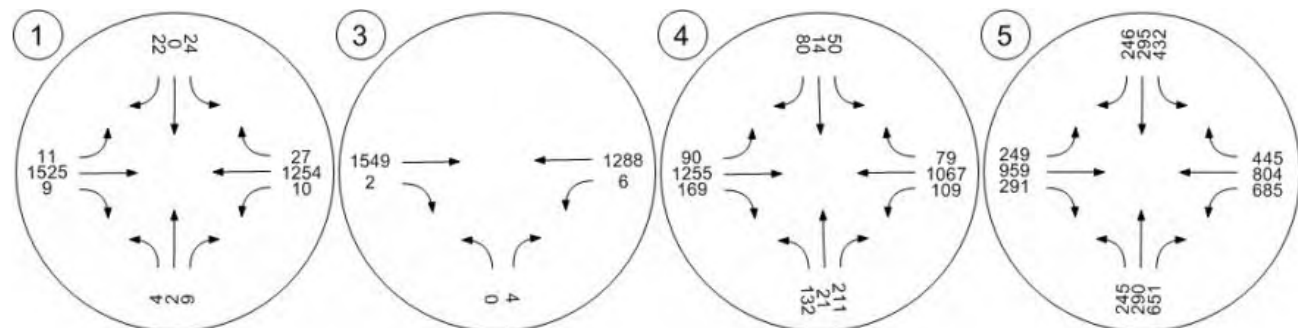
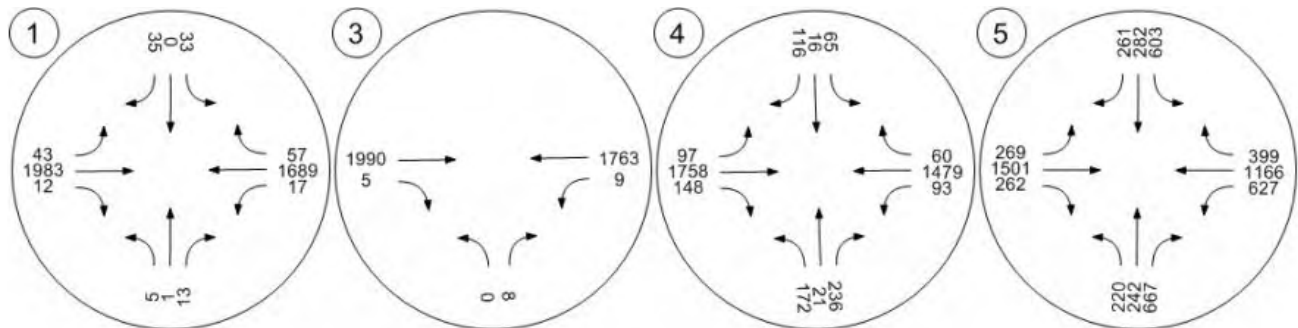


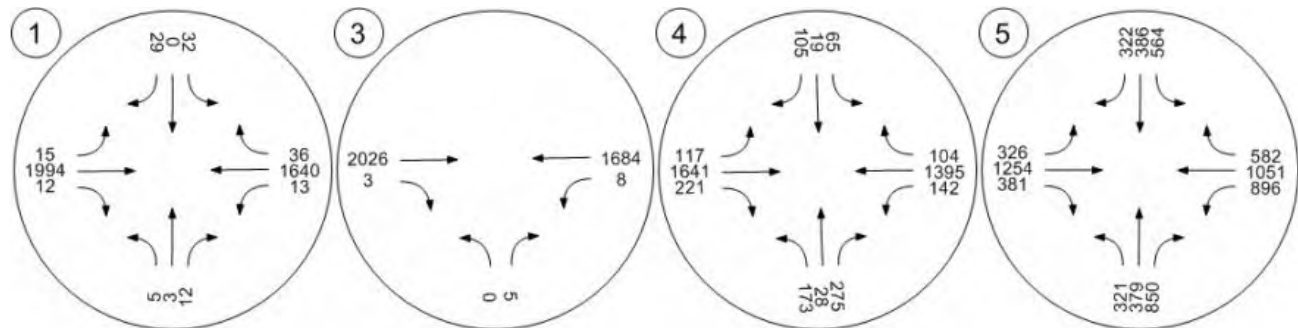
Figure 6 Study Intersections – Projected 2038 Weekday PM and Saturday Midday Peak Hour No Build Volumes



Projected 2038 Weekday PM Peak Hour No Build Volumes:



Projected 2038 Saturday Midday Peak Hour No Build Volumes



Crash Analysis

The Safety Analysis, Visualization, and Exploration Resource (SAVER) website administered by Iowa DOT was used to collect available crash data near the project site for the five-year period between January 1, 2012 and December 31, 2016.

Table 1 presents crash statistics at each intersection organized by crash type.

Table 1 Crash Type by Intersection (1/1/12 – 12/31/16)

Study Intersection		Crash Type							
		Rear End	Head On	Sideswipe Same Direction	Sideswipe Opposite Direction	Broadside	Oncoming Left Turn	Single Vehicle	Other
1	53 rd St & Lorton Ave	8	0	2	0	7	3	1	1
2	53 rd St & Fairhaven Rd	4	0	0	0	0	0	0	1
3	53 rd St & Elmore Cr	23	2	11	1	16	6	3	1
4	53 rd St & Elmore Ave	84	0	15	2	23	5	2	2
Total		119	2	28	3	46	14	6	5
									223

Source: Iowa Department of Transportation, Bureau of Transportation Safety.

Rear-end vehicle crashes were the highest crash type at the study intersections. Rear-end crashes commonly occur due to inattentive drivers.

Intersection crash rates are expressed in crashes per million entering vehicles (crashes/MEV) and can be calculated with the following equation:

$$\text{Crash Rate} = \frac{1,000,000 \times \text{Total Crashes}}{\text{AADT}_{\text{Entering vpd}} \times 365 \times \# \text{ of Years in Study Period}}$$

Table 2 summarizes crash rates at the study intersections and compares it to average statewide crash rates for intersections with a similar number of entering vehicles. For the purposes of this analysis, the weekday PM peak hour entering traffic volume at the study intersections was assumed to be 10% of the daily weekday entering volume, which is standard for urban intersections and is consistent with methodology used by the Federal Highway Administration. The statewide average crash rate for intersections with a similar number of entering vehicles was prepared by the Iowa Department of Transportation, Bureau of Transportation Safety.

Table 2 Intersection Crash Rate Summary

Study Intersection		Total Crashes	Daily Entering Volume	Crash Rate (crashes/MEV)	Statewide Average Crash Rate (crashes/MEV)	Comparison to Statewide Average Crash Rate
1	53 rd St & Lorton Ave	22	29,220	0.41	1.0	Lower
2	53 rd St & Fairhaven Rd	5	28,370	0.10	1.0	Lower
3	53 rd St & Elmore Cr	63	32,010	1.08	1.0	Higher
4	53 rd St & Elmore Ave	133	48,830	1.49	1.0	Higher

Source: Iowa Department of Transportation, Bureau of Transportation Safety.

The intersections of 53rd Street and Elmore Circle and 53rd Street and Elmore Avenue had crash rates that were slightly higher than the statewide average for intersections with a similar daily volume of entering vehicles. This is likely due to relatively higher volume of entering vehicles as compared to the other study intersections. The crash rates at the intersections of 53rd Street and Lorton Avenue and 53rd Street and Fairhaven Road were lower than the statewide average for intersections with a similar daily volume of entering vehicles.

Table 3 presents crash injury statistics at the study intersections organized by severity.

Table 3 Crash Injuries at each Intersection by Crash Severity (1/1/11 – 12/31/15)

Study Intersection		Number of Crashes	Severity					
			Suspected Injury		Possible Injury	Uninjured	Unknown	Injuries per Crash
			Serious	Minor				
1	53 rd St & Lorton Ave	22	0	1	1	40	0	0.09
2	53 rd St & Fairhaven Rd	5	0	0	0	9	0	0.00
3	53 rd St & Elmore Cr	63	1	7	25	101	1	0.52
4	53 rd St & Elmore Ave	133	0	7	34	233	2	0.31

53rd Street and Elmore Circle and 53rd Street and Elmore Avenue experienced a higher number of crash injuries as compared to the other study intersections, which is not unexpected due to the higher number of entering vehicles. Generally, higher volume intersections will experience more crash injuries than lower volume intersections due to a higher frequency of conflicting vehicular turning movements.

Proposed Site Improvements

Trip Generation

Project trip generation is based on nationally accepted trip generation rates and fitted curve equations contained in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The Davenport Costco Wholesale warehouse development, which is expected to be completely built by the end of 2018, is most closely represented by ITE's Discount Club (ITE Code 857) and Gas Station (ITE 944) & Gas Station with Convenience Market and Car Wash (ITE Code 946). Trips were generated for these land uses and correspond to the PM weekday and Saturday midday peak hours of the adjacent roadway network. Table 4 presents trip generation estimates for the Costco Wholesale warehouse development.

Table 4 Trip Generation

Land Use	ITE Code ¹	Quantity	Daily Trips		PM Weekday Peak Hour Trips			Midday Saturday Peak Hour Trips		
			Weekday	Saturday	In	Out	Total	Trips	% In	% Out
Discount Club	857	156,170 KSF ²	6,530	8,395	330	325	655	490	505	995
Gas Station	944/ 946	16 VFP ³	2,695	3,785	110	110	220	155	155	310
Total Trips			9,225	12,180	440	435	875	645	660	1,305
Minus Linked Trips (70% for Gas Station)			-1,885	-2,650	-75	-75	-150	-110	-110	-220
New Trips			7,340	9,530	365	360	725	535	550	1,085

¹ Institute of Transportation Engineers Trip Generation Handbook, 9th Edition, 2012

² KSF = Thousand Square Feet

³ VFP = Vehicle Fueling Position

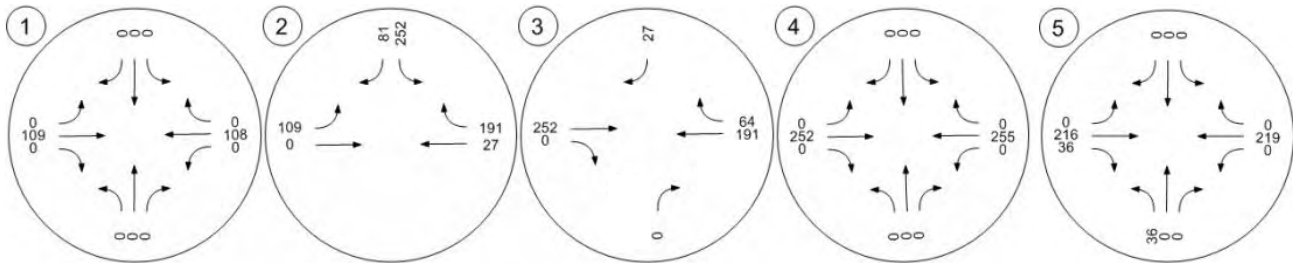
Trip Distribution

Trip distribution percentages for the Costco Wholesale warehouse development are based upon expected travel patterns in the surrounding roadway network. 30% of all project trips are expected to depart the development and travel westbound and arrive to the development by traveling eastbound via 53rd Street. Similarly, 60% of all project trips are expected to depart the development and travel eastbound and arrive to the development by traveling westbound via 53rd Street. The remaining 10% of all projected trips are expected to depart the development and travel eastbound on 53rd Street, then southbound on Elmore Avenue and arrive to the development by traveling northbound on Elmore Avenue and westbound on 53rd Street. Trip distribution percentages and resulting project development trips are presented in Figure 7. Projected 2018 and 2038 weekday PM and Saturday midday peak hour turning movement volumes upon buildout of the Costco Wholesale warehouse development are presented in Figure 8 and Figure 9, respectively.

Figure 7 Trip Distribution plus Weekday PM and Saturday Midday Peak Hour Project Trips



Weekday PM Peak Hour Project Trips:



Saturday Midday Peak Hour Project Trips:

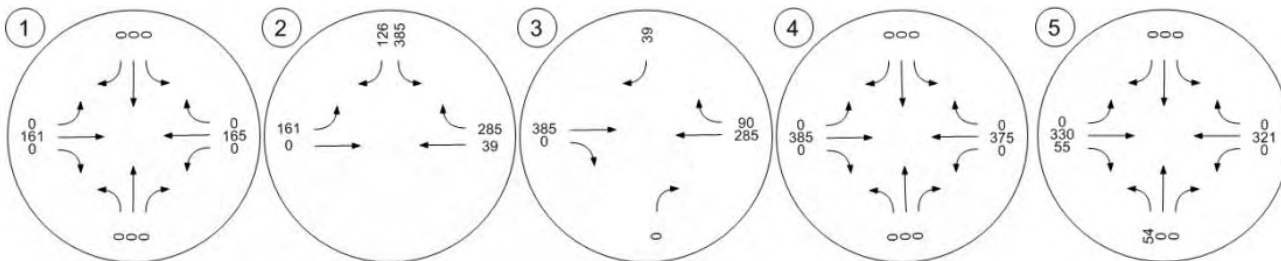
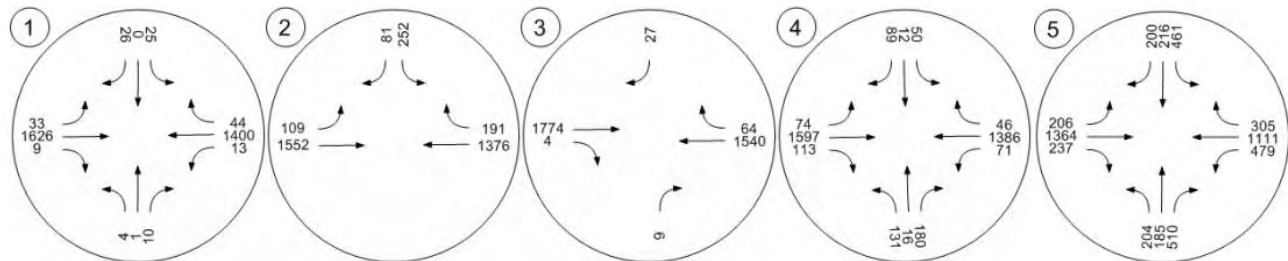


Figure 8 Study Intersections – Projected 2018 Weekday PM and Saturday Midday Peak Hour Buildout Volumes



Projected 2018 Weekday PM Peak Hour Buildout Volumes:



Projected 2018 Saturday Midday Peak Hour Buildout Volumes:

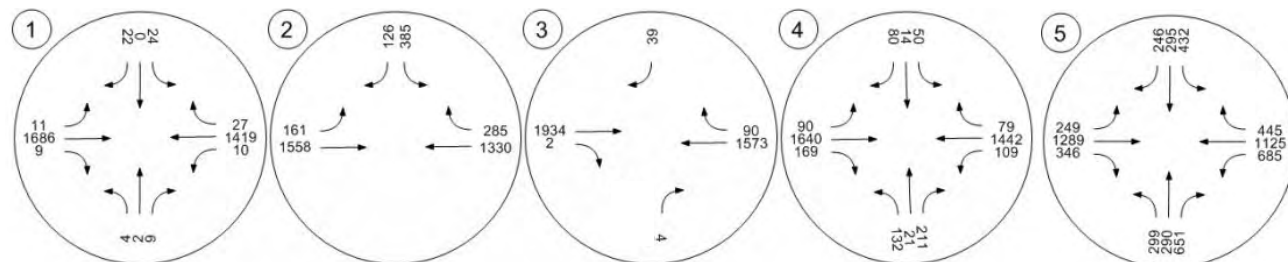
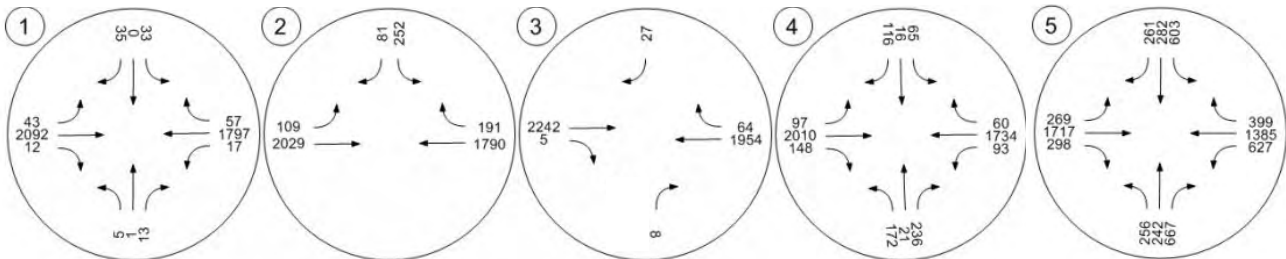


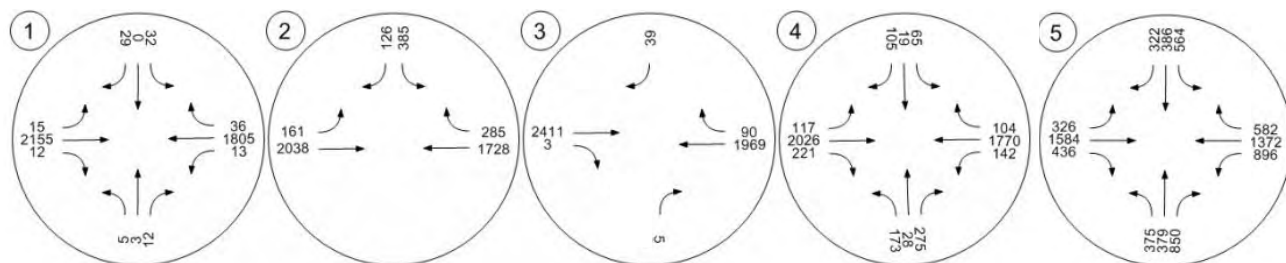
Figure 9 Study Intersections – Projected 2038 Weekday PM and Saturday Midday Peak Hour Buildout Volumes



Projected 2038 Weekday PM Peak Hour Buildout Volumes:



Projected 2038 Saturday Midday Peak Hour Buildout Volumes:



Traffic Modeling

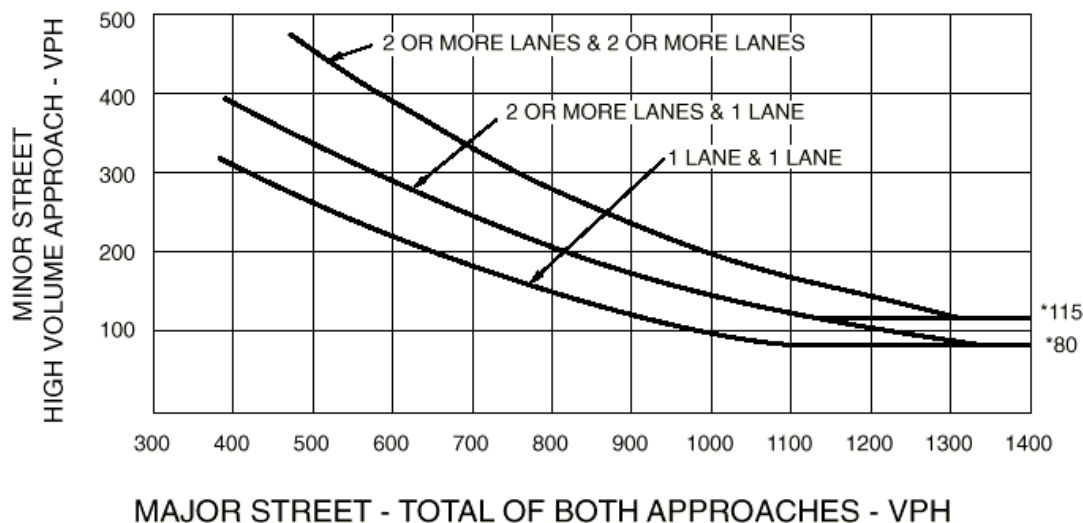
Signal Warrant Analysis

The signal warrant analysis presented herein was conducted for the proposed west access point identified above as intersection #2 or the intersection of 53rd Street and West Access under projected 2018 (buildout) and 2028 (10 years after opening) buildout conditions. Traffic volume counts for the analysis were collected in February 2017. The analysis was performed under the guidelines and procedures as outlined in the 2009 Manual of Uniform Traffic Control Devices (MUTCD). The satisfaction of a traffic control warrant or warrants does not in itself require a modification to the existing traffic control. In general, a modification to an existing traffic control should not be made unless analysis indicates it will improve the overall safety and or operations of the intersection. The ultimate decision resides on engineering judgement.

Warrant 2 – Four-Hour Vehicular Volume

The Four-Hour Vehicular Volume signal warrant condition is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. This warrant is satisfied when the plotted points representing vehicles per hour on the major street (total of both approaches) and corresponding vehicles per hour on the higher volume minor street approach (one direction only) all fall above the curve in Figure 10 for the existing combination of approach lanes for all four selected hours of an average day. For the purposes of this analysis, the four hours with the expected highest trip generation, as identified in the ITE trip generation, 9th Edition, 2012, were selected. On the minor street, the higher volume is not required to be on the same approach during each of the four hours.

Figure 10 Four Hour Vehicular Volume Warrant



*Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor street approach with one lane.
Source: Manual of Uniform Traffic Control Devices, December 2009, page 440.

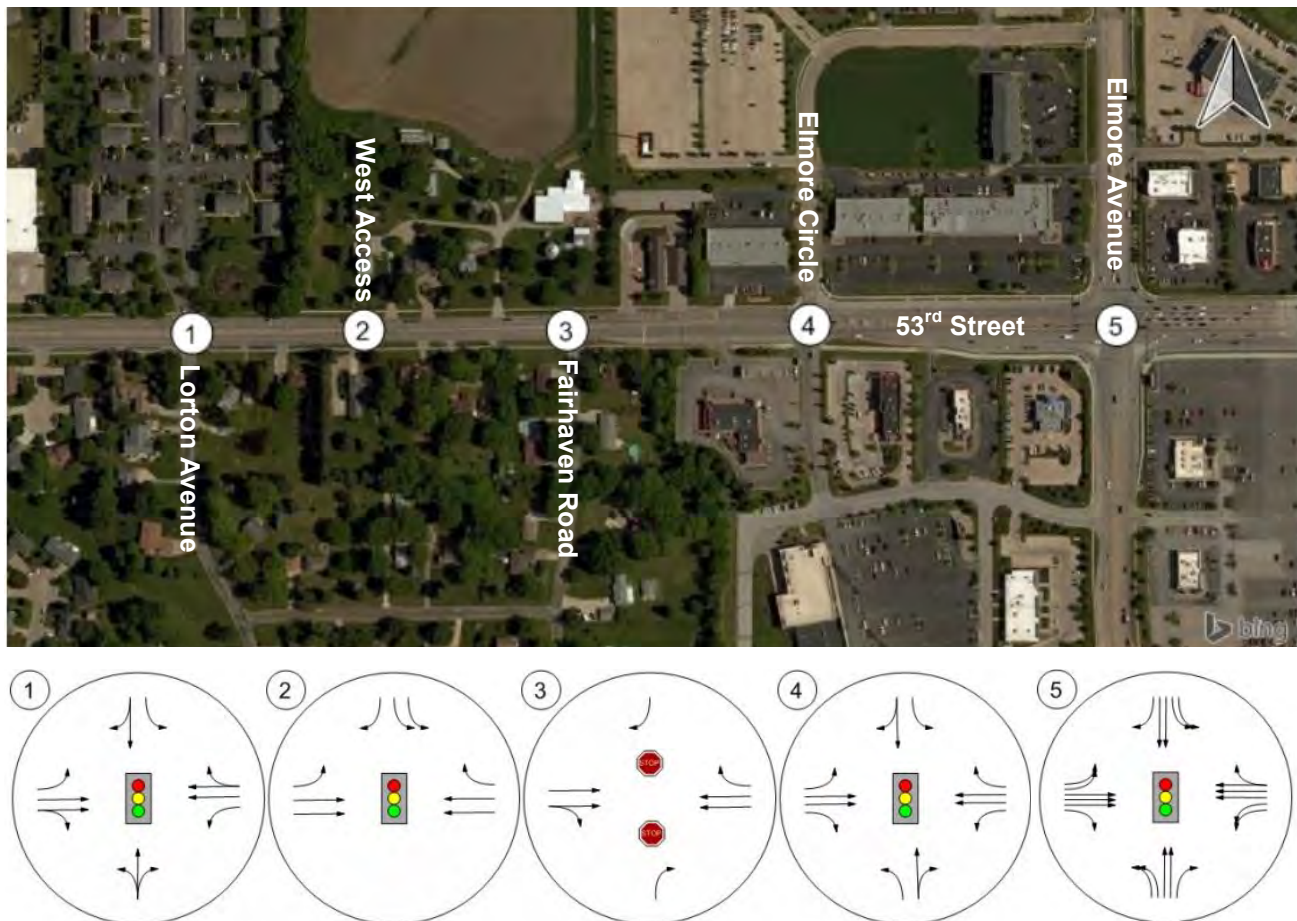
Summary of the signal warrant results is presented in Table 5. Signal warrant analysis worksheets are provided in Appendix 2.

Table 5 Warrant 2 Signal Warrant Analysis Summary

Intersection	2018 Buildout Conditions	2028 Buildout Conditions
	4 Hours Required	4 Hours Required
53 rd Street & West Access	4 Hour Met	4 Hours Met
Warranted?	Yes	Yes

The future proposed intersection of 53rd Street and West Access is projected to meet MUTCD Warrant 2 criteria to justify a traffic control signal upon full buildout 2018 and 2028 conditions.

The study intersection proposed lane configuration and control upon buildout of the Costco Wholesale warehouse development is presented in Figure 11.

Figure 11 Study Intersection – 2018 Proposed Lane Configuration and Control with Buildout

Operational Analysis

Vehicular operational analysis for this study was performed using the methodology of the 2010 Highway Capacity Manual through Synchro 8 traffic analysis software. Operational analysis is generally categorized in terms of Level of Service (LOS). LOS describes the quality of traffic operations and is graded from A to F; with LOS A representing free-flow conditions and LOS F representing congested conditions.

Procedures outlined in Chapter 18 of the HCM 2010 were used to analyze intersection performance at signalized intersections. The primary measure used to quantify LOS at signalized intersections is control delay. Control delay is the delay experienced by vehicles slowing down as they are approaching the intersection, the wait time at the intersection and the time for vehicles to speed up through the intersection and enter into the traffic stream. The average intersection control delay is a volume weighted average of delay experienced by all motorists entering the intersection on all intersection approaches.

Procedures outlined in Chapter 19 of the HCM 2010 were used to analyze intersection performance at unsignalized intersections. While LOS for signalized intersections is primarily based on the volume weighted average delay per vehicle traveling through the intersection (intersection control delay), LOS for unsignalized intersections is based primarily on the approach with the longest delay.

Table 6 presents the range of traffic delays associated for signalized and unsignalized intersections.

Table 6 LOS Criteria for Signalized and Unsignalized Intersections

LOS	Signalized Intersection Average Delay (sec/veh)	Unsignalized Intersection Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 to 20	> 10 to 15
C	> 20 to 35	> 15 to 25
D	> 35 to 55	> 25 to 35
E	> 55 to 80	> 35 to 50
F	> 80	> 50

Source: HCM 2010, Exhibit 18-4 LOS Criteria for Signalized Intersections and HCM 2010, Exhibit 19-1 LOS Criteria for Unsignalized Intersections.
sec/veh = seconds per vehicle

LOS D or better is generally identified as acceptable in urban conditions. For signalized intersections LOS lower than D may be acceptable for a single movement or approach, as long as the intersection as whole operates at LOS D or better. In heavily congested areas, LOS E for the overall intersection and LOS F for a single movement or approach may be determined to be acceptable.

The analysis presented herein indicates the study intersection of 53rd Street and Elmore Avenue is projected to operate at LOS E during the weekday PM and Saturday midday peak hours under 2038 no build and buildout conditions. All other study intersections are projected to operate at an acceptable LOS through 2038 under no build and buildout weekday PM and Saturday midday peak hour conditions. This analysis assumes lane configuration and control as presented in Figure 3 for the no build condition and Figure 11 for the buildout condition.

Table 7 presents existing and projected signalized operations at the study intersections during weekday PM peak hour conditions. Table 8 presents existing and projected signalized operations at the study intersections during Saturday midday peak hour conditions. Table 9 presents existing and projected operations at the unsignalized intersection of 53rd Street and Fairhaven Road during both weekday PM and Saturday midday peak hour conditions.

Table 7 Existing and Projected Signalized Operations at Study Intersections – Weekday PM Peak Hour

Intersection	Scenario	2017 Existing Conditions				2018 No Build				2018 Buildout				2038 No Build				2038 Buildout			
	Approach	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
53 rd Street & Lorton Avenue #1	Delay (sec) ¹	13.7	1.2	48.2	51.2	14.8	2.6	45.7	48.6	19.1	11.6	40.6	43.0	18.9	2.3	55.0	58.7	19.4	1.5	59.9	64.0
	HCM LOS ¹	B	A	D	D	B	A	D	D	B	B	D	D	B	A	D	E	B	A	E	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L
		168	85	41	66	79	114	37	53	101	77	44	58	159	140	51	76	348	90	45	66
	Int. Delay ¹	8.8				10.0				16.1				12.2				12.2			
	HCM LOS ¹	A				B				B				B				B			
53 rd Street & West Access #2	Delay (sec)	-	-	-	-	-	-	-	-	1.4	1.6	-	32.1	-	-	-	-	1.3	1.7	-	57.1
	HCM LOS ¹	-	-	-	-	-	-	-	-	A	A	-	C	-	-	-	-	A	A	-	E
	95 th %tile Queue ² (Longest Movement) in Feet	-	-	-	-	-	-	-	-	T	T	-	L	-	-	-	-	T	T	-	L
		-	-	-	-	-	-	-	-	153	163	-	166	-	-	-	-	183	219	-	215
	Int. Delay ¹	-				-				4.3				-				5.7			
	HCM LOS ¹	-				-				A				-				A			
53 rd Street & Elmore Circle #4	Delay (sec) ¹	1.6	1.1	43.8	38.7	1.8	1.2	42.2	37.0	14.9	12.5	42.9	36.0	4.5	15.5	61.1	50.6	7.3	27.6	83.8	68.7
	HCM LOS ¹	A	A	D	D	A	A	D	D	B	B	D	D	A	B	E	D	A	C	F	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	T	TR	TR	T	T	TR	L	T	T	TR	TR	T	T	TR	TR	T	T	TR	TR
		236	255	149	66	204	259	173	72	208	153	151	70	354	334	294	103	429	293	335	139
	Int. Delay ¹	7.4				7.2				17.2				16.5				24.8			
	HCM LOS ¹	A				A				B				B				C			
53 rd Street & Elmore Avenue #5	Delay (sec) ¹	24.0	26.1	32.0	42.6	21.8	27.3	37.0	41.5	38.5	40.6	41.8	41.8	61.2	38.2	89.9	64.4	60.6	43.0	126.2	81.3
	HCM LOS ¹	C	C	C	D	C	C	D	D	D	D	D	D	E	D	F	E	E	D	F	F
	95 th %tile Queue ² (Longest Movement) in Feet	T	L	R	L	T	L	R	L	T	L	T	L	T	T	T	T	T	T	L	T
		197	236	233	270	183	256	252	264	256	317	370	242	373	336	(137)	838	564	431	(155)	675
	Int. Delay ¹	29.4				29.8				40.3				59.0				68.8			
	HCM LOS ¹	C				C				D				E				E			

¹ Delay and LOS analysis based on HCM 2010 Signalized Intersection Summary reports# = 95th percentile volume exceed capacity, queue may be longer, (123) = Queues are taken from the lanes volumes timings report; all other queues are taken from SimTraffic reports.

Table 8 Existing and Projected Signalized Operations at Study Intersections – Saturday Midday Peak Hour

Intersection	Scenario	2017 Existing Conditions				2018 No Build				2018 Buildout				2038 No Build				2038 Buildout			
	Approach	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
53 rd Street & Lorton Avenue #1	Delay (sec) ¹	17.6	1.2	38.1	39.7	18.1	1.2	38.1	39.7	18.1	1.0	43.2	45.0	21.2	1.9	50.5	53.0	23.3	1.3	55.5	58.3
	HCM LOS ¹	B	A	D	D	B	A	D	D	B	A	D	D	C	A	D	D	C	A	E	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L	TR	TR	LTR	L	T	TR	LTR	L
		82	80	38	49	93	83	40	54	91	84	41	50	129	135	51	68	(692)	89	52	69
	Int. Delay ¹	10.7				11.0				10.9				13.2				14.0			
	HCM LOS ¹	B				B				B				B				B			
53 rd Street & West Access #2	Delay (sec)	-	-	-	-	-	-	-	-	1.5	1.5	-	38.4	-	-	-	-	1.8	2.2	-	53.8
	HCM LOS ¹	-	-	-	-	-	-	-	-	A	A	-	D	-	-	-	-	A	A	-	D
	95 th %tile Queue ² (Longest Movement) in Feet	-	-	-	-	-	-	-	-	T	T	-	L	-	-	-	-	T	T	-	L
		-	-	-	-	-	-	-	-	152	177	-	222	-	-	-	-	400	208	-	249
	Int. Delay ¹	-				-				6.4				-				7.6			
	HCM LOS ¹	-				-				A				-				A			
53 rd Street & Elmore Circle #4	Delay (sec) ¹	1.8	21.3	36.0	31.1	1.7	20.9	39.0	32.7	13.2	18.3	50.1	40.2	3.3	29.6	56.8	47.8	23.0	27.3	72.8	64.2
	HCM LOS ¹	A	C	D	C	A	C	D	C	B	B	D	D	A	C	E	D	C	C	E	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	T	TR	L	T	T	TR	TR	T	T	TR	L	T	T	TR	TR	T	T	TR	TR
		186	160	149	62	199	150	154	64	218	165	223	72	319	244	330	100	570	311	426	138
	Int. Delay ¹	14.3				14.6				19.5				21.3				31.0			
	HCM LOS ¹	B				B				B				C				C			
53 rd Street & Elmore Avenue #5	Delay (sec) ¹	39.1	29.1	29.6	35.0	39.7	30.4	31.9	35.8	43.8	39.4	52.1	38.3	53.3	42.8	98.1	69.1	67.4	45.3	118.8	82.4
	HCM LOS ¹	D	C	C	D	D	C	C	D	D	D	D	D	D	D	F	E	E	D	F	F
	95 th %tile Queue ² (Longest Movement) in Feet	T	L	T	L	T	L	T	L	T	L	T	L	T	T	T	T	T	T	T	T
		201	305	333	247	216	322	464	279	298	474	670	218	419	592	(182)	784	656	513	#(210)	(202)
	Int. Delay ¹	32.9				34.2				43.0				61.9				72.1			
	HCM LOS ¹	C				C				D				E				E			

¹ Delay and LOS analysis based on HCM 2010 Signalized Intersection Summary reports# = 95th percentile volume exceed capacity, queue may be longer, (123) = Queues are taken from the lanes volumes timings report; all other queues are taken from SimTraffic reports.

Table 9 Existing and Projected Operations at 53rd Street and Fairhaven Road.

Intersection		Scenario	Weekday PM Peak Hour			Saturday Midday Peak Hour		
			Worst Approach Delay (sec) ¹	HCM LOS ¹		Worst Approach Delay (sec) ¹	HCM LOS ¹	
3	53 rd Street & Fairhaven Road	2017 Existing Conditions	NB	16.2	C	NB	16.0	C
		2018 No Build	NB	16.4	C	NB	16.3	C
		2018 Buildout	NB	19.2	C	NB	20.4	C
		2038 No Build	NB	22.1	C	NB	21.7	C
		2038 Buildout	NB	26.2	D	NB	28.0	D

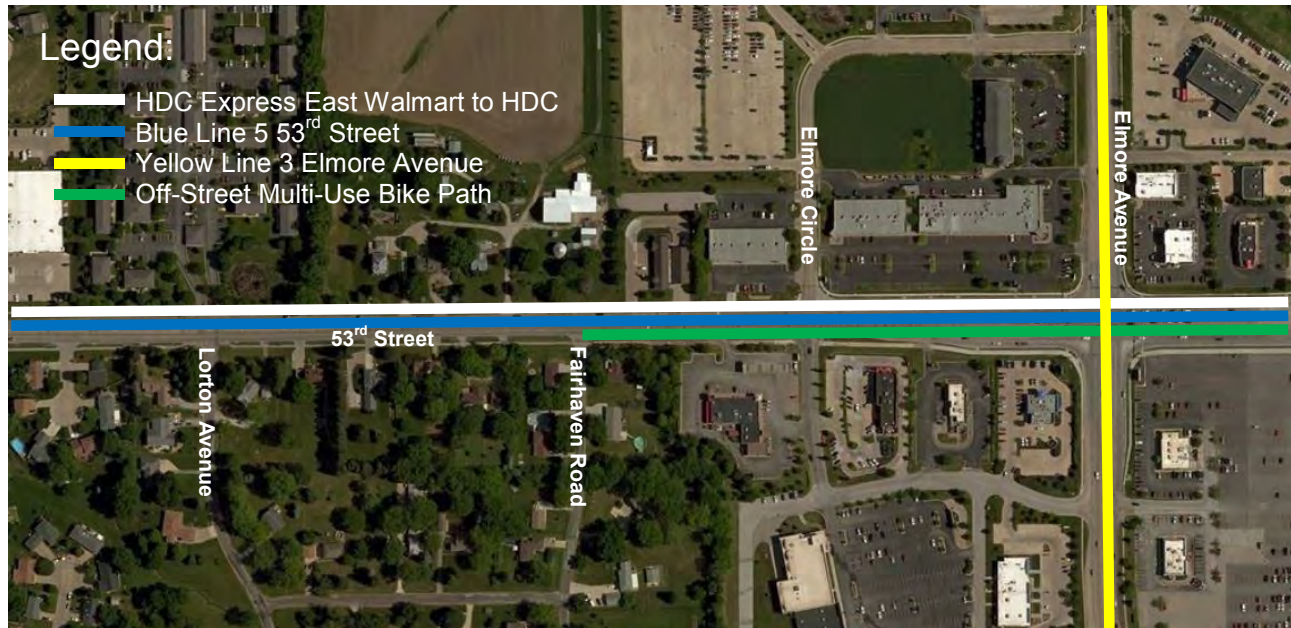
¹ Delay and LOS analysis based on HCM 2010 Two-way Stop Control Reports

Multimodal Review

The HDC Express, Blue Line 5, and Yellow Line 3 transit routes pass through the study area. An off-street multi-use bike path extends from just east of Fairhaven Road to Utica Ridge Road along the south side of 53rd Street.

Figure 12 presents transit routes and bicycle/pedestrian facilities near the proposed development.

Figure 12 **Transit and Bicycle/Pedestrian Facilities**



Conclusion and Recommendations

The Costco Wholesale warehouse development will consist of a 156,170 square foot footprint warehouse, as well as a gas station with 16 vehicle fueling positions. The proposed development will be located directly north of 53rd Street, east of the Jersey Meadows Apartments, and west of the AT&T Call Center that abuts Elmore Circle. The Costco Wholesale warehouse development is expected to be completely built by the end of 2018. The development is proposing two access points. One access point will be located between Lorton Avenue and Fairhaven Road. This access point will be a full access point, meaning there will not be any restricted turning movements. The second access point will become the southbound approach to the intersection of 53rd Street and Fairhaven Road, which will restrict southbound left-turn, eastbound and westbound left-turn, and northbound through and left-turn movements. Costco anticipates having to install a traffic control signal at the full access point between Lorton Avenue and Fairhaven Road (West Access). Sight visibility zones corresponding to intersection sight distance calculations as defined through AASHTO should be identified and maintained at these access points. These zones should not contain structures or plantings that would preclude unobstructed views of oncoming traffic. Current designs for the development do not indicate obstructions within the sight visibility zones.

The Safety Analysis, Visualization, and Exploration Resource (SAVER) website administered by the Iowa DOT was used to collect available crash data near the project site for the five-year period between January 1, 2012 and December 31, 2016. The intersections of 53rd Street and Elmore Circle and 53rd Street and Elmore Avenue had a crash rate that was slightly higher than the statewide average for intersections with a similar daily volume of entering vehicles. The crash rates at the intersections of 53rd Street and Lorton Avenue and 53rd Street and Fairhaven Road were lower than the statewide average for intersections with a similar daily volume of entering vehicles.

The future proposed intersection of 53rd Street and West Access is projected to meet MUTCD Warrant 2 criteria to justify a traffic control signal upon full buildout 2018 and 2028 conditions.

The analysis presented herein indicates the study intersection of 53rd Street and Elmore Avenue is projected to operate at LOS E during the weekday PM and Saturday midday peak hours under 2038 no build and buildout conditions. All other study intersections are projected to operate at an acceptable LOS through 2038 under no build and buildout weekday PM and Saturday midday peak hour conditions. Considering the Costco Wholesale warehouse development is not projected to degrade the LOS at the study intersections more than would otherwise occur without the development; no other changes/improvements to the study intersections lane configuration and control from what is depicted in Figure 11 are considered necessary.

REZ17-04 Protest Area Calculation

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
N0712-02A	13918.16	1.6%		0.0%	5221 FAIRHAVEN RD	DORIS R MEIER	5221 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-27	5107.82	0.6%		0.0%	2701 E 53RD ST	BRIAN YONTZ	1230 E JUNIPER ST	CANTON IL 61520
N0712-33B	16260.22	1.9%		0.0%	5222 FAIRHAVEN RD	JOHNNY S MARTIN	5222 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-34	14657.09	1.7%		0.0%	2757 E 53RD ST	CHARLOTTE A POWERS	2757 E 53RD ST	DAVENPORT IA 52807
N0712-35	14654.87	1.7%		0.0%	2745 E 53RD ST	GARY L WHITE	2745 E 53RD ST	DAVENPORT IA 52807
N0712-36	14652.65	1.7%		0.0%	2733 E 53RD ST	JUNE M SCHINDLER REVOC TRUST	2733 E 53RD ST	DAVENPORT IA 52807
N0712-37	14079.39	1.6%		0.0%	2719 E 53RD ST	KURT J SCHINDLER	2719 E 53RD ST	DAVENPORT IA 52807
N0833-01D	5495.76	0.6%		0.0%	2843 E 53RD ST	BETHANY ENTERPRISES INC	101 WOODLAND RD	MILAN IL 61264
Y0707-01B	178104.33	20.8%		0.0%		SCHAEFER LIVING TRUST	2782 E 63RD ST	DAVENPORT IA 52807
Y0707-03	110.24	0.0%		0.0%	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPORT IA 52807
Y0707-04	5453.62	0.6%	Yes	0.6%	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPORT IA 52807
Y0707-05	10234.6	1.2%		0.0%	2805 E 58TH ST	CHAD R JOHNSON	2805 E 58TH ST	DAVENPORT IA 52807
Y0723-11E	41652.56	4.9%		0.0%	2802 E 53RD ST	FIRE STATION #8	2802 E 53RD ST	DAVENPORT IA 52807
Y0723-OLA	9408.79	1.1%	Yes	1.1%		TORIA SQUARE INC	4928 WOODY CREEK CR	BETTENDORF IA 52722
Y0817-02E	164295.39	19.2%		0.0%	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1 ATT WAY	BEDMINSTER NJ 07921
Y0723-01	244483.46	28.6%		0.0%	2700 E 53RD ST	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391

PARCELS	752,569.1	88.0%
ROW	102,690.8	12.0%

Alderman: Justin

TOTAL				
NOTICE AREA	855,259.8	100%	1.7% PROTEST RATE	

Protests: 2

Properties: 16

FID	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CS	Area
0	N0712-02A	5221 FAIRHAVEN RD	DORIS R MEIER	5221 FAIRHAVEN RD	DAVENPO	13918.16
1	N0712-27	2701 E 53RD ST	BRIAN 36TH INT YONTZ	1230 E JUNIPER ST	CANTON I	5107.92
2	N0712-33B	5222 FAIRHAVEN RD	JOHNNY S MARTIN	5222 FAIRHAVEN RD	DAVENPO	16260.22
3	N0712-34	2757 E 53RD ST	POWERS CHARLOTTE A	2757 E 53RD ST	DAVENPO	14657.09
4	N0712-35	2745 E 53RD ST	GARY L WHITE	2745 E 53RD ST	DAVENPO	14654.87
5	N0712-36	2733 E 53RD ST	JUNE M SCHINDLER REVOC TRUST	2733 E 53RD ST	DAVENPO	14652.65
6	N0712-37	2719 E 53RD ST	KURT J SCHINDLER	2719 E 53RD ST	DAVENPO	14079.39
7	N0833-01D	2843 E 53RD ST	BETHANY ENTERPRISES INC	101 WOODLAND RD	MILAN IL	5495.76
8	Y0707-01B		ISCHAEFER LIVING TRUST	C/O VERNON & THELMA SC	DAVENPO	178104.3
9	Y0707-03	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPO	110.24
10	Y0707-04	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPO	5453.62
11	Y0707-05	2805 E 58TH ST	CHAD R JOHNSON	2805 E 58TH ST	DAVENPO	10234.6
12	Y0723-01E		IV & T SCHAEFER FAMILY PRTRNSHP		DAVENPO	15.74
13	Y0723-03D		LIVING TRUST ISCHAEFER	C/O VERNON & THELMA SC	DAVENPO	759.69
14	Y0723-11E	2802 E 53RD ST	CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPO	41652.56
15	Y0723-OLA		TORIA SQUARE INC	4928 WOODY CREEK CR BETTENDI		9408.79
16	Y0817-02E	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1% INLAND REAL ESTATE E/ OAK BROK		164295.4
17						244483.5
18	Y0723-02D		ISCHAEFER LIVING TRUST	C/O VERNON & THELMA SC	DAVENPO	39
19	Y0723-02D		LIVING TRUST ISCHAEFER	C/O VERNON & THELMA SC	DAVENPO	39

Traffic Generation Alternatives

Costco Site

Land Use	Daily Trips		PM Weekday			Saturday		
	Weekday	Saturday	Peak Hour Trips			Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Costco Site (17.9 acres)	7340	9530	365	360	725	535	550	1085
Single Family Homes (54)	517	545	27	16	43	27	24	51
Apartment Complex (358 Units)	2359	2563	142	80	222	112	96	208
General Office Building (150,000 sq ft)	1651	356	38	186	224	33	28	61

Prepared by Gary Statz, Davenport City Traffic Engineer

Friday, June 30, 2017

Dear Legal Ad Department

Please publish the following Committee of the Whole legal ad on Monday, July 10, 2017.

The PO number for this notice is 1721342

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number 563-888-2286. *Thank you!*

NOTICE
PUBLIC HEARING
WEDNESDAY, July 19, 5:30 pm
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

Case No. REZ17-04: Proposed rezoning of approximately 17.88 acres, located north of the intersection of Fairhaven Rd. and E 53rd Street, from A-1 Agriculture District R-1 and R-2 Low Density Residential District to PDD, Planned Development District (Costco Wholesale Corporation, petitioner)

The Legal Description is as follows:

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows: Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the Northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

Public hearings are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, July 19, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing. PO No. 1721342

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 5th

Action / Date

8/16/2017

Subject:

First Consideration: Ordinance for Case No. ROW17-04 being the request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets:

- a. Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
- b. West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
- c. Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street;

and three alleys:

- a. the east west alley north of Locust Street between Ripley and Harrison Streets,
- b. the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
- c. the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive. [5th Ward].

**COMMITTEE OF THE WHOLE RECOMMENDS SUSPENSION OF THE RULES AND
PASSAGE ON FIRST CONSIDERATION**

1. Motion to suspend the rules.
2. Motion for passage of second and third considerations.

Recommendation:

Findings:

- St Ambrose owns almost all of the surrounding property.
- Eventual integration of the street system into the campus was presumed as has happened in the past

The City Plan and Zoning Commission accepted the findings and forwards Case No. ROW17-04 to the City Council for approval subject to the following conditions:

1. That an easement be placed on the rights-of-way to maintain, operate, remove, repair, replace, construct, reconstruct, or relocate utility services.
2. That an easement for access be provided to the satisfaction of 2020 Harrison Street (Birthright of Davenport) or its successor.

The Commission vote was 8-yes, 1-no and 0-abstention.

Relationship to Goals:

Grow Tax Base

Background:

St. Ambrose University is seeking to vacate streets and alley to allow for control and maintenance of infrastructure within its campus. At the public hearing the petitioner indicated that at least of the near future no changes would be made except for safety concerns, such as with the east-west

alley just north of Locust Street. That access would be provided to the private entity and easements maintained.

Please refer to the Commission letter and background materials for further information.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	ROW 17-04 Ordinance only
▣ Backup Material	ROW 17-04 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	8/16/2017 - 9:43 AM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-04 being the request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets:

- a. Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
- b. West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
- c. Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street;

and three alleys:

- a. the east west alley north of Locust Street between Ripley and Harrison Streets,
- b. the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
- b. the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive. [5th Ward].

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated. The property has the following legal description:

Part of the Southeast Quarter of Section 20 Township 78 North Range 3 East of the 5th P.M. being part of Rogalski Drive, Pleasant Street, Ripley Street and alleys located in Block 1 and 2 in Noels 2nd Addition to the City of Davenport being more particularly described as follows:

Beginning at the southwest corner of Lot 2 in Block 3 in Noels 2nd Addition to the City of Davenport; thence East along the north right-of-way line of Rogalski Drive, a distance of 257.8 feet, more or less, to the west right-of-way line of Harrison Street; thence South along said west right-of-way line, a distance of 60.0 feet, more or less, to the south right-of-way line of Rogalski Drive; thence west along said south right-of-way line, a distance of 131.2 feet, more or less, to the east right-of-way line of a fifteen (15) foot alley running north-south through Block 2 in Noels 2nd Addition; thence South along said east right-of-way line, a distance of 373.9 feet, more or less, to the north right-of-way line of Pleasant Street; thence East along said north right-of-way line, a distance of 133.9 feet, more or less, to the west right-of-way line of Harrison Street; thence South along said west right-of-way line, a distance of 60.0 feet, more or less, to the south right-of-way line of Pleasant Street; thence West along said south right-of-way line, a distance of 8.0 feet, more or less, to the east line of a parcel conveyed by the City of Davenport to St. Ambrose University by Warranty Deed recorded as Document #33881-96 in the Scott County Recorder's Office; thence North along said east line, a distance of 8.5 feet, more or less, to the north line of said parcel so conveyed; thence West along said north line, a distance of 126.3 feet, more or less, to the west line of said parcel so conveyed; thence South along said west line and the east right-of-way line of a fifteen (15) foot alley running north-south through Block 1 in

Noels 2nd Addition, a distance of 212.0 feet, more or less, to the north right-of-way line of a twenty (20) foot alley running east-west through said Block 1; thence East along said north right-of-way line, a distance of 135.8 feet, more or less, to the west right-of-way line of Harrison Street; thence South along said west right-of-way line, a distance of 20.0 feet, more or less, to the south right-of-way line of said twenty (20) foot alley; thence West along said south right-of-way line, a distance of 288.9 feet, more or less, to the east right-of-way line of Ripley Street; thence South along said east right-of-way line, a distance of 143.0 feet, more or less, to the north right-of-way line of Locust Street as conveyed by Eastern Iowa Optometric Associates LLC to the City of Davenport by Warranty Deed recorded as Document #2001-15739 in the Scott County Recorder's Office; thence West, a distance of 60.0 feet, more or less, to the west right-of-way line of Ripley Street; thence North along said west right-of-way line, a distance of 163.0 feet, more or less, to the north right-of-way line of said twenty (20) foot alley projected westerly; thence East along said north right-of-way line and its westerly projection, a distance of 190.0 feet, more or less, to the west right-of-way line of a fifteen (15) foot alley running north-south through said Block 1; thence North along said west right-of-way line, a distance of 204.0 feet, more or less, to the south right-of-way line of Pleasant Street; thence West along said south right-of-way line, a distance of 130.0 feet, more or less, to the east right-of-way line of said Vacated Ripley Street, said vacated Ripley Street recorded as Document #2005-2039 in the Scott County Recorder's Office; thence North along said east right-of-way line of Vacated Ripley Street, a distance of 60.0 feet, more or less, to the north right-of-way line of Pleasant Street; thence East along said north right-of-way line of a fifteen (15) foot alley running north-south through said Block 2; thence North along said west right-of-way line a distance of 373.0 feet more or less, to the south right-of-way line of Rogalski Drive; thence West along said south right-of-way line, a distance of 130.0 feet, more or less to the east right-of-way line of Vacated Ripley Street; thence North along said east right-of-way line, a distance of 60.0 feet, more or less, to the Point of Beginning. The above described parcel contains 1.29 acres, more or less, as shown by the attached Vacation Plat.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



August 01, 2017

Honorable Mayor and City Council
City Hall
Davenport Iowa 52801

Honorable Mayor and City Council:

At its regular meeting of August 01, 2017, the City Plan and Zoning Commission considered Case No. ROW17-04 being the request of St. Ambrose University for the vacation (abandonment) of 1.29 acres, more or less of public rights-of-way as follows:

three streets:

- 1) Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
- 2) West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
- 3) Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street;

and three alleys:

- 1) the east west alley north of Locust Street between Ripley and Harrison Streets,
- 2) the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
- 3) the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive.

Findings:

- St Ambrose owns almost all of the surrounding property.
- Eventual integration of the street system into the campus was presumed as has happened in the past

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. ROW17-04 to the City Council for approval subject to the following conditions:

1. That an easement be placed on the rights-of-way to maintain, operate, remove, repair, replace, construct, reconstruct, or relocate utility services.
2. That an easement for access be provided to the satisfaction of 2020 Harrison Street (Birthright of Davenport) or its successor.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan & Zoning Commission



		TABLED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	REZ17-05 Hirsch 5135 Marquette	FDP17-07 MLI Real Estate Grp 902 W Kimberly	ROW17-04 St Amrose Univ	F17-15 ORA First				
Connell	P	Y	Y	Y	Y				
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	Y	Y				
Lammers	P	Y	Y	N	Y				
Maness	P	Y	Y	Y	Y				
Martinez	EX								
Medd	P	Y	Y	Y	Y				
Quinn	P	Y	Y	Y	Y				
Reinartz	P	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	8-YES 1-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN				



Meeting Date: August 01, 2017

Request: Right-of-way vacation (abandonment) of 1.29 acres, more or less of streets and alleys.

Location: Case No. ROW17-04: Request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets:

- 1) Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
- 2) West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
- 3) Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street;

and three alleys:

- 1) the east west alley north of Locust Street between Ripley and Harrison Streets,
- 2) the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
- 3) the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive.

Case No.: ROW17-04

Applicant: St. Ambrose University

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. ROW17-04 to the City Council for approval subject to the listed conditions.

Introduction:

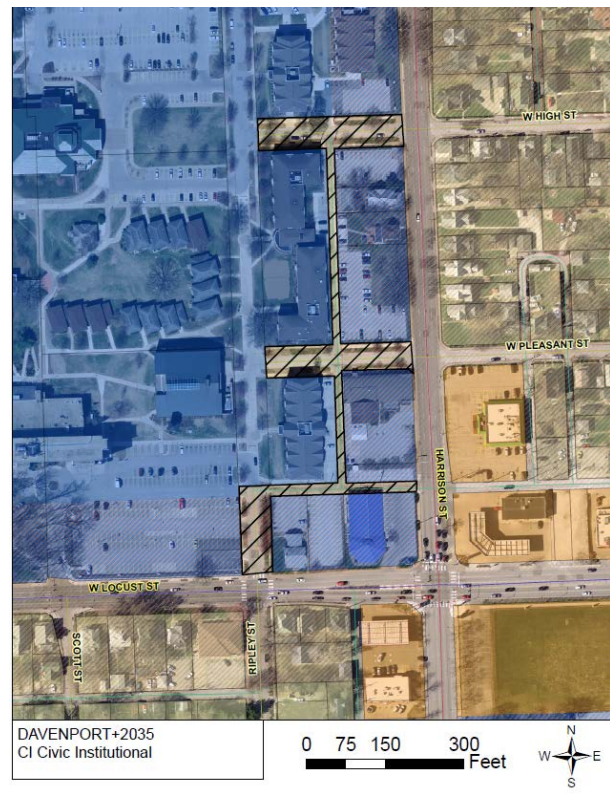
St. Ambrose University is seeking to vacate streets and alley to allow for control and maintenance of infrastructure within its campus. The request is being handled in one request since the rights-of-way are interconnected as shown in the location plat.

LOCATION:



Subject Property





Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Zoning:

The adjacent properties are zoned "PID" Planned Institutional District, "C-2" General Commercial District and "R-4" Moderate Density Dwelling District.

Technical Review:

Streets. All of the streets and alleys proposed for being vacated were within the boundaries of the PID. The northerly portion of Ripley Street up to Lombard Street was previously vacated and incorporated into the campus where it still functions as both vehicle and pedestrian access. Various alleys and portions of the east-west Streets as well as Scott Street were also vacated earlier. The current street and alley configuration provides access to various campus facilities and parking lots as well as one remaining private entity.

Storm Water. At least for the near future no changes will be made to the impervious surfaces. There is storm infrastructure in the extreme southern end of Ripley Street.

Sanitary Sewer. There is sanitary infrastructure within Ripley Street.

Other Utilities. According to aerial photos and information submitted, there are other overhead and underground utility services located within all of the rights-of-way requested for vacation for which easements are requested by various utility companies (please see attachments).

Emergency Services. There should be no change in emergency access. The campus area is within one (1) mile of Fire Station No. 3 located at 3506 Harrison Street. It is also located with just over One-half (1/2) mile from Genesis West hospital.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Notices were sent to the 23 owners of properties within 200 feet of the proposed right-of-way vacation in advance of the July 18, 2017 Plan and Zoning Commission Public Hearing. No comments have been returned.

Discussion:

St. Ambrose University is seeking to vacate streets and alley to allow for control and maintenance of infrastructure within its campus. At the public hearing the petitioner indicated that at least of the near future no changes would be made except for safety concerns, such as with the east-west alley just north of Locust Street. That access would be provided to the private entity and easements maintained.

Staff Recommendation

Findings:

- St Ambrose owns almost all of the surrounding proeprty.
- Eventual integration of the street system into the campus was presumed as has happened in the past

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. ROW17-04 to the City Council for approval subject to the following conditions:

1. That an easement be placed on the rights-of-way to maintain, operate, remove, repair, replace, construct, reconstruct, or relocate utility services.
2. That an easement for access be provided to the satisfaction of 2020 Harrison Street (Birthright of Davenport) or its successor.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division

Rusnak, Ryan

From: Carlson, Dawn M <DMCarlson@midamerican.com>
Sent: Tuesday, July 11, 2017 1:22 PM
To: Miller, Nathaniel E; Wahlheim, Derek R
Cc: Hofer, Derick; Rusnak, Ryan
Subject: RE: St. Ambrose ROW vacations

Good Afternoon;

In the event a vacation ordinance is adopted, it is requested that a reservation be included to maintain, operate, remove, repair, replace, construct, reconstruct or relocate the electric and gas facilities within the entire vacated street/alley right of way. It is also requested that a copy of the ordinance be forwarded to this office.

Thanks
Dawn

From: Miller, Nathaniel E
Sent: Tuesday, July 11, 2017 11:18 AM
To: Wahlheim, Derek R <DRWahlheim@midamerican.com>; Carlson, Dawn M <DMCarlson@midamerican.com>
Cc: Hofer, Derick <DHofer@midamerican.com>
Subject: RE: St. Ambrose ROW vacations

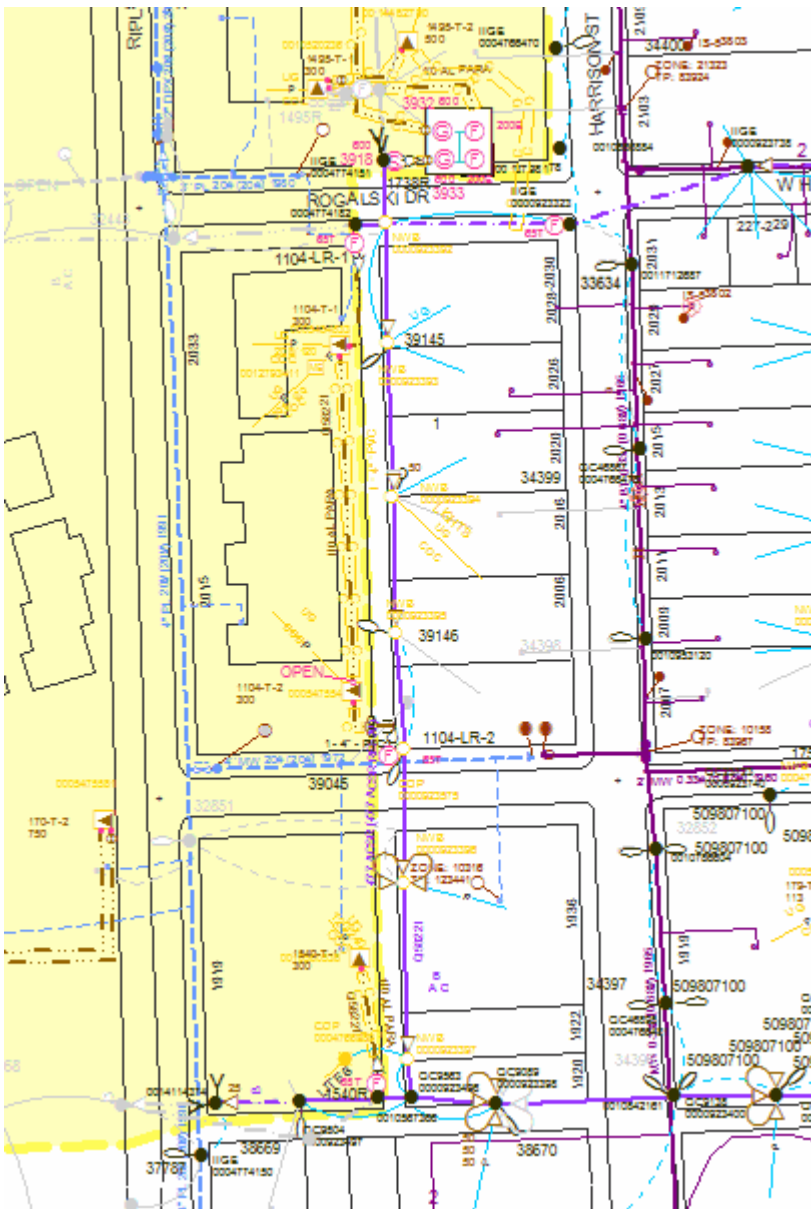
I would agree with Derek statement we need to maintain easements.

Nate

From: Wahlheim, Derek R
Sent: Friday, July 07, 2017 8:57 AM
To: Carlson, Dawn M
Cc: Miller, Nathaniel E; Hofer, Derick
Subject: RE: St. Ambrose ROW vacations

Dawn,

MEC gas and electric both have lots of facilities in these areas they want to vacate. We would need to maintain easements for our existing facilities and make sure that they continue to provide hard surface access. The OH is a mainline circuit for Q58221 that serves the majority of the campus as well as other residential and commercial customers in the area.



I've cc'd Derick Hofer who is the KAM for ST Ambrose.

Derick - It would be interesting to know why the college wants to vacate the easement. Have you heard from them about this? Do you know what their plans are?

Thanks

Derek Wahlheim
 Supervisor – Electric Distribution Engineering
 2811 5th Ave
 Rock Island, IL 61201
 (309) 793-3696 – Office
 (563) 271-1263 – Cell



[<Apply For Service>](#) [<Service Manual>](#)

From: Rusnak, Ryan [<mailto:rrusnak@ci.davenport.ia.us>]

Sent: Thursday, July 06, 2017 5:08 PM

To: Berger, Bruce; Carlson, Dawn M; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Gleason, Nicole; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Hocker, Ron; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Kull, David; Leabhart, Tom; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nathaniel E; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Schnauber, Eric; Sim, Nicholas; Statz, Gary; Tate, Art; Wahlheim, Derek R; Wille, Wayne
Subject: [INTERNET] St. Ambrose ROW vacations

**** STOP. THINK. External Email ****

St. Ambrose is requesting to vacate streets and alleys (see attached maps).

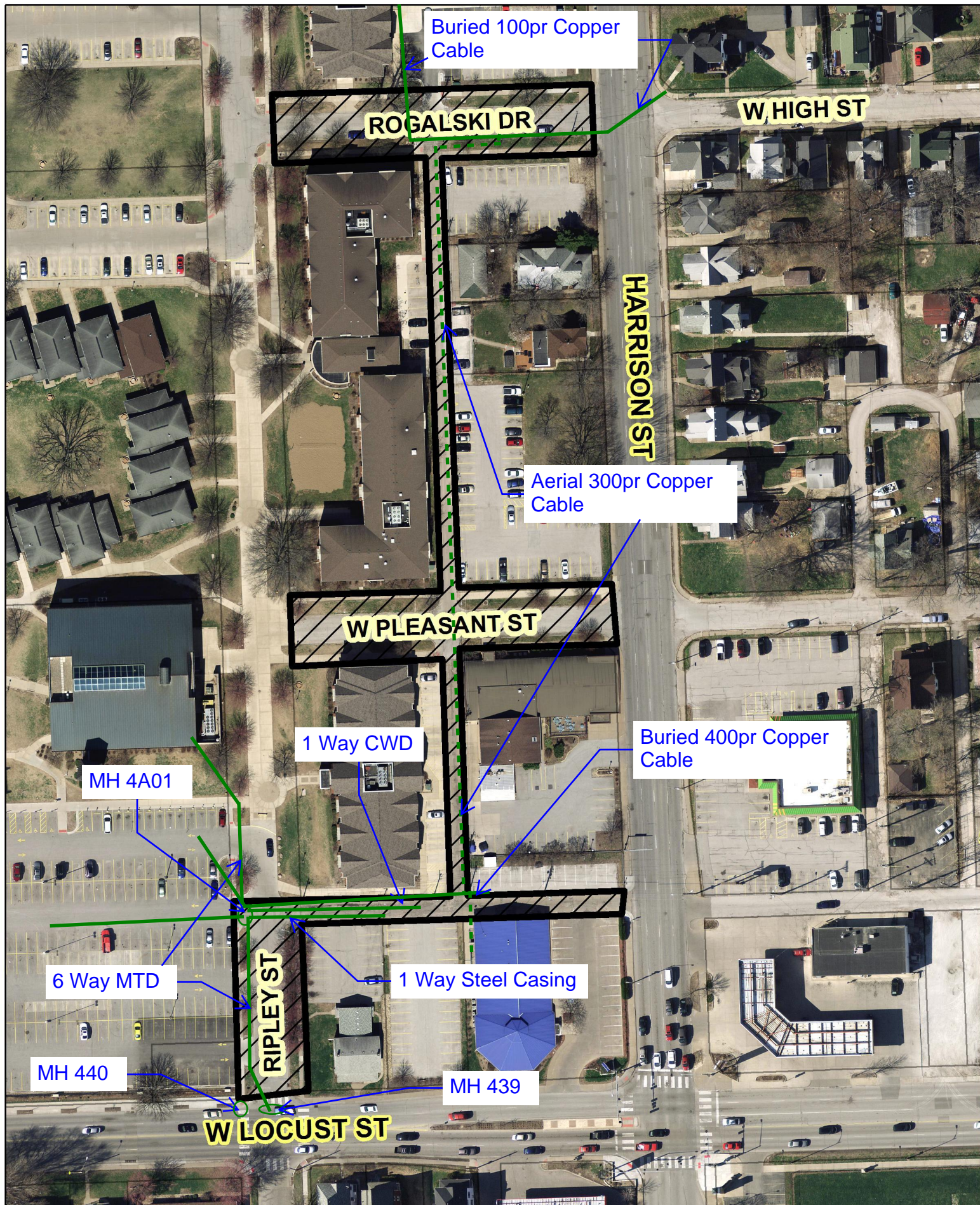
I know there are utilities in some of these. Please be specific about what and where so easements can be retained.

I would appreciate comments by 7/13/2017.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

[Click here for more information about the Zoning Ordinance Rewrite.](#) **Spread the Word!**





Subject Property

N



Rusnak, Ryan

From: David A Kull <David.Kull@amwater.com>
Sent: Thursday, July 06, 2017 5:53 PM
To: Rusnak, Ryan
Cc: Julie S Allender
Subject: RE: St. Ambrose ROW vacations

Ryan,

Iowa American has an 8" water main and hydrant within Ripley Street, that would require a utility easement for the west half of the Ripley ROW.

David Kull, P.E.
Senior Engineer
Iowa American Water
5201 Grand Avenue
Davenport, IA 52807
Internal: 7-531-9225
Office: (563) 468-9225
Cell: (563) 529-0729
david.kull@amwater.com

From: Rusnak, Ryan [<mailto:rrusnak@ci.davenport.ia.us>]
Sent: Thursday, July 06, 2017 5:08 PM
To: Berger, Bruce <beb@ci.davenport.ia.us>; Carlson, Dawn <DMCarlson@midamerican.com>; Cox, David <dac@ci.davenport.ia.us>; Driskill, Amy <adriskill@davenportlibrary.com>; Julie S Allender <Julie.DuBois@amwater.com>; Fisher, William (Billy) <wfisher@ci.davenport.ia.us>; Flynn, Matt <matt.flynn@ci.davenport.ia.us>; Gleason, Nicole <ngleason@ci.davenport.ia.us>; Glessner, Antonio <Antonio.Glessner@CenturyLink.com>; Hayman, Michael <f513@ci.davenport.ia.us>; Heyer, Brian <beh@ci.davenport.ia.us>; Hock, Scott <shock@ci.davenport.ia.us>; Hocker, Ron <rkh@ci.davenport.ia.us>; Jacobsen, Henry <p11214@ci.davenport.ia.us>; Johnson, Christopher T. <cjohnson@ci.davenport.ia.us>; Johnson, Joy <johnsonj@davenportschools.org>; Jones, Todd <tmj@ci.davenport.ia.us>; Kay, Amy <akay@ci.davenport.ia.us>; Koops, Scott E. <sek@ci.davenport.ia.us>; David A Kull <David.Kull@amwater.com>; Leabhart, Tom <ctl@ci.davenport.ia.us>; Longlett, Eric <elonglett@ci.davenport.ia.us>; Maloney, Mike <maloneym@davenportschools.org>; McGee, Mike <mgm@ci.davenport.ia.us>; Miers, Dan <dmiers@ci.davenport.ia.us>; Miller, Nate <NEMiller@midamerican.com>; Morris, Kathy <kmorris@wastecom.com>; Peterson, Zach <zpeterson@ci.davenport.ia.us>; Ralfs, Jacob <jralfs@ci.davenport.ia.us>; Rusnak, Ryan <rrusnak@ci.davenport.ia.us>; Schadt, Brian <bschadt@ci.davenport.ia.us>; Scheible, Kurt <kscheible@ci.davenport.ia.us>; Schnauber, Eric <eschnauber@ci.davenport.ia.us>; Sim, Nicholas <nsim@ci.davenport.ia.us>; Statz, Gary <gjs@ci.davenport.ia.us>; Tate, Art <tateart@davenportschools.org>; Wahlheim, Derek <drwahlheim@midamerican.com>; Wille, Wayne <wtw@ci.davenport.ia.us>
Subject: St. Ambrose ROW vacations

EXTERNAL EMAIL - "Think before you click!"

St. Ambrose is requesting to vacate streets and alleys (see attached maps).

I know there are utilities in some of these. Please be specific about what and where so easements can be retained.

I would appreciate comments by 7/13/2017.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

[Click here for more information about the Zoning Ordinance Rewrite.](#) **Spread the Word!**



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www.amwater.com

Rusnak, Ryan

From: Kay, Amy
Sent: Friday, July 07, 2017 7:49 AM
To: Rusnak, Ryan
Cc: Fisher, William (Billy); Hocker, Ron; Leabhart, Tom; Longlett, Eric; Schadt, Brian
Subject: RE: St. Ambrose ROW vacations

Good morning Ryan,

I don't see any initial red flags from a NR perspective. I'd have to review drainage in this area to see if there is any need for drainage easements, though I believe the storm infrastructure is on the periphery of the vacation requests.

Are they working off of a master plan for this area?

Amy

From: Rusnak, Ryan
Sent: Thursday, July 06, 2017 5:08 PM
To: Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Gleason, Nicole; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Hocker, Ron; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Kull, David; Leabhart, Tom; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nate; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Schnauber, Eric; Sim, Nicholas; Statz, Gary; Tate, Art; Wahlheim, Derek; Wille, Wayne
Subject: St. Ambrose ROW vacations

St. Ambrose is requesting to vacate streets and alleys (see attached maps).

I know there are utilities in some of these. Please be specific about what and where so easements can be retained.

I would appreciate comments by 7/13/2017.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

[Click here for more information about the Zoning Ordinance Rewrite.](#) Spread the Word!



Rusnak, Ryan

From: Leabhart, Tom
Sent: Friday, July 07, 2017 1:48 PM
To: Rusnak, Ryan
Cc: Cox, David
Subject: RE: St. Ambrose ROW vacations

Ryan,

I will send a response to this soon but first I have a question or two. There is sanitary and storm in Ripley for which we will want to maintain an easement.

When we or other utilities need easements maintained, do we just keep the entire ROW or are specific widths requested? Are there any easement plats or descriptions generated?

For example in the previous St Ambrose vacations to the north we would have requested easements, but we have no record of what was actually kept/conveyed. If we wanted to put easements for these into GIS what would they look like?

Thanks.

Tom Leabhart, P.E.
Davenport Public Works
563-327-5155

From: Rusnak, Ryan
Sent: Thursday, July 06, 2017 5:08 PM
To: Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Gleason, Nicole; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Hocker, Ron; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Kull, David; Leabhart, Tom; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nate; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Schnauber, Eric; Sim, Nicholas; Statz, Gary; Tate, Art; Wahlheim, Derek; Wille, Wayne
Subject: St. Ambrose ROW vacations

St. Ambrose is requesting to vacate streets and alleys (see attached maps).

I know there are utilities in some of these. Please be specific about what and where so easements can be retained.

I would appreciate comments by 7/13/2017.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

[Click here for more information about the Zoning Ordinance Rewrite.](#) Spread the Word!

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
8/23/2017

Subject:

Resolution approving the request of Thirsty's on 3rd LLC, for the U of I Annual Broken Spokes
Poker Run Fundraiser to be held on September 9-10 (Setup: 5:00 AM; Event: September 9th 2:00 PM
– 10:00 PM; Teardown: September 10th by 6:00 AM) the closure location to be Pine Street from 3rd to
4th Street. Ward 3

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2017 - 9:37 AM

RESOLUTION NO. 2017-

Resolution offered by Alderman Matson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: Thirsty's on 3rd LLC

Event: University Of Iowa Children's Hospital Broken Spokes Poker Run

Dates: September 8th - 10th

Time: September 8th Setup: 7:00 AM to 12:00 PM; Event: September 9th 2:00 PM – 11:30 PM;

Teardown: September 10th 7:00 AM to 2:00 PM

Closure Location: Pine Street from 3rd to 4th Street; All lanes of 3rd Street excluding the Emergency Lane (parking lane south side of 3rd Street) from Lincoln to East corner of Pine Street

Ward: 1

Approved this 23rd day of August, 2017.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
8/23/2017

Subject:

Motion approving a noise variance request for Thirsty's on 3rd LLC for the U of I Annual Broken Spokes Poker Run Fundraiser on September 9, 2017 from 2:00 PM to 10:00 PM, Over 50 dBa.
Ward 3

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2017 - 9:40 AM

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Sherry Eastman
Wards: 3

Action / Date
8/23/2017

Subject:

Motion approving the request of Thirsty's On Third, LLC (Thirsty's On Third, LLC), 2202 W 3rd St., for an Outdoor Area, September 9-10, 2017 for the "U of I Annual Broken Spokes Poker Run Fundraiser" - License Type: C Liquor. Ward 3

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2017 - 9:30 AM

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 7th

Action / Date

8/16/2017

Subject:

Resolution approving Case No. FDP17-05 being the petition of MLY Real Estate, LLC for a Final Development to construct a free standing restaurant at Village Shopping Center [Ward 7].

Recommendation:

Staff concurs with the recommendation of the Plan and Zoning Commission to approve the Final Development Plan with the following condition:

Site Plan approval, including review of landscaping and photometric plans, shall be completed prior to issuance of any building or site development plans.

Relationship to Goals:

Welcoming investment.

Background:

Approval of the Final Development Plan would allow for redevelopment of this property for a 3337 square foot Freddy's Frozen Custard and Steakburgers restaurant.

See attachments for additional information.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	P&Z Letter
▣ Backup Material	Background Material
▣ Backup Material	Background Material 2

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	8/16/2017 - 9:43 AM

Resolution No. _____

Resolution offered by Alderman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP17-05 being the petition of MLY Real Estate, LLC for a Final Development to construct a free standing restaurant on the following described real estate:

Lot 2 of Village Shopping Center Subdivision No. 3, in the City of Davenport, Scott County, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Development Plan for a MLY Real Estate, LLC is hereby approved and accepted pursuant to condition recommended by the City Plan and Zoning Commission on August 1, 2017 and listed below:

1. Site Plan Approval, including review of landscaping and photometric plans, shall be completed prior to issuance of any building permits.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

August 2, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of August 1, 2017 the City Plan and Zoning Commission considered Case No. FDP17-05: Request of MLY Real Estate, LLC for a Final Development Plan to construct a free standing restaurant on the following real estate:

Lot 2 of Village Shopping Center Subdivision No. 3, in the City of Davenport, Scott County, Iowa

The Plan and Zoning Commission unanimously recommended approval of Case No. FDP17-07 at its August 1, 2017 meeting with the following condition:

Site Plan Approval, including review of landscaping and photometric plans, shall be completed prior to issuance of any building or site development permits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal flourish extending to the right.

Robert Inghram, Chairperson
City Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: August 1, 2017
Request: Proposed Final Development Plan for a new freestanding restaurant and drive through located at 902 W. Kimberly Road (Village Shopping Center)[7th Ward]
Case No.: FDP17-07
Applicant: MLI Real Estate Group, LLC
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends Case No. FDP17-07 be forwarded to the City Council for approval, conditioned upon the following:

Site Plan Approval being completed prior to issuance of any building or site development permits.

Background:

There is a proposal to demolish the existing vacant band building and construct a new "Freddy's Frozen Custard and Steakeburgers" restaurant.

Highlights:

- Zoning: PDD, Planned Development District
- Lot and Building Area: 22,621 sq. ft.; 3337 sq. ft.; respectively
- Parking: 44 spaces shown, 17 on-site and 27 off-site.
- Building architecture: Brick and EFIS
- Signage: To be determined.

Technical Review:

Requests for technical review comments have been distributed and will be made available prior to staff recommendation. No comments have been received that will affect the potential future approval of building or other site development permits.

Public Input:

No public comment is solicited for final development plans.

See attached plans for additional information.



PLAN AND ZONING COMMISSION

Meeting Date: July 18, 2017
Request: Proposed Final Development Plan for a new freestanding restaurant and drive through located at 902 W. Kimberly Road (Village Shopping Center)[7th Ward]
Case No.: FDP17-07
Applicant: MLI Real Estate Group, LLC
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

None; preview item only.

Background:

There is a proposal to demolish the existing vacant band building and construct a new "Freddy's Frozen Custard and Steakeburgers" restaurant.

Highlights:

- Zoning: PDD, Planned Development District
- Lot and Building Area: 22,621 sq. ft.; 3337 sq. ft.; respectively
- Parking: 44 spaces shown, 17 on-site and 27 off-site.
- Building architecture: Brick and EFIS
- Signage: To be determined.

Technical Review:

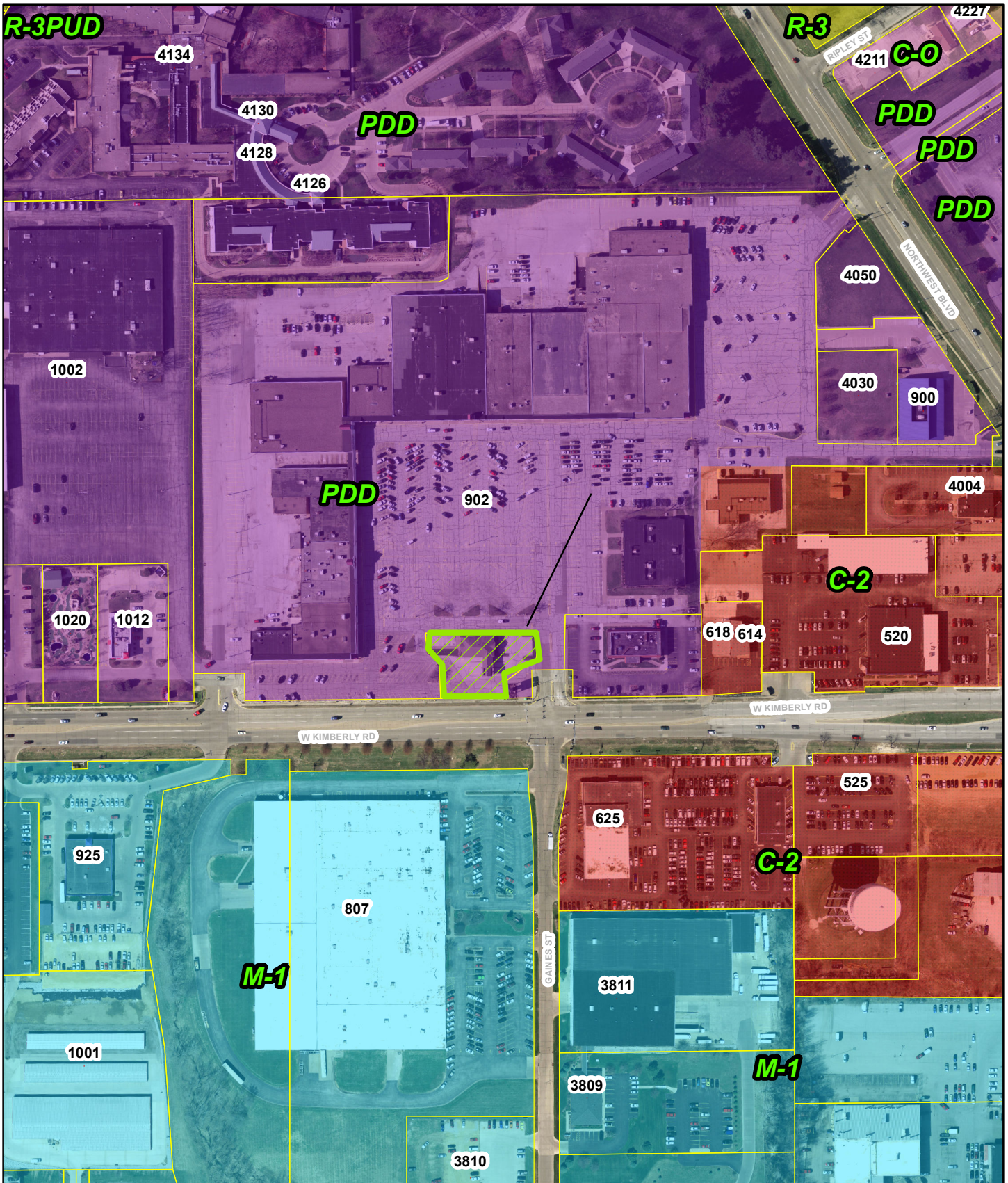
Requests for technical review comments have been distributed and will be made available prior to staff recommendation.

Public Input:

No public comment is solicited for final development plans.

See attached plans for additional information.

FDP17-07
902 W Kimberly Rd



0 55 110 220 330 440 Feet



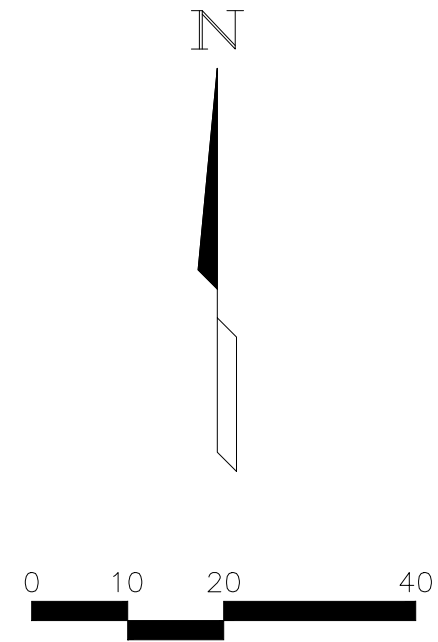
FIRE HYDRANT	
VALVE OR BLOWOFF	
STREET LIGHT	
UTILITY POLE	
GUY WIRE	
TRAFFIC SIGN	
MANHOLE	
EXISTING STORM SEWER INTAKE	
PROPOSED INTAKE	
TELEPHONE TERMINAL	
CABLE TV TERMINAL	
OVERHEAD ELECTRICAL	--- -- (OH) EL
UNDERGROUND ELECTRICAL	___ UG EL
OVERHEAD TELEPHONE	--- OH TEL
UNDERGROUND TELEPHONE	___ UG TEL
GAS LINE	___ GAS
CABLE TV LINE	___ CATV
STORM SEWER w/SIZE	___ ST12
SANITARY SEWER w/SIZE	___ SS8
WATER MAIN w/SIZE	___ (W12)
FENCE	- - - - -
RIGHT-OF-WAY	ROW
BACK OF CURB TO BACK OF CURB	B-B
DECIDUOUS TREE	
CONIFEROUS TREE	
SILT FENCE FOR DITCH CHECK	
UTILITY EASEMENT	UE
DRAINAGE EASEMENT	DE
BENCH MARK w/NUMBER	
CONTROL POINT	
TOP OF SLAB ELEVATION	T/S =

- 1) STORM MANHOLE RIM LOCATED ON NORTH SIDE OF W. KIMBERLY ROAD ON EAST SIDE OF ACCESS TO SITE. ELEV. = 688.50
- 2) SANITARY MANHOLE RIM LOCATED IN W. KIMBERLY ROAD SOUTHEAST OF THIS PROPERTY. ELEV. = 688.62

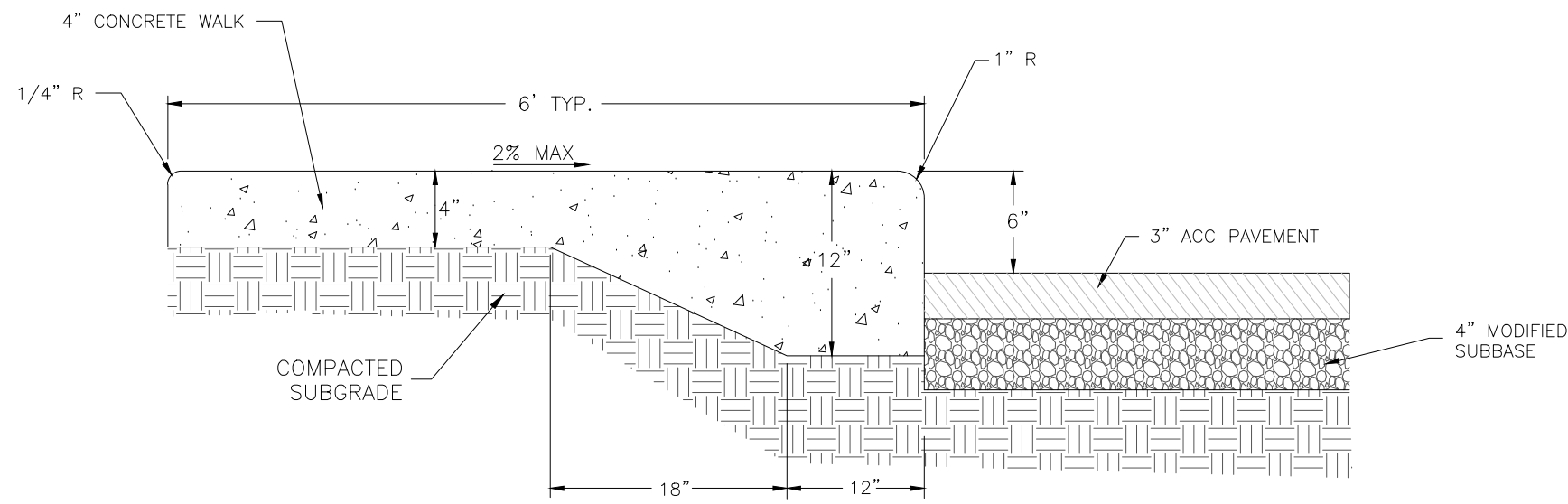
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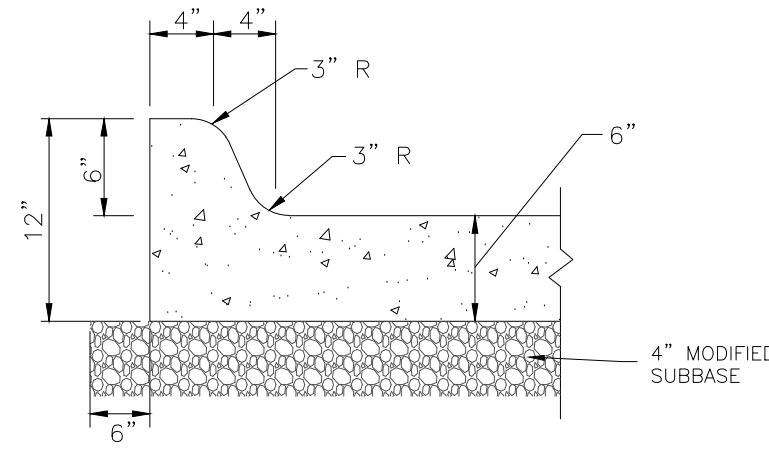
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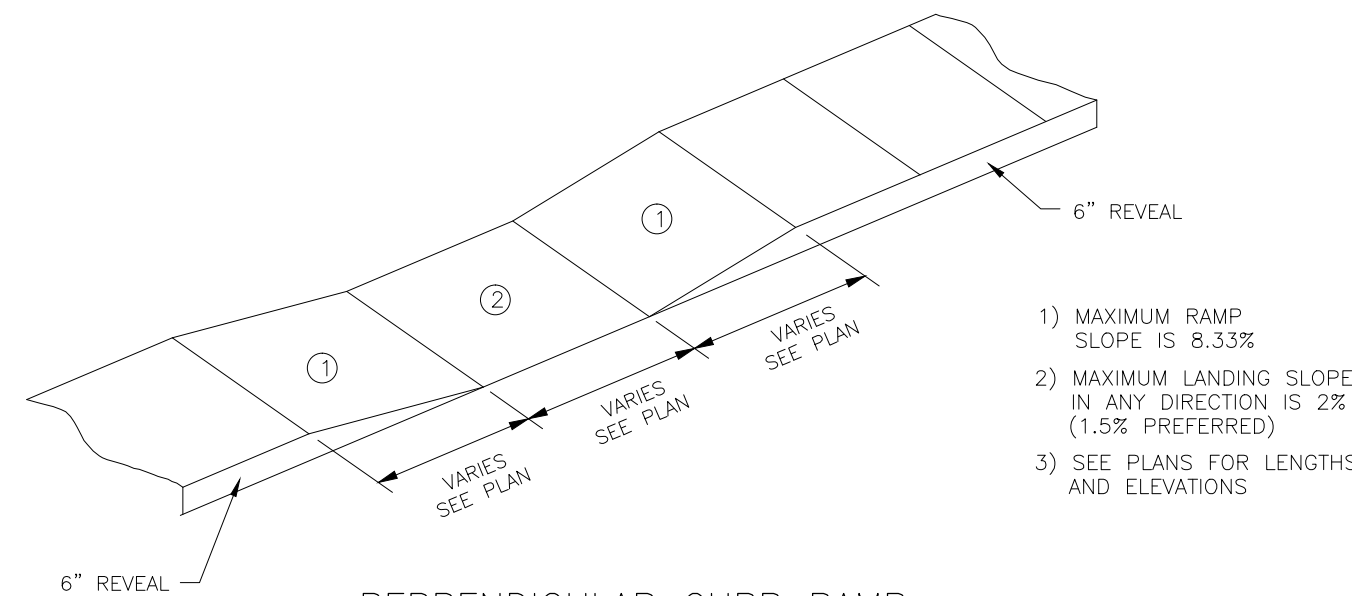
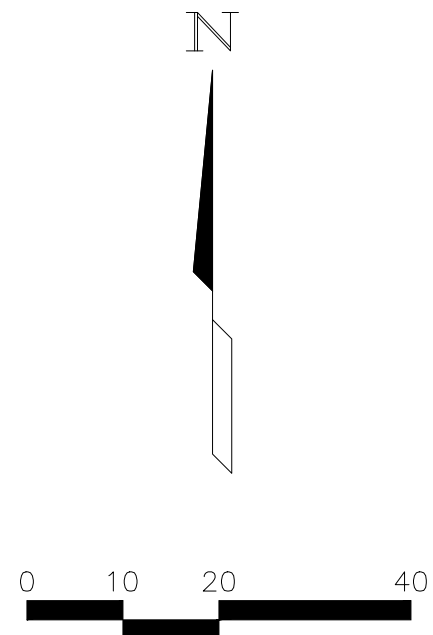
X EXISTING OFF-SITE PARKING STALL TO BE ELIMINATED



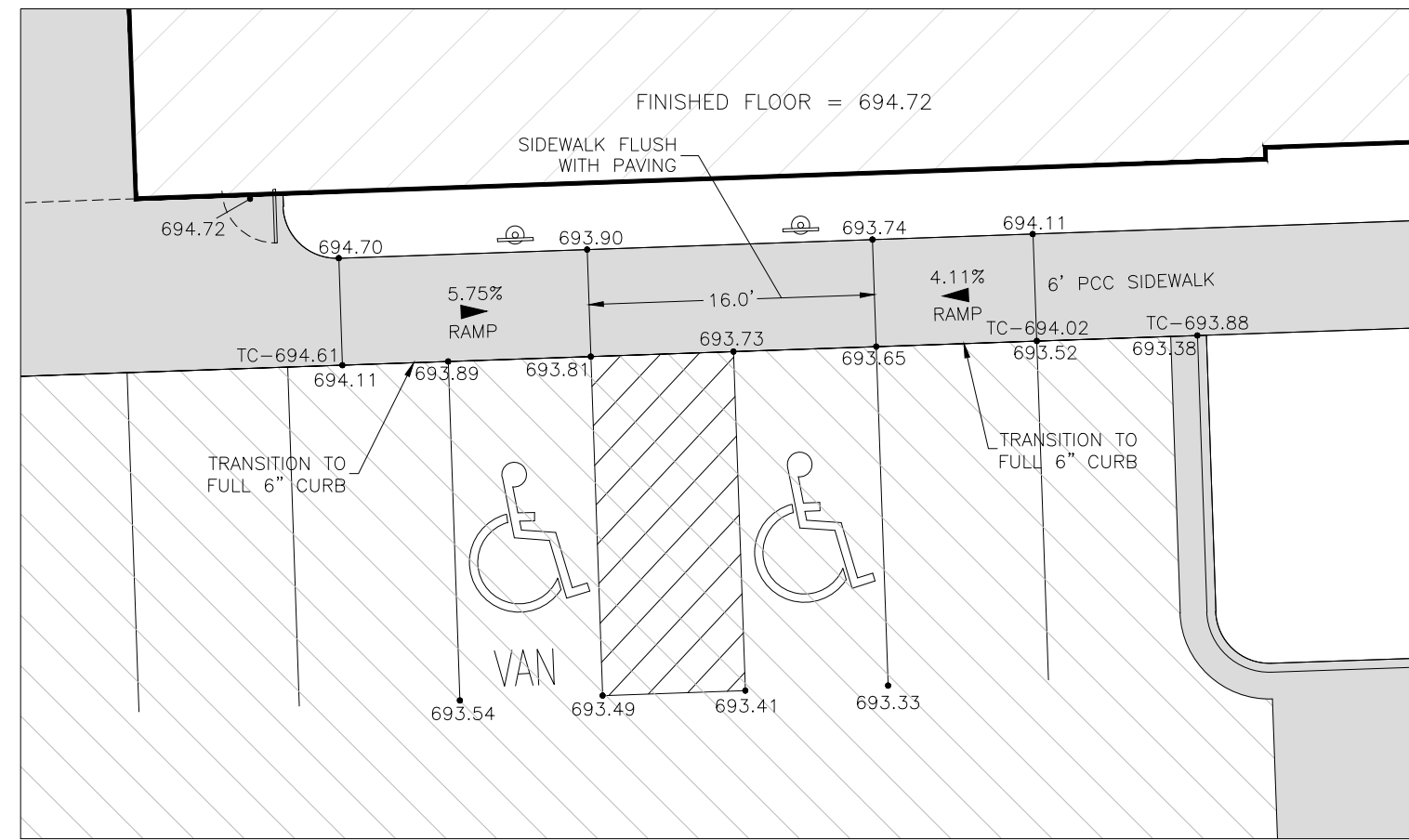
THICKENED EDGE SIDEWALK DETAIL
NO SCALE



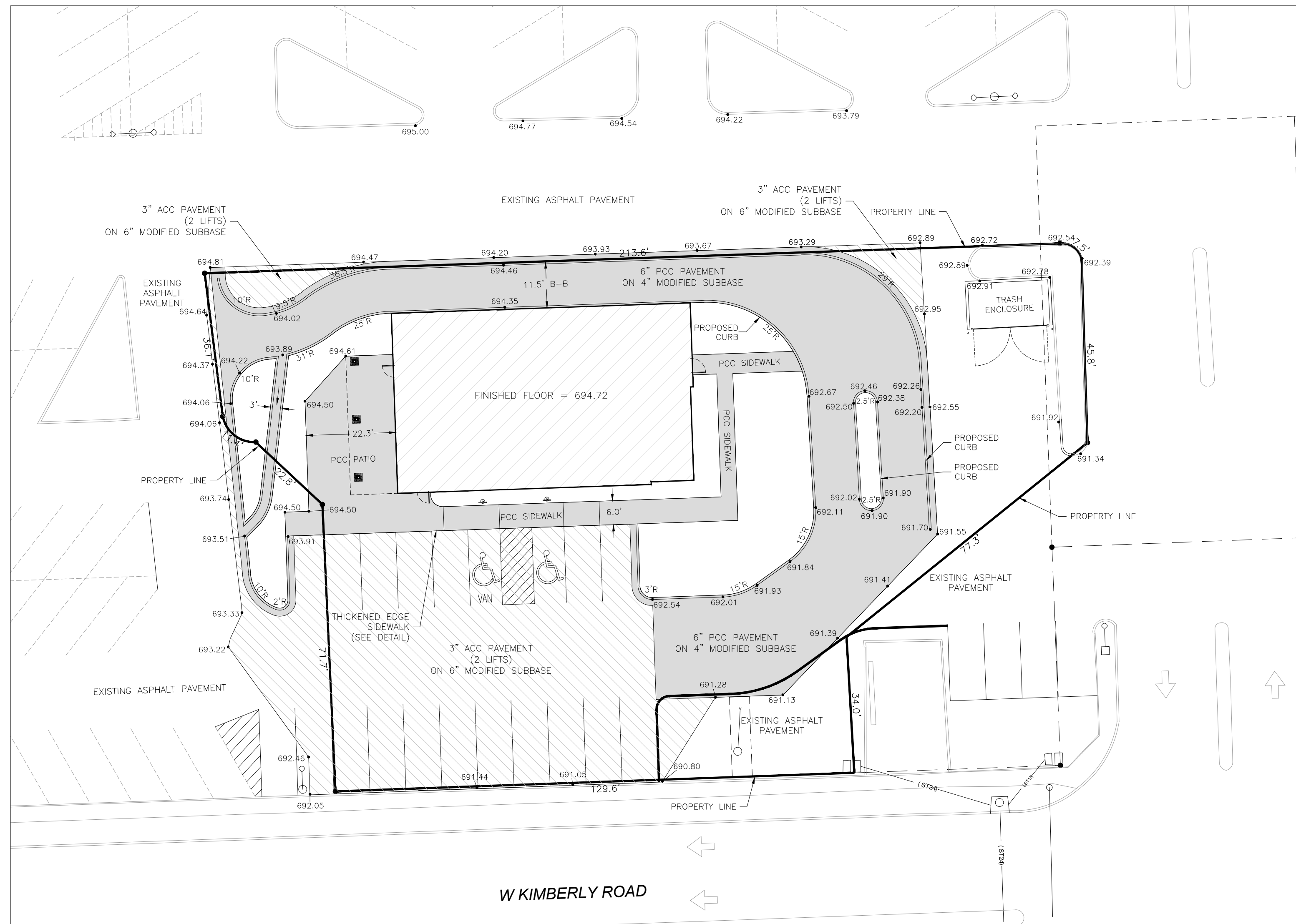
6 INCH INTEGRAL CURB
TYPE 1



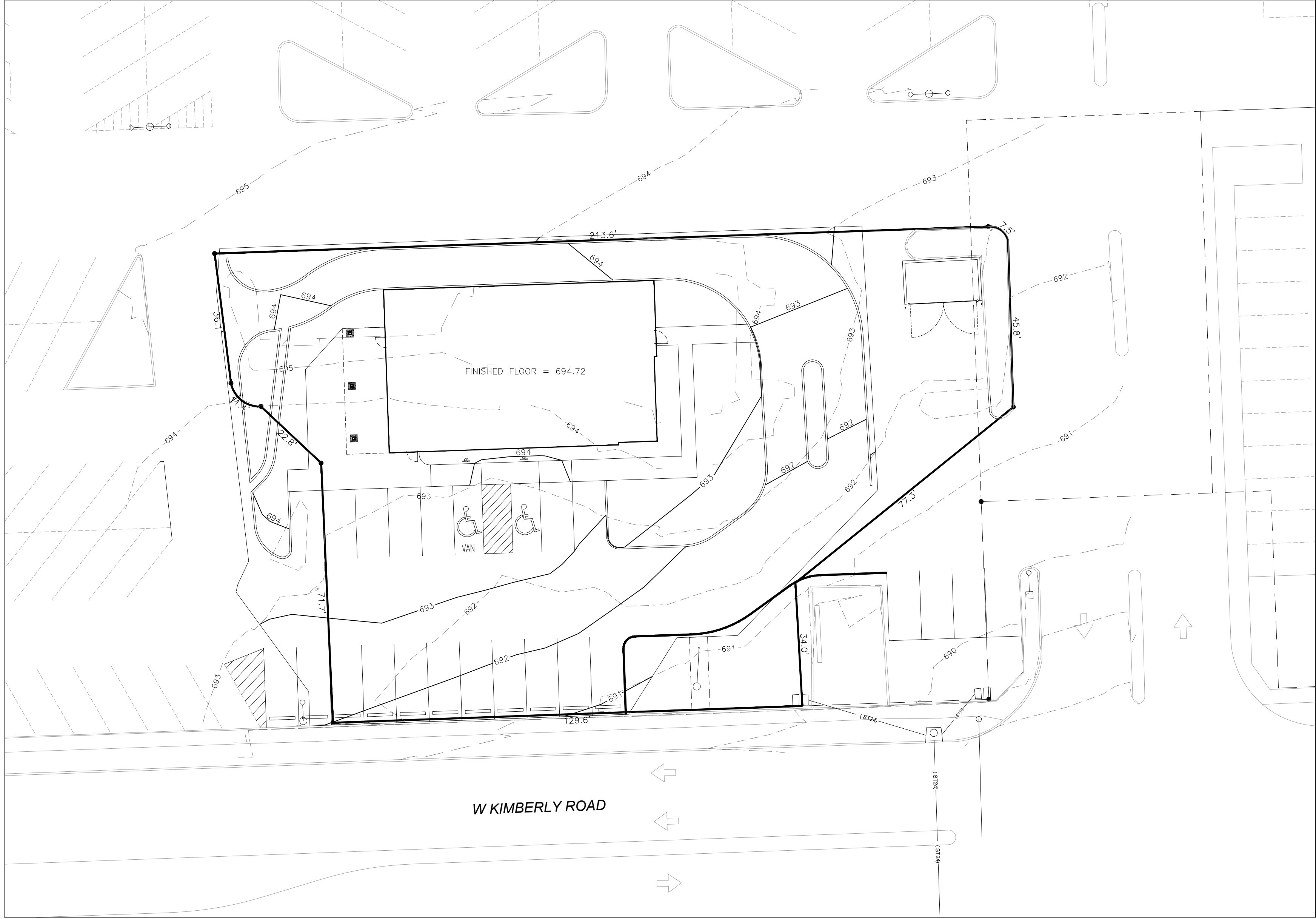
PERPENDICULAR CURB RAMP
NOT TO SCALE



ADA ACCESS DETAIL
1" = 10'



PAVING PLAN
1" = 20'



GRADING PLAN
FREDDY'S FROZEN CUSTARD



Drawn: DLS
Checked:
Reviewed:
7/10/17
Scale: 1" = 20'
Book: 3.
2.
1.
No.

Revision	No.	Date
	3.	
	2.	
	1.	
	No.	

0 – Design Parameters and Governing Codes

0.1 Design Basis:

Governing Building Code	2003 IBC
Amendments as required by	Davenport, Iowa
Load Specification	ASCE 7-02 [With IBC Amendments]

0.1.1 Material Codes [with IBC Amendments]:

Concrete	ACI 318-11, ACI 301-10, ACI 305R-10, ACI 306R-10
Masonry	ACI 530-11, ACI 530.1-11
Structural Steel	AISC 341-10, AISC 360-10, AISC 303-10
Light Gauge Steel	AISI S100-07, S110-07, S200-07, S210-07, S211-07
Wood and Timber	S212-07, S213-07, S214-07, S230-07
Precast Concrete	2012 NDOS 2006 SDPWS ACI 318-11

0.1.2 Special Structural Inspections:

Special Structural Inspection Items as Required by Chapter 17 of the IBC: Jurisdiction Having Authority may amend, waive, or define required Special Structural Inspections.

0.1.2.1 Structural Steel shall comply with AISC 360 Quality Assurance Requirements

- 0.1.2.1.1 Bolts indicated to be fully tightened
- 0.1.2.1.2 Field welding of structural members

0.1.2.2 Steel Construction (other than Structural Steel) shall comply with IBC Section 1705.2 and Table 1705.2.2

0.1.2.3 Concrete Construction shall comply with IBC Section 1705.3 and Table 1705.3

- 0.1.2.3.1 Verification of steel reinforcing bars placement, size, quantity in structural members
- 0.1.2.3.2 Placement of concrete in reinforced structural members
- 0.1.2.3.3 Installation of post-installed anchors

0.1.2.4 Masonry Construction shall comply with ACI 530 Quality Assurance Requirements

- 0.1.2.4.1 Verification of steel reinforcing bars placement, size, quantity
- 0.1.2.4.2 Placement of grout in reinforced structural masonry walls

0.1.2.5 Wood Construction shall comply with IBC section 1705.5

- 0.1.2.5.1 High-Load Diaphragm (IBC 1705.5.1)
- 0.1.2.5.2 Metal-Plate-Connected Wood Trusses spanning 60' or greater (IBC 1705.5.2)

0.1.2.6 Soil Verification shall comply with IBC Section 1705.6 and Table 1705.6

0.1.2.7 Deep Foundations shall comply with IBC Sections 1705.6-1705.9 and Tables 1705.7 and 1705.8

0.1.2.8 Wind Resistance shall comply with IBC Section 1705.10

0.1.2.9 Seismic Resistance shall comply with IBC Section 1705.11

0.2 Design Loads:

0.2.1 Roof Loads:

Dead Load: Total	20 PSF
Dead Load: Top Chord	10 PSF
Dead Load: Bottom Chord	10 PSF
(See Roof Plan for RTUs)	

Live Load	20 PSF
Ground Snow Load	25 PSF
Flat-Roof Snow Loads (Pf)	21 PSF
Snow Exposure Factor (Ce)	1.0
Snow Load Importance Factor (Is)	1.0
Thermal Factor (Ct)	1.0

0.2.2 Floor Loads:

N/A

0.2.3 Wind Loads:

Nominal Design Wind Speed (Vasd)	90 MPH
Risk Category	II
Wind Exposure Category	B
Enclosure Classification	Enclosed
MWFRS Pressure [Floor_]	17 PSF
Component and Cladding Pressure	19 PSF

0.2.4 Earthquake Loads:

Risk Category	II
Seismic Importance Factor (Ie)	1.0
Mapped Spectral Response Acceleration	
Ss	0.064g
S1	0.045g
Site Class	D
Design Spectral Response Acceleration	
SDS	0.068g
SD1	0.073g
Seismic Design Category	A
Basic Seismic Force-Resisting System(s)	Wood shearwalls
Analysis Procedure	Equivalent Lateral Force

0.2.5 Geotechnical Information:

Design Load Allowable Bearing Capacity	1500 PSF	Per IBC Table 1806.2: <u>Yes</u> /No
--	----------	--------------------------------------

Site Frost Depth	42 IN
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0.2.6 Flood Design Data:

Structure Located in Flood Hazard Area Yes/No

0.2.7 Special Loads:

0.2.7.1 Handrail and Guardrail Systems

Uniform Live Load	50 PLF
Concentrated Live Load	200 LBS
Intermediate Rail Live Load	50 LBS Applied Over 1 sq. ft. of Area

0.3 Serviceability Requirements:

Deflection limits provided below shall not exceed those specified in the material specific codes listed in section 0.1.1

Roof Members:

- LL, SL, or WL deflection shall not exceed I/240
- Total Load deflection shall not exceed I/180

Floor Members:

- Live Load deflection shall not exceed I/360
- Total Load deflection shall not exceed I/240

Exception: Wood I-Joist floor members shall not exceed I/480 for Live Load

Wall Members:

- Wind Load deflection shall not exceed I/240

Exception: Walls supporting Brick or Stone shall not exceed I/480

Steel Horizontal Members supporting unreinforced masonry shall not exceed I/600 or 1/2" total vertical deflection.
Steel Horizontal Members supporting reinforced masonry shall not exceed I/600.

0.4 General Notes:

0.4.1 Refer to architectural plans for location of non-bearing partition walls, door and window locations, and dimensions not shown on the structural plans.

0.4.2 Elevations indicated on Structural Plans/Details are to the TOP of beams, footings, slabs, etc., U.N.O.

0.4.3 Building drainage, insulation, flashing, vapor/moisture protection, fireproofing, and other non-structural components are not shown on the structural plans. Refer to the architectural/mechanical drawings and specifications for requirements.

0.4.4 All sections, details and notes shown on the structural drawings are intended to be typical and shall apply to similar situations U.N.O.

0.4.5 The structural integrity of the building shown on these plans is dependent upon completion according to the Contract Documents. It is the Contractor's responsibility to furnish all temporary bracing and/or shoring support required as a result of construction methods and sequences.

0.4.6 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

0.4.7 DO NOT scale dimensions from the plans, sections, or details.

0.4.8 Any omissions or conflicts between the various elements of the drawings and/or specifications shall be brought to the attention of the Architect/Engineer and resolved before proceeding with any work involved.


0.4.9 The Structural Engineer of Record is responsible for the strength and stability of the primary structure in its completed form. The Contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the Contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly. The Contractor, at his discretion, shall employ his own specialty Structural Engineer having experience in temporary bracing and shoring.

0.4.10 The Contractor is responsible for the means and the methods of construction and for job site conditions, including safety of all persons and property, during the course of construction of the project. Contractor to follow all job site safety standards, such as OSHA.

0.4.11 DO NOT cut or modify in any other way any structural member for placement of pipes, ducts, etc.

0.4.12 Any differences in dimensions between structural plans and architectural plans shall be brought to the attention of the Architect/Engineer immediately.

0.4.13 All holes through existing construction shall be core drilled or saw cut and approved by the Structural Engineer of Record.

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED ENGINEERING WORK WAS PERFORMED 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.</p> <p><i>Tony Motyko</i> 6-27-17 TONY MOTYKO DATE</p> <p>LICENSE NUMBER 23159 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p>S-001, S-002, S-111, S-503, S-504</p>
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SHEET LIST	
SHEET NUMBER	SHEET NAME
S-001	GENERAL NOTES & SHEET INDEX
S-002	GENERAL NOTES
S-101	FOOTING & FOUNDATION PLAN
S-111	ROOF FRAMING PLAN
S-501	FOUNDATION DETAILS
S-502	FOUNDATION DETAILS
S-503	FRAMING DETAILS
S-504	FRAMING DETAILS
S-505	ENCLOSURE DETAILS



402 E. 4TH ST, SUITE 101
WATERLOO, IA 50703
319-287-9062

2435 E KIMBERLY RD. SUITE 240S
BETTENDORF, IA 52722
563-359-3117

606 14TH AVE. SW
CEDAR RAPIDS, IA 52404
319-365-1150

REVISIONS

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FREDDY'S FROZEN CUSTARD

DAVENPORT, IA

ASPECT ARCHITECTURE & DESIGN

SHEET TITLE

GENERAL NOTES & SHEET INDEX

DRAWN BY: HMH
CHECKED BY: TEM
APPROVED BY: TEM
JOB DATE: 6-27-17
JOB NO: 17-353

PAGE NO.

S-001

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1 – Soil and Geotechnical Notes

- 1.1 Foundation design bearing pressures are based upon geotechnical report (if available) as indicated in Section 0.2.5.
- 1.2 Select Structural Engineering recommends soil conditions be verified by qualified Geotechnical Engineer prior to footing placement.
- 1.3 Foundations shall bear on suitable native soils or compacted structural fill extending to suitable native soils as determined by the Geotechnical Engineer.
- 1.4 Existing unsuitable fill material encountered below floor slabs and foundations, as determined by the Geotechnical Engineer, shall be removed and replaced with properly placed and compacted structural fill material.
- 1.5 Excavations shall be free of water, frost, ice, loose soil, and other deleterious materials prior to concrete placement. Any unsuitable material is to be removed and replaced with compacted structural fill material.
- 1.6 Any fill material required to bring the subgrade to bearing elevation is to be tested and approved by the Geotechnical Engineer prior to placement. Fill material shall be placed in lifts not to exceed eight (8) inches in thickness when heavy, self-propelled compaction equipment is utilized, six (6) inches in thickness when hand-held compaction equipment is utilized.
- 1.6.1 Fill material shall be compacted as determined by the Geotechnical Engineer and soils report, or:
- Under Slabs: Material should be compacted to at least 95% of its maximum Standard Proctor Dry Density (ASTM D-698).
- Under Footings: Material should be compacted to at least 98% of its maximum Standard Proctor Dry Density (ASTM D-698).
- The higher degree of fill compaction below footings shall extend laterally beyond the exterior edges of the element at least eight (8) inches per foot of thickness below the element's base elevation.
- 1.7 The Contractor is responsible to locate, verify and mark the location of underground utilities prior to excavation for footings/foundations.

2 – Concrete Notes

- 2.1 Except where modified by these Plans and Specifications, all concrete work shall conform to the requirements of the material codes listed in Section 0.1.1
- 2.2 Reinforcing is to be detailed in accordance with ACI 315-99, "Manual of Standard Practice for Detailing Reinforced Concrete Structures".
- 2.3 Concrete shall be Type III, Conforming to ASTM C150, and have 28 Day Compressive Strengths as follows U.N.O.:
- | | |
|-------------------------|----------|
| Footings | 3000 PSI |
| Foundation Walls, Piers | 3000 PSI |
| Slabs-on-Grade | 4000 PSI |
| Beams | 3000 PSI |
| Slabs Over Steel Deck | 3000 PSI |
- 2.4 Concrete aggregates shall conform to ASTM C33 for normal weight concrete mixes.
- 2.5 Concrete reinforcing steel shall be in accordance with the following standards:
- | | |
|---------------------|---------------------|
| Reinforcing Bars | ASTM A615, Grade 60 |
| Welded Wire Fabric: | ASTM A1064 |
| Rebar to be Welded | ASTM A706, Grade 60 |
- 2.6 Lap-splices shall be Class B U.N.O. and the following lap schedule shall apply:
- | | |
|---------------------|-----------|
| #3 Rebar | 13 inches |
| #4 Rebar | 17 inches |
| #5 Rebar | 22 inches |
| #6 Rebar | 26 inches |
| #7 Rebar | 36 inches |
| #8 Rebar | 42 inches |
| Welded Wire Fabric: | 8 inches |
- 2.7 Welded Wire Fabric may be replaced with Fiber Reinforcing, subject to approval by the Structural Engineer of Record.
- 2.8 Standard Hooks shall be provided as noted and conform to typical details.
- 2.9 Maintain the minimum concrete coverage for reinforcing as indicated, U.N.O. on the drawings.
- | | |
|--|--------------|
| Concrete cast directly against earth | 3 inches |
| Concrete exposed to earth or weather: | |
| Bars #6 and larger | 2 inches |
| Bars #5 and smaller | 1-1/2 inches |
| Concrete not exposed to weather or in contact with ground: | |
| Slabs, Walls, Joists: | |
| Bars #11 and smaller | 3/4" |
| Beams and Columns: | |
| Primary Bars, Ties, and Stirrups | 1-1/2" |
- Place reinforcing bars as near to the surface as these minimums permit, U.N.O.

- 2.10 Provide 4'-0" long #5 bar, at 45 degrees to main reinforcing at corners of openings and reentrant corners of slabs (U.N.O).
- 2.11 Shift reinforcing to clear anchor bolts and embedded items, cutting of reinforcing bars is not permitted.
- 2.12 Reinforcing shall run continuous through construction joints U.N.O.
- 2.13 Vertical construction joints in walls shall have keyways 1-1/2 inches deep by one third the wall thickness.
- 2.14 Provide horizontal reinforcing continuous around all corners unless shown otherwise. Provide corner bars with 48 bar diameter length lap splice at all intersections of footings, and walls, same size and spacing as horizontal reinforcing, U.N.O.
- 2.15 Maximum spacing between construction/control joints at foundation walls shall not exceed 60 feet. All horizontal reinforcing shall run continuous through joints.
- 2.16 Connection joints shall be provided by the contractor in slabs on grade at a maximum spacing of 15'-0" OC.
- 2.17 Hot weather concrete operations shall be in accordance with ACI 305. Cold weather concrete operations shall be in accordance with ACI 306.
- 2.17 Air entrainment shall be employed to reach 5-7% total air content in concrete used for exterior construction.
- 2.18 All lintels and beams bearing on concrete shall have a minimum bearing length of 8", U.N.O.
- 2.20 Fly ash in conformance with ASTM C618 may be used to replace up to 25% of the required cementitious material.
- 2.21 Admixtures are permitted as follows, subject to approval by the Structural Engineer of Record:
- | | |
|----------------|------------|
| Water Reducing | ASTM C494 |
| Flowing Agents | ASTM C1017 |
| Air-Entraining | ASTM C260 |
- 2.22 Chloride based accelerants are not permitted without approval from the Structural Engineer of Record.

3 – Masonry Notes

- 3.1 Except where modified by these Plans and Specifications, all masonry work shall conform to the requirements of the material codes listed in Section 0.1.1
- 3.2 Concrete masonry design is based on a Net Area Compressive Strength (f'm) of 1500 PSI at 28-days U.N.O.
- 3.3 Concrete masonry units shall comply with ASTM C90 specification.
- 3.4 Mortar shall conform to ASTM C270. Type N or S mortar shall be used for interior construction. Type S mortar shall be used for exterior and below grade construction. Mortar strength shall be selected based on the Net Compressive Strength of the Concrete Block using the table below:
- | Mortar Selection Chart | | | |
|-------------------------------------|--------------------------|---------------------|--|
| Net Area Compressive Strength (psi) | Type M or S Mortar (psi) | Type N Mortar (psi) | |
| 1,350 | 1,900 | 1,900 | |
| 1,500 | 1,900 | 2,150 | |
| 2,000 | 2,800 | 3,050 | |
| 2,500 | 3,750 | 4,050 | |
| 3,000 | 4,800 | 5,250 | |
- 3.5 Grout shall conform to ASTM C476. Grout compressive strength (f'c) at 28 days must exceed concrete block compressive strength (f'm); additionally, the minimum f'c shall be 2000 psi. All bars shall be properly placed as indicated and securely tied prior placement of grout.
- 3.6 Masonry reinforcing steel shall be in accordance with the following standards:
- | | |
|--------------------|---------------------|
| Reinforcing Bars | ASTM A615, Grade 60 |
| Rebar to be Welded | ASTM A706, Grade 60 |
- 3.7 Concrete block walls shall be laid in running bond. Refer to the architectural drawings for bond pattern of exterior masonry veneer.
- 3.8 Reinforcing bars shall have a minimum cover of:
- | | |
|---|--------------|
| Masonry Exposed to Earth or Weather | 2 inches |
| Bars #6 and larger | 1-1/2 inches |
| Bars #5 and smaller | |
| Masonry Not Exposed to Earth or Weather | 1-1/2 inches |

- 3.9 Reinforcing lap splice shall be as listed below (U.N.O.)
- | | |
|--------------------|-----------|
| #4 Rebar | 30 inches |
| #5 Rebar | 36 inches |
| #6 Rebar | 42 inches |
| Welded Wire Fabric | 8 inches |
- 3.10 Standard Hooks shall be provided as noted and conform to typical details.
- 3.11 Brick walls and Veneers shall have continuous 9 gauge galvanized ladder type horizontal joint reinforcement at 16" on-center vertically.
- 3.12 Maximum wall grout lift shall be 5' unless approved by the Structural Engineer of Record.
- 3.13 All bond beams shall be continuous, U.N.O.
- 3.14 Reinforcement for bond beams shall continue uninterrupted around all corners, intersection walls and through control joints, U.N.O. All bond beams shall be grouted solid.
- 3.15 Unless denoted as "ledge" or for cells containing two bars, vertical reinforcing steel in masonry walls shall be centered in the block cores. The block cores containing vertical reinforcing steel shall be grout filled.
- 3.16 Masonry ties for exterior brick veneer shall be Ferro Corporation Slotted Block Tie (TYPE 1) U.N.O. Substitutions are permitted with prior approval by the Structural Engineer of Record.
- 3.17 All lintels and beams bearing on masonry shall have a minimum bearing length of 8", U.N.O.
- 3.18 Hot and cold weather masonry work shall conform to the requirements of ACI 530.1
- 3.19 Vertical expansion joints shall be placed at no more than 20' spacing. Expansion joints shall also be placed where adjacent structural systems (roofs, floors, foundations) provide movement joints.

4 – Structural Steel Notes

- 4.1 Except where modified by these Plans and Specifications, all structural steel work shall conform to the requirements of the material codes listed in Section 0.1.1
- 4.2 Typical Shape Material Grades (U.N.O.):
- | | |
|------------------------------|--------------------|
| Wide Flange (Including Tees) | ASTM A992 |
| Channels, Angles and Plates | ASTM A36 |
| Structural Tubing | ASTM A500, Grade B |
| Structural Pipes | ASTM A53, Grade B |
| Crane Rail | ASTM A759, ASTM A1 |
| American Standard | ASTM A36 |
- 4.3 All bolts indicated to be fully tightened (pretension or slip critical connections) shall use load indicator washers or tension twist-off indicator bolts to ensure bolts are fully tightened.
- 4.4 Structural steel surface areas to receive field welds, welded stud anchors, or fully tightened bolted connections shall not receive prime paint until after connection is completed.
- 4.5 Provide 1-1/2 inch maximum non-shrink, non-metallic grout under all column base plates, U.N.O. Grout shall have a minimum 28-day compressive strength equal to 7500 PSI. Grout shall be placed promptly after steel frame or elements have been plumbed.
- 4.6 Connections not detailed on drawings shall be designed by Fabricator and be subject to Structural Engineer of Record's approval. Connections shall be designed for load provided.
- 4.7 If structural steel details (field welds vs. shop welds, etc.) shown on design drawings are not compatible with Contractor's erection procedures, Fabricator shall submit proposed modifications for Structural Engineer of Record's approval.
- 4.8 Fabricator shall provide fully dimensioned and detailed shop drawings for review by the Structural Engineer of Record. Shop drawings shall be reviewed and returned to the Fabricator within 14 calendar days per the requirements in Section 4.4 of AISC 303-10.
- 4.9 See plans and details for connections and notes.
- 4.10 Beams shall be marked and erected with natural camber upwards, U.N.O.
- 4.11 Do not shop paint structural steel surfaces that will be in contact with poured concrete.
- 4.12 All field welding shall be shown on the shop drawings.
- 4.13 All field welding shall be performed by AWS certified welders.
- 4.14 Touch up field connections, welds, and abrasions with touch up shop paint after installation.

5 – Wood and Timber Notes

- 5.1 Except where modified by these Plans and Specifications, all wood and timber work shall conform to the requirements of the material codes listed in Section 0.1.1
- 5.2 All structural framing lumber shall be clearly marked with the Grade, Inspection Agency and Grading Rules.
- 5.3 Dimensional lumber shall be SPF #1/#2 for 2x6 and smaller members and DF-Larch #2 for 2x8 and larger members, and meet the material properties listed below U.N.O.
- | Minimum Dimensional Lumber Properties | | | | | | | |
|---------------------------------------|-------|----------|----------|----------|----------|---------|---------------|
| Type | Grade | Fb (psi) | Fl (psi) | Fv (psi) | Fc (psi) | E (ksi) | Grading Rules |
| SPF | #1/#2 | 875 | 450 | 135 | 1150 | 1400 | NLGA |
| DF-Larch | #2 | 900 | 575 | 180 | 1350 | 1600 | WCLIB/WWPA |
| DF-Larch | #1 | 1000 | 675 | 180 | 1500 | 1700 | WCLIB/WWPA |
| SYP | #2 | Varies | Varies | 175 | Varies | 1600 | SPIB |
- 5.4 Engineered lumber shall meet the material properties listed below (U.N.O.).
- | Minimum Engineered Lumber Properties | | | | | | |
|--------------------------------------|--------|----------|----------|----------|----------|---------|
| Type | Grade | Fb (psi) | Fl (psi) | Fv (psi) | Fc (psi) | E (ksi) |
| GLB | 24F-V8 | 2400 | 1100 | 265 | 1650 | 1800 |
| LVL | 1.9E | 2600 | 1555 | 285 | 2510 | 1900 |
| PSL | 2.0E | 2900 | 2025 | 290 | 2900 | 2000 |

- 5.4.1 Glued-Laminated Timber (GLB) shall conform to ASTM D3737 and ANSI/AITC A190.1
- 5.4.2 Structural Composite Lumber (LVL and PSU) shall conform to ASTM D5456.
- 5.4.3 Wood I-Joist shall conform to ASTM D5055. I-joist designated on plans and details are for Weyerhaeuser TJI ® joist systems (U.N.O.). Use of other products permitted when approved by the Structural Engineer of Record.
- 5.5 Wood structural panels (including OSB and ply-wood) shall meet the requirements of USDOC PS1 and PS2 or ANSI/APA PRP 270.
- 5.6 Wood sheathing and nailing requirements shall be as noted on plans and details. For sheathing not noted on drawings the following minimums shall apply:
- 5.6.1 Roof Sheathing shall be at a minimum 15/32" Structural 1 grade panel attached with 8d nails at 6" OC edge and 12" OC field.
- 5.6.2 Floor Sheathing shall be a minimum 23/32" Structural 1 grade panel attached with 8d nails at 6" OC edge and 12" OC field.
- 5.6.3 Exterior Wall Sheathing shall be a minimum 7/16" Structural 1 grade panel attached with 8d nails at 6" OC edge and 12" OC field.
- 5.7 All wood in contact with concrete, masonry, or soil, or wood that is exposed to the weather shall be pressure treated preservative lumber. All steel nails, bolts and connectors in contact with pressure treated lumber shall be galvanized to G185 thickness specifications, triple coated, or stainless steel.
- 5.8 All nailing of lumber shall conform to IBC table 2304.9.1 Fastening Schedule, U.N.O.

Partial Fastening Schedule (IBC Table 2304.9.1 reproduced in part)

Item Number	Connection	Fastening*	Location
1	Joist to Sill/Girder	(3) 8d	Toenail
6	Sole Plate to Joist/Blocking	16d at 16" OC	Face Nail
6	Sole Plate at Shear Wall	(3) 16d at 16" OC	Face Nail
7	Top Plate to Studs	(2) 16d	End Nail
8	Stud to Sole Plate	(4) 8d	Toenail
-ALTERNATE		(2) 16d	End Nail
9	Double Studs (sitching)	16d at 24" OC	Face Nail
10	Double Top Plates	16d at 16"OC	Face Nail
10	Double Top Plate Splice	(8) 16d	Face Nail
12	Rim Joist to Top Plate	8d at 6" OC	Toenail
14	Continuous Header (Two Pieces)16d at 16" OC		Face Nail Each Edge
15	Ceiling Joists to Plate	(3) 8d	Toenail
16	Continuous Header to Jamb	(4) 8d	Toenail
19	Rafter to Plate	(3) 8d	Toenail
29	Joist to Band Joist	(3) 16d at 16" OC	Face Nail

- 5.9 Wood blocking or an additional joist shall be provide below all non-load bearing walls.

- 5.10 Shear wall sill plate attachment to foundation shall consist of anchor bolts with 229"x3"x3" square plate washer. Washer shall extend to within 1/2" of the edge of the sill plate on the side with wood sheathing (for drywall shear walls the washer may be placed in the center of the sill plate).

6 – Anchorage, Fasteners, Welding, and Other Connecting Mediums

- 6.1 Cast-in-Place Concrete Anchors shall be 3/4" diameter ASTM F1554 Grade 55 anchors or ASTM A193 Grade B7 (U.N.O). Applicable anchor types and installation requirements shall be per the typical concrete anchorage detail.
- 6.2 Post Installed Concrete Anchors shall conform to the requirements of Appendix D of ACI 318. Wedge/Sleeve Bolts, Undercut Bolts, Epoxy/Adhesive Anchors, and Screw Anchors are permissible in accordance with the typical concrete anchorage detail where explicit anchors are not specified on the plans or details.
- 6.3 Masonry Anchorage shall be as noted on plans and details, and shall conform to ASTM A307 Grade A (U.N.O.).
- 6.4 Structural Steel Bolts, Nuts, and Washers shall be 3/4" diameter (U.N.O.) and conform to the following material grades:
- | | |
|---------------------------|----------------------------------|
| Heavy-Hex Structural Bolt | ASTM A325 or ASTM 490 (as noted) |
| Structural Nuts | ASTM A563 |
| Structural Washers | ASTM F436 |
| Steel Headed Stud Anchors | ASTM A108 |
| C.I.P. Anchor Bolts | ASTM F1554, ASTM A193 B7 |
| Clevises and Turnbuckles | ASTM A29, GR 1035 |
| Eye Nuts and Eye Bolts | ASTM A29, GR 1030 |
| Threaded Rod | ASTM A307, ASTM A36 |
- Tension Control Indicating Hardware for Pre-Tensioned and Slip Critical connections:
- | | |
|----------------------|------------|
| Twist-Off Type Bolts | ASTM F1852 |
| Compressible-Washer | ASTM F959 |

- 6.5 Self Tapping Steel Screws shall conform to ASTM C1513. Tek's ® screws specified in plans and details shall be provided by ITW Buildex. Substitution of Tek's ® is permitted when Contractor supplies documentation indicating load capacities of replacement is equal or greater than the originally specified hardware **AND with prior** approval by the Structural Engineer of Record.

- 6.6 Powder-Actuated Fasteners shall be provided per plans and details. Pins specified on plans are Hilti X-U, Hilti X-HSN24, or Hilti X-ENP19 (U.N.O.). Steel deck fastening shall be Hilti X-HSN24 when attached to bar joist with a metal thickness not exceeding 3/8"; Hilti X-ENP19 shall be used for base material thicknesses exceeding 3/8". Deck sidelap connectors shall be Hilti SLC fasteners, U.N.O.

- 6.7 Wood Fasteners shall conform to the following:

- 6.7.1 Steel Nail Fasteners shall conform to ASTM F1667. Where nail penny weight designation is used on plans and details the following minimum dimensions shall be met for an alternative fastener to be deemed equivalent.

Typical Pennyweight Nail Properties

Type	Common	Box	Sinker	
Pennyweight	Length	Diameter	Length	Diameter
6d	2"	.113"	2"	.099"
8d	2-1/2"	.131"	2-1/2"	.113"
10d	3"	.148"	3"	.128"
12d	3-1/4"	.148"	3-1/4"	.128"
16d	3-1/2"	.162"	3-1/2"	.135"
20d	4"	.192"	4"	.148"

- 6.7.2 Standard Wood Screws shall conform to ANSI/ASME B18.6.1.

- 6.7.3 Standard Hex Lag Screws shall conform to ANSI/ASME B18.2.1.

- 6.7.4 Standard Dowels (Bolts) and Nuts shall conform to ANSI/ASME B18.2.1. Standard Cut Washers shall conform to ANSI/ASME B18.22.1.

- 6.8 Wood Structural Connectors (including joist hangers, hold downs, ties, straps, clips, etc) shall be provided as specified on the plans and details. Substitution of the brand and type of connector is permitted when the Contractor provides documentation indicating load capacities of replacement is equal or greater than the originally specified hardware **AND with prior** approval by the Structural Engineer of Record.

- 6.9 All welding shall conform to the Latest A.W.S. Specifications. Arc welding shall utilize E70xx electrodes.

- 6.10 Light Gauge Structural Connectors (including clips, hangers, bracing, hold downs, straps, shear boots, etc) shall be provided as specified on the plans and details. Connectors will be specified from one manufacturer Clark/Dietrich, TSN, Simpson Strong-Tie, etc); however, substitutions are permitted when the Contractor provides documentation indicating load capacities of replacements are equal or greater than the originally specified hardware **AND with prior** approval by the Structural Engineer of Record.

7 – Steel Joists

- 7.0 - The notes from this section are not applicable.

8 – Cold-Formed Steel Decking

- 8.0 - The notes from this section are not applicable.

9 – Cold-Formed Steel Light-Frame Construction

- 9.0 - The notes from this section are not applicable.

10 – Wood Trusses

- 10.1 Except where modified by these Plans and Specifications, all wood truss work shall conform to the requirements of the material codes listed in Section 0.1.1

- 10.2 Truss Fabricator shall provide the following information in their truss submittal package to be reviewed and approved by the Structural Engineer of Record:

- 10.2.1 Individual Truss Cut Sheets containing:

- Slope, Depth, Span, and Spacing
Location of all joints and supports
Number of Truss Piles
Required Bearing Width
Design Loads Used, Adjustment Factors, Maximum Reactions
Size, Species and Grade of each member
Truss Deflection Limits
Axial Tension and Compression of each member
Required permanent individual truss member restraint location and method

- 10.2.2 Truss Placement Plan

- 10.3 Temporary and Permanent truss lateral bracing in clear spans 60' and greater are required to be designed by a Registered Design Professional. The Owner is to contract with a Registered Design Professional for the design of the following bracing requirements:

- 10.3.1 Temporary and Permanent truss lateral bracing for all lengths shall conform as a minimum to those required in the BCSI and TPI requirements.

- 10.3.2 Installation of temporary bracing is the sole responsibility of the Contractor and shall conform to the BCSI and TPI Standards.

- 10.4 Loads on trusses during construction shall be maintained below those listed in Section 0.2.1 and 0.2.2. Material shall not be stacked on inadequately braced trusses.

- 10.5 Top chords of truss must be sheathed (U.N.O). Bottom chords must be sheathed or have lateral bracing installed at a maximum spacing as indicated on the pertinent truss cut sheet provided by the Truss Fabricator.

- 10.6 Do not cut or alter trusses without the approval of the Structural Engineer of Record and the Truss Fabricator.

11 – Precast Concrete

- 11.0 - The notes from this section are not applicable.

FREDDY'S FROZEN CUSTARD
DAVENPORT, IA

ASPECT ARCHITECTURE & DESIGN

SHEET TITLE

GENERAL NOTES

REVISIONS



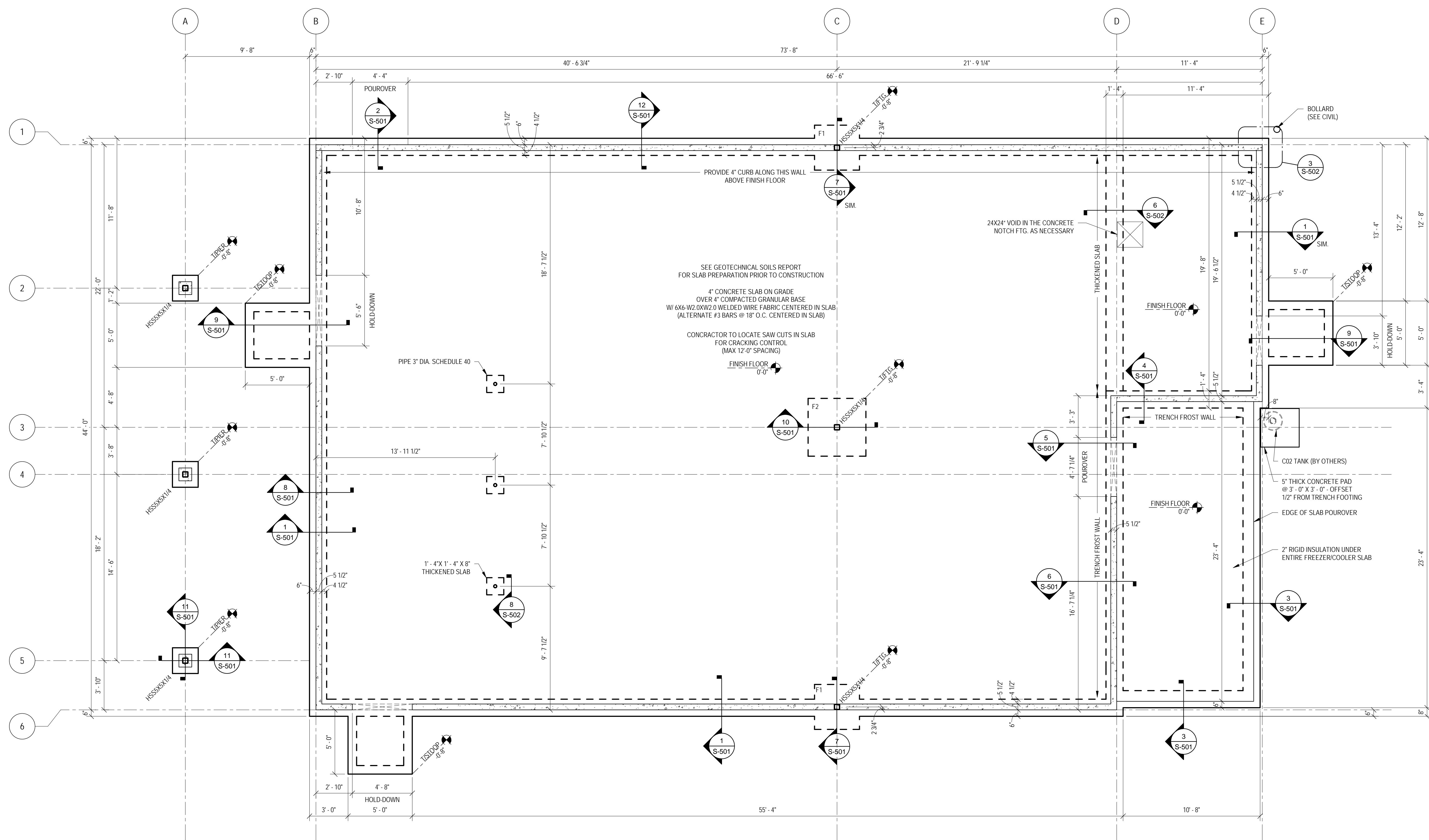
SELECT STRUCTURAL
ENGINEERING
2435 E KIMBERLY RD. SUITE 2405
BETTENDORF, IA 52722
319-365-1150
402 E 4TH ST, SUITE 101
WATERLOO, IA 50703
319-287-9062

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DRAWN BY: TEM
CHECKED BY: TEM
APPROVED BY: TEM
JOB DATE: 6-27-17
JOB NO: 17-353

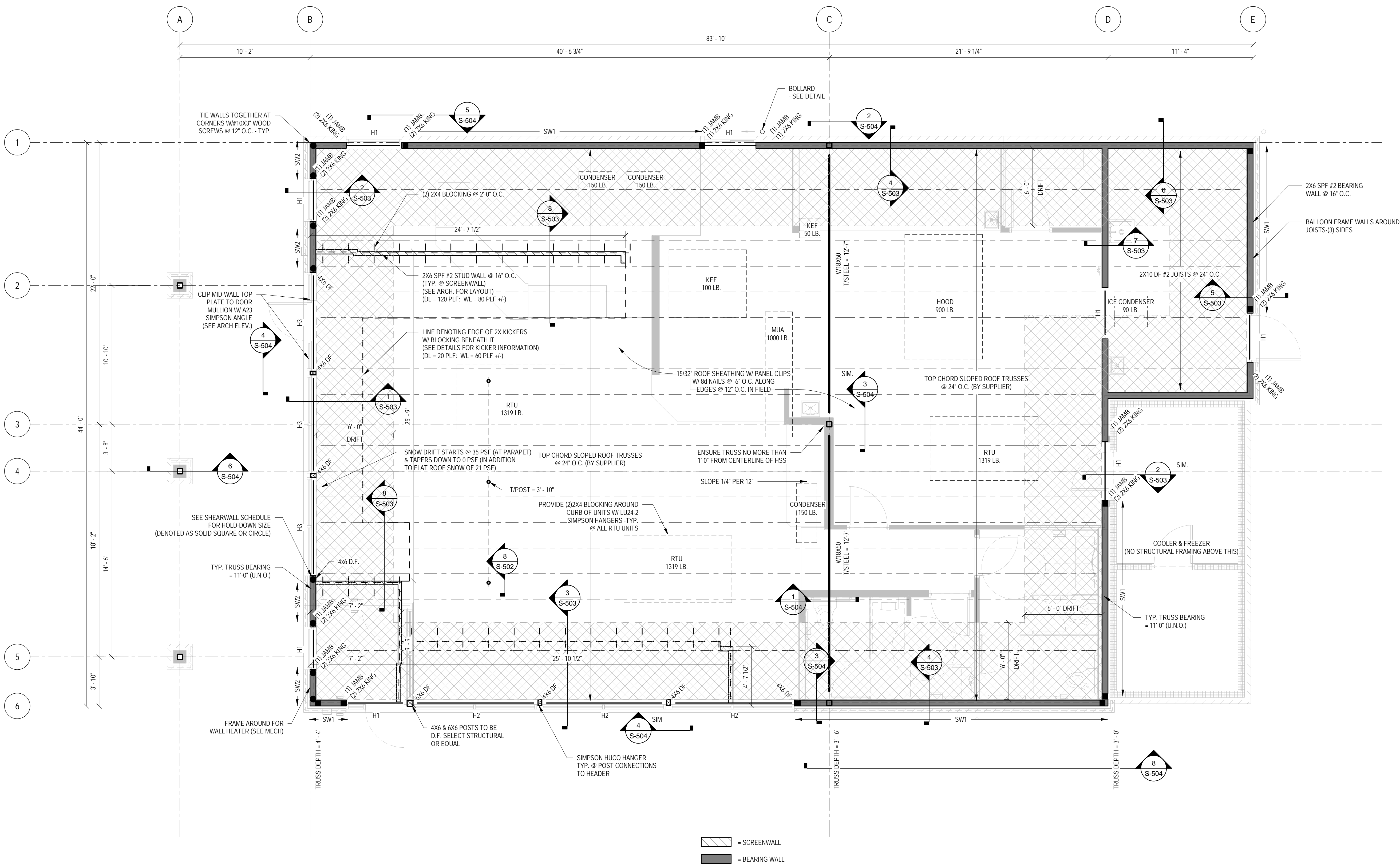
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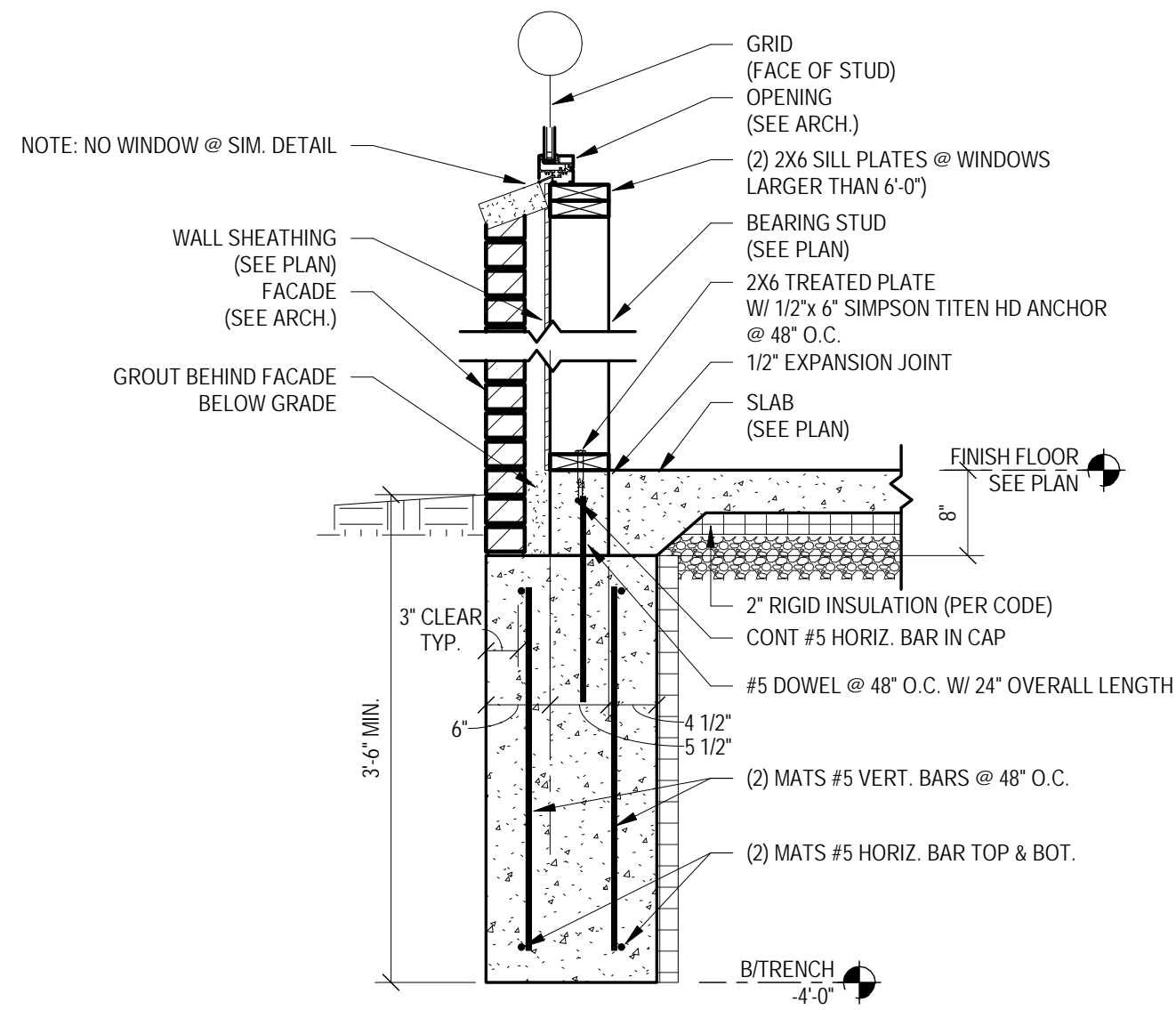
S-002



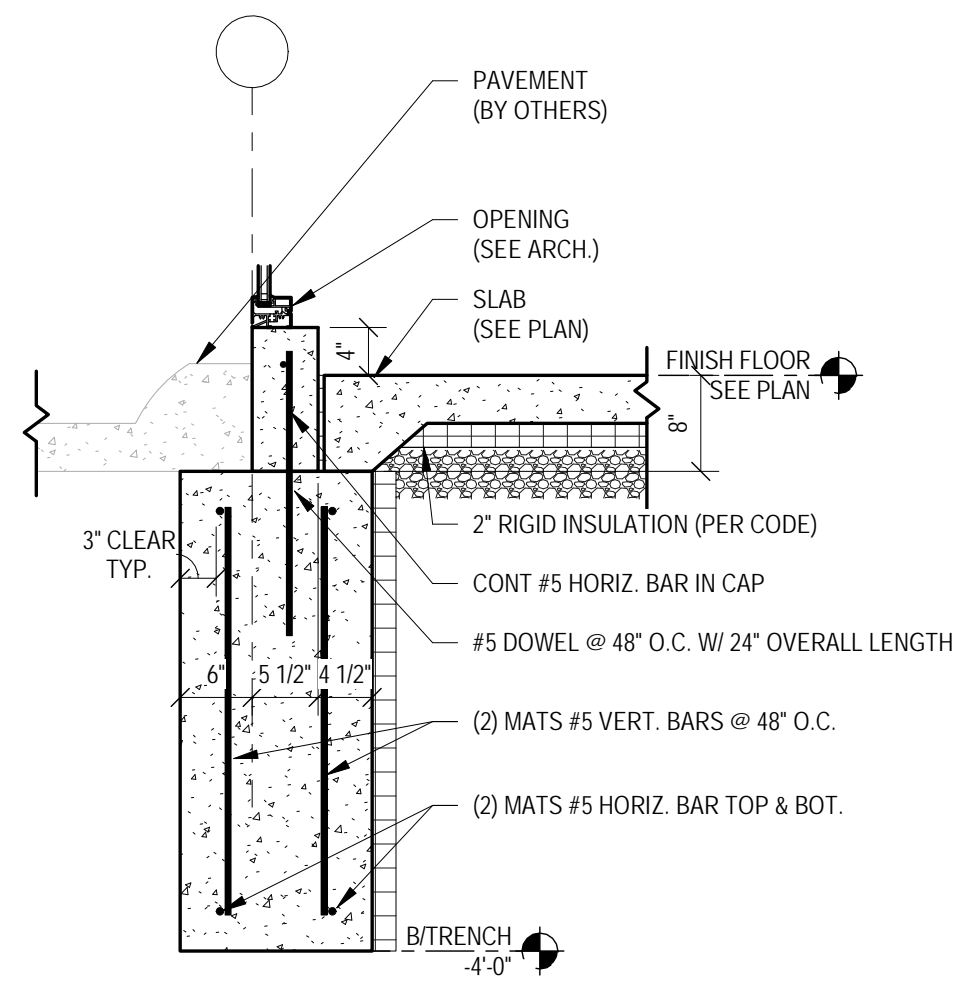
NOTES:

1. SEE GENERAL NOTES FOR FURTHER INFORMATION
2. SEE SOILS REPORT FOR SLAB PREPARATION

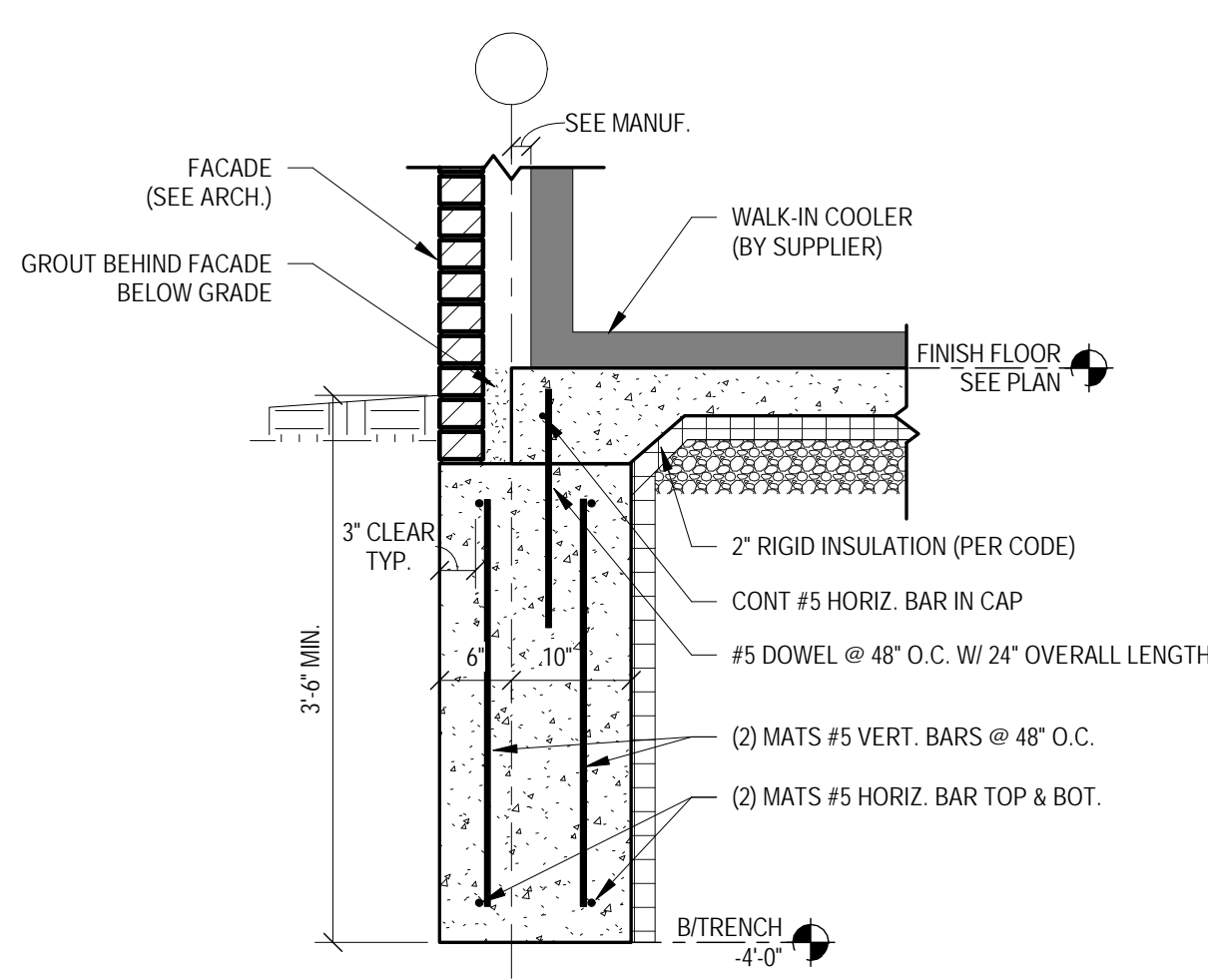




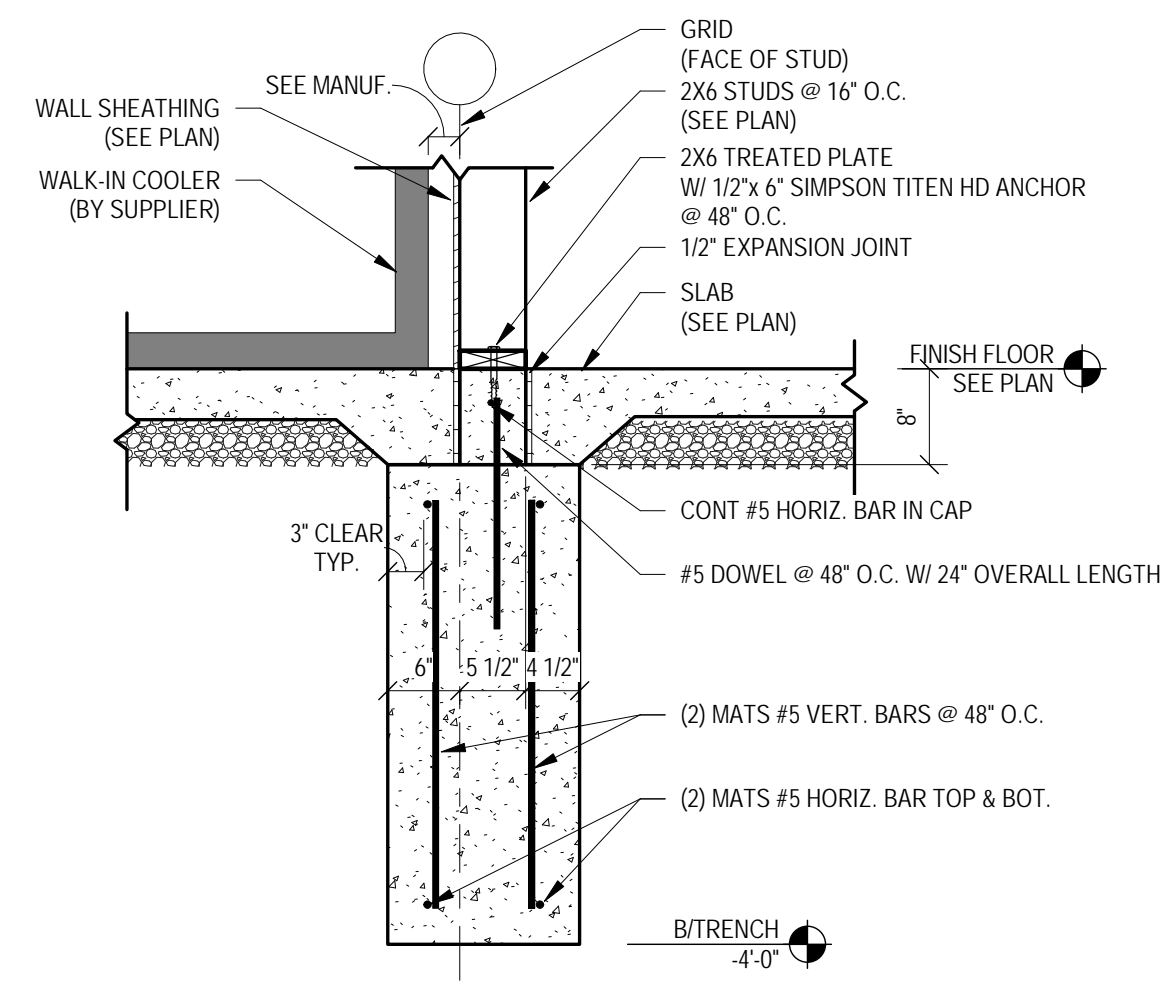
1 TRENCH FTG.
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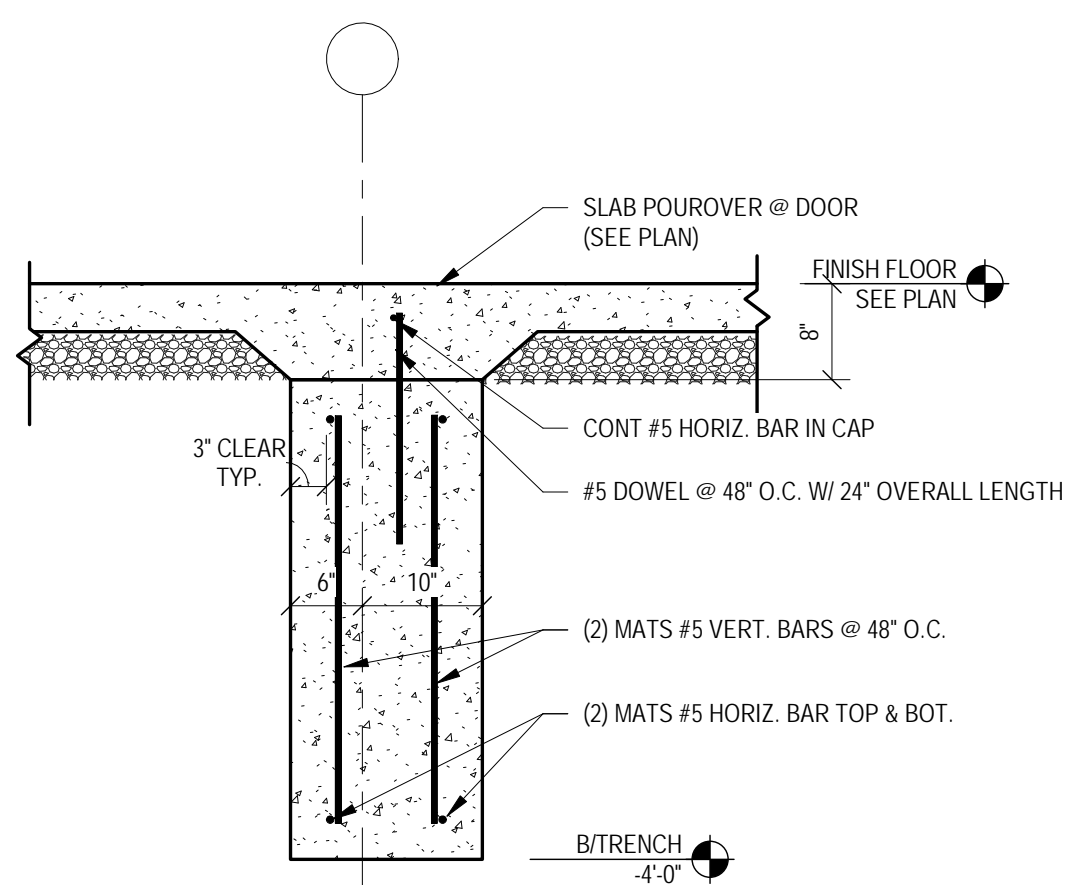
2 TRENCH FTG. @ STOREFRONT
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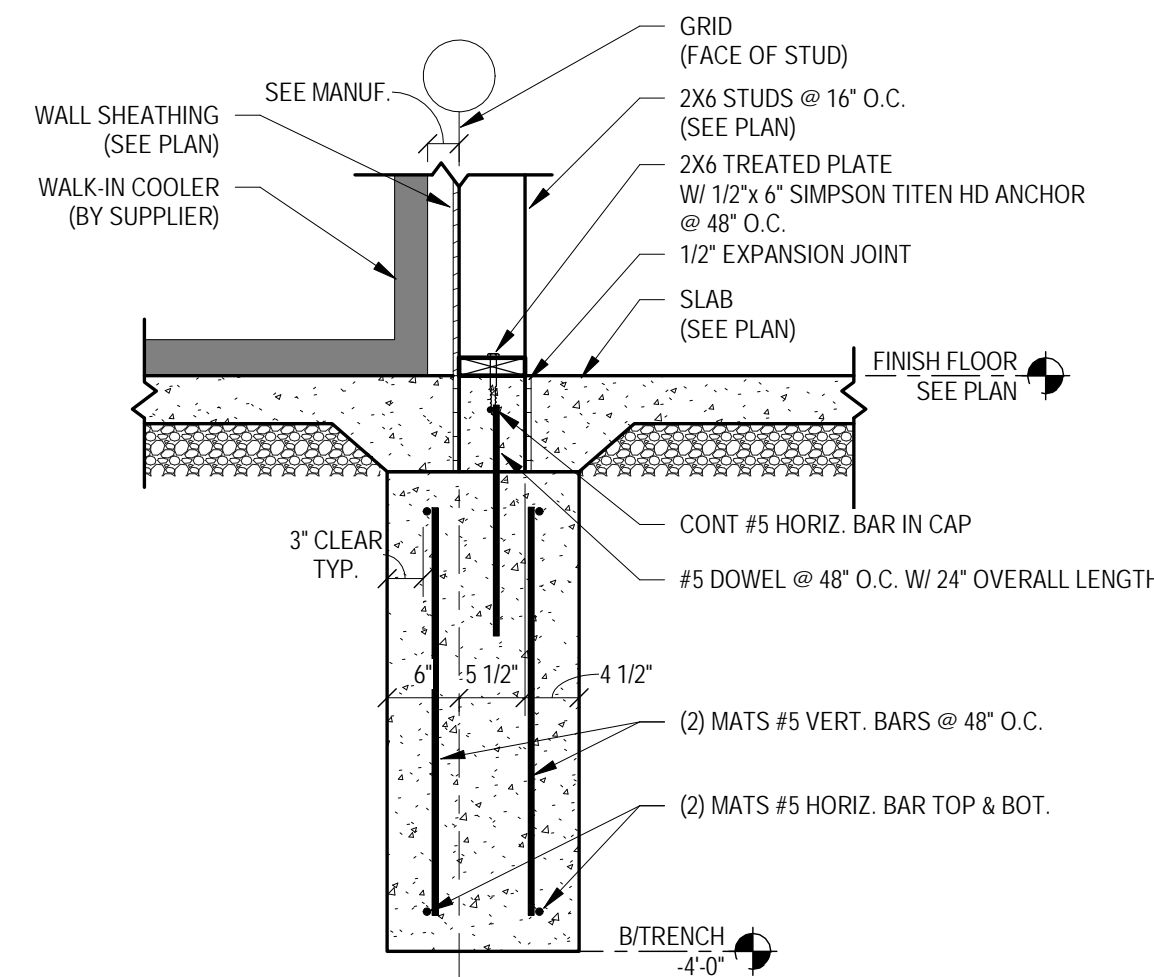
3 TRENCH FTG. AT COOLER
SCALE: 3/4" = 1'-0"



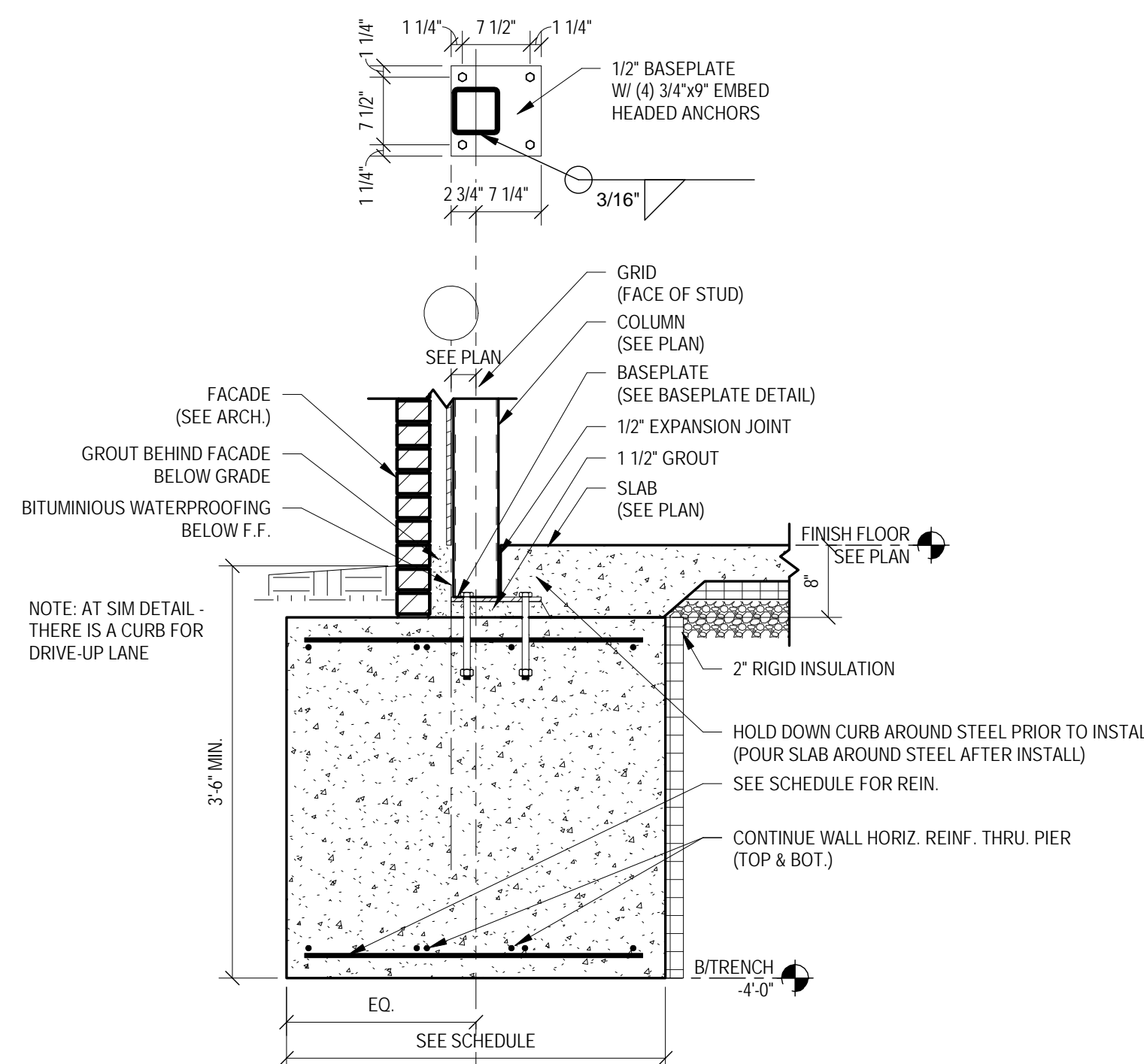
4 TRENCH FTG. AT INTERIOR COOLER
SCALE: 3/4" = 1'-0"



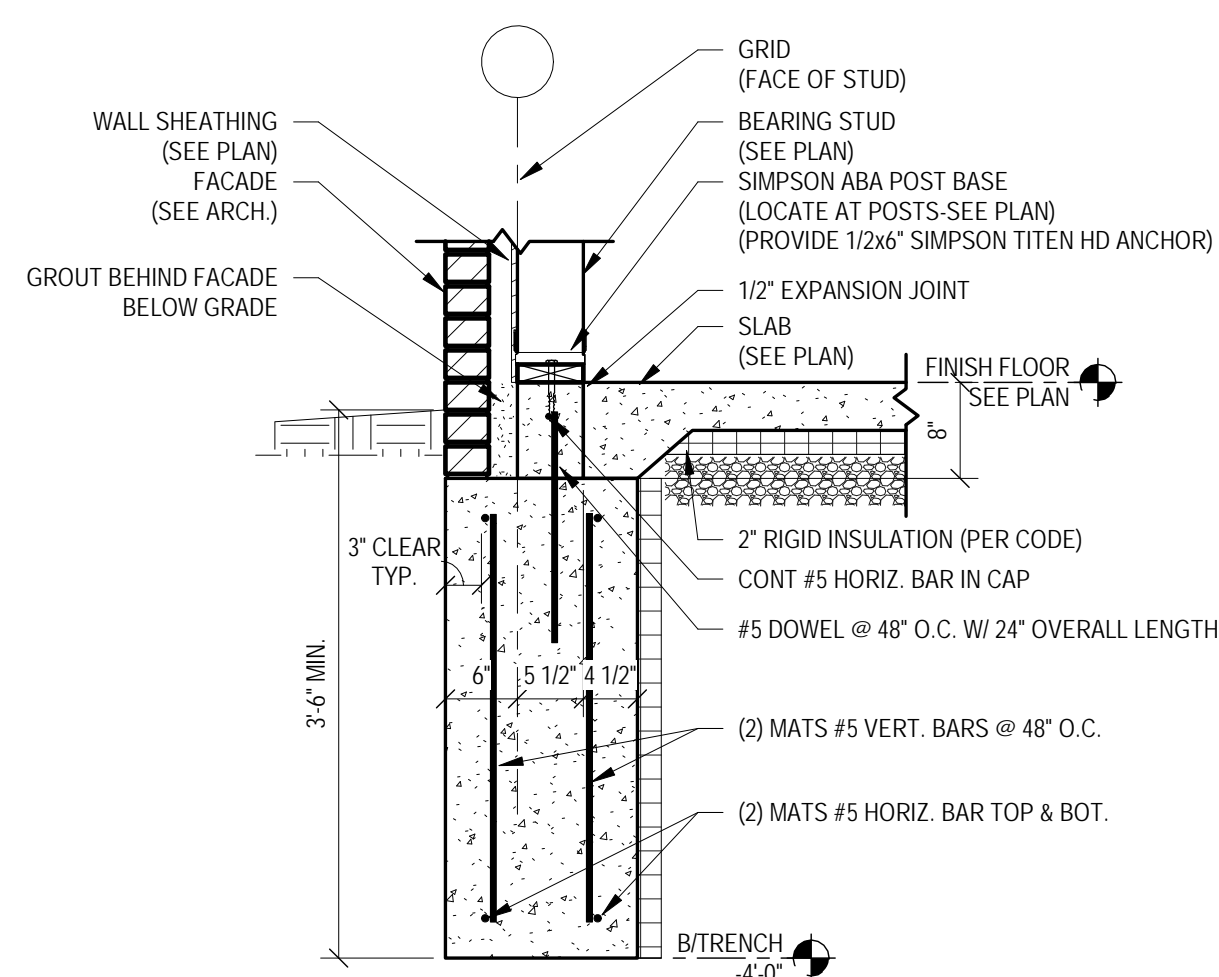
5 TRENCH FTG. AT INTERIOR DOOR
SCALE: 3/4" = 1'-0"



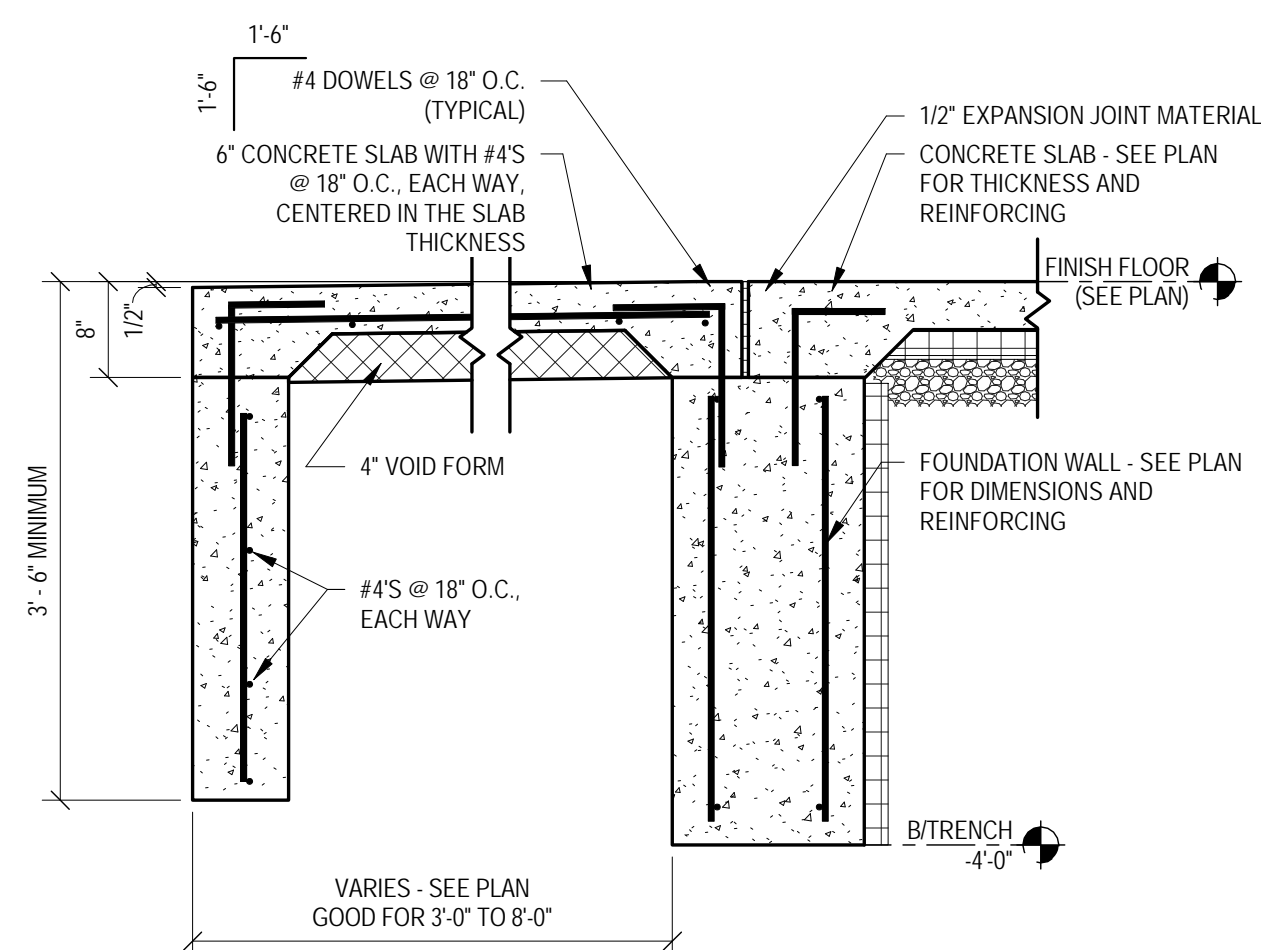
6 TRENCH FTG. AT INTERIOR FREEZER
SCALE: 3/4" = 1'-0"



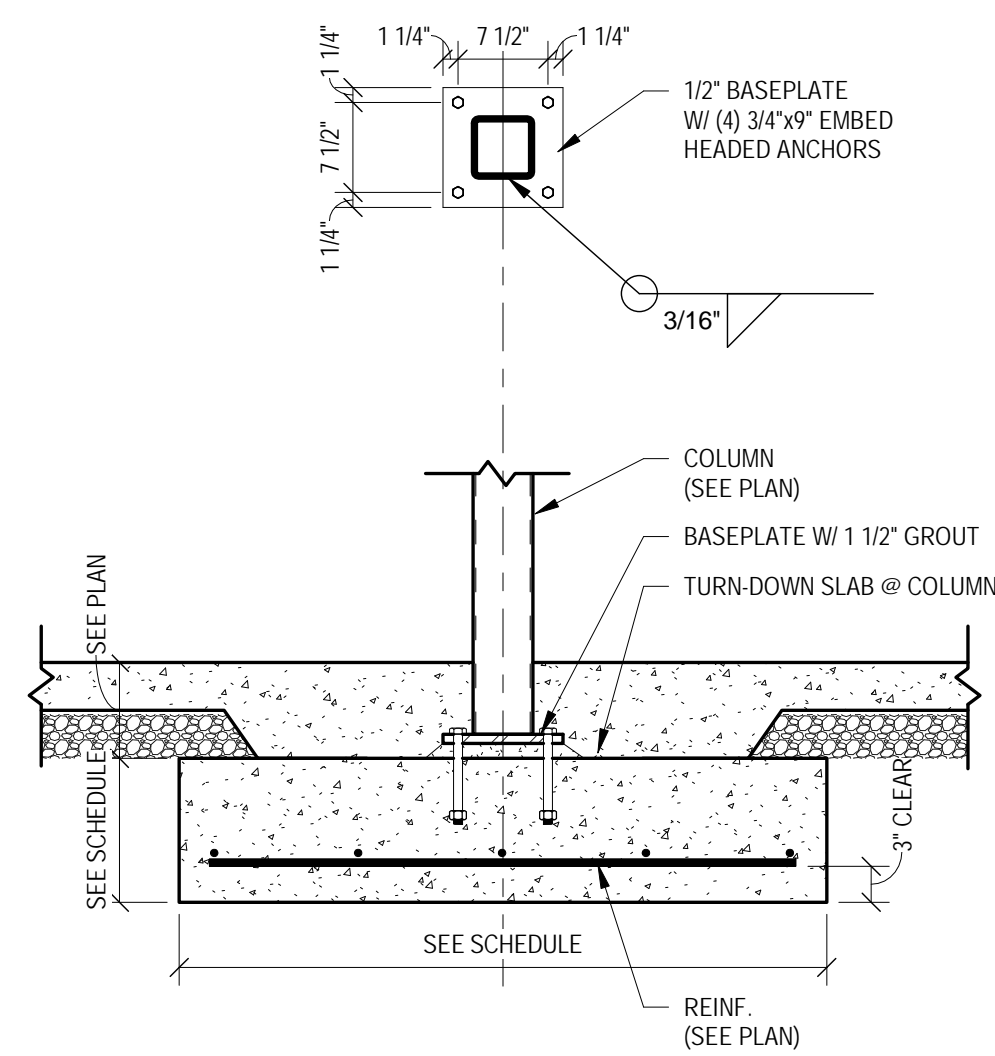
7 TRENCH PIER FTG.
SCALE: 3/4" = 1'-0"



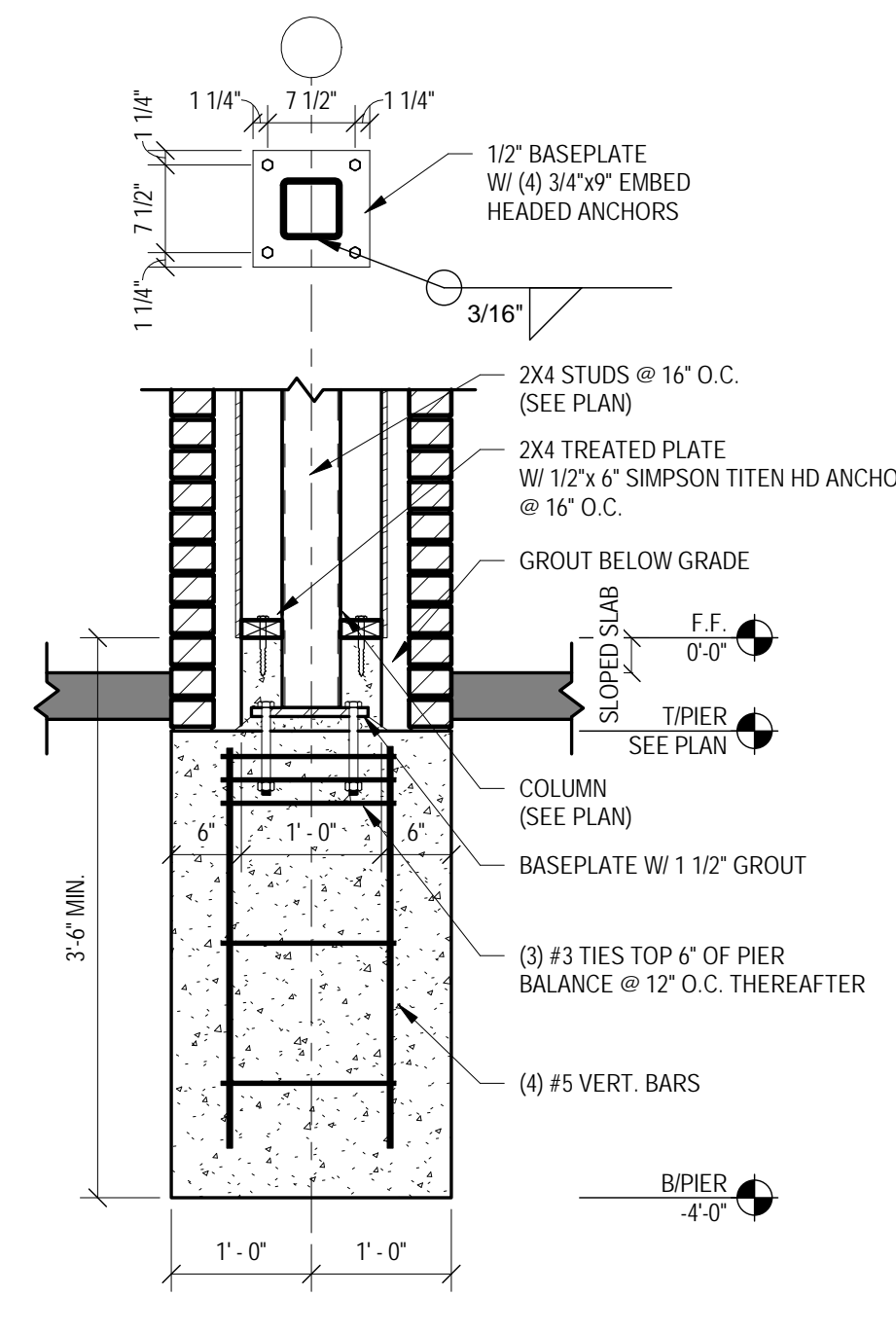
8 BEARING POST AT TRENCH FTG.
SCALE: 3/4" = 1'-0"



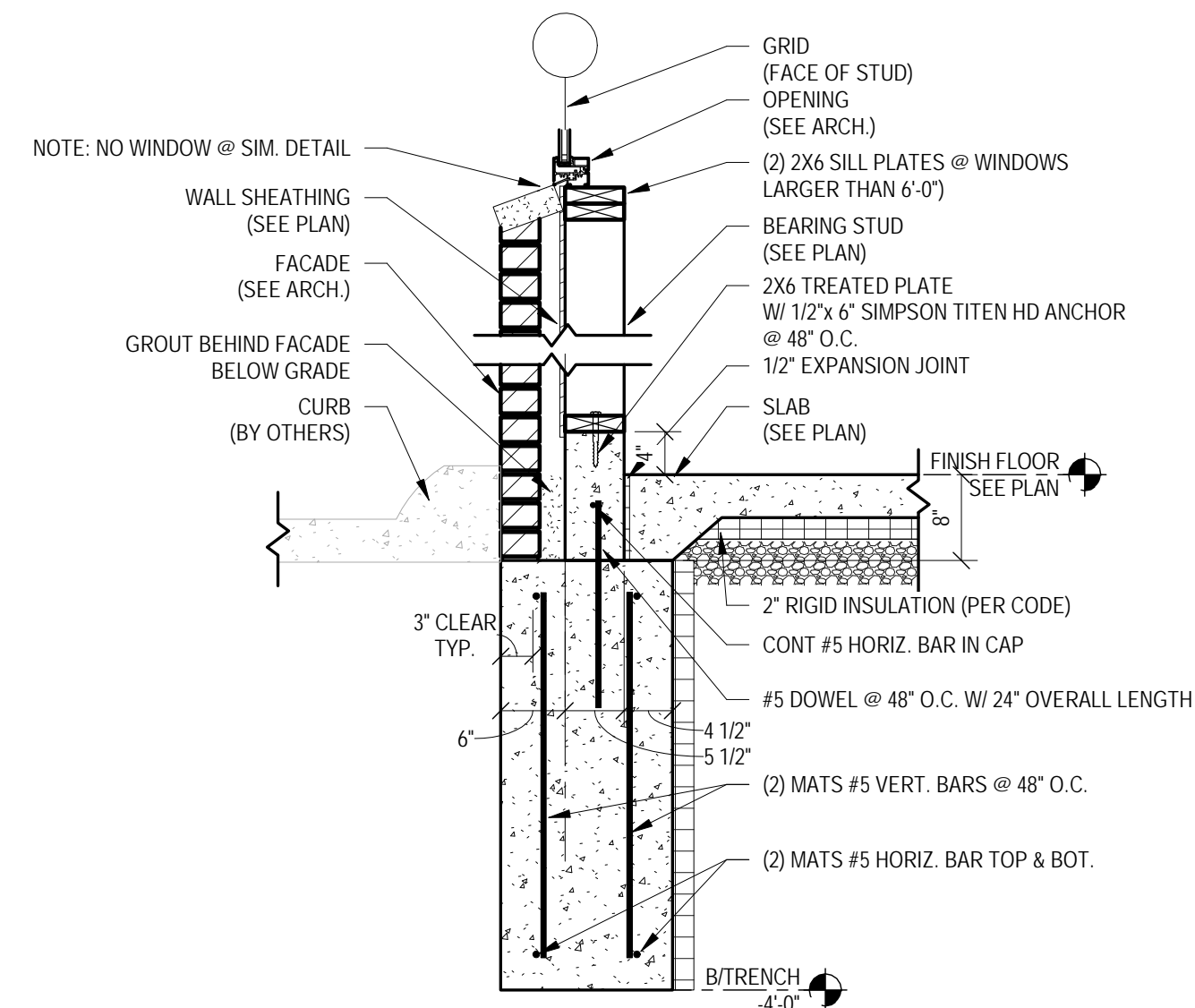
9 TYPICAL STOOP SECTION
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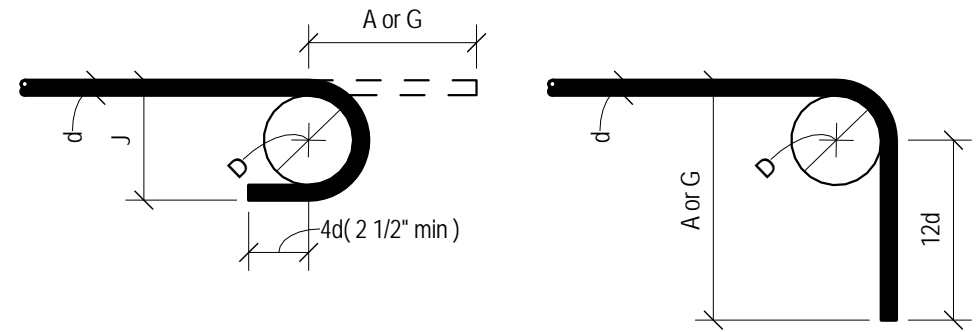
10 INTERIOR FTG.
SCALE: 3/4" = 1'-0"



11 PIER FTG.
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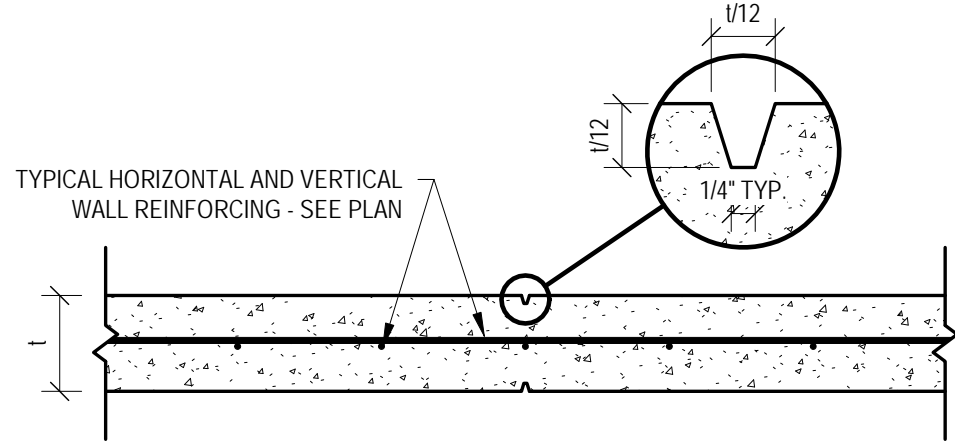


12 TRENCH FTG. W/CURB
SCALE: 3/4" = 1'-0"

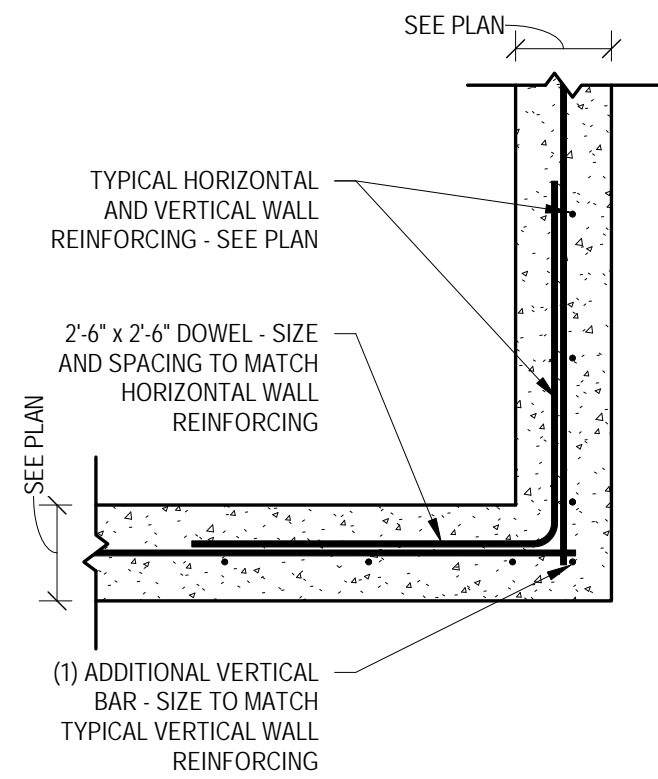


BAR SIZE	D	180 DEGREE HOOK		90 DEGREE HOOK	
		A or G	J	A or G	
#3	2-1/4"	5"	3"	6"	
#4	3"	6"	4"	8"	
#5	3-3/4"	7"	5"	10"	
#6	4-1/2"	8"	6"	12"	
#7	5-1/4"	10"	7"	14"	
#8	6"	11"	8"	16"	
#9	9-1/2"	13-1/4"	11-3/4"	19"	
#10	10-3/4"	17"	13-1/4"	22"	
#11	12"	19"	14-3/4"	24"	
#14	18-1/4"	27"	21-3/4"	31"	
#18	24"	36"	28-1/2"	41"	

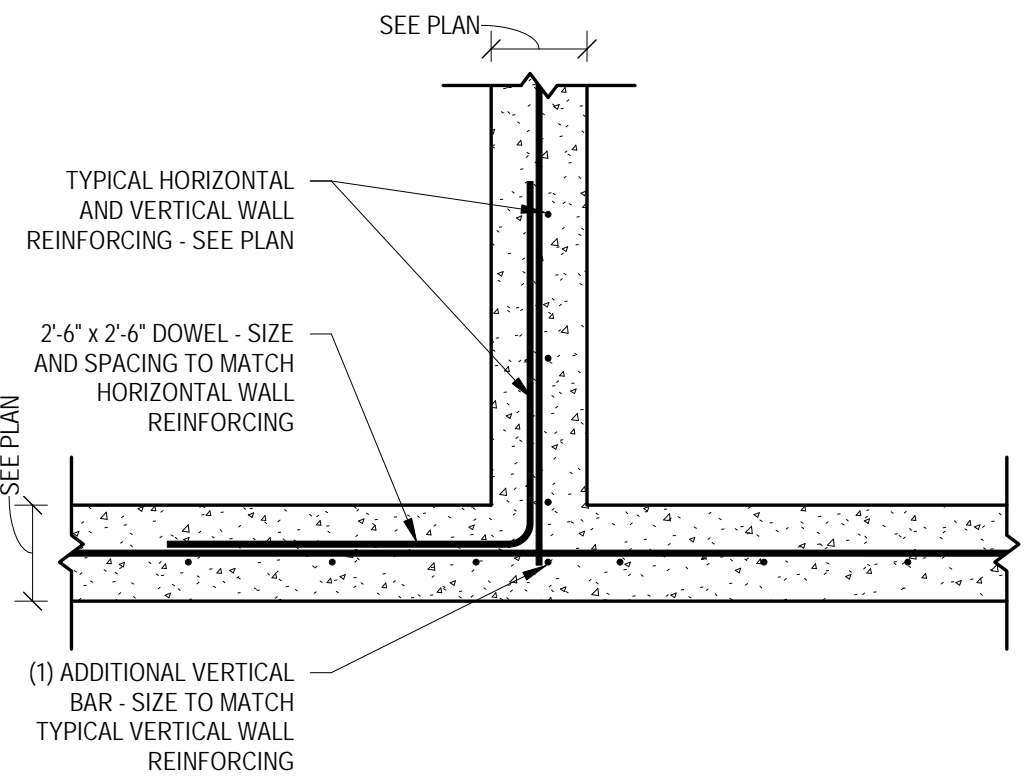
1 STANDARD CONCRETE REINFORCING HOOKS
SCALE: 1 1/2" = 1'-0"



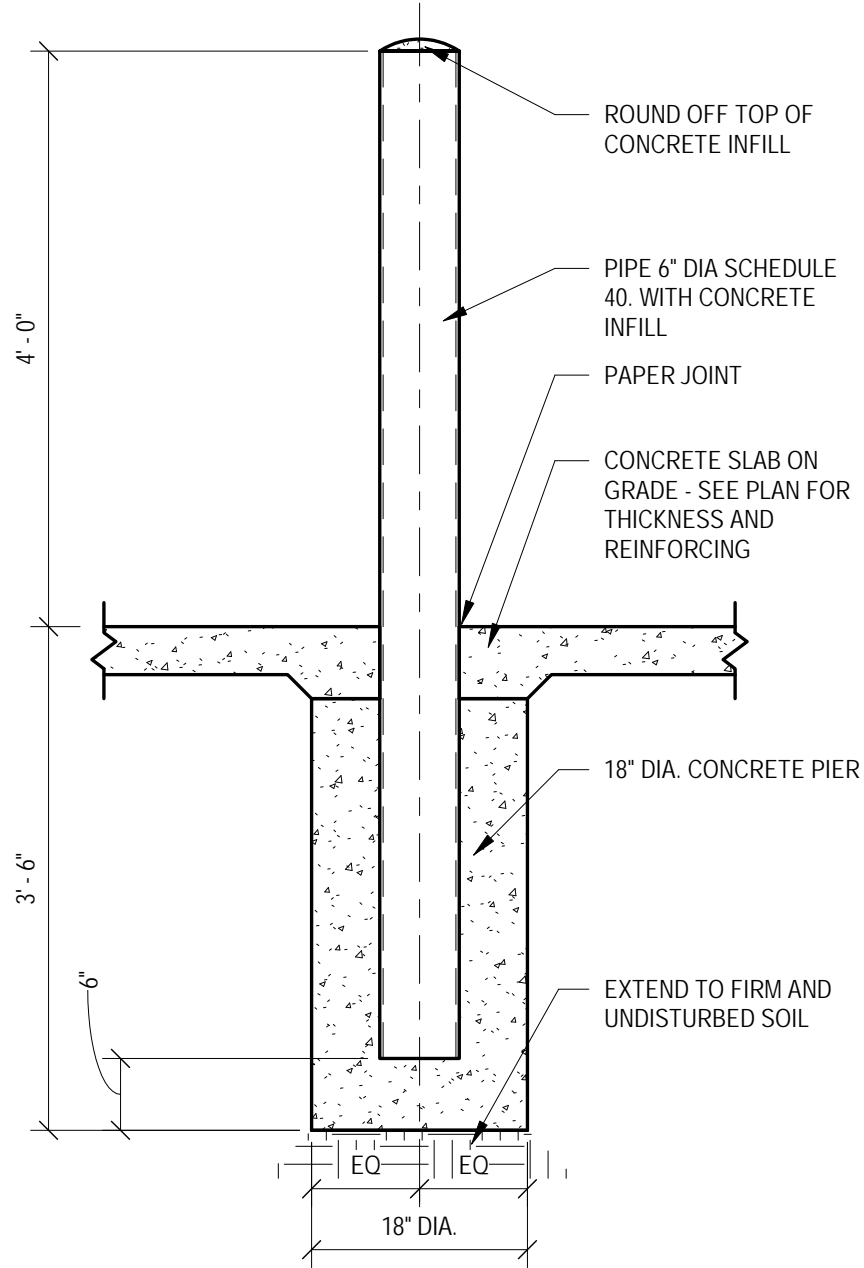
2 TYPICAL CONCRETE WALL CONTROL JOINT
SCALE: 3/4" = 1'-0"



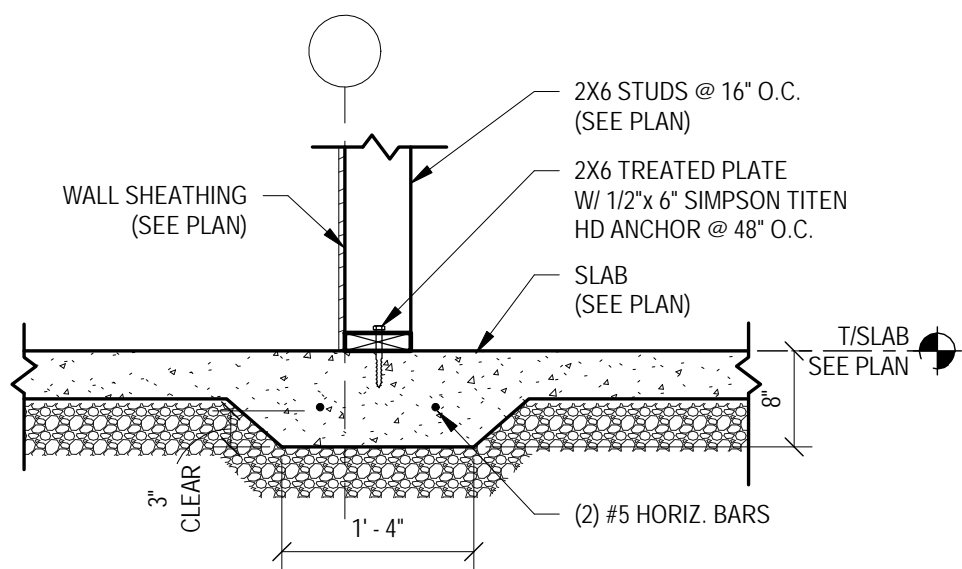
3 TYPICAL CONCRETE WALL CORNER DETAIL
SCALE: 3/4" = 1'-0"



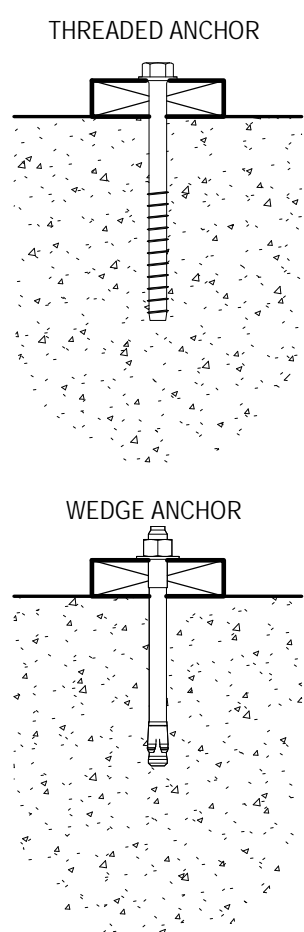
4 TYPICAL CONCRETE WALL INTERSECTION DETAIL
SCALE: 3/4" = 1'-0"



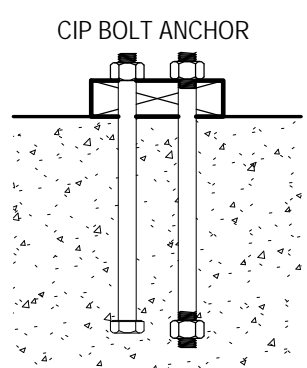
5 TYPICAL BOLLARD
SCALE: 3/4" = 1'-0"



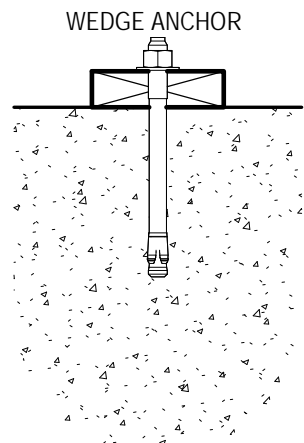
6 THICKENED FTG.
SCALE: 3/4" = 1'-0"



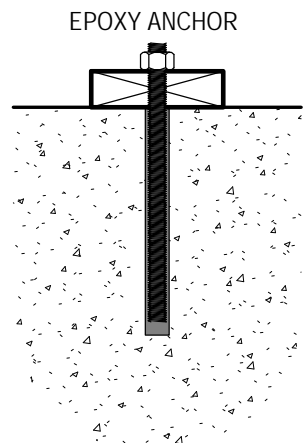
SIMPSON TITEN HD OR HILTI KWIK HUS-EZ SCREW ANCHOR		
DIAMETER	EMBEDMENT	MIN. EDGE DIST.
3/8"	3 1/4"	3"
1/2"	3 1/4"	3"
5/8"	4"	4"
3/4"	5 1/2"	4"



CIP - F1554 (55) OR B7 BOLTS		
DIAMETER	EMBEDMENT	MIN. EDGE DIST.
X	X	X
1/2"	5"	3"
5/8"	6"	4"
3/4"	6"	4"



HILTI KWIK BOLT TZ - WEDGE BOLT		
DIAMETER	EMBEDMENT	MIN. EDGE DIST.
3/8"	2"	3"
1/2"	3 1/4"	3"
5/8"	4"	4"
X	X	X



HILTI HIT-RE 500-SD OR HIT-HY 200		
DIAMETER	EMBEDMENT	MIN. EDGE DIST.
3/8"	4"	3"
1/2"	5"	3"
5/8"	6"	4"
3/4"	8"	4"

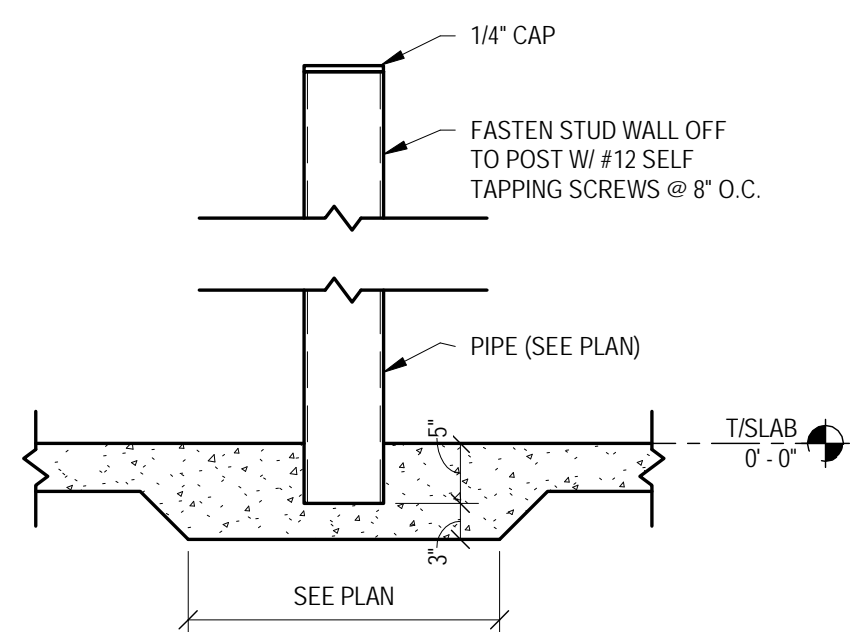
NOTE:
1. APPROVED ANCHORS MAY BE USED WHERE ANCHORS ARE NOT EXPLICITLY DENOTED ON PLANS, DETAILS OR NOTES.
2. USE OF OTHER ANCHOR PRODUCTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

LOAD TABLE IS FOR DESIGNER ONLY NOT TO BE INCLUDED WITH DRAWINGS.
TYPICAL CONCRETE ANCHOR MAXIMUM LOAD CAPACITIES. IF SPECIFIC ANCHOR SCENARIO EXCEEDS THESE DESIGN VALUES OR ANCHOR GEOMETRY IS NOT MET, ANCHOR MUST BE DESIGNED AND SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

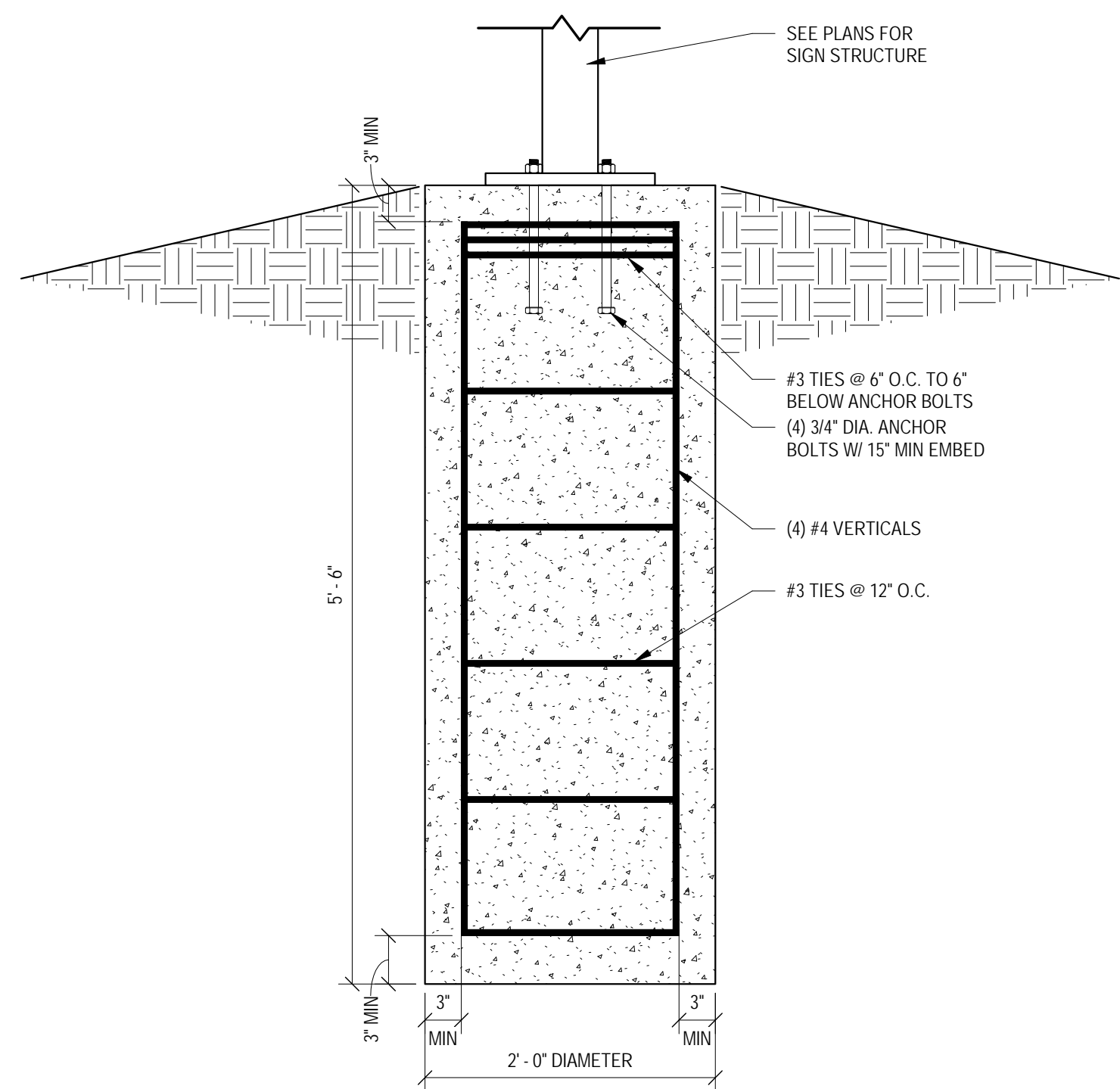
DESIGN NOTES:
1. ALL CAPACITIES ARE FOR ULTIMATE LOAD (LRFD)
2. MINIMUM CONCRETE THICKNESS 12"
3. $f_c = 3,000\text{psi}$
4. MINIMUM ANCHOR SPACING 12" ON CENTER
5. WORST CASE ANCHOR CONDITION ASSUMED AS ANCHOR IN CONCRETE STEMWALL WITH LOAD ACTING PARALLEL TO WALL (3" EDGE DISTANCE FOR 1/2" AND SMALLER, 4" FOR 5/8" AND LARGER)

MAXIMUM ULTIMATE LOADS			
DIAMETER	SHEAR	TENSION	COMBINED
3/8"	900 #	1,600 #	400 # / 1,050 #
1/2"	1,050 #	1,750 #	450 # / 1,250 #
5/8"	1,650 #	2,100 #	1,150 # / 1,500 #
3/4"	1,800 #	2,900 #	1,200 # / 1,900 #

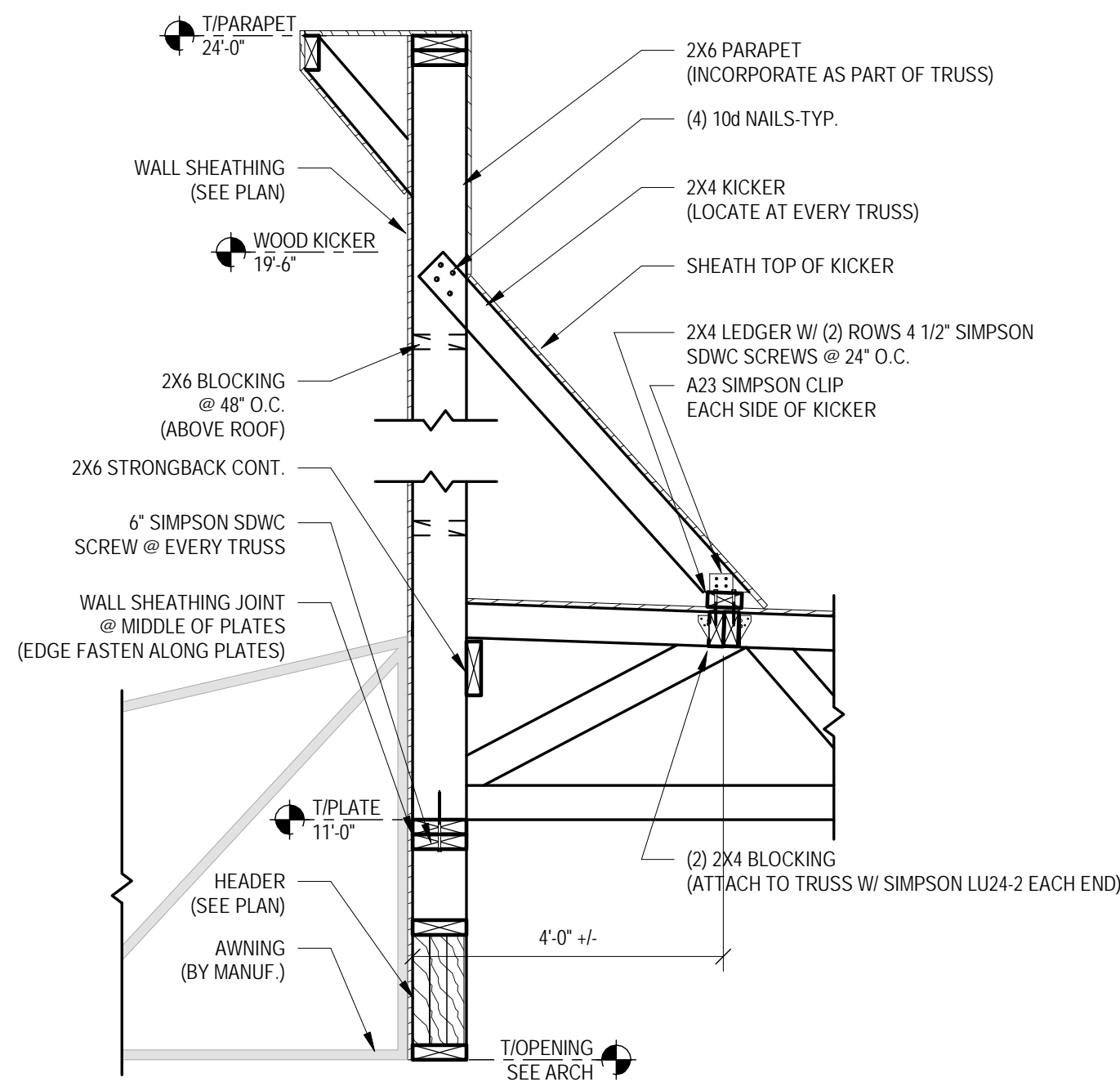
7 TYPICAL ANCHOR BOLTS
SCALE: 1 1/2" = 1'-0"



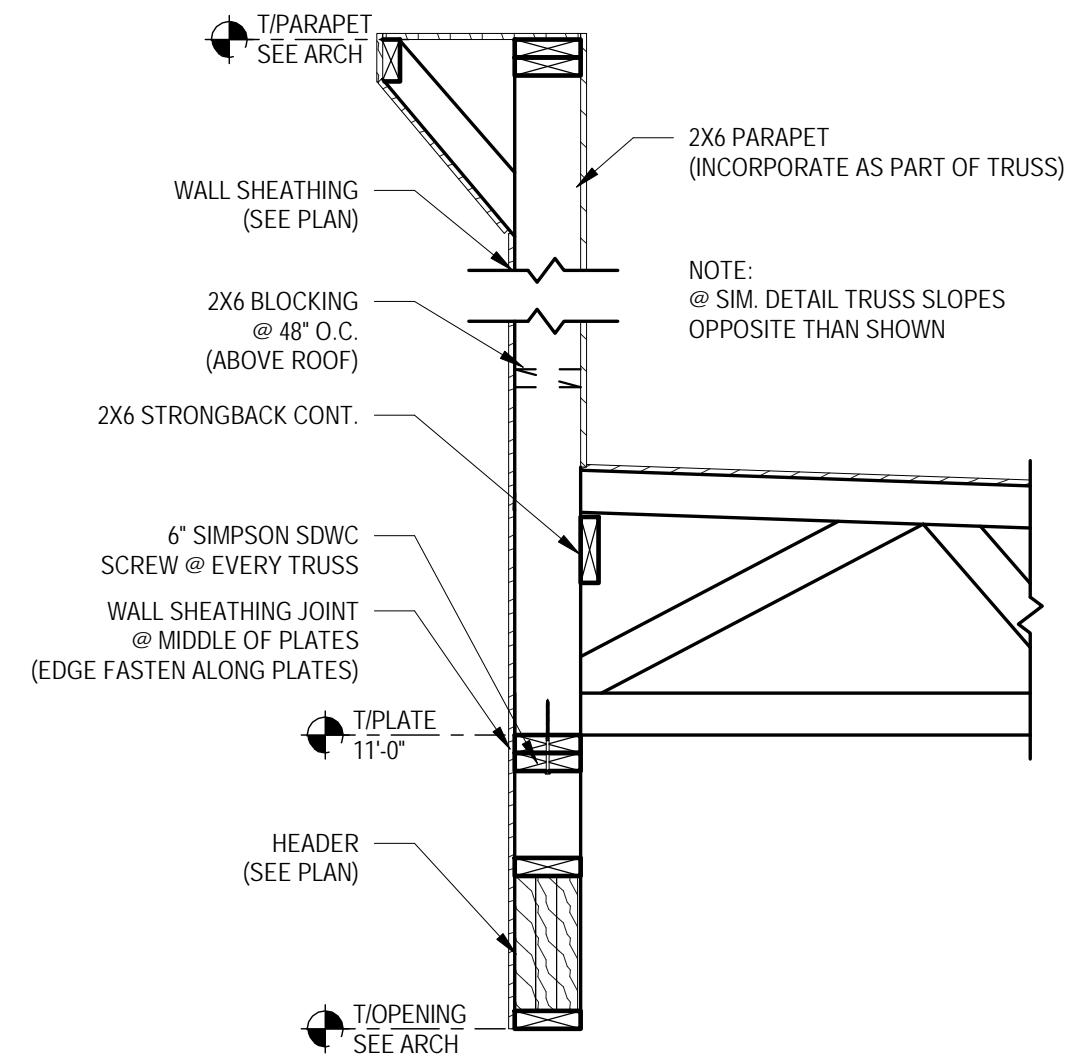
8 POST DETAIL
SCALE: 3/4" = 1'-0"



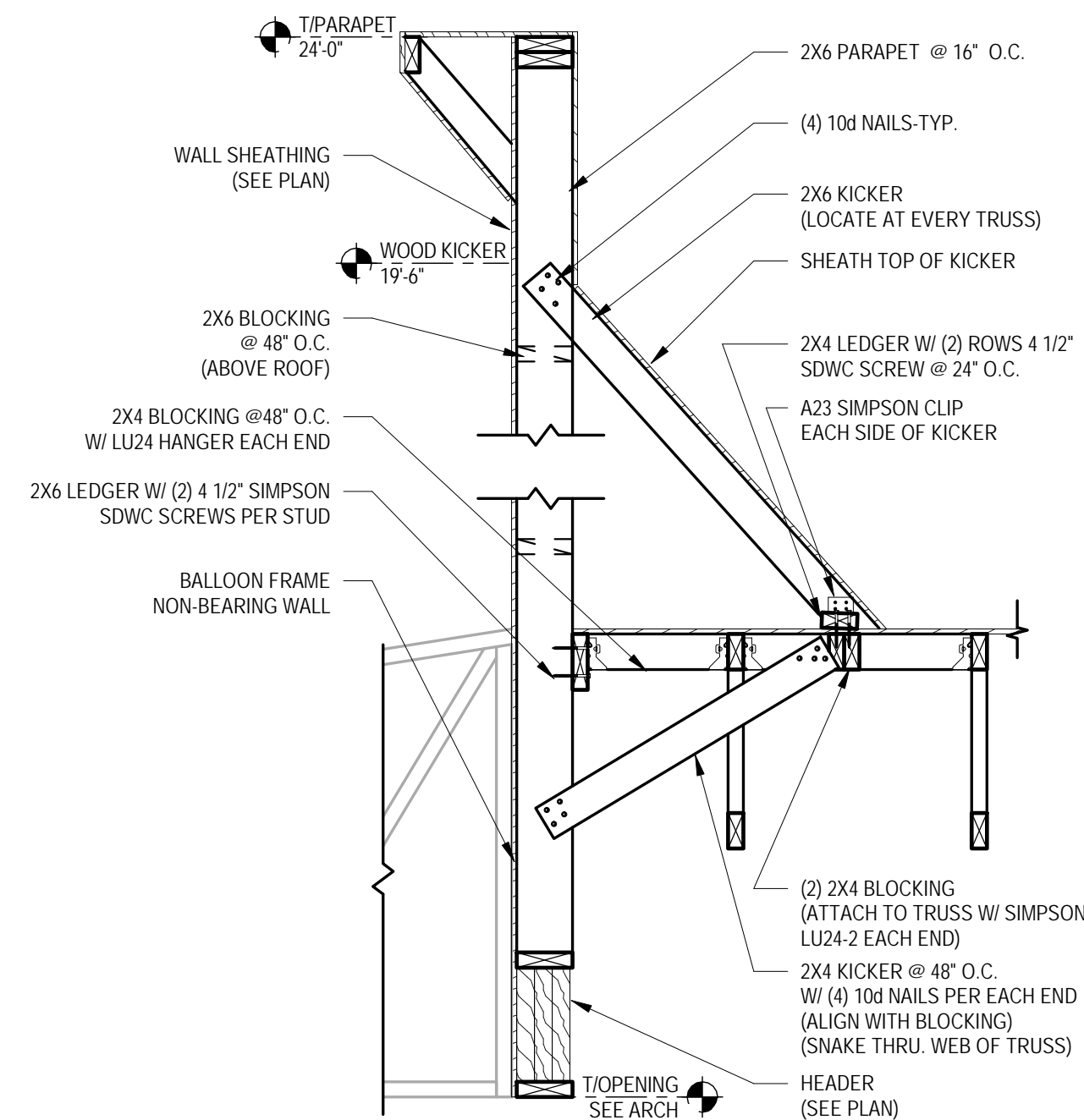
9 LIGHT POLE BASE DETAIL
SCALE: 1" = 1'-0"



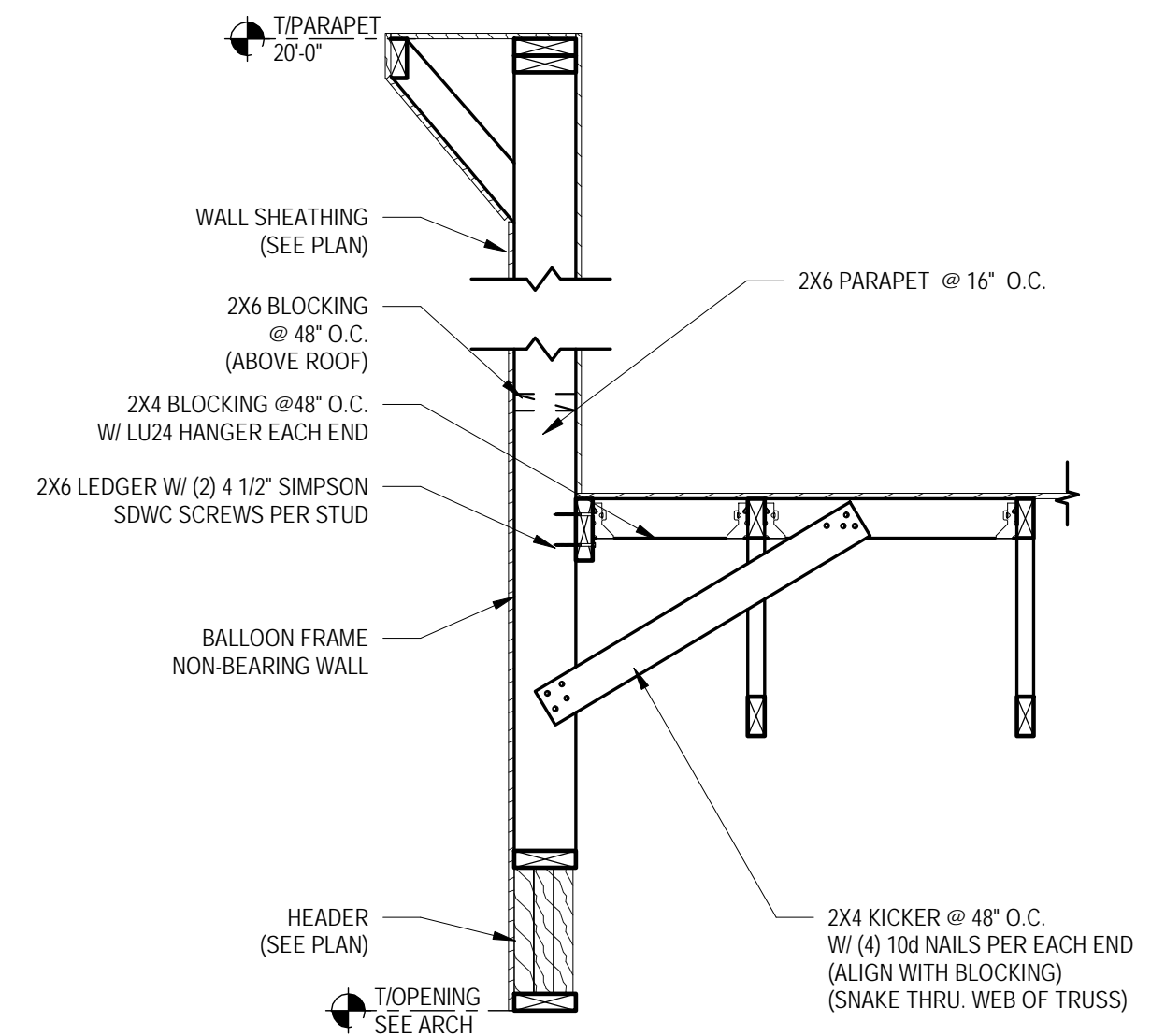
1 TRUSS BEARING @ EXTENDED PARAPET
SCALE: 3/4" = 1'-0"



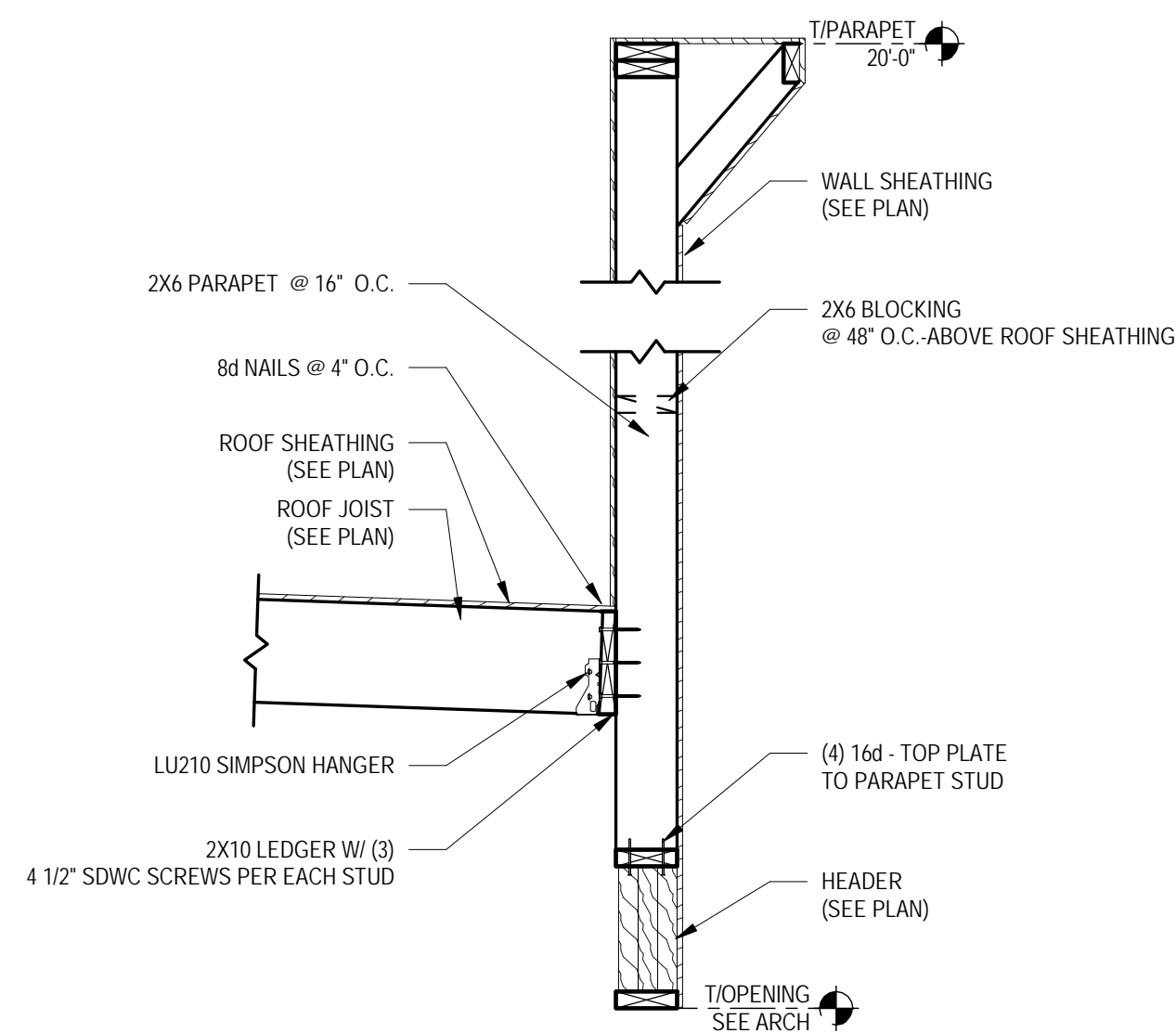
2 TRUSS BEARING @ REGULAR PARAPET
SCALE: 3/4" = 1'-0"



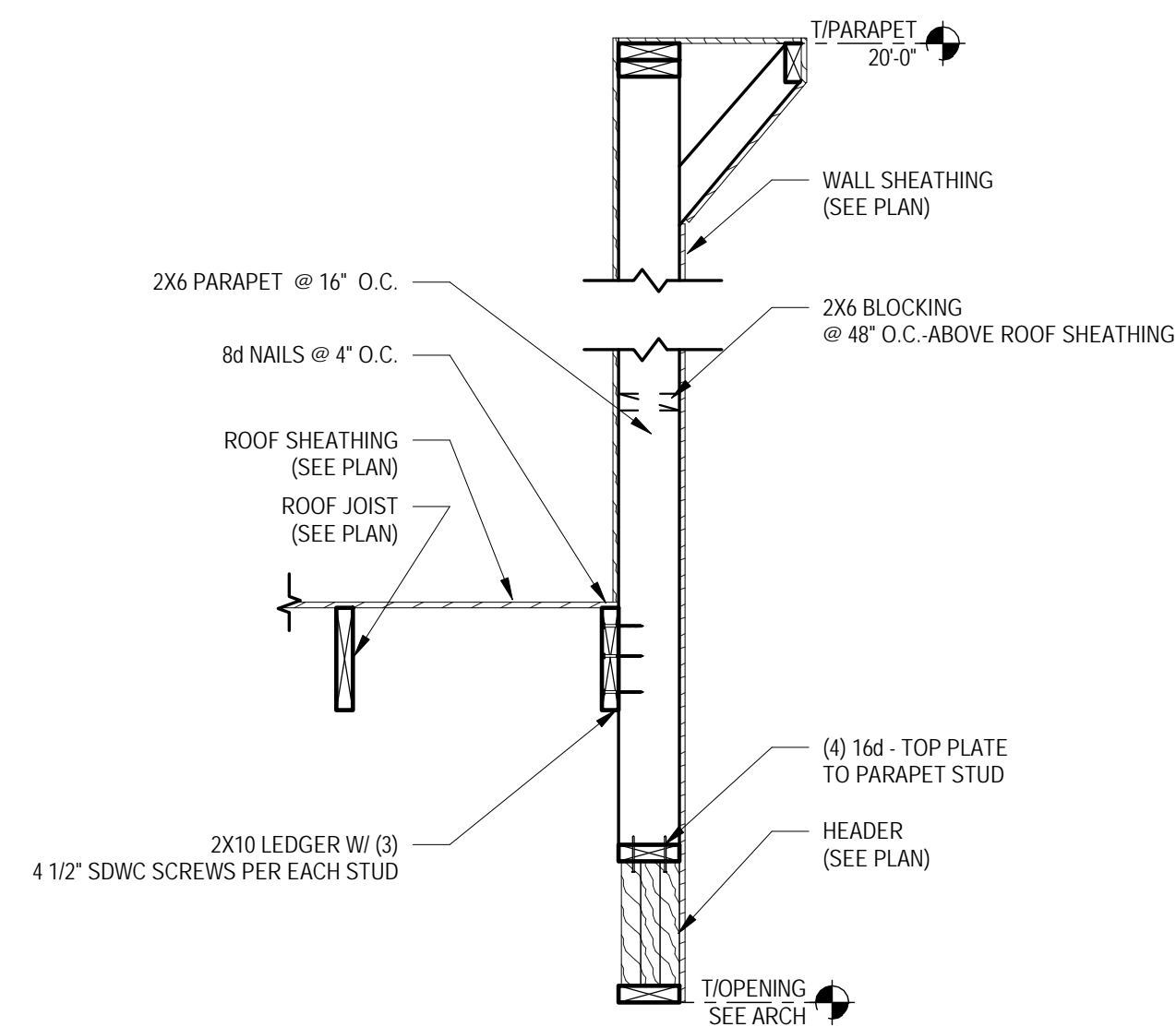
3 TRUSS NON-BEARING @ EXTENDED PARAPET
SCALE: 3/4" = 1'-0"



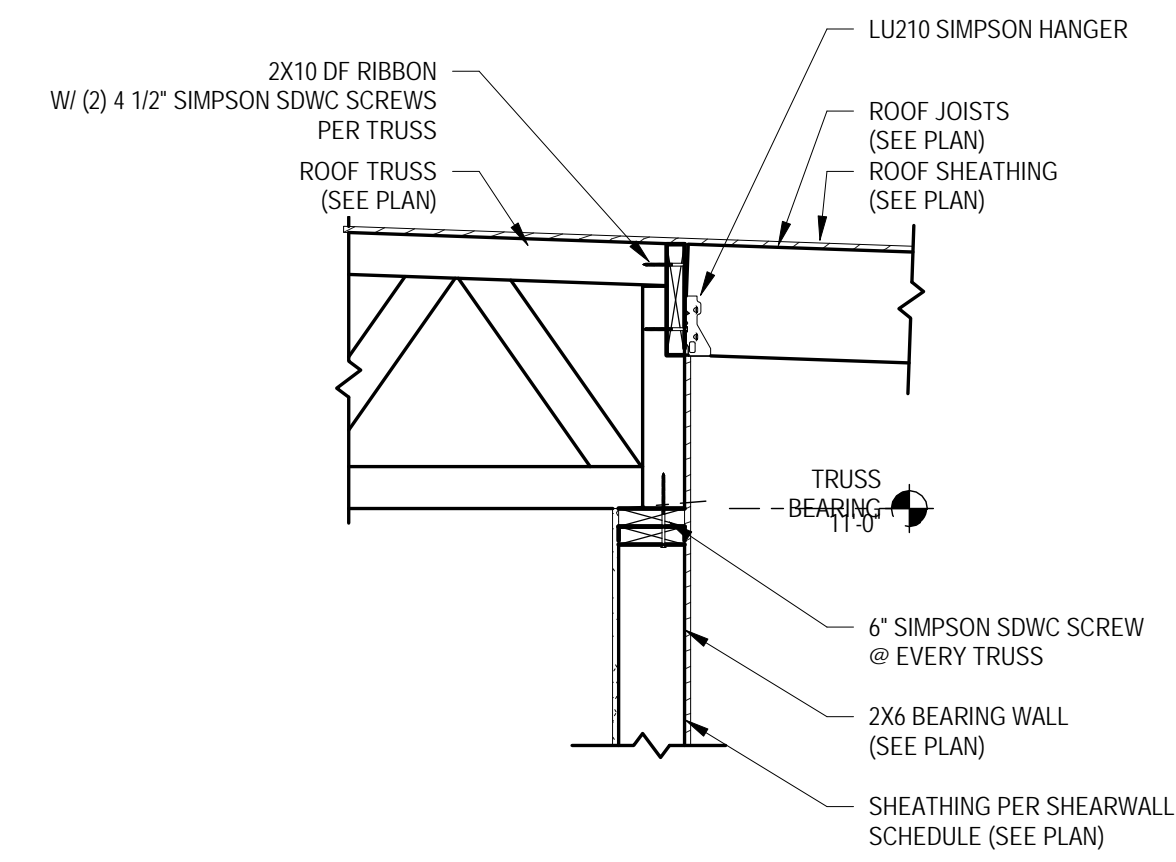
4 TRUSS NON-BEARING @ REGULAR PARAPET
SCALE: 3/4" = 1'-0"



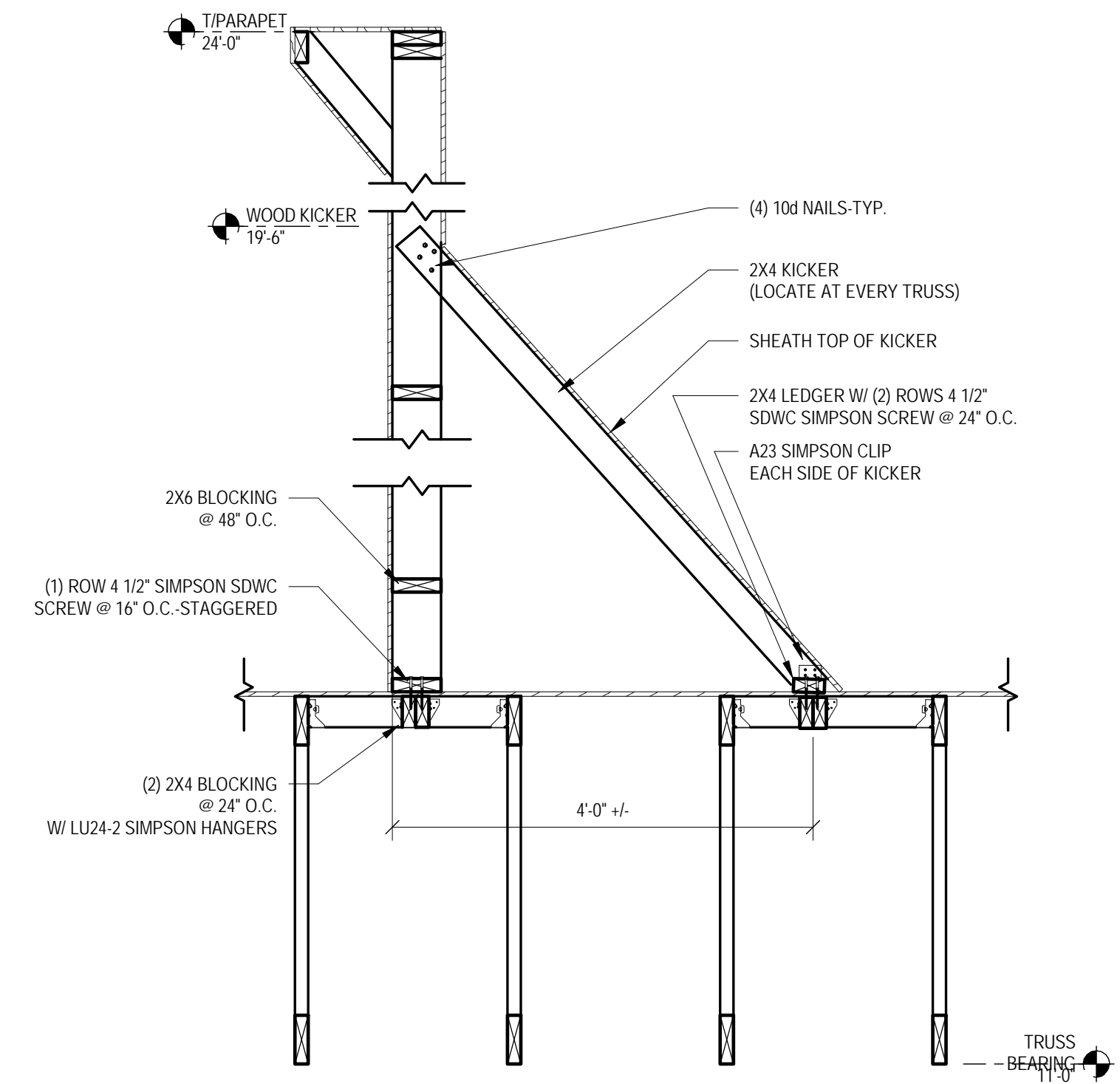
5 JOIST LEDGER @ PARAPET
SCALE: 3/4" = 1'-0"



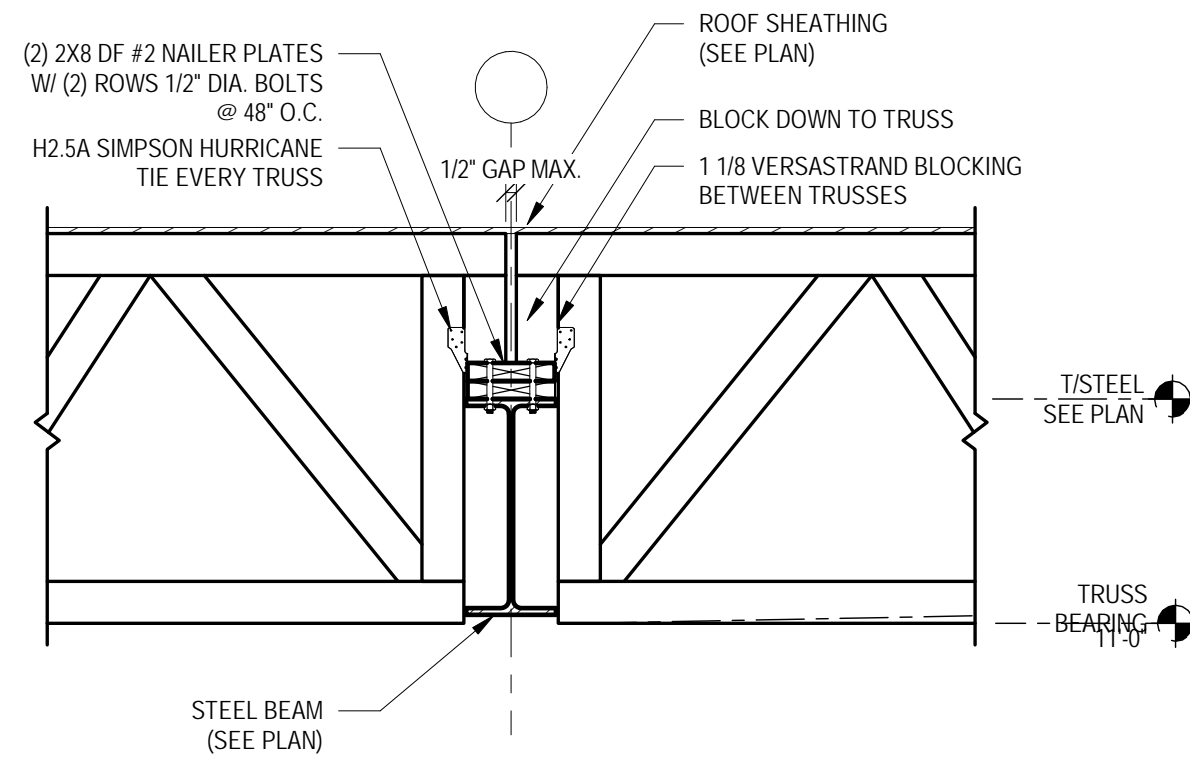
6 JOIST LEDGER @ PARAPET NON-BEARING
SCALE: 3/4" = 1'-0"



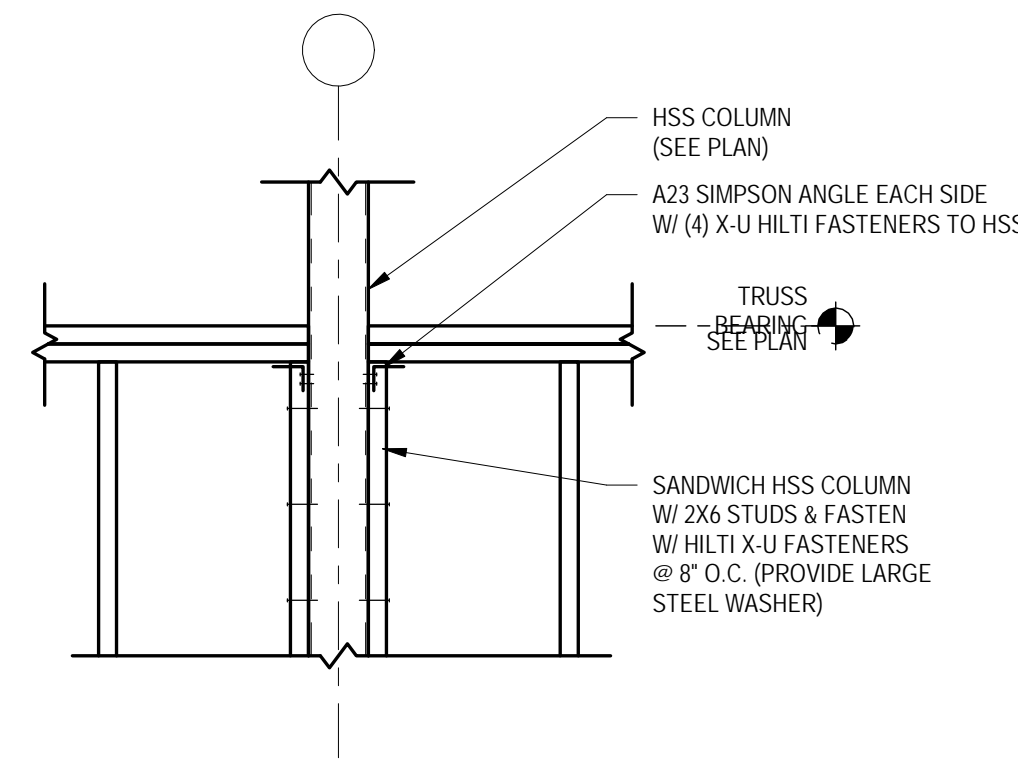
7 TRUSS LEDGER
SCALE: 3/4" = 1'-0"



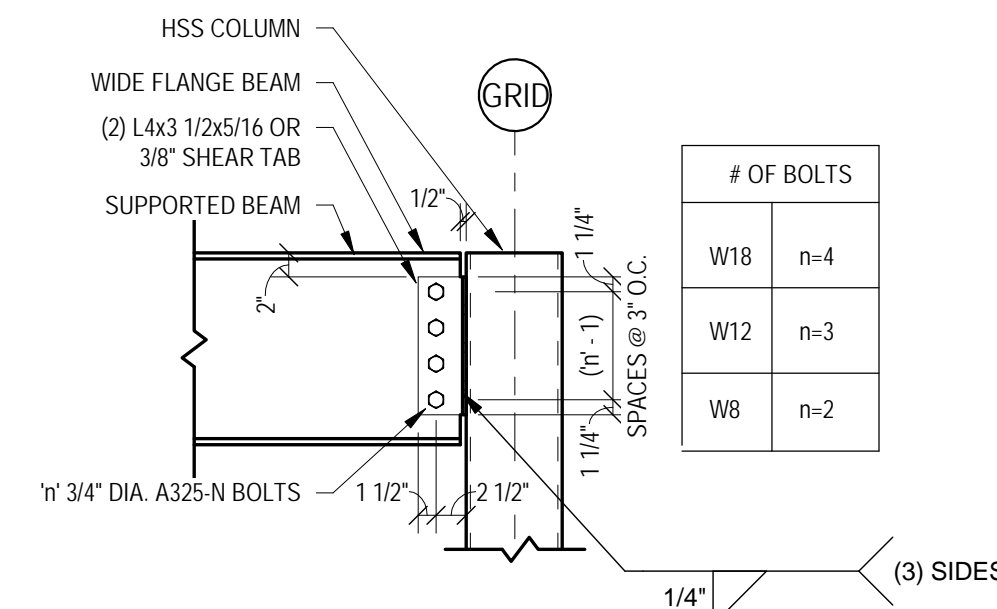
8 SCREENWALL RUNNING PARALLEL WITH TRUSS
SCALE: 3/4" = 1'-0"



1 STEEL BEAM BEARING
SCALE: 3/4" = 1'-0"

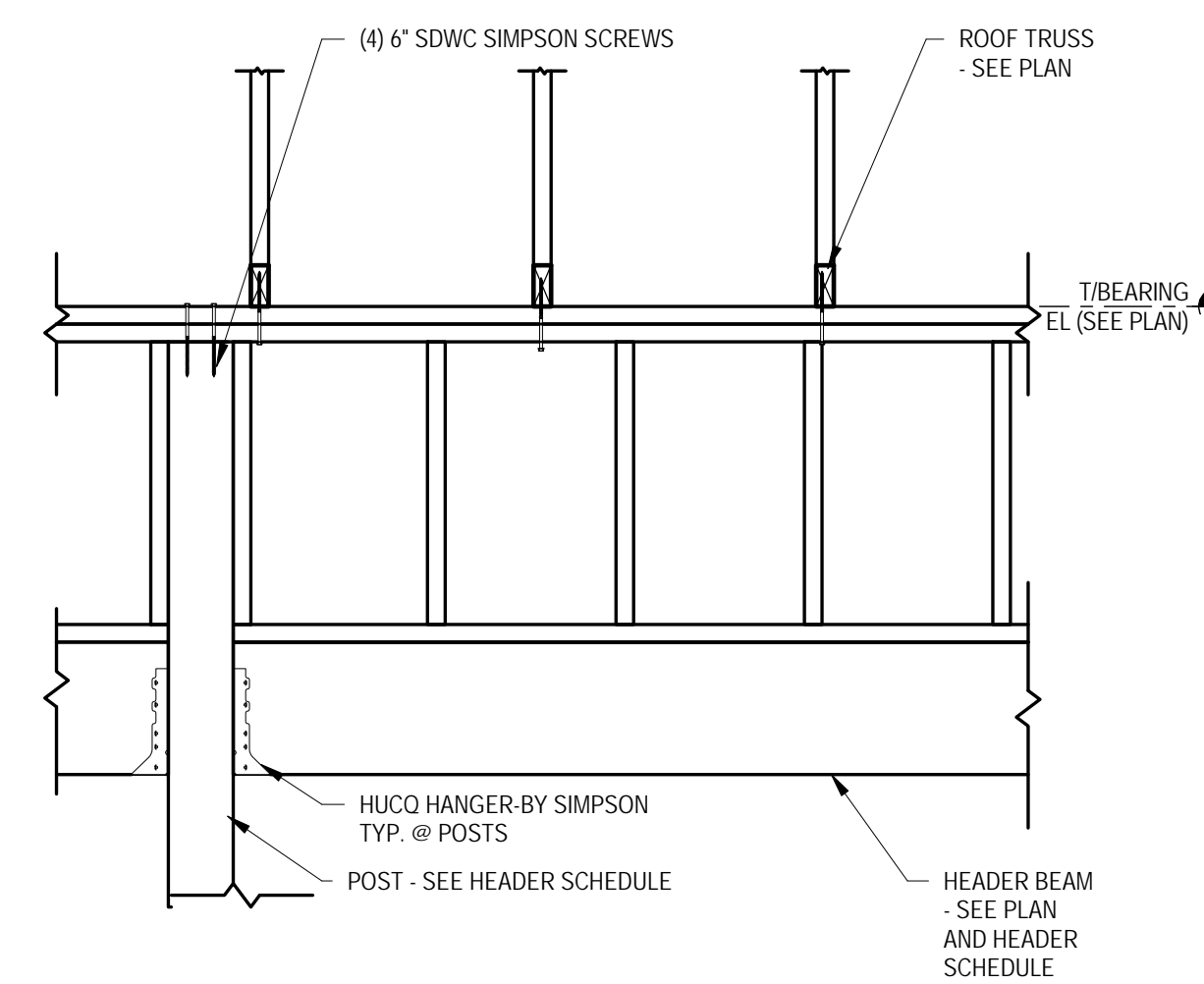


2 STEEL COLUMN FASTENING
SCALE: 3/4" = 1'-0"

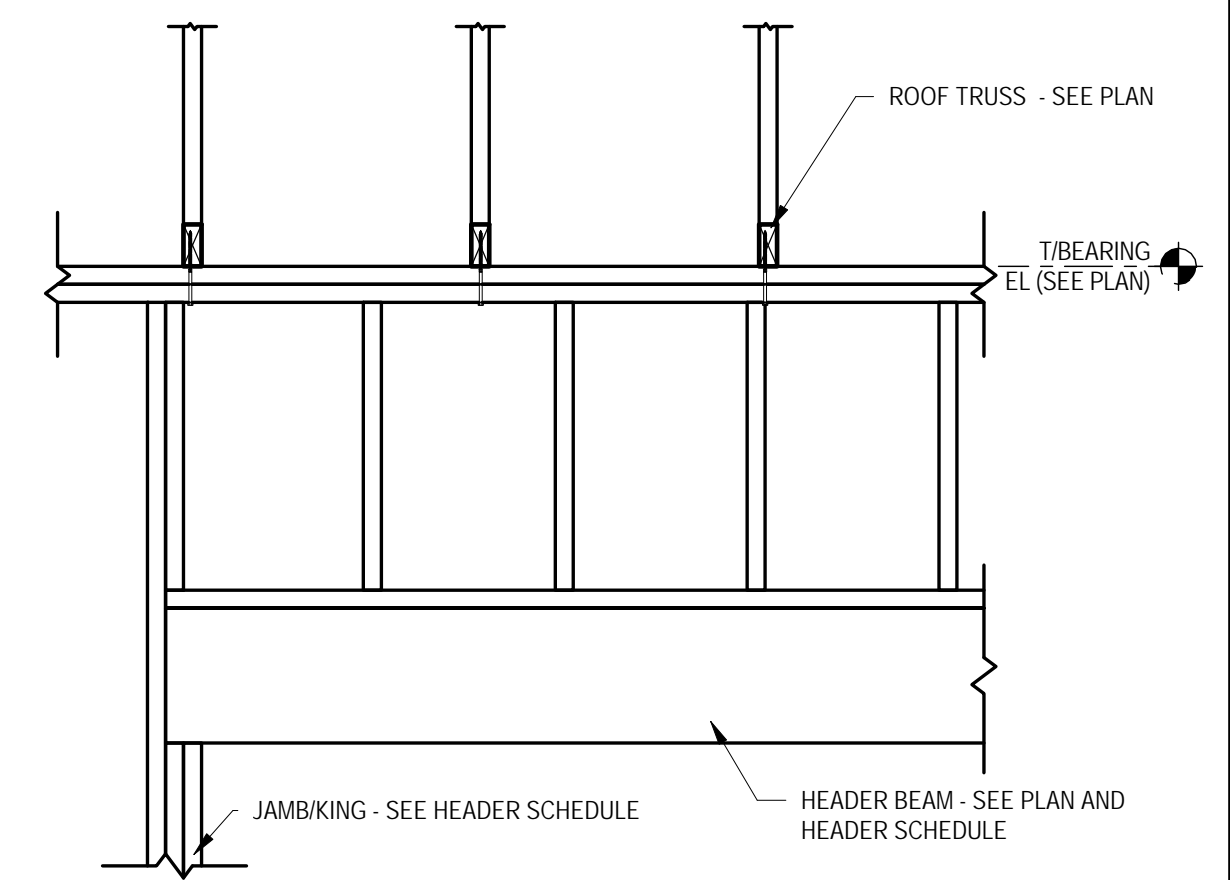


- NOTES:
1. UNLESS NOTED OTHERWISE, PROVIDE SHEAR CONNECTIONS AS INDICATED BY THIS DETAIL. DETAILER IS RESPONSIBLE FOR FULLY DEVELOPING GEOMETRY AND DIMENSIONAL INFORMATION REQUIRED TO FABRICATE.
 2. WHERE TYPICAL SHEAR CONNECTION DETAIL IS NOT APPLICABLE, FABRICATOR SHALL SUBMIT PROPOSED ALTERNATE CONNECTION CAPABLE OF DEVELOPING EQUAL STRENGTH. ALTERNATE CONNECTION SHALL BE SELECTED IN ACCORDANCE WITH AISC ASD CONNECTION TABLES.
 3. USE 3/8\"
 4. UNLESS NOTED OTHERWISE, PROVIDE SHEAR CONNECTIONS AS INDICATED BY THIS DETAIL. DETAILER IS RESPONSIBLE FOR FULLY DEVELOPING GEOMETRY AND DIMENSIONAL INFORMATION REQUIRED TO FABRICATE.

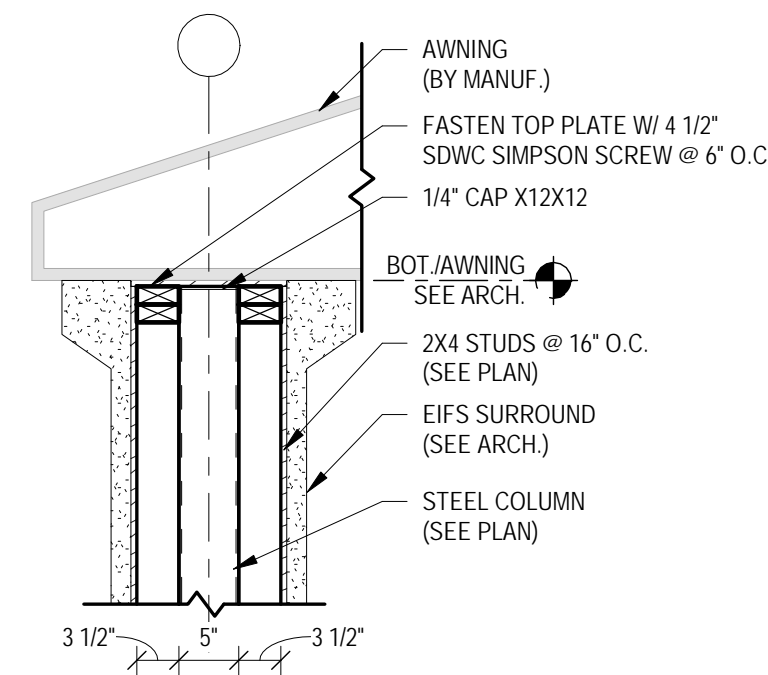
3 TYPICAL HSS COL. SHEAR CONN. DETAIL
SCALE: 3/4" = 1'-0"



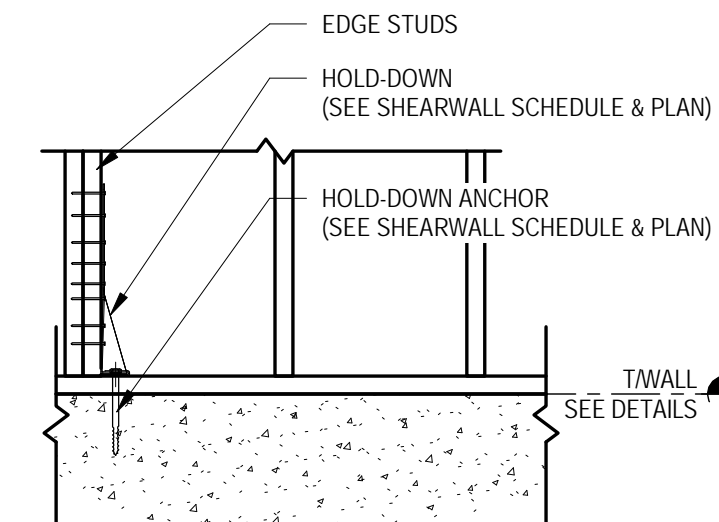
4 HEADER DETAIL @ POSTS
SCALE: 3/4" = 1'-0"



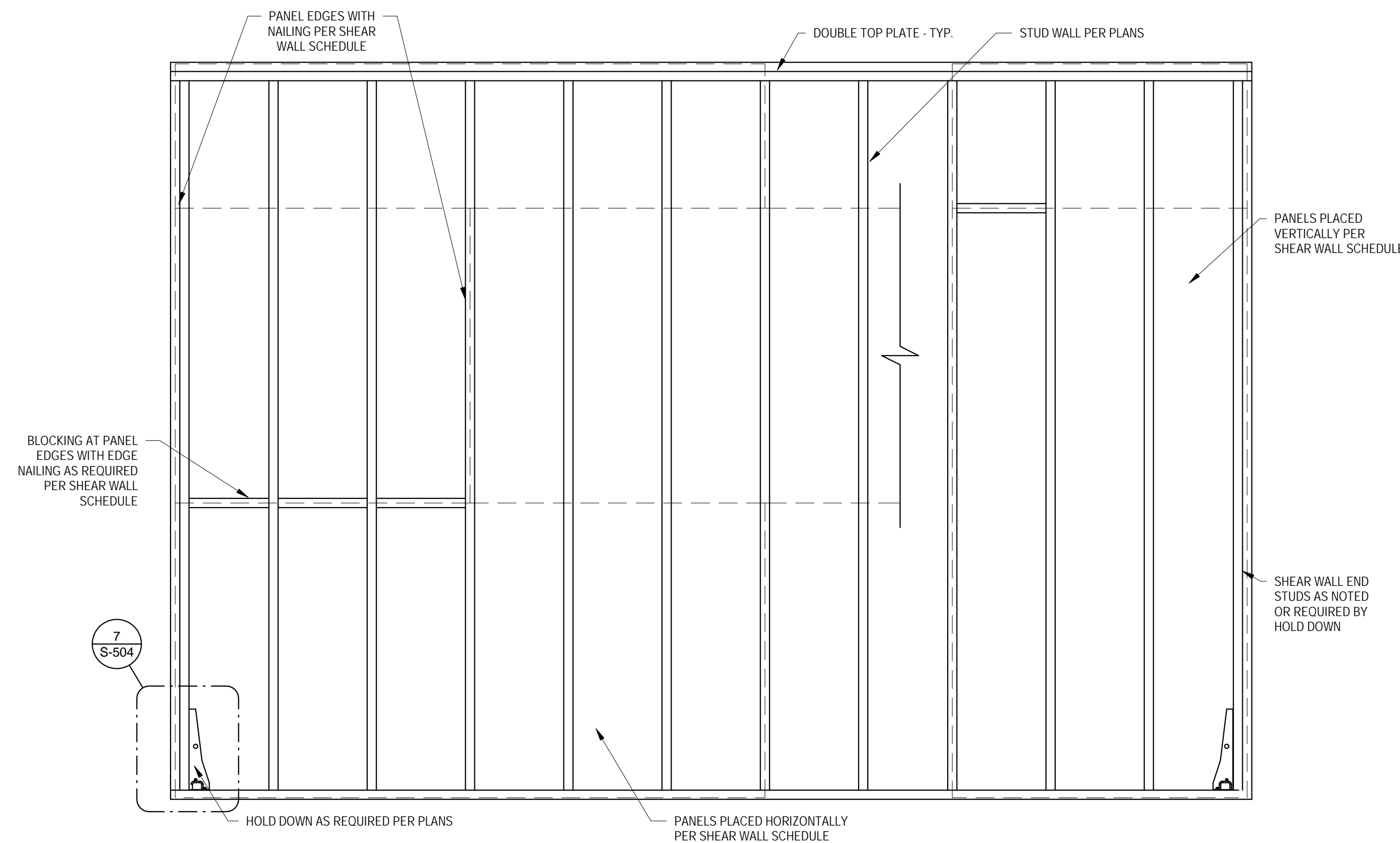
5 TYPICAL HEADER DETAIL
SCALE: 3/4" = 1'-0"



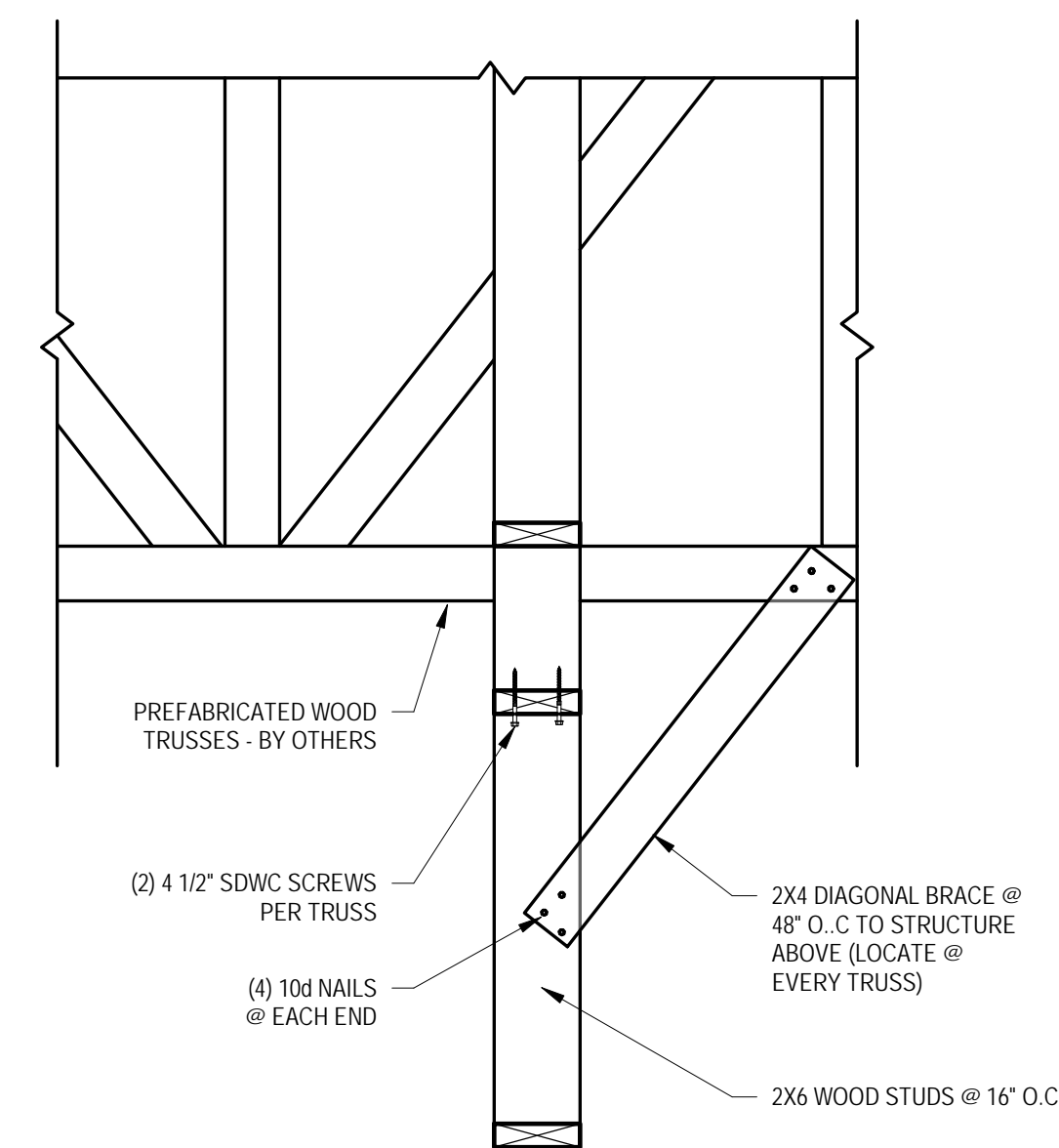
6 PIER FRAMING
SCALE: 3/4" = 1'-0"



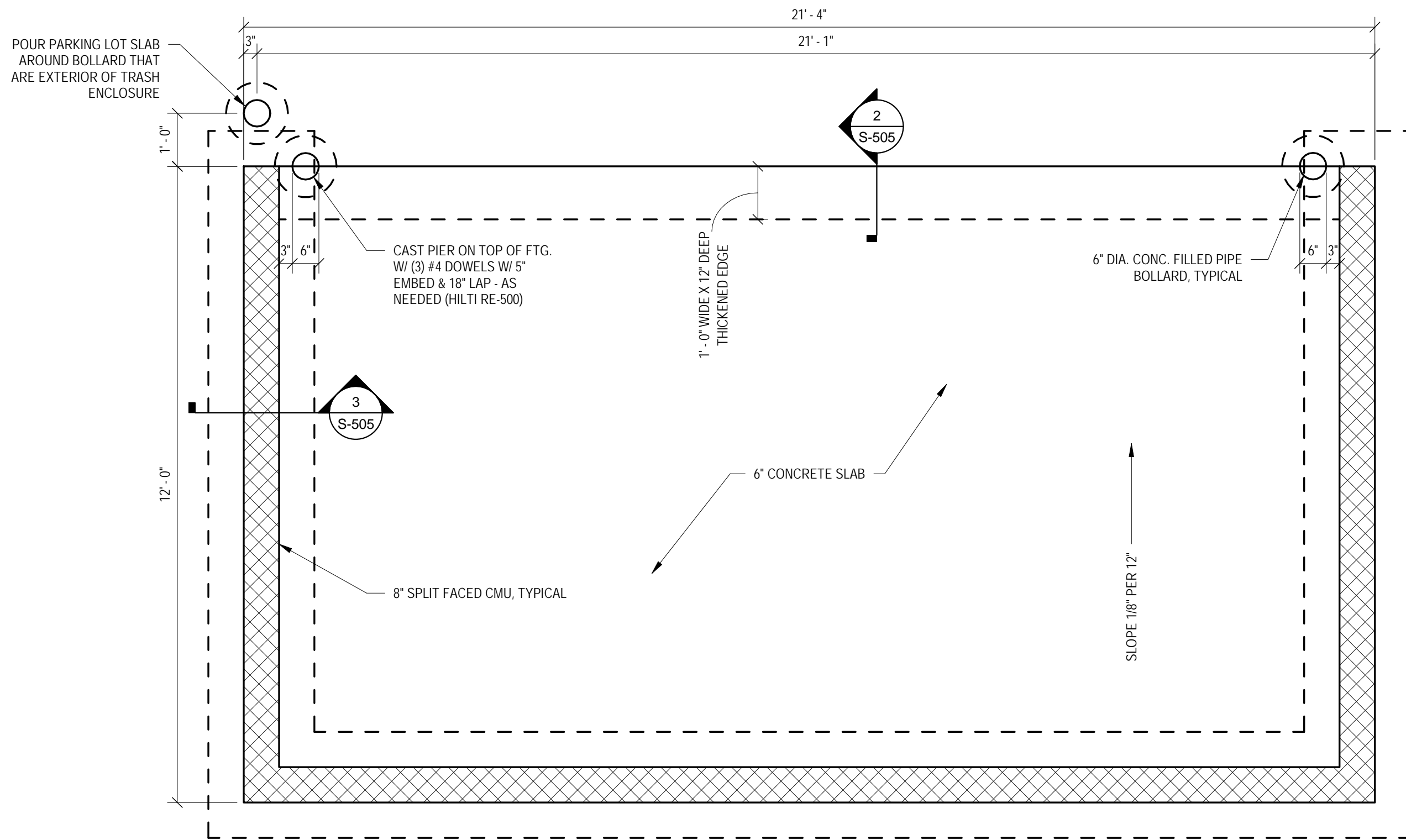
7 HOLD-DOWN DETAIL
SCALE: 3/4" = 1'-0"



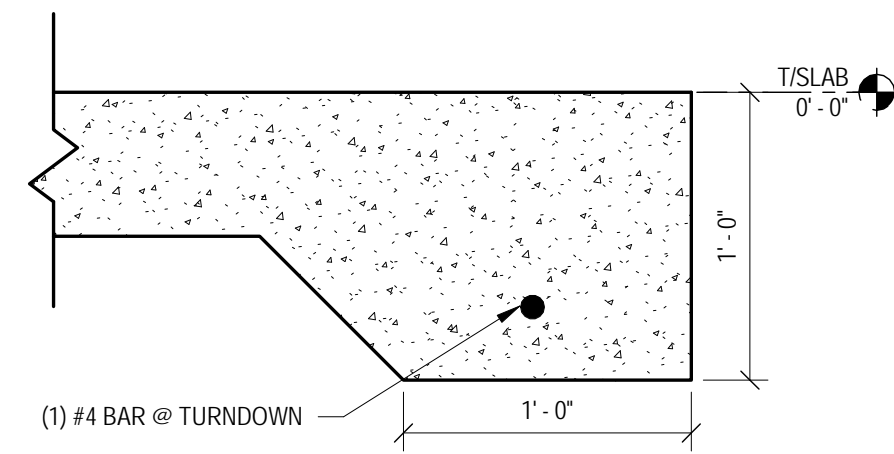
8 TYPICAL SHEAR WALL
SCALE: 3/4" = 1'-0"



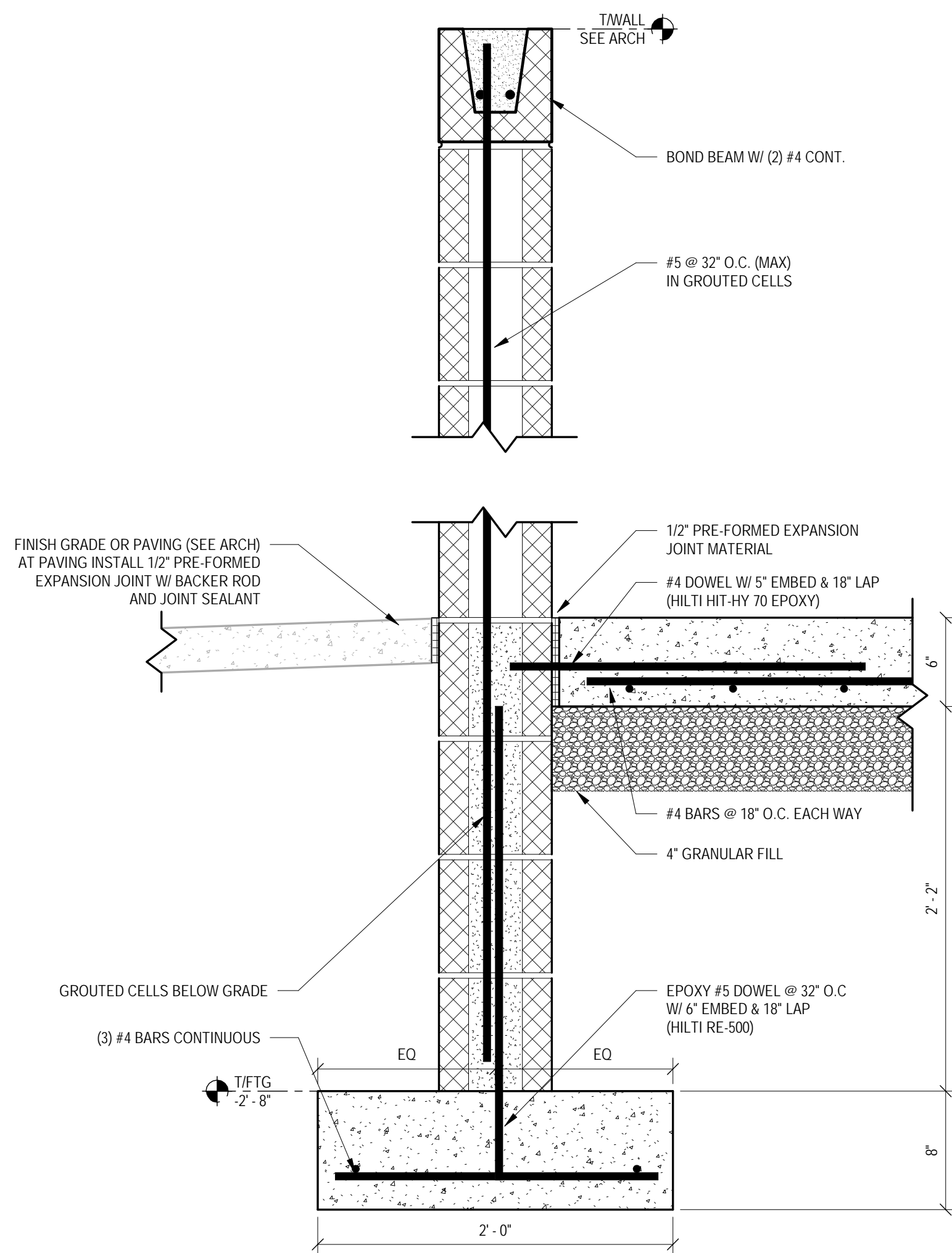
9 FRAMING @ HANGING WALL
SCALE: 1" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



2 SLAB TURNDOWN
SCALE: 1 1/2" = 1'-0"



3 SECTION @ ENCLOSURE
SCALE: 1 1/2" = 1'-0"

FREDDY'S FROZEN CUSTARD

902 W. KIMBERLY ROAD, DAVENPORT

2017

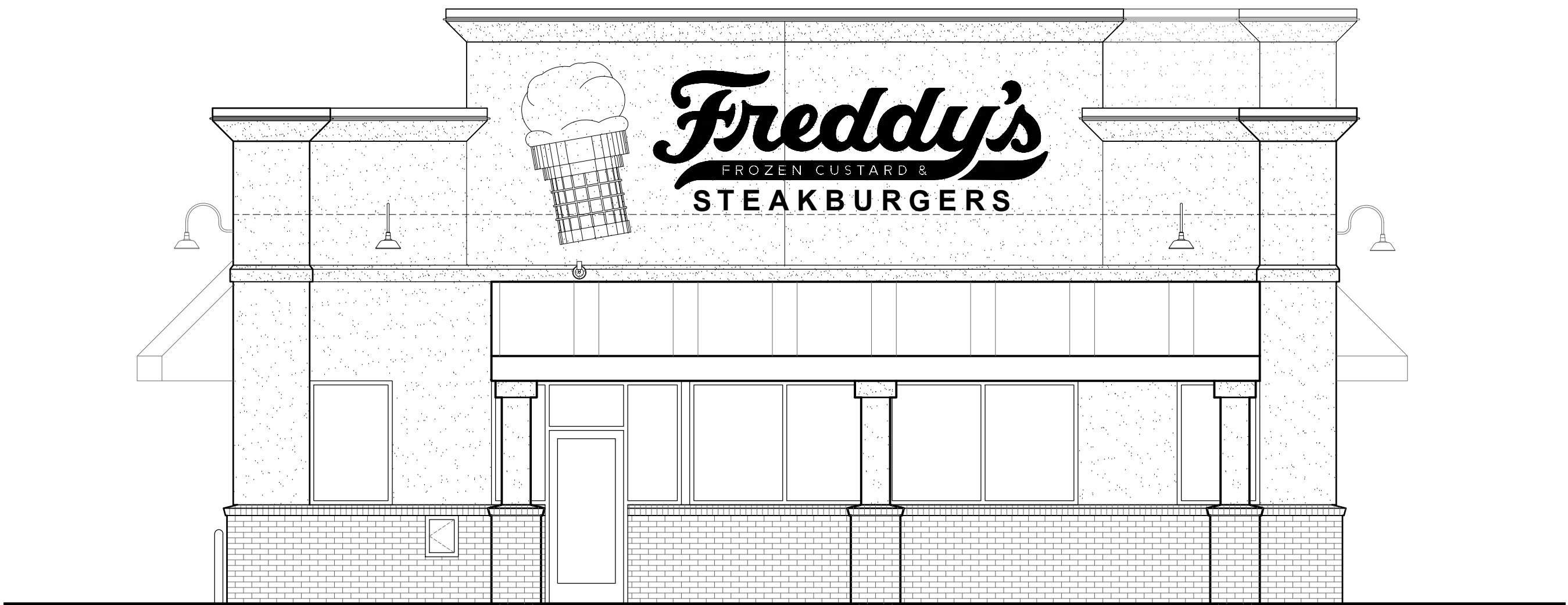
CONSTRUCTION DRAWINGS

CERTIFICATION

	The portion of the technical submission described below has been prepared under the direct supervision and responsible charge of the undersigned.
	Signature:  STEPHEN L. EMERSON
	Discipline: Architectural Iowa Registration No.: 03906 Registration expiration date: June 30, 2018 Sheets covered by this seal: All "G," and "A" Sheets
	Date of Issuance: June 30, 2017

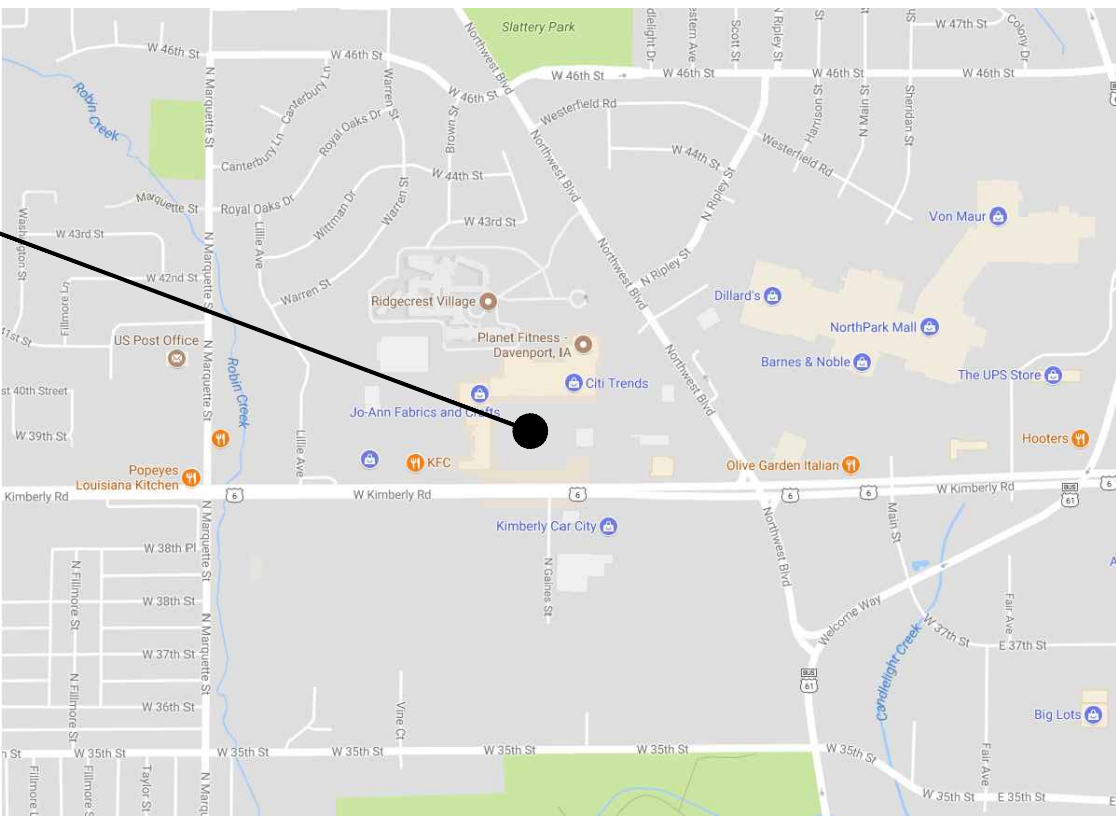
ARCHITECTURAL

ELEVATION



SITE MAP

PROJECT
LOCATION



LIST OF CONTACTS

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LORI FOERSTER
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G002	GENERAL ADA REQUIREMENTS & RESPONSIBILITIES
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CODE INFORMATION

INTERNATIONAL BUILDING CODE 2003

CONSTRUCTION TYPE : VB
OCCUPANCY : A-2
ALLOWABLE AREA = 6,000 SF
ACTUAL AREA = 3,200 SF
OCCUPANCY = 158 PERSONS
FULLY SPRINKLED TO NFPA 13
ALLOWABLE TRAVEL DISTANCE = 250'-0"
REQUIRED EXITS = 2
PROVIDED EXITS = 3

REQUIRED PLUMBING FIXTURES:
2 TOILET/URINAL PER SEX
2 LAVATORY PER SEX

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
COVER SHEET

DRAWING
G000

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

ASPECT
architecture:design

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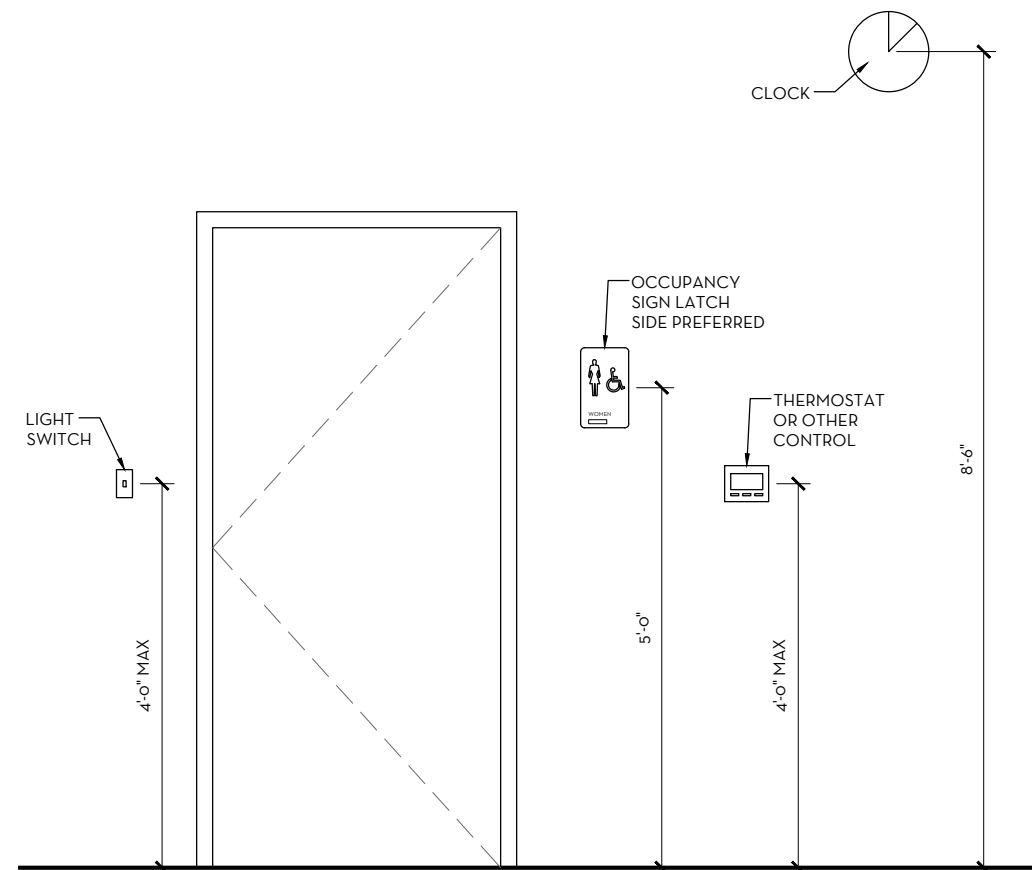
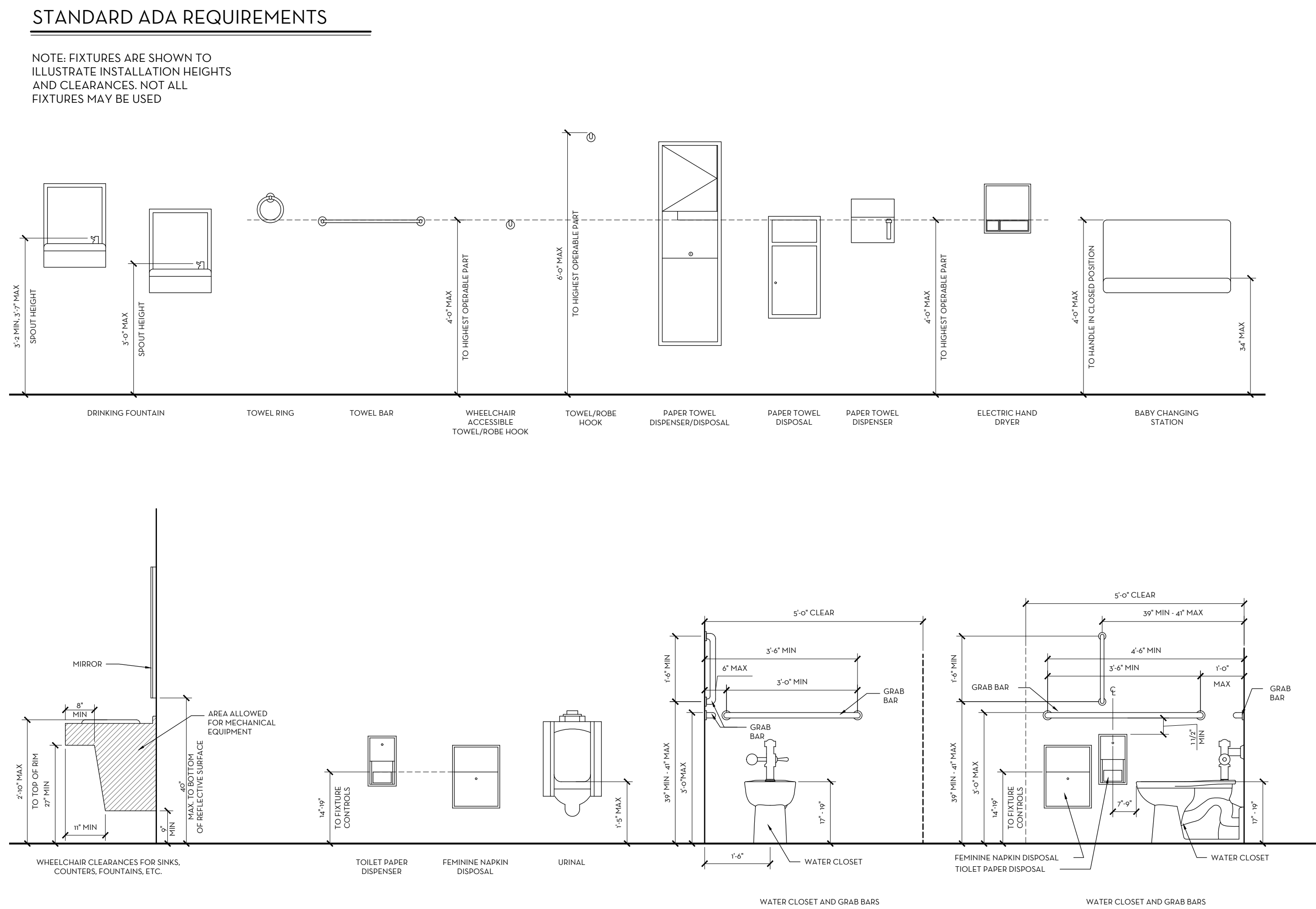
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

STANDARD ABBREVIATIONS

@	AT	CORR	CORRIDOR	FUR	FURRED; FURRING	MECH	CONTRACT-OR-	RD	ROAD; ROOF DRAIN	W/	WITH
&	AND	CPT	CARPET-ED-	FURN	FURNACE	MTL	MECHANICAL	RH	RIGHT HAND	W/O	WITHOUT
A	AREA	CT	CONSTRUCTION	FUT	FUTURE	MEZZ	METAL	RL	RAILING	WC	WATER CLOSET
ABV	ABOVE	CSI	SPECIFICATION INSTITUTE	FV	FIELD VERIFY	MFG	MEZZANINE	RM	ROOM	WD	WOOD
ACT	ACCOUSTICAL TILE	CTR	CERAMIC TILE	FXT	FIXTURE		MANUFACTURED;	RO	ROUGH OPENING	WGT	WEIGHT
ADDL	ADDITIONAL		CENTER; COUNTER				MANUFACTURING;	RVS	REVERSE-D-	WH	WATER HEATER
ADDUM	ADDENDUM						MANUFACTURER			WP	WATERPROOF-ING-
ADJ	ADJUSTABLE	DBL	DOUBLE	GA	GAGE; GAUGE	MIN	MINIMUM	S	SOUTH	WSCT	WAINSCOT
AFF	ABOVE FINISH FLOOR	DEMO	DEMOLITION	GB	GALVANIZED	MISC	MISCELLANEOUS	SB	SPLASH BLOCK		
AGGR	AGGREGATE	DIA	DIAMETER	GC	GRAB BAR; GYPSUM BOARD	MIR	MIRROR	SC	SCALE		
ALT	ALTERNATE	DIAG	DIAGONAL	GF	GENERAL CONTRACTOR	MLD	MOLD-ING-	SCHD	SCHEDULE		
ALUM	ALUMINUM	DIM	DIMENSION	GL	GLASS; GLAZING	MOD	MODULAR	SCN	SCREEN		
ANOD	ANODIZED	DIV	DIVIDE-D-	GRD	GRADE	MOV	MOVABLE	SDG	SIDING		
APPROX	APPROXIMATE	DN	DOWN	GYP	GYPSUM	MR	MOISTURE RESISTANT	SECT	SECTION		
ARCH	ARCHITECT-URAL-	DR	DOOR; DRAIN			MULL	MULLION	SF	SQUARE FOOT		
AVG	AVERAGE	DS	DOWN SPOUT					STRUC	STRUCTURE		
		DTL	DETAIL					SHT	SHEET		
		DWG -S-	DRAWING; DRAWINGS					SIM	SIMILAR		
								SOF	SOFFIT		
B-B	BACK TO BACK	E	EAST			N	NORTH	SPEC	SPECIFICATION-S-		
BD	BOARD	EA	EACH			NIC	NOT IN CONTRACT	SQ	SQUARE		
BD FT	BOARD FOOT	EC	ELECTRICAL CONTRACT-OR-			NOM	NOMINAL	SS	STAINLESS STEEL		
BF	BOTH FACES	EF	EACH FACE			NTS	NOT TO SCALE	STD	STANDARD		
BL	BUILDING LINE	EIFS	EXTERIOR INSULATION			OA	OVERALL	STL	STEEL		
BLDG	BUILDING		FINISH SYSTEM			OC	ON CENTER-S-	STN	STONE; STAIN-ED-		
BLK	BLOCK		EXPANSION JOINT			OH	OVERHEAD	STOR	STORAGE		
BLKG	BLOCKING	EJ	ELECTRIC-AL-	IN or *	INCH-ES-	OHG	OVERHANG				
BLW	BELOW	ELEC	ELECTRIC-AL-	INCL	INCLUDE-D-;	OPNG	OPENING				
BM	BEAM	ELEV	ELEVATOR; ELEVATION	INT	INSULATE-D-;	OPP	OPPOSITE	THK	THICK-NESS-		
BOS	BOTTOM OF STEEL	ENC	ENCLOSE; ENCLOSURE		INSULATION	PAR	PARALLEL	THRES	THRESHOLD		
BOT	BOTTOM	ENT	ENTRANCE		INTERIOR	PBD	PARTICLE BOARD	TEMP	TEMPERED; TEMPORARY		
BRG	BEARING	EQ	EQUAL	JB	JAMB	PC	PRECAST	TOB	TOP OF BEARING		
BSMT	BASEMENT	EQUIP	EQUIPMENT	JAN CLOS	JANITOR'S CLOSET	PERP	PERPENDICULAR	TOC	TOP OF CONCRETE		
BTWN	BETWEEN	EW	EACH WAY	JST	JOIST	PFB	PREFABRICATED	TOM	TOP OF MASONRY		
BTR	BETTER	EWC	ELECTRIC WATER COOLER	JT	JOINT	PL	PLATE; PROPERTY LINE	TOS	TOP OF STEEL/SLAB		
BVL	BEVELED	EXCAV	EXCAVATE			PLAM	PLASTIC LAMINATE	TOW	TOP OF WALL		
BW	BOTH WAYS	EXIST	EXISTING	KIT	KITCHEN	PLAS	PLASTER	TYP	TYPICAL		
		EXP	EXPOSED			PLBG	PLUMBING	T&B	TOP AND BOTTOM		
		EXT	EXTERIOR			PLWD	PLYWOOD	UNEX	UNEXCAVATED		
C-C	CENTER TO CENTER					PROJ	PROJECT-OR-	UNFIN	UNFINISHED		
CAB	CABINET	FD	FLOOR DRAIN			PT	POINT; PAINT-ED-	UNO	UNLESS NOTED OTHERWISE		
CHAN	CHANNEL	FDN	FOUNDATION			PTN	PARTITION	UR	URINAL		
CJ	CONTROL JOINT	FE	FIRE EXTINGUISHER								
CL	CENTER LINE	FF	FINISH FLOOR			R	RISER; RADIUS	VB	VINYL BASE; VAPOR BARRIER		
CLMN	COLUMN	FIN	FINISH			REC	RECESSED;	VCT	VINYL COMPOSITION TILE		
CLNG	CEILING	FLR	FLOOR			RECD	RECOMMENDATION	VERT	VERTICAL		
CLOS	CLOSET	FOC	FACE OF CONCRETE			REF	RECEPTACLE	VEST	VESTIBULE		
CLR	CLEAR-ANCE-	FOF	FACE OF FINISH			REQD	REQUIRED	VIN	VINYL		
CMU	CONCRETE MASONRY UNIT	FOS	FACE OF STEEL/STONE			REV	REVISIONS; REVISE-ED-	VNR	VENEER		
COMB	COMBINATION	FRM	FRAME-D-			RF	ROOF	VT	VINYL TILE		
CONC	CONCRETE	FRMG	FRAMING			REFIG	REFRIGERATOR	W	WEST		
CONST	CONSTRUCTION	FT or '	FOOT								
CONT	CONTINUOUS	FTG	FOOTING								
CONTR	CONTRACT-OR-										

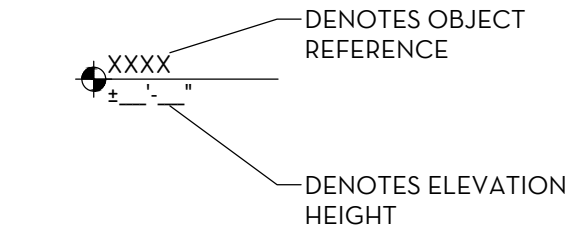
STANDARD ADA REQUIREMENTS

NOTE: FIXTURES ARE SHOWN TO ILLUSTRATE INSTALLATION HEIGHTS AND CLEARANCES. NOT ALL FIXTURES MAY BE USED

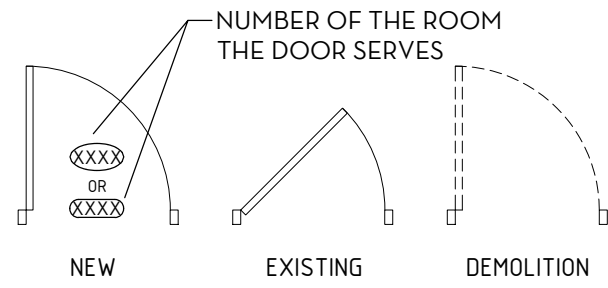


MATERIAL LEGEND

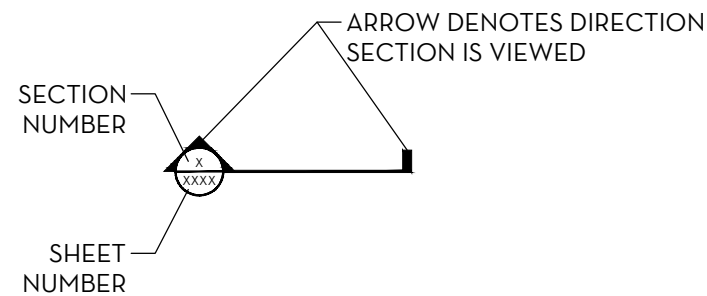
	COURSE POROUS MATERIAL/ GRANULAR FILL		PLYWOOD
	RIPRAP		PARTICLE BOARD
	FINE POROUS MATERIAL/GYPSUM BOARD/EIFS		ACOUSTICAL TILE
	CONCRETE TOPPING SLAB		GRATING
	ASPHALT		CHECKER PLATE/DIAMOND PLATE
	BEDROCK/SHAKE SHINGLES		FINISHED WOOD
	UNDISTURBED EARTH/GRADE		STEEL
	COMPACTED FILL MATERIAL		ALUMINUM
	CONCRETE		BRASS/BRONZE
	BRICK MASONRY		CERAMIC TILE
	CONCRETE MASONRY UNIT (PLAN)		GLASS
	CONCRETE MASONRY UNIT (SECTIONS, DETAILS)		CONTINUOUS WOOD FRAMING
	STONE		NON-CONTINUOUS WOOD FRAMING
	BATT INSULATION (SECTIONS, DETAILS)		CONCRETE MASONRY UNIT (ELEVATIONS)
	RIGID INSULATION		BRICK (ELEVATIONS)
	CAVITY DRAINAGE MAT		METAL SIDING & ROOFING (ELEVATIONS)
	GROUT		ASPHALT SHINGLES (ELEVATIONS)



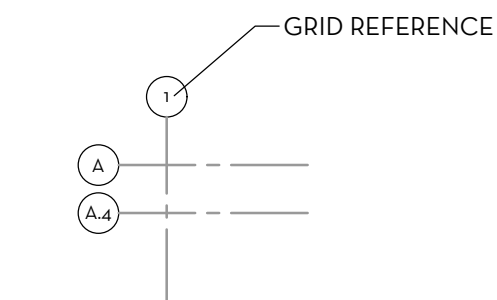
ELEVATION TAG



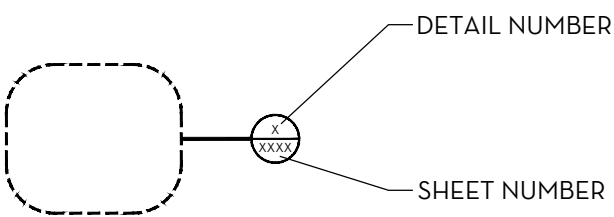
DOOR IDENTIFICATION



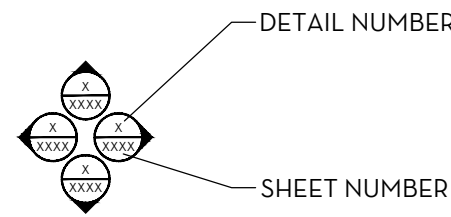
BUILDING SECTION REFERENCE



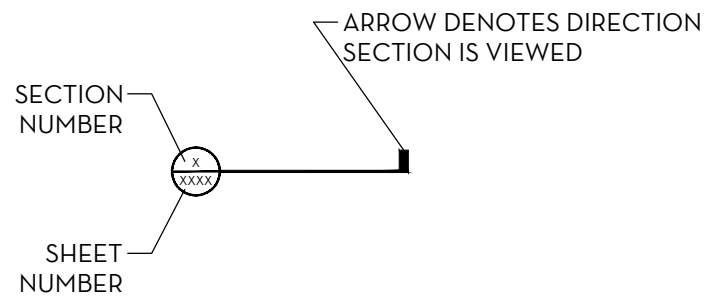
STRUCTURAL GRID



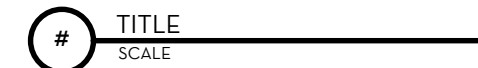
PLAN DETAIL REFERENCE



ELEVATION REFERENCE

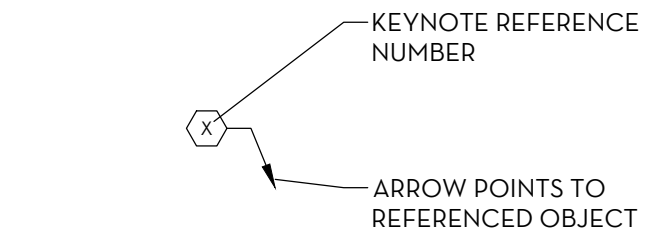


WALL SECTION REFERENCE

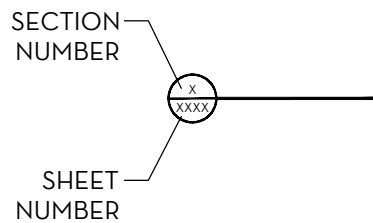


DRAWING REFERENCE

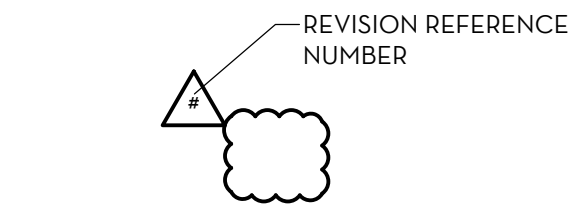
ROOM IDENTIFICATION



KEYNOTE REFERENCE



ELEVATION DETAIL REFERENCE



DRAWING REVISION

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

ASPECT
architecture:design

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DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
GENERAL NOTES, SYMBOLS, &
GENERAL ADA REQUIREMENTS

DRAWING
G001

ACCESSIBILITY NOTES:

IT IS THE RESPONSIBILITY OF THE TENANT FOR THIS NEW FACILITY TO COMPLY WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBILITY

THE EXISTING PRIMARY PATH OF TRAVEL, RESTROOM FACILITIES, DRINKING FOUNTAINS & PUBLIC TELEPHONES ARE THE STANDARDS FOR ACCESSIBILITY.

CORRIDORS / AISLES
EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NO LESS THAN 44" IN WIDTH. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. CIRCULATION AISLES & PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS & IN NO CASE SHALL BE LESS THAN 36" CLEAR WIDTH.
EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.

FLOORS / LEVELS
GROUND & FLOOR SURFACES ALONG ACCESSIBLE ROUTES & IN ACCESSIBLE ROOMS & SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, & CURB RAMPS, SHALL BE STABLE, FIRM, & SLIP RESISTANT. CHANGES IN LEVEL UP TO A 1/4" MAY BE VERTICAL & WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" & 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.
IF CARPET OR CARPET TILES IS USED ON A FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED. HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD & HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHTS SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES & HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET TRIM SHALL COMPLY WITH TITLE 24 REQUIREMENTS.

CONTROLS / OPERATING MECHANISMS
THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSER, RECEPTACLES, & OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" IF FORWARD APPROACHED & WITHIN 54" BUT NOT LOWER THAN 9" IF SIDE APPROACHED.
CONTROLS & OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.
FAUCET CONTROLS & OPERATING MECHANISM FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISM FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 PLF. LEVER OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

HAZARDS / PROTRUDING OBJECTS
OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" & 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE ANY AMOUNT NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
OBJECTS WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.
FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.
ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.

SPACE ALLOWANCE / REACH RANGES
THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER OR A T-SHAPED SPACE.
IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48". THE MINIMUM LOW FORWARD REACH IS 15", IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH & CLEARANCES SHALL BE PER CODE.
IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54" & THE LOW SIDE REACH SHALL BE NO LESS THAN 9" ABOVE THE FLOOR AS SHOWN. IF THE SIDE REACH IS OVER AN OBSTRUCTION, THE REACH & CLEARANCES SHALL BE PER CODE.

FIXED OR BUILT-IN SEATING, TABLES & COUNTERS
WHERE FIXED OR BUILT-IN SEATING, TABLES OR COUNTERS ARE PROVIDED FOR THE PUBLIC, & IN GENERAL EMPLOYEE AREAS, 5% BUT NOT LESS THAN 1 MUST BE ACCESSIBLE.
THE TOPS OF TABLES & COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR OR GROUND.
IF SEATING FOR PEOPLE IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS, KNEE SPACES AT LEAST 27" HIGH, 30" WIDE, & 19" DEEP SHALL BE PROVIDED. NOT OVERLAP KNEE SPACE BY MORE THAN 19".
WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION, SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOWS OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5% BUT NEVER LESS THAN 1, OF EACH TYPE OF STATION SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH.

SIGNS / IDENTIFICATION
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO 15090 IN FEDERAL STANDARD 599B.
LETTER & NUMBERS ON SIGNS SHALL HAVE WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 & 1:1 & A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 & 1:10.
CHARACTERS & NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR, THE MINIMUM CHARACTER HEIGHT SHALL BE 5".
CHARACTERS & SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AN USABLE BY PERSONS WITH DISABILITIES & AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY & WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

ELECTRICAL
THE CENTER OF THE ELECTRICAL & COMMUNICATION RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
THE CENTER GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING & RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.
THE CENTER OF THE FIRE ALARM INITIATING DEVICES (PULL STATIONS) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.
THE INSTALLATION OF FIRE ALARM EQUIPMENT & SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE FIRE CODE.

RESPONSIBILITIES

*NOTE: ALL ITEMS OF WORK ARE TO BE PROVIDED BY THE CONTRACTOR EXCEPT AS NOTED OTHERWISE IN THIS SCHEDULE

	OWNER FURNISH	OWNER INSTALL	VENDOR INSTALL	GC FURNISH	GC INSTALL	N/A	
WORK SCOPE ITEM							REMARKS
1000 GENERAL							
BUILDERS RISK -PROP INS				X			
CONSTRUCTION FACILITIES & TEMPORARY CONTROLS				X			
TEMPORARY UTILITIES				X			
PROGRESS & FINAL CLEAN-UP				X			
UNLOADING/STORAGE OF EQUIP & BOOTH PACKAGE				X			
6000 WOOD & PLASTICS							
INTERIOR ARCHITECTURAL CABINETS & COUNTERTOPS	X			X			GC TO PROVIDE ALL REQUIRED DIMENSIONS TO WOOTEN
10000 SPECIALTIES							
ARTIFACTS DECORATION	X			X			
INTERIOR MENU BOARDS	X			X			
BUILDING SIGNAGE & AWNINGS	X	X					GC TO PROVIDE FINAL CONNECTIONS
SMALLWARES	X	X					
FIRE EXTINGUISHERS & CABINETS				X	X		LOCATION TBD BY FIRE MARSHALL -GC TO PROVIDE 2 MINIMUM
SOAP DISPENSERS	X			X			
TOWEL DISPENSERS	X			X			
TOILET PAPER DISPENSERS	X			X			
ELECTRIC HAND DRYER	X			X			
ALL OTHER TOILET ACCESSORIES IN TOILETS	X			X			
TRASH RECEPTACLE	X			X			
ADA IDENTIFYING SIGNAGE				X	X		RESTROOMS
ADA IDENTIFYING DEVICES				X	X		
BABY CHANGING SYSTEM				X	X		
FLAG POLE & LIGHTS	X	X					ELECTRICAL CIRCUIT TO LIGHTS BY EC -SEE GENERAL NOTES
11000 EQUIPMENT							
FOOD SERVICE EQUIPMENT	X			X			GC TO PROVIDE FINAL CONNECTIONS
OFFICE EQUIPMENT	X			X			GC TO PROVIDE FINAL CONNECTIONS
OFFICE SHELIVING, STANDARDS & DESK				X	X		
KITCHEN SHELIVING (WALL)	X	X					
KITCHEN MONITOR BRACKETS	X	X					
STAINLESS CORNER GUARDS	X			X			
STAINLESS PANELS IN COOK LINE	X			X			
ROOF LADDER				X	X		
DRIVE-UP WINDOW(S) & AIR CURTAIN				X	X		
CUSTARD MACHINE	X			X			CUSTARD MACHINE, CUSTARD MACHINE CONDENSER, EQUIP LINES & REFRIGERANT BY MACHINE SUPPLIER. MACHINE SUPPLIER IS RESPONSIBLE FOR PROVIDING A FULLY OPERATIONAL UNIT. GC IS RESPONSIBLE FOR ROOFING & FLASHING ONLY. (INCLUDING INSTALL) OWNER TO PROVIDE FINAL START UP
12000 FURNISHINGS							
HIGH TOP TABLES	X			X			
TABLES	X			X			
BAR STOOLS	X			X			
CHAIRS	X			X			
SITE BENCHES	X			X			EXTERIOR PATIO TABLES
SITE MENU BOARDS	X			X			
SITE DIRECTIONAL SIGNAGE	X			X			
SAFE	X			X			GC TO BOLT TO FLOOR
DECORATIVE TILE BANDS	X			X			
WALK-OFF MATS RECESSED IN SLAB ENTRY							N/A
15000 MECHANICAL							
MAKE UP AIR UNITS	X			X			REFER TO SCHEDULES ON MECHANICAL SHEETS
EXHAUST HOODS & THEIR SWITCHES	X			X			
RESTROOM EXHAUST FANS							PROVIDED & INSTALLED BY ELECTRICAL CONTRACTOR MECHANICAL CONTRACTOR TO MAKE DUCTWORK CONNECTION
ANSUL SYSTEM	X			X			CALL KITCHEN EQUIP SUPPLIER TO ARRANGE FINAL INSTALL
GRILLES, REGISTERS & DIFFUSERS				X	X		
DUCTWORK				X	X		
ROOFTOP UNITS				X	X		
SMOKE DETECTORS IN DUCTWORK				X	X		
CONDENSER RACK & CURB				X	X		
ALL NECESSARY ACCESS PANELS				X	X		
PLUMBING SYSTEM, FIXTURES				X	X		
MOP SINK, FAUCET & BASIN				X	X		CHEMICAL SYSTEM BY OWNER
REFRIGERATION EQUIPMENT (WALK-IN)				X	X		GC TO PROVIDE ALL CHASES, LINES, CONNECTIONS, CONDENSER & REFRIGERANT, GC TO PROVIDE FULLY OPERATIONAL UNIT INCLUDING ROOFING, CURBS & FLASHING
WALK-IN COOLER/FREEZER	X			X			
FIRE SPRINKLER DESIGN/SYSTEM				X	X		
16000 ELECTRICAL							
LIGHTING FIXTURES	X			X			
POS SYSTEM	X	X					GC TO PROVIDE ALL CONDUIT, PULL ALL WIRE & PROVIDE TERMINATION
LAMPS	X			X			
SWITCHES, PANELS & BREAKERS				X	X		
A/V EQUIPMENT, MUZAK, SATELLITE	X	X					GC TO PROVIDE CONDUIT WITH PULL STRING
ELECTRICAL SERVICE/SYSTEM				X	X		GC TO INVENTORY SHIPMENT UPON RECEIPT
SECURITY ALARM	X	X					GC TO PROVIDE ALL CONDUIT FOR SYSTEM, WITH PULL WIRE
TELEPHONE SYSTEM	X			X			
SITE LIGHTING	X			X			
FIRE ALARM SYSTEM				X	X		
CABLE (INTERNET ACCESS)	X	X					
MISCELLANEOUS							
SODA SYSTEM	X	X					GC TO PROVIDE PVC CHASE -REFERENCE PLANS

GENERAL NOTES:

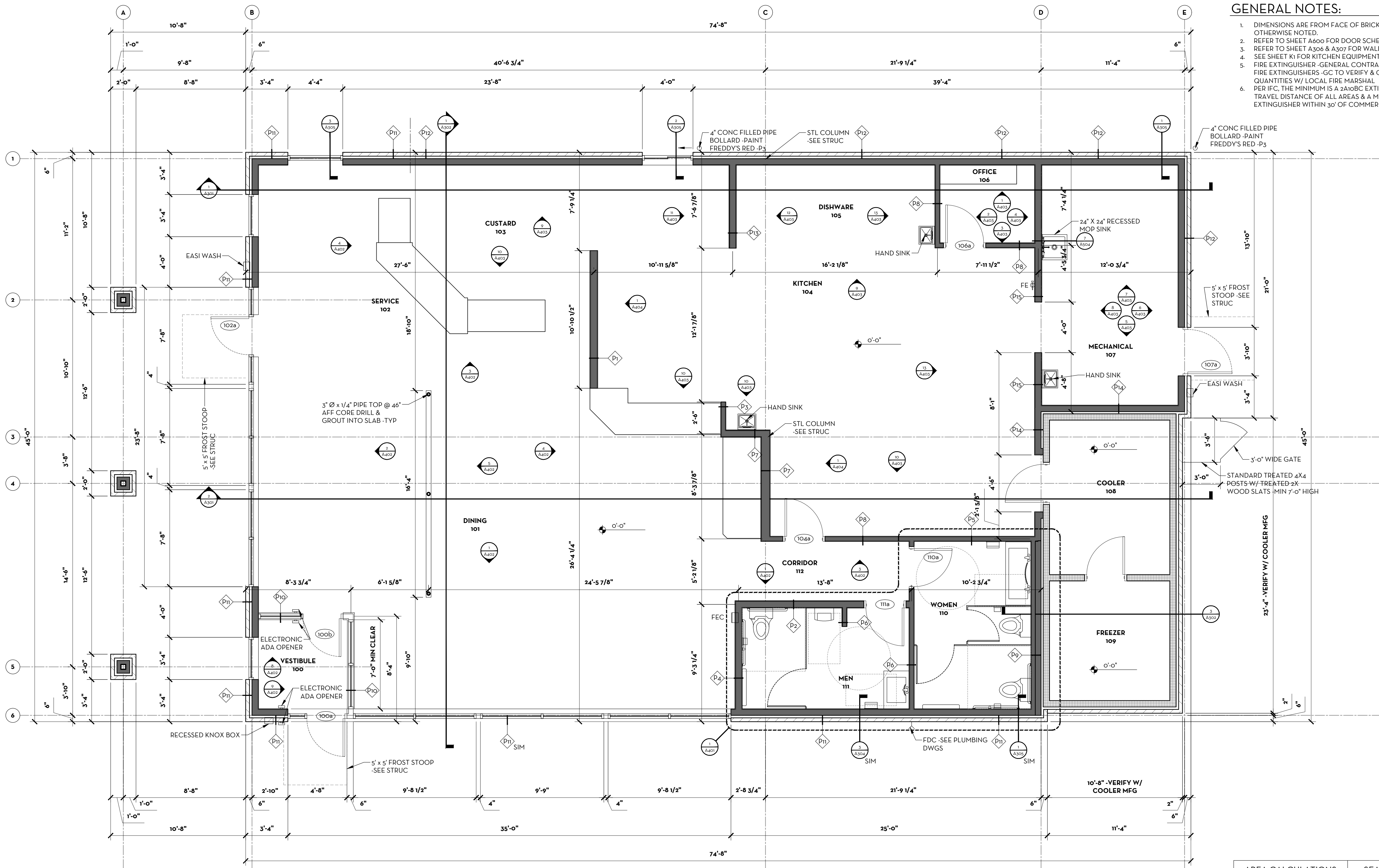
1. FLAG POLE : CONCORD INDUSTRIES SPECIFICATIONS
 - EXPOSED HEIGHT : 30'-0"
 - SHAFT DIAMETER : 5" AT BASE -3" AT TOP
 - MAXIMUM WALL THICKNESS (INCH) : .125
 - RECOMMENDED FLAG SIZE (FEET) : 6 X 10
 - FLAGGED WINDSPEED (MPH) : 85
 - CONCORD CONTINENTAL CATALOG PART NUMBER : C30050125
2. SEE CIVIL PLANS FOR FLAG POLE LOCATION

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JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
GENERAL ADA REQUIREMENTS & RESPONSIBILITIES



- GENERAL NOTES:**
- DIMENSIONS ARE FROM FACE OF BRICK TO CENTER OF STUD UNLESS OTHERWISE NOTED.
 - REFER TO SHEET A600 FOR DOOR SCHEDULE & NOTES
 - REFER TO SHEET A306 & A307 FOR WALL PARTITIONS & NOTES
 - SEE SHEET K1 FOR KITCHEN EQUIPMENT LAYOUT PLAN & NOTES
 - FIRE EXTINGUISHERS - GC TO VERIFY & COORDINATE LOCATIONS AND QUANTITIES W/ LOCAL FIRE MARSHAL
 - PER IFC, THE MINIMUM IS A 2A10BC EXTINGUISHER WITHIN 75' OF TRAVEL DISTANCE OF ALL AREAS & A MINIMUM RATED 408 FIRE EXTINGUISHER WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT

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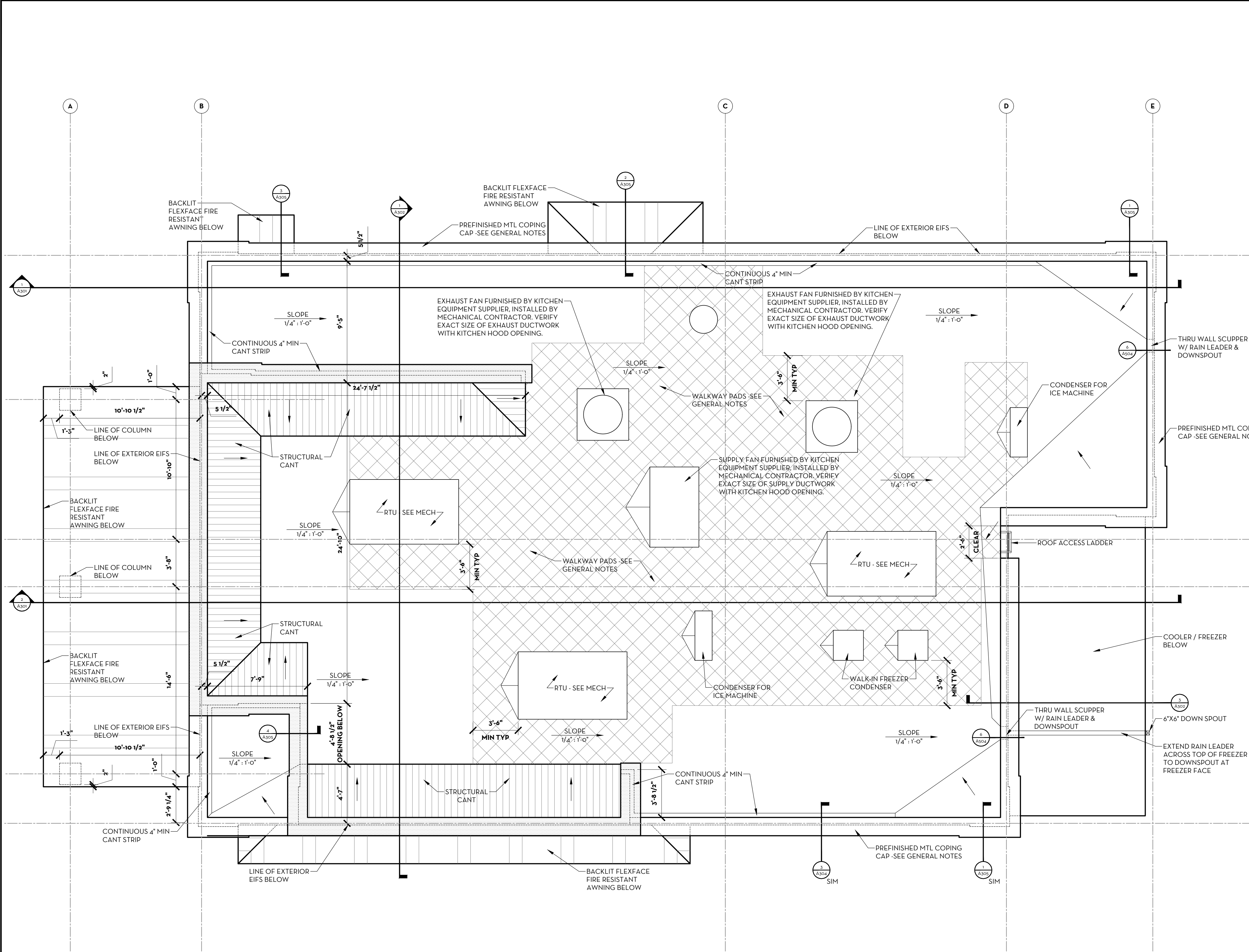
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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
MAIN LEVEL FLOOR PLAN

1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS		SEATING CALCULATIONS	
ROOM NAME	ROOM SF	STORE SEATING	SEATS
DINING	1,213	(11) 4 SEAT TABLES	44
KITCHEN	762	(5) 6 SEAT BOOTHS	30
RESTROOMS	272	(6) 4 SEAT BOOTHS	24
OFFICE	58	TOTAL IN STORE DINING	98
CUSTARD	263		
DISHWASH	119	PATIO SEATING	
CORRIDOR	68	(7) 4 SEAT TABLES	28
VESTIBULE	62		
MECH/STORAGE	245	TOTAL W/ PATIO SEATING	126
COOLER/FREEZER	275		
FREDDY'S AREA	3,337		



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. THE ROOF MEMBRANE IS A 50 MIL REINFORCED THERMOPLASTIC ROOFING MEMBRANE SYSTEM AS MANUFACTURED BY DURO-LAST ROOFING, INC. EXPOSED FACE COLOR: WHITE. NO EXCEPTIONS.
2. ROOF SYSTEM SHALL BE MECHANICALLY FASTENED & FIELD SEAMS HEAT WELDED PER MANUFACTURERS SPECIFICATIONS.
3. PROVIDE & INSTALL NEW FACTORY FORMED SLIP RESISTANT WALKWAY PADS MADE FROM ROOFING MEMBRANE MATERIAL ON ROOF FROM LADDER ACCESS AREA TO BETWEEN & AROUND ALL MECHANICAL & ELECTRICAL EQUIPMENT. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS, SOLIDLY SECURED TO ROOF.
4. ROOF TO BE TESTED TO PROVIDE CONSISTING FLOW THRU ROOF DRAIN SYSTEM.
5. VERIFY ALL DIMENSIONS, EQUIPMENT CONFIGURATIONS & LOCATIONS, EXISTING CONDITIONS & ALL INFORMATION GIVEN OR NOT GIVEN ON DRAWINGS. CONTRACTOR SHALL VERIFY CONDITIONS ON SITE & SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS & EXISTING CONDITIONS RELATED TO THE WORK REQUIRED UNDER THIS CONTRACT. FAILURE TO DO SO WILL NOT BE CAUSE FOR ADDITIONAL FUNDS OR CHANGE ORDERS FOR ITEMS NOT INCLUDED IN CONTRACTORS BID.
6. THE ASSEMBLY SHALL COMPLY WITH UL-190 AND FM CLASS "B" RATINGS INCLUDING BUT NOT LIMITED TO COPINGS, FLASHING, PARAPET WALL COVERINGS & ENTIRE ROOF SURFACE.
7. COOLER / FREEZER CLOSURE PANEL PROVIDED BY COOLER MANUFACTURER.
8. ALL ROOF CRICKETS ARE TO BE BUILT W/ TAPERED RIGID INSULATION & PROVIDE THE SLIP SHEET, PER MANUFACTURERS RECOMMENDATIONS. ROOFING TO POSITIVE 1/4" PER FOOT SLOPE TO THE ROOF DRAINS OR SCUPPERS. INSULATION SHALL BE APPROVED BY ROOFING MANUFACTURER AS COMPATIBLE W/ ROOFING ASSEMBLY.
9. ALL MECHANICAL EQUIPMENT OPENINGS TO BE COORDINATED W/ MECHANICAL AND/OR ALL OTHER RELATED DRAWINGS.
10. 5'-6" WIDE x 1'-0" HIGH OPENING AT PARAPET WALL FOR DRAINAGE. SEE DETAIL 4/A305.
11. INSTALLER QUALIFICATIONS: A QUALIFIED INSTALLER, CERTIFIED AS A "MASTER INSTALLER" BY THE ROOFING SYSTEM MANUFACTURER, APPROVED BY MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS & IS ELIGIBLE TO RECEIVE MANUFACTURER'S WARRANTY.
12. ALL CURB & EQUIPMENT FLASHING SHALL BE A PRODUCT OF DURO-LAST ROOFING INC. FLASHING & COPING CAP SHALL BE INSTALLED PER ROOFING MANUFACTURER'S CRITERIA TO PROVIDE FULL MANUFACTURE'S GUARANTEE OF COMPLETE ROOFING ASSEMBLY.
13. THE ROOFING CONTRACTOR IS TO COORDINATE ALL ROOF PENETRATIONS W/ ALL OTHER TRADES TO PROVIDE PROPER FLASHING & COMPLETE, WEATHER-TIGHT ROOF.
14. PROVIDE A COPING CAP W/ FRONT & BACK DRIP EDGES ALONG ENTIRE PARAPET WALL. (SEE EXTERIOR ELEVATIONS & WALL SECTIONS ("PAC-CLAD" ALUMINUM CARDINAL RED)).
15. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCK-PILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE TRUSS MANUFACTURER.
16. PROVIDE A 1" DIAMETER CONDUIT INTO PARAPET WALL TO PROVIDE POWER FOR SIGNS & LIGHTING. SEE ELECTRICAL DRAWINGS FOR LOCATION & DETAILS.
17. PROVIDE A RIGID ROOF INSULATION COMPOSED OF EITHER A CLOSED CELL POLY-ISO CYANURATE OR EXPANDED POLYSTYRENE (EPS) FOAM CORE BONDED TO A MINIMUM 7/16" (19MM) APA RATED SHEATHING (OSB) ON ONE SIDE & A FIBER REINFORCED GLASS OR FELT FACER ON THE OTHER. MINIMUM R-VALUE OF 24.
18. FASTENERS: FACTORY COATED STEEL FASTENERS & METAL PLATES MEETING FMG 4470, DESIGNED FOR FASTENING SUBSTRATE PANELS TO SUBSTRATE & ACCEPTABLE TO ROOFING SYSTEM MANUFACTURER.
19. DIMENSIONS AT HIGH ROOF ARE FROM OUTSIDE FACE OF FRAMING UNLESS NOTED OTHERWISE.
20. FRONT & BACK SIDES OF PARAPET EXTENSIONS TO BE FINISHED W/ EXTERIOR INSULATED FINISH SYSTEM (EIFS) TO MATCH BUILDING WALLS.
21. GENERAL CONTRACTOR TO VERIFY LOCATION OF RTU'S & ALL MECHANICAL EQUIPMENT OPENINGS TO BE COORDINATED W/ ALL OTHER TRADES.
22. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
23. GENERAL CONTRACTOR TO COORDINATE W/ OWNER'S SIGN VENDOR ACCESS REQUIREMENTS FOR SIGNAGE.

LINE LEGEND

- LINE OF EIFS BELOW
- [Hatched Box] INDICATES WALKWAY PAD -SEE GENERAL NOTE #3
- [Cross-hatched Box] INDICATES STRUCTURAL CANT -SEE ARCHITECTURAL & STRUCTURAL WALL SECTIONS
- [Dotted Box] INDICATES HIGH WALL PARAPET -SEE WALL SECTIONS & EXTERIOR ELEVATIONS

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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
ROOF PLAN

DRAWING
A102

GENERAL NOTES:

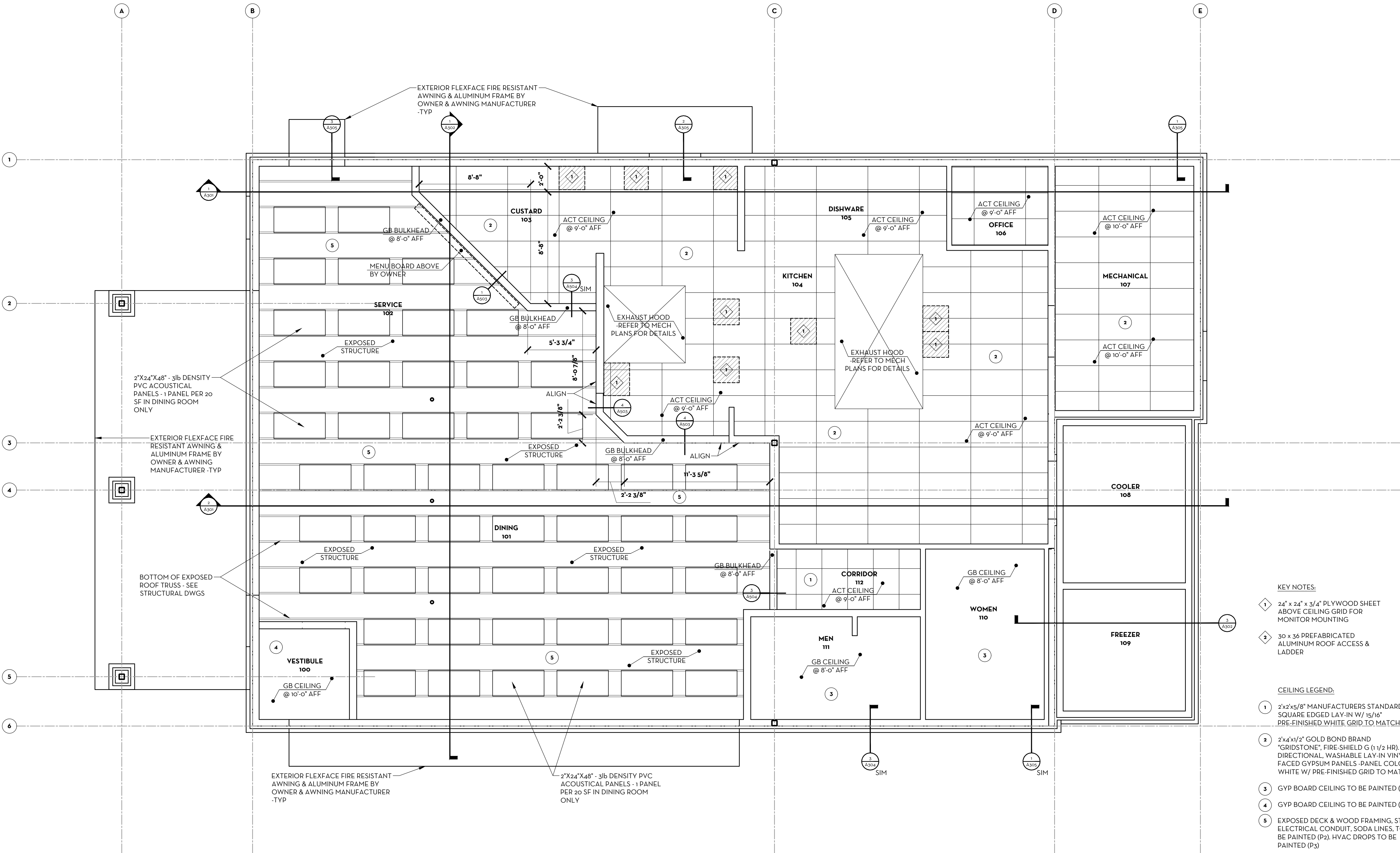
1. GENERAL CONTRACTOR TO VERIFY ALL LIGHTING LOCATIONS W/ OWNER PRIOR TO INSTALLATION -SEE ELECTRICAL DRAWINGS
2. DIMENSIONS SHOWN ON PLAN FOR OVERHEAD BULKHEADS AT MENU BOARD & PICK-UP COUNTERS ARE FACE OF STUD -UNO
3. ALL DIFFUSERS IN DINING AREA ONLY ARE TO BE PAINTED (P3) -SEE FINISH SCHEDULE

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1 MAIN LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

- KEY NOTES:
- 1 24" x 24" x 3/4" PLYWOOD SHEET ABOVE CEILING GRID FOR MONITOR MOUNTING
 - 2 30 x 36 PREFABRICATED ALUMINUM ROOF ACCESS & LADDER
- CEILING LEGEND:
- 1 2'x2'x5/8" MANUFACTURERS STANDARD SQUARE EDGED LAY-IN W/ 15/16" PRE-FINISHED WHITE GRID TO MATCH
 - 2 2'x4'x1/2" GOLD BOND BRAND "GRIDSTONE", FIRE-SHIELD G (1 1/2 HR), DIRECTIONAL, WASHABLE LAY-IN VINYL FACED GYPSUM PANELS - PANEL COLOR: WHITE W/ PRE-FINISHED GRID TO MATCH
 - 3 GYP BOARD CEILING TO BE PAINTED (P5)
 - 4 GYP BOARD CEILING TO BE PAINTED (P2)
 - 5 EXPOSED DECK & WOOD FRAMING, STIFF ELECTRICAL CONDUIT, SODA LINES, TO BE PAINTED (P2), HVAC DROPS TO BE PAINTED (P3)

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
MAIN LEVEL REFLECTED CEILING PLAN

DRAWING

A103

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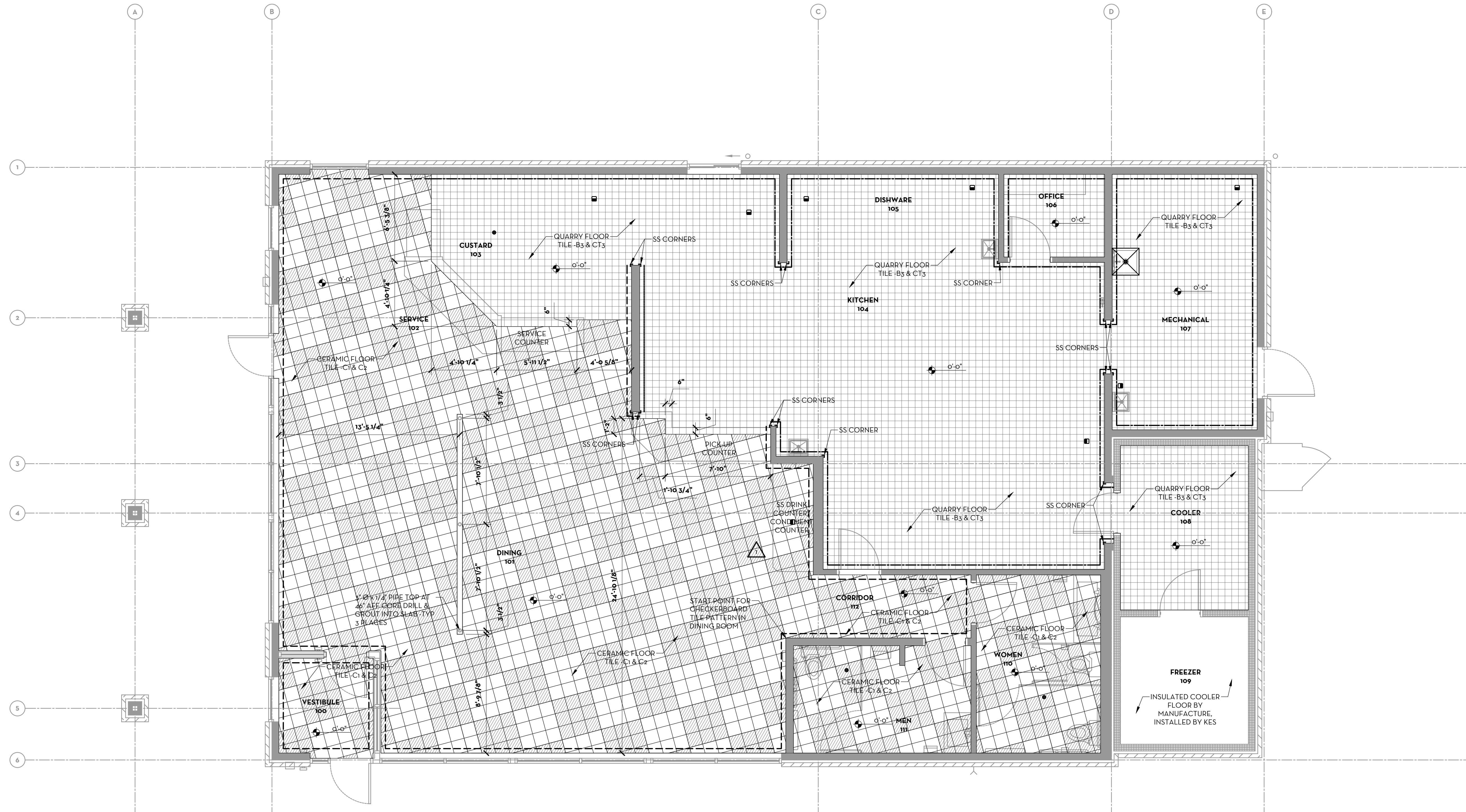
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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
MAIN LEVEL FINISH FLOOR PLAN

DRAWING

A104



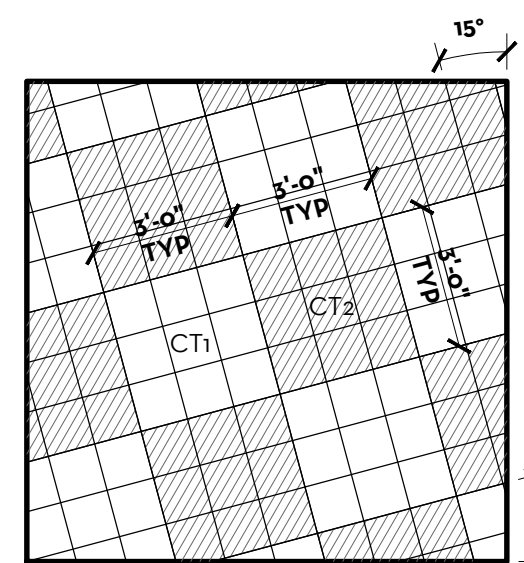
1 MAIN LEVEL FINISH FLOOR PLAN

SCALE: 1/4" = 1'-0"

LINE LEGEND

- INDICATES 1/2" OSB IN LIEU OF GB BEHIND FRP FINISH
- INDICATES FIRE TREATED SHEATHING IN LIEU OF GB BEHIND 18 GA SS WALL FINISH
- INDICATES 5/8" OSB TO 4'-0" AFF IN LIEU OF GB BEHIND SCORED FRP PANELS

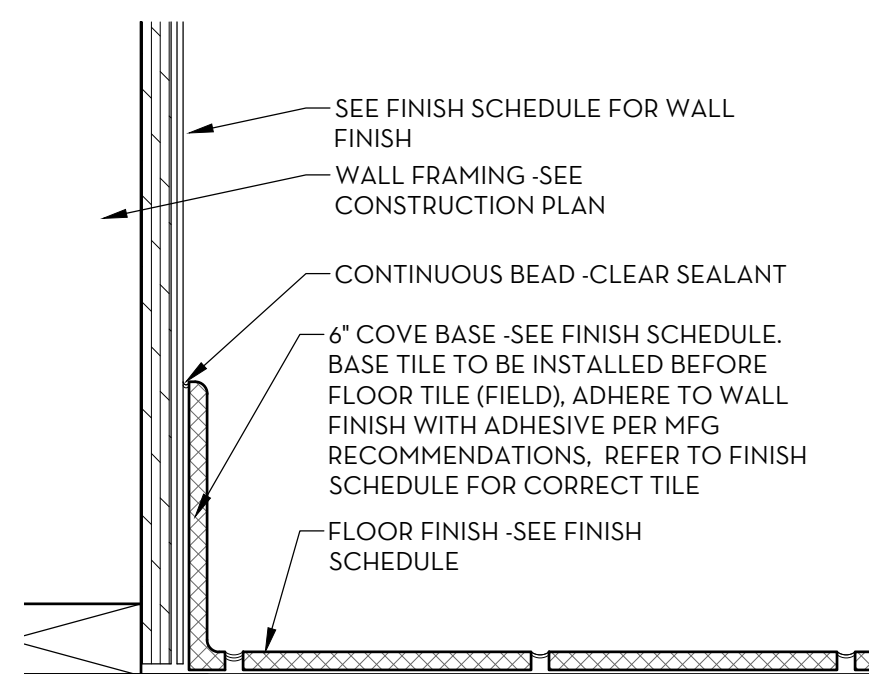
*SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS



2

CHECKERBOARD TILE LAYOUT

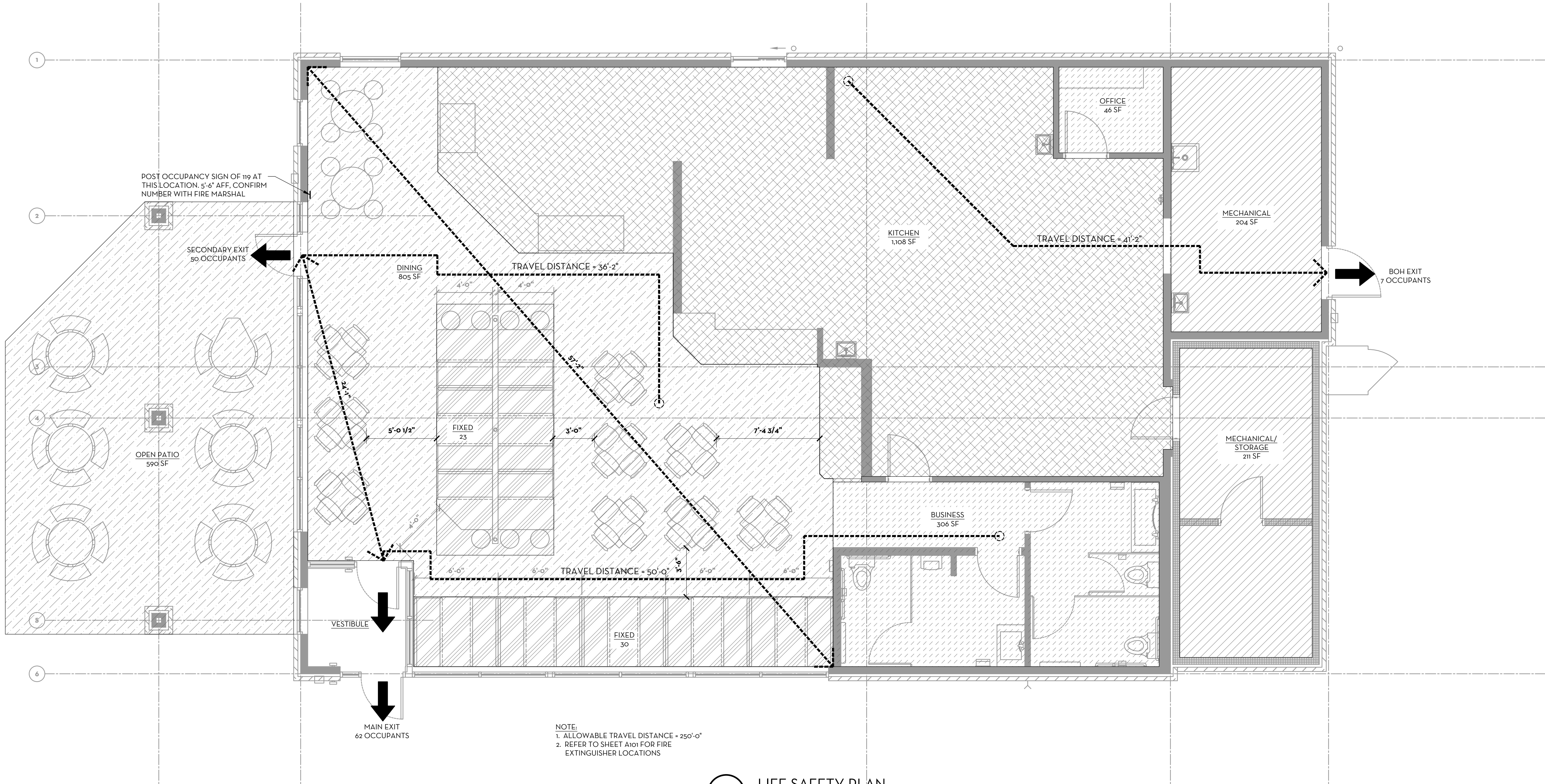
SCALE: NOT TO SCALE



3

CHECKERBOARD TILE LAYOUT

SCALE: 3\"/>



OCCUPANCY CALCULATIONS -BASED ON 2003 IBC		
OCCUPANTS ARE CALCULATED IN EACH INDIVIDUAL SPACE, THEN ROUNDED UP		
ASSEMBLY AREAS	TOTAL SQ FT	OCCUPANT COUNT
ASSEMBLY W/O FIXED SEATING(UNCONCENTRATED TABLES AND CHAIRS) 15 NET	953	64
ASSEMBLY W/ FIXED SEATING -1 PERSON FOR EACH 24 INCHES OF BOOTH SEAT LENGTH		54
KITCHENS (COMMERCIAL) -200 GROSS	1,108	6
MECHANICAL/STORAGE ROOMS -300 GROSS	415	1
BUSINESS AREAS -100 GROSS	352	4
BUILDING OCCUPANTS		129

PATIO		
OCCUPANTS ARE CALCULATED IN EACH INDIVIDUAL SPACE, THEN ROUNDED UP		
ASSEMBLY AREAS	TOTAL SQ FT	OCCUPANT COUNT
ASSEMBLY W/O FIXED SEATING(UNCONCENTRATED TABLES AND CHAIRS) 15 NET (PATIO)	590	39
PATIO OCCUPANTS		39
TOTAL OCCUPANTS		168

1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
LIFE SAFETY PLAN

DRAWING

A105

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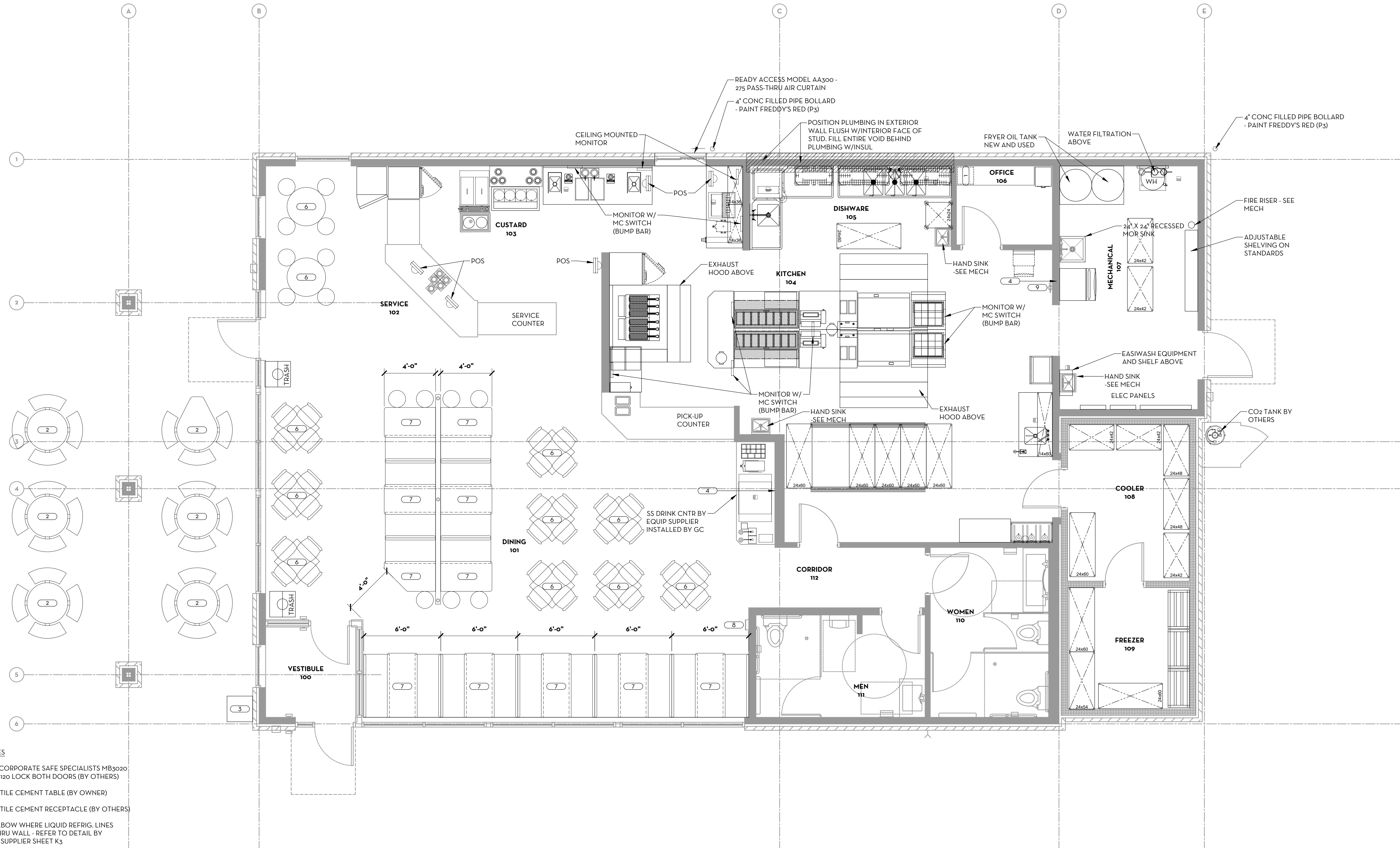
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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
MAIN LEVEL FURNITURE
AND EQUIPMENT PLAN

DRAWING

A110



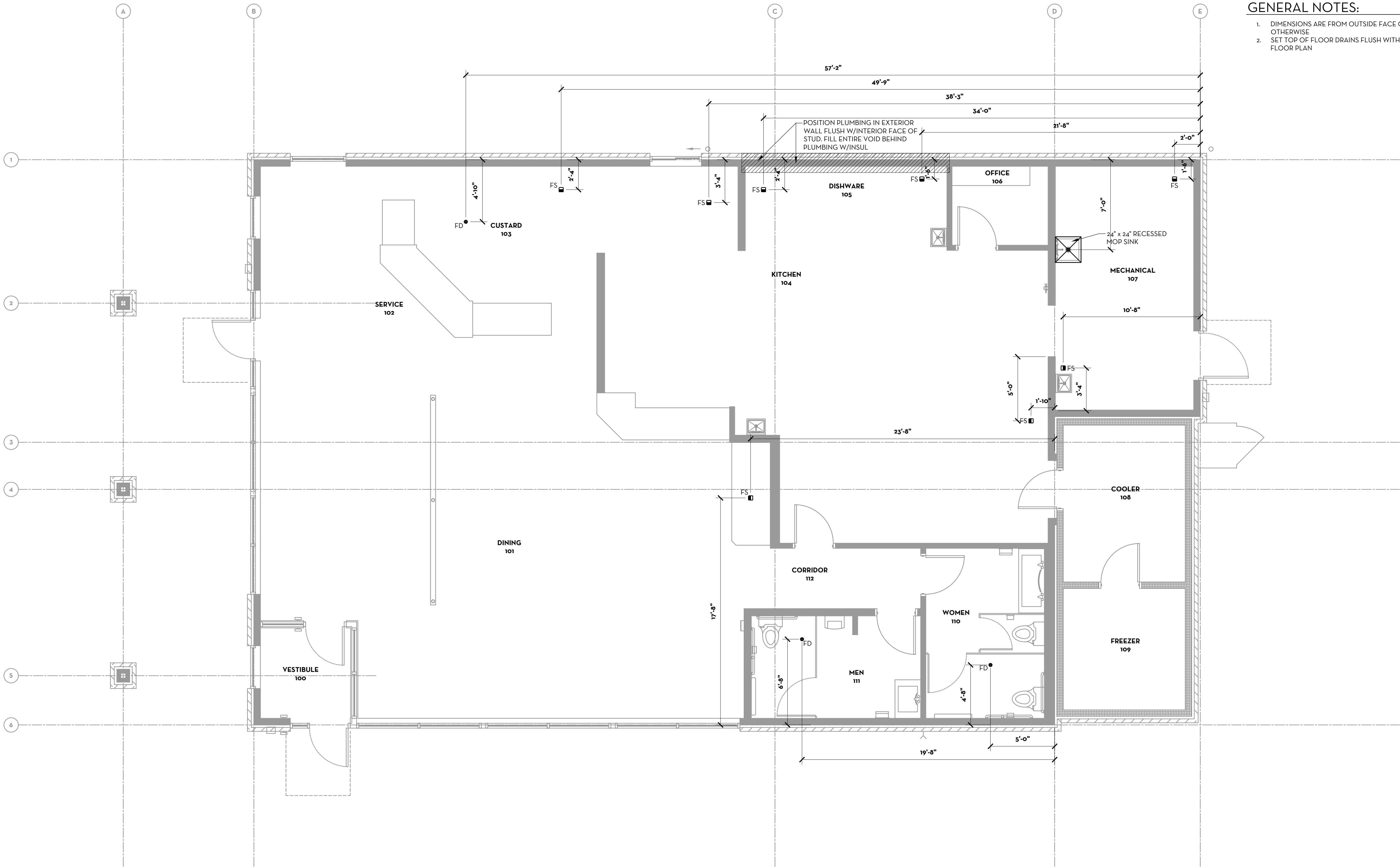
KEYNOTES

- SAFE BY CORPORATE SAFE SPECIALISTS MB3020 W/ S&G 6120 LOCK BOTH DOORS (BY OTHERS)
- WASSAU TILE CEMENT TABLE (BY OWNER)
- WASSAU TILE CEMENT RECEPTACLE (BY OTHERS)
- 3" PVC ELBOW WHERE LIQUID REFRIG. LINES COME THRU WALL - REFER TO DETAIL BY KITCHEN SUPPLIER SHEET K3
- HOOD FIRE PULL CONFIRM LOCATION W/ FIRE MARSHAL PRIOR TO INSTALLATION
- FORMICA, FREDDY'S RED, SOLID SURFACE
- FORMICA, FREDDY'S BLACK MATRIX 324, SOLID SURFACE
- MIN TYPE 2A 10BC RECESSED FIRE EXTINGUISHER CABINET PROVIDED BY VENDOR AND INSTALLED BY GC. T.O. 60" AFF MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX
- TYPE K WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. T.O. 2'-10" AFF MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX.

1

MAIN LEVEL FURNITURE AND EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



- GENERAL NOTES:**
- 1. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE
 - 2. SET TOP OF FLOOR DRAINS FLUSH WITH FINISH FLOOR -SEE FINISH FLOOR PLAN

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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
FLOOR DRAIN LOCATION PLAN

1 FLOOR DRAIN LOCATION PLAN
SCALE: 1/4" = 1'-0"

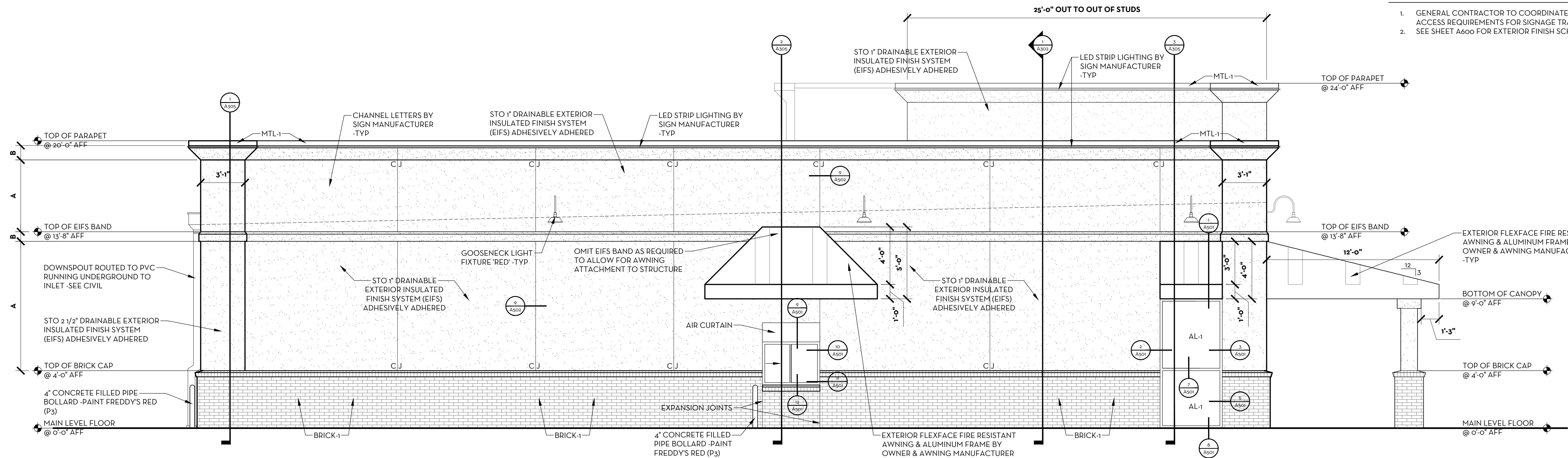


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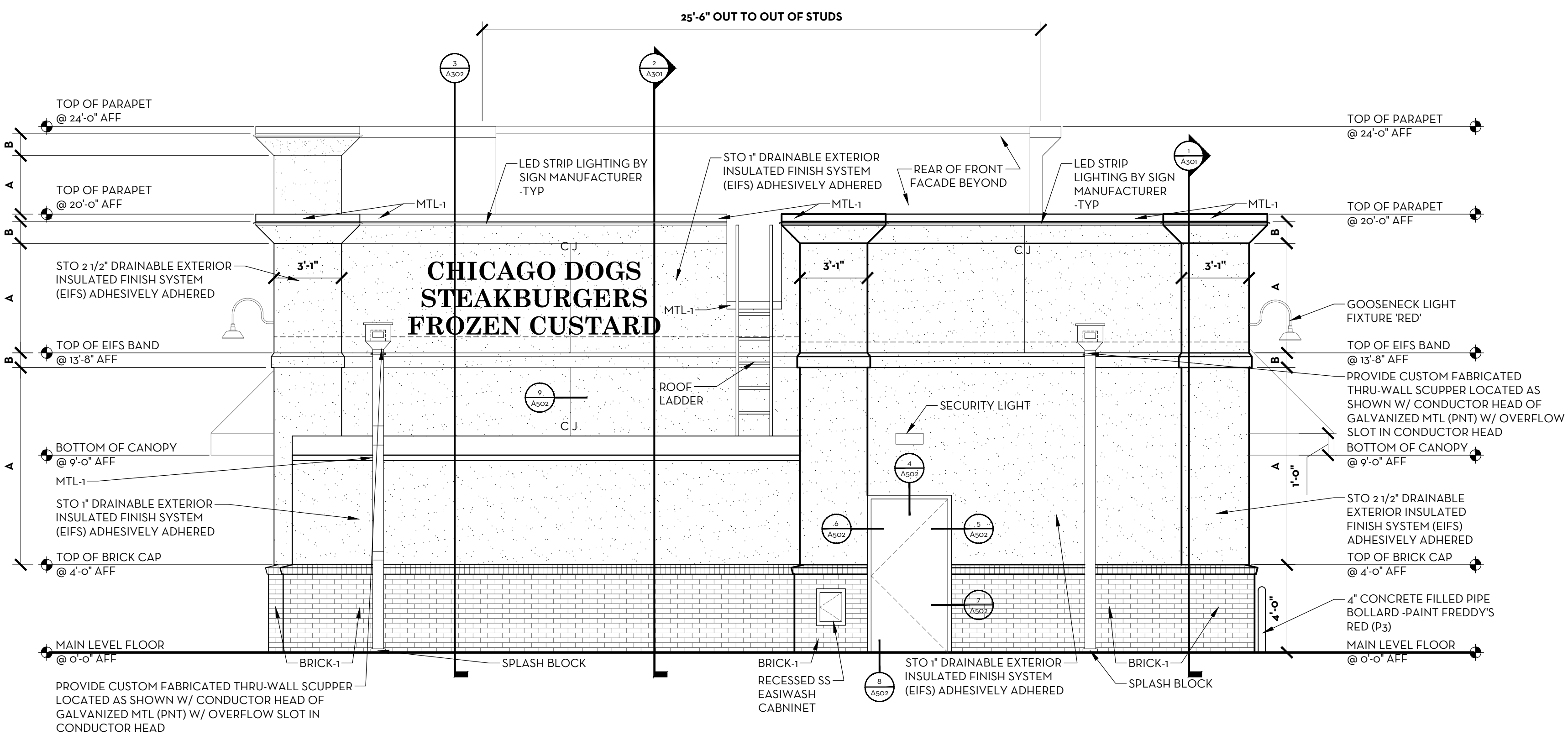
FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA

ARCHITECTURAL
TRASH ENCLOSURE PLAN, EX
SECTIONS, AND DETAILS

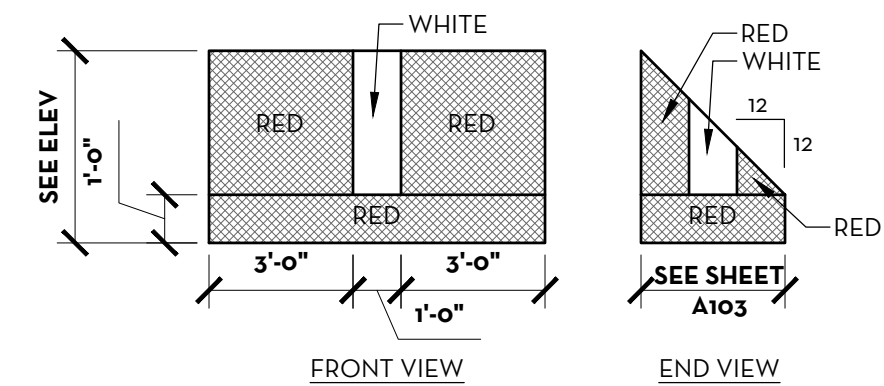
A120



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 AWNING COLOR KEY
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR TO COORDINATE W/ OWNER'S SIGN VENDOR ACCESS REQUIREMENTS FOR SIGNAGE TRANSFORMERS
2. SEE SHEET A600 FOR EXTERIOR FINISH SCHEDULE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

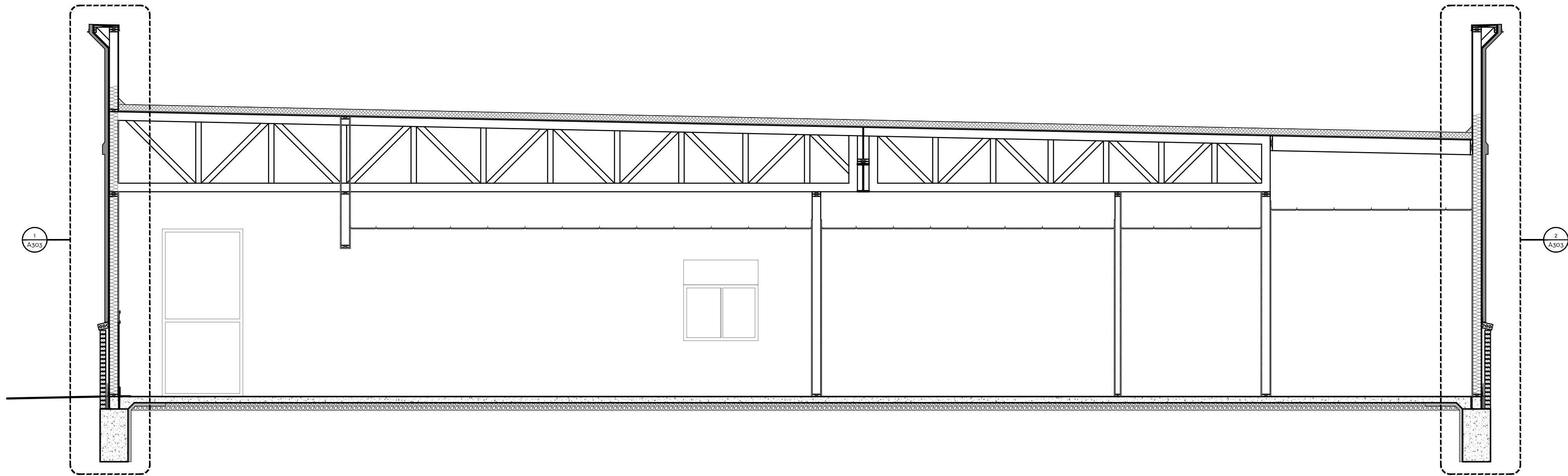
ASPECT
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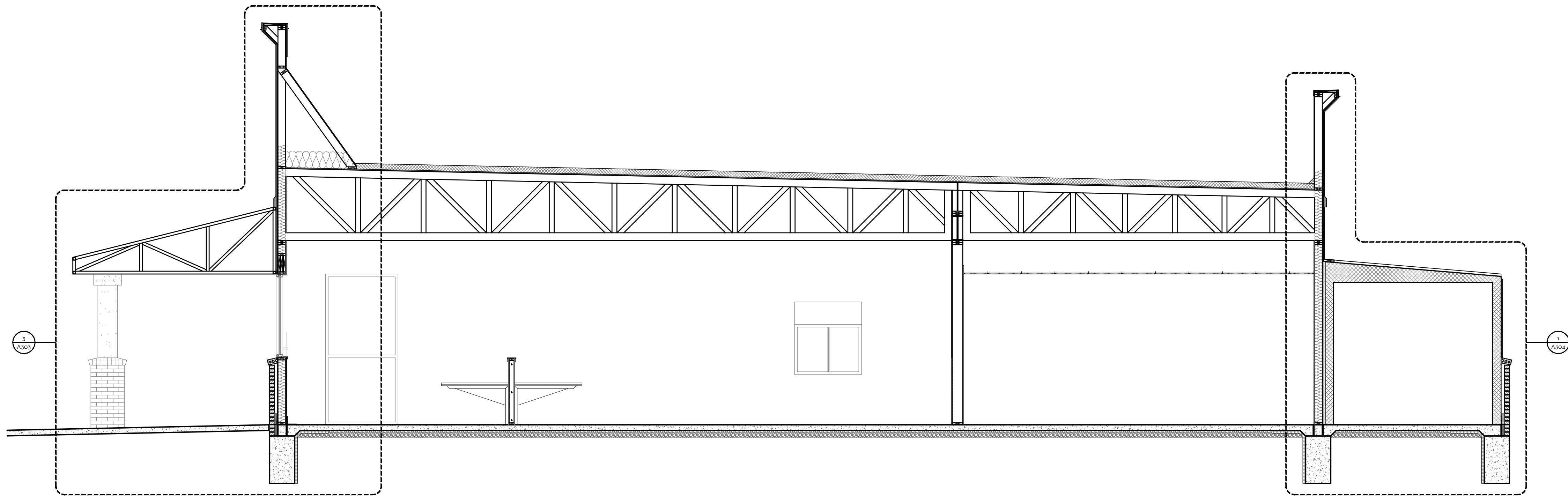
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
EXTERIOR ELEVATIONS

DRAWING
A202



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY



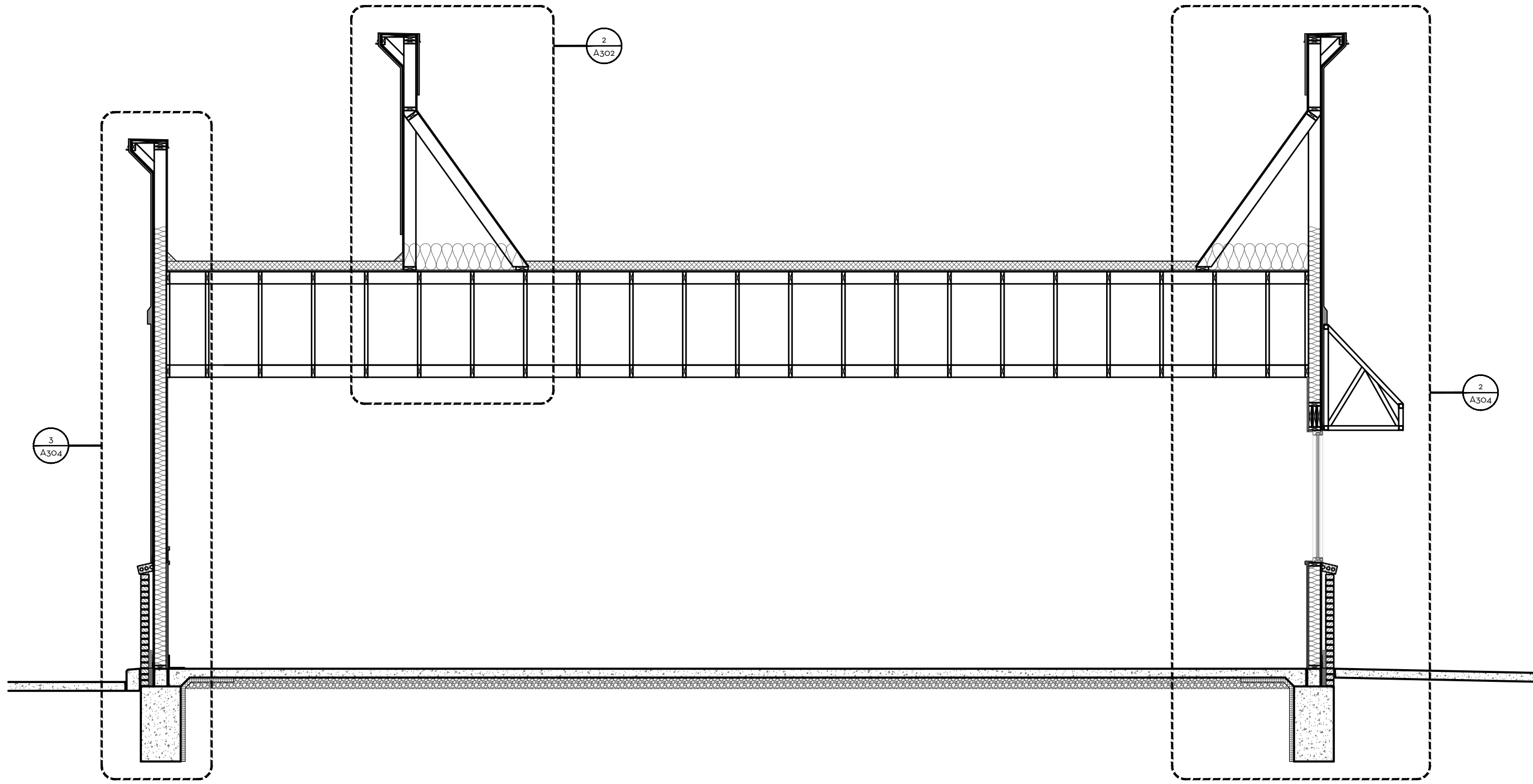
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JOB DATE: JUNE 30, 2017
JOB NO: 17016

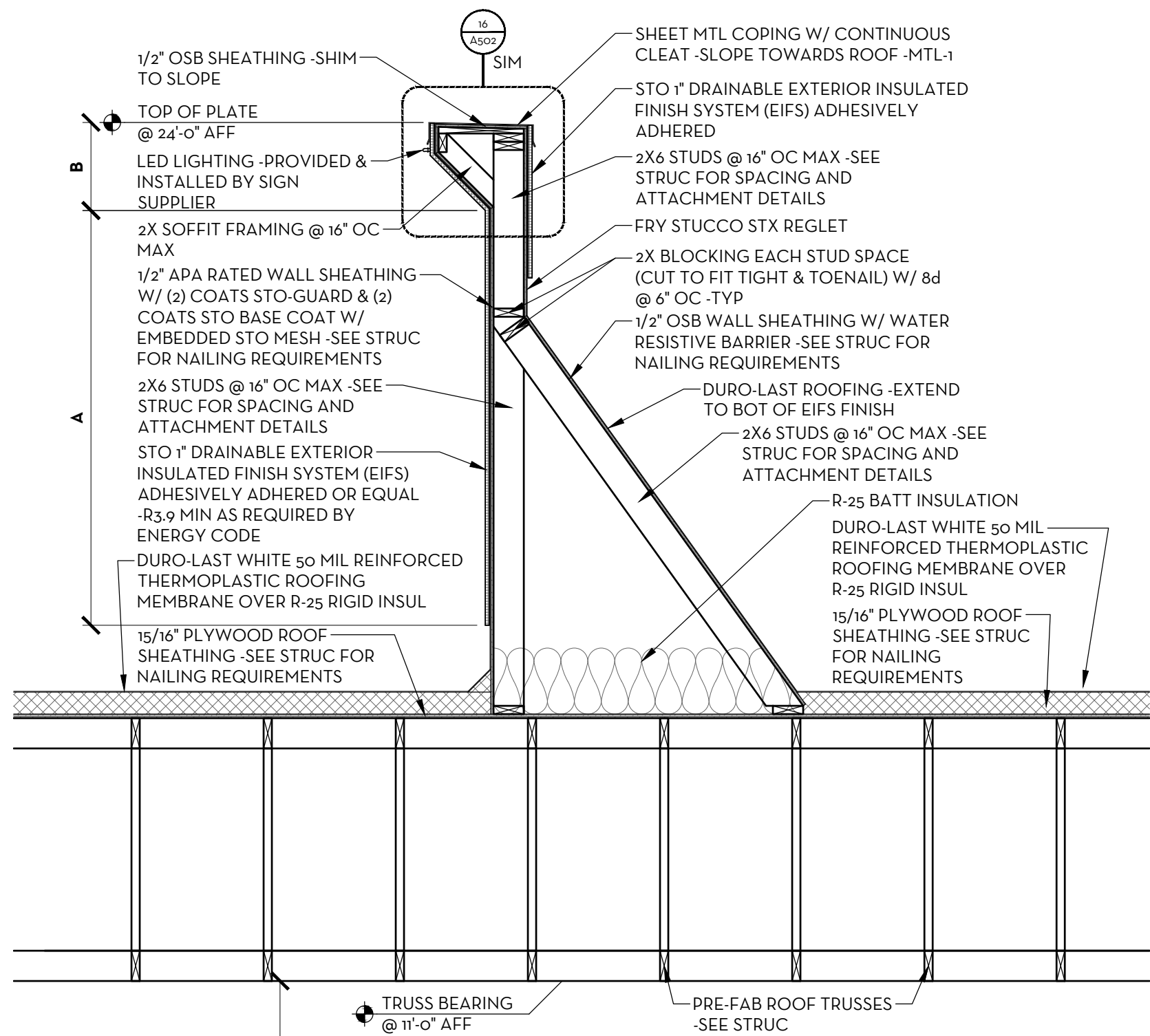
FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
BUILDING SECTIONS

DRAWING

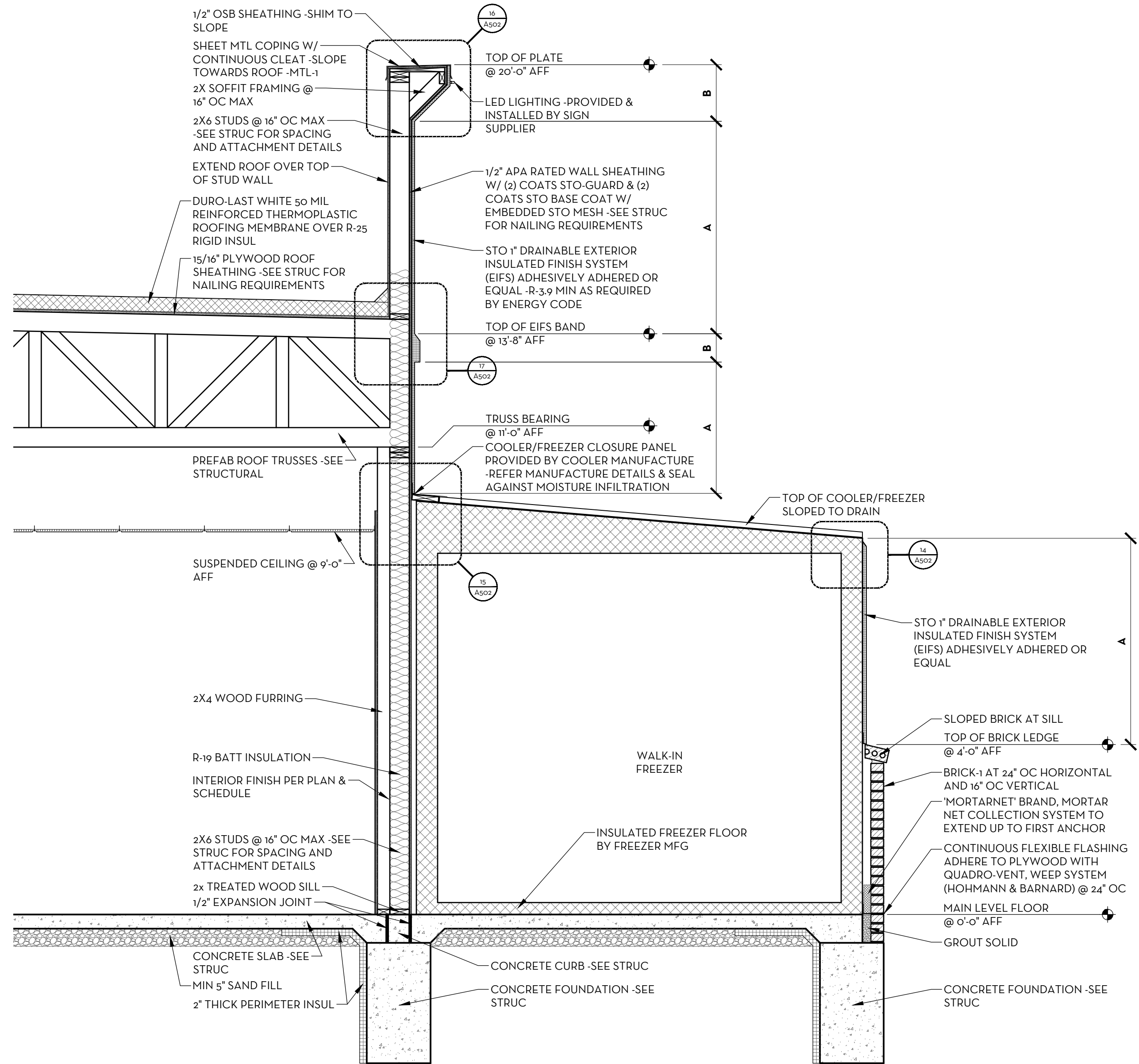
A301



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. SEE SHEET A600 FOR EXTERIOR FINISH SCHEDULE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

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JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
BUILDING & WALL SECTIONS

DRAWING

A302

GENERAL NOTES:

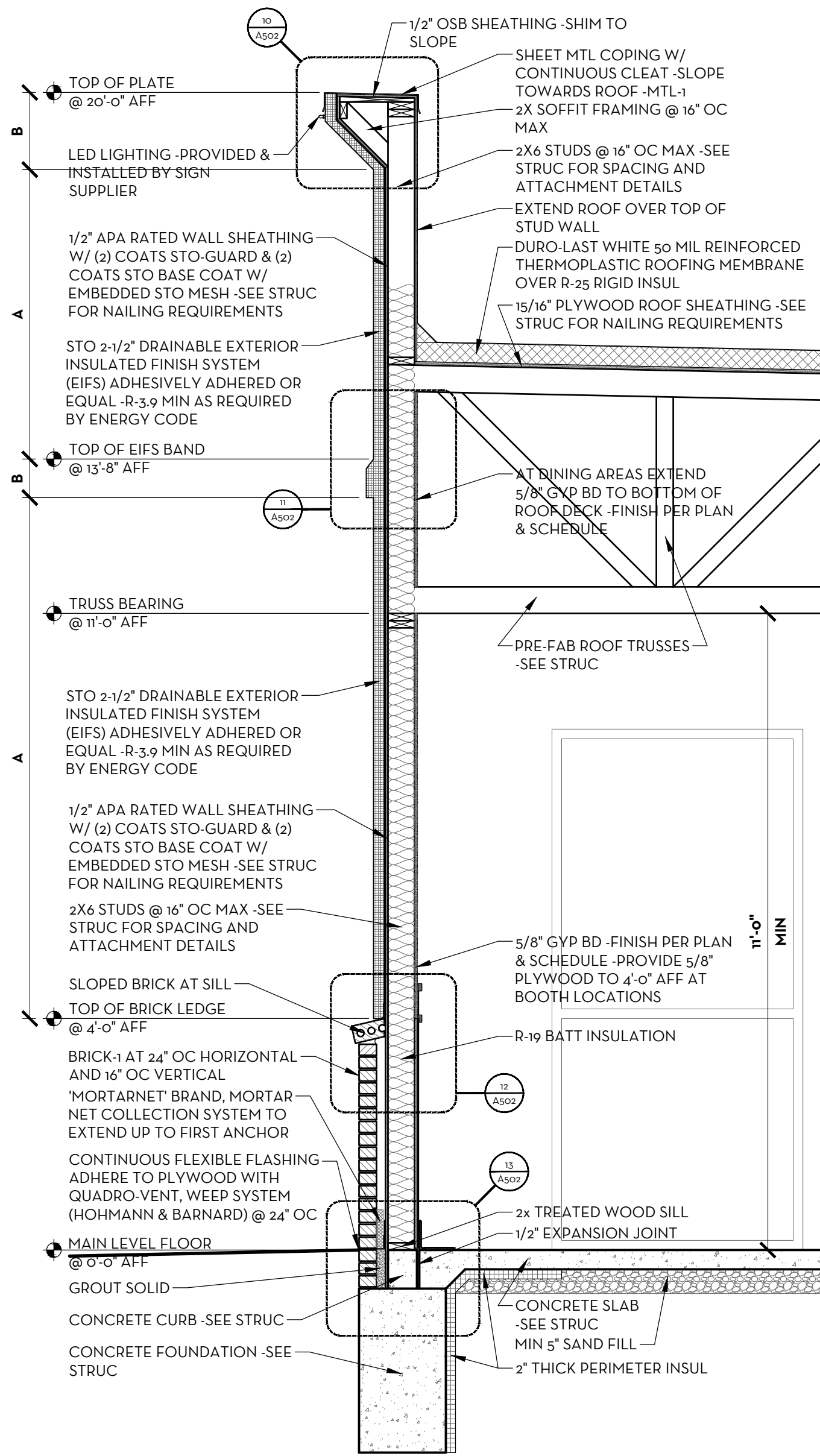
1. SEE SHEET A600 FOR EXTERIOR FINISH SCHEDULE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

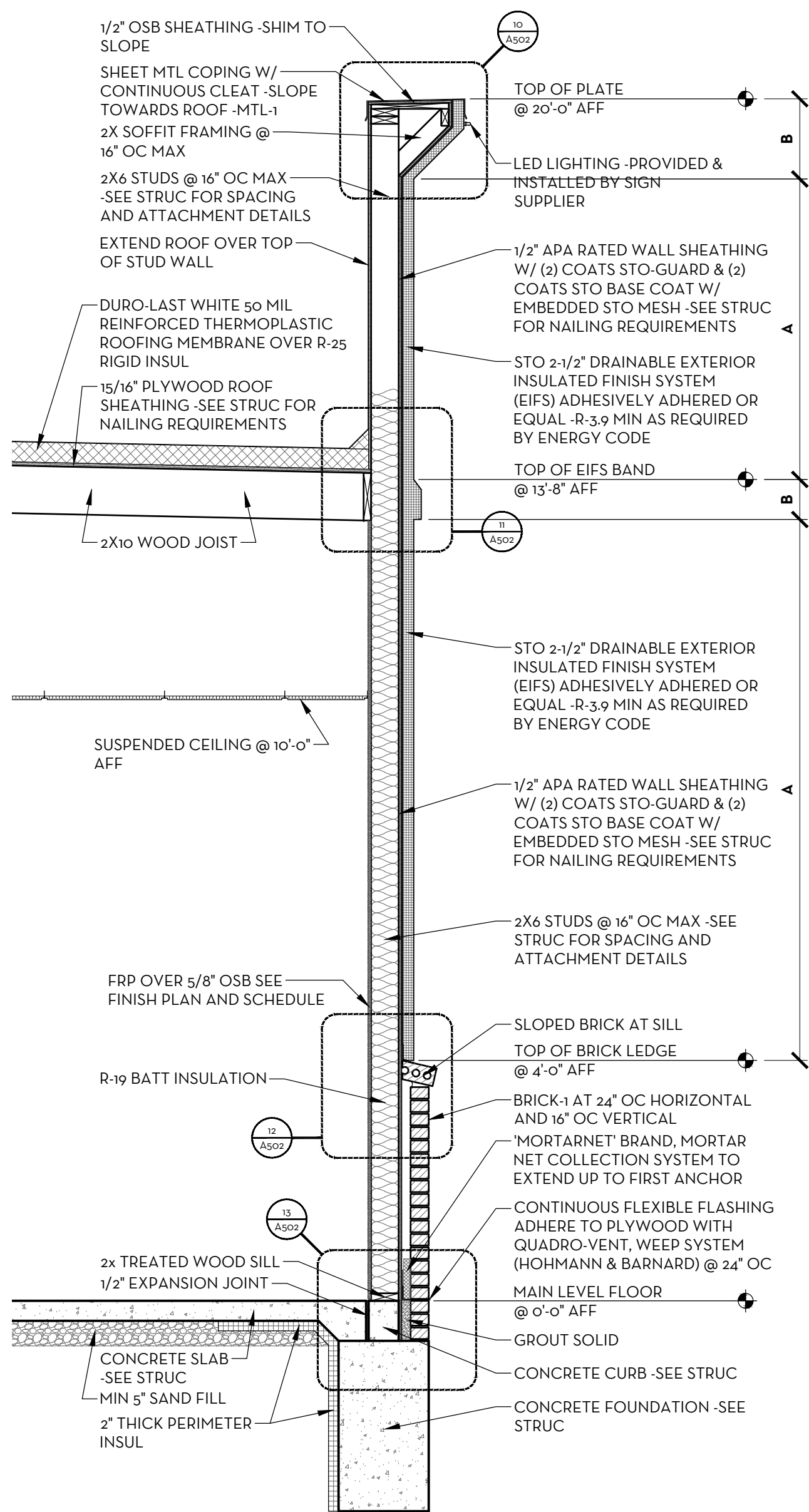
ASPECT
architecture:design

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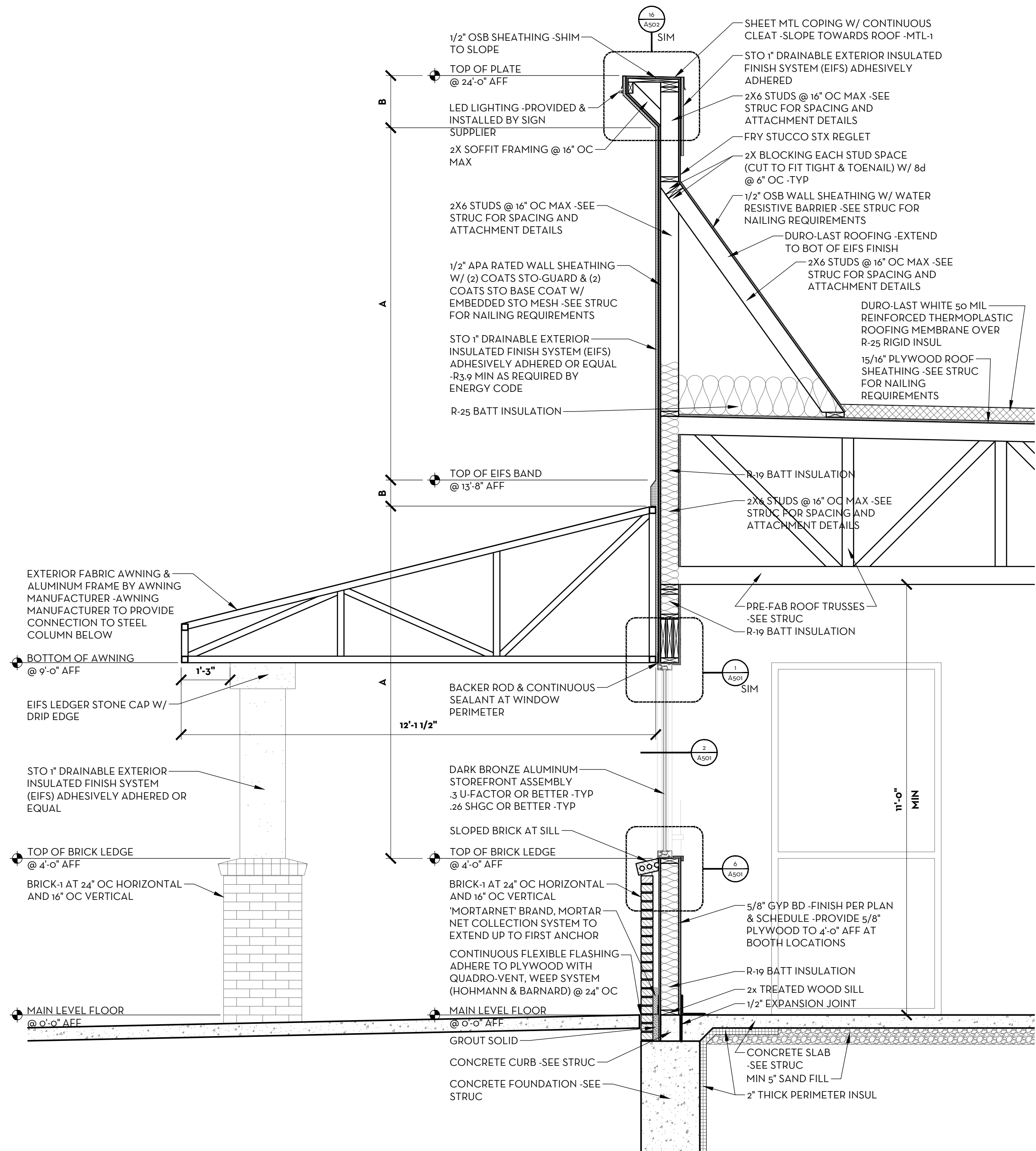
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016



1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
WALL SECTIONS

DRAWING

A303

GENERAL NOTES:

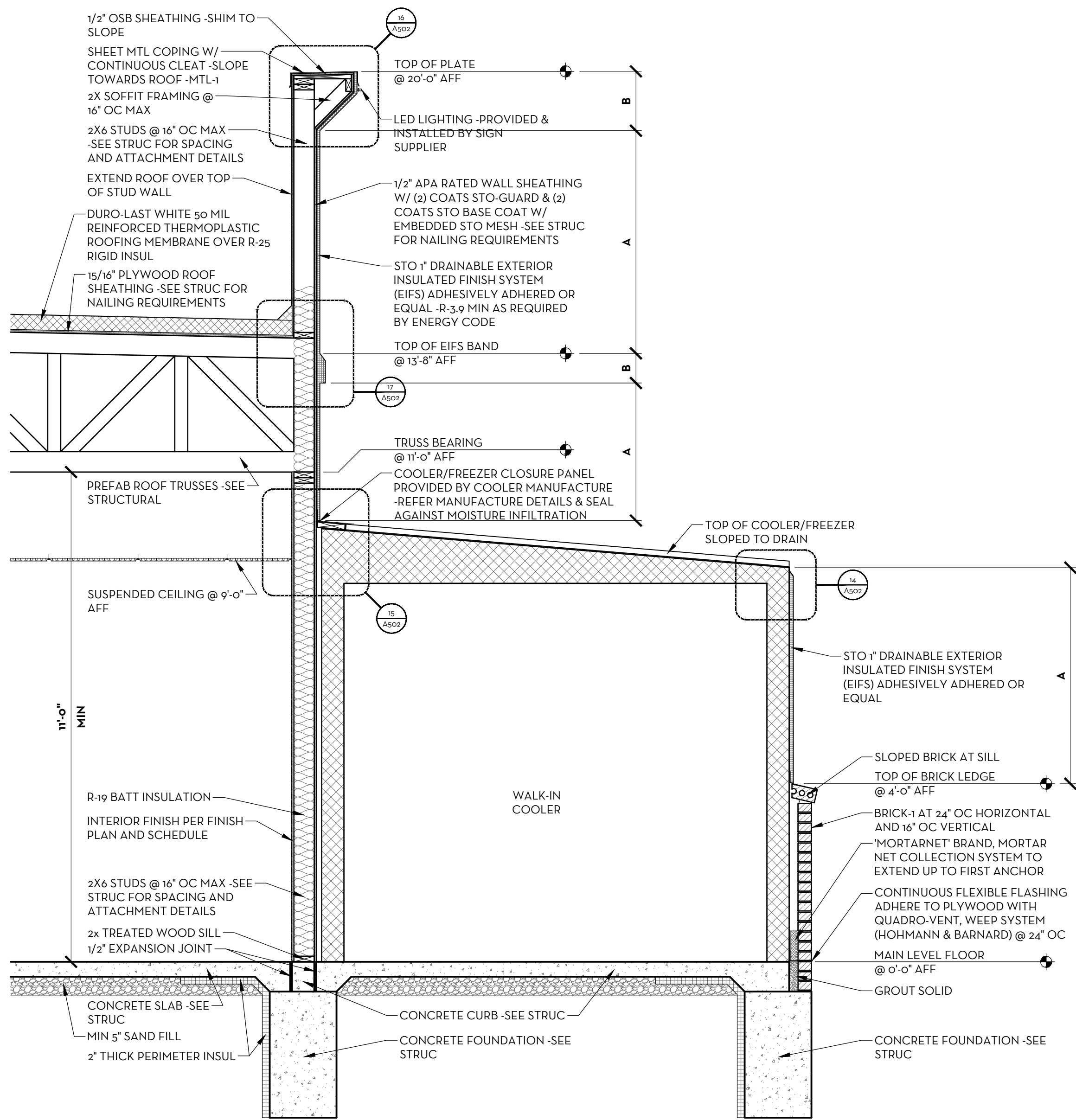
1. SEE SHEET A600 FOR EXTERIOR FINISH SCHEDULE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

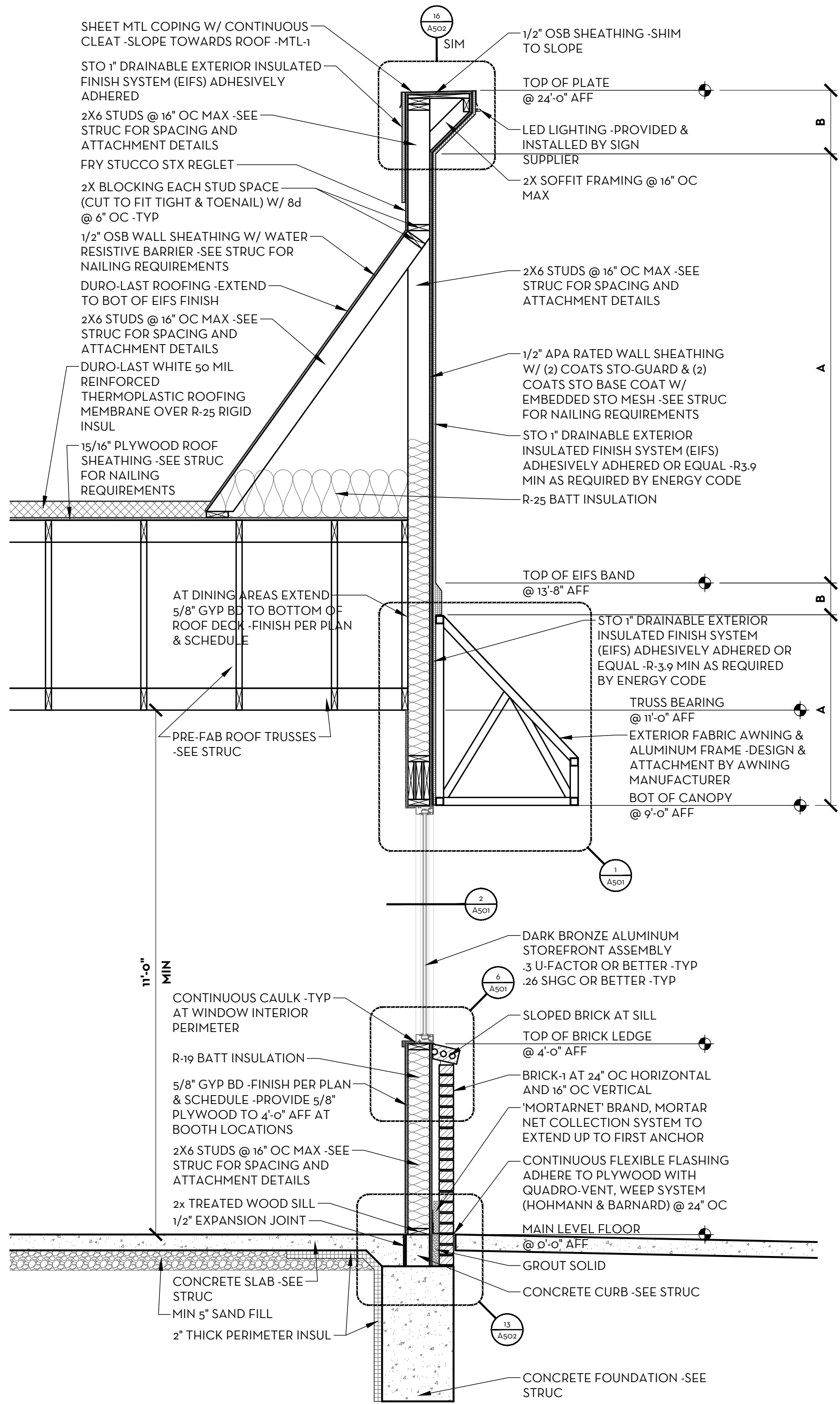
ASPECT
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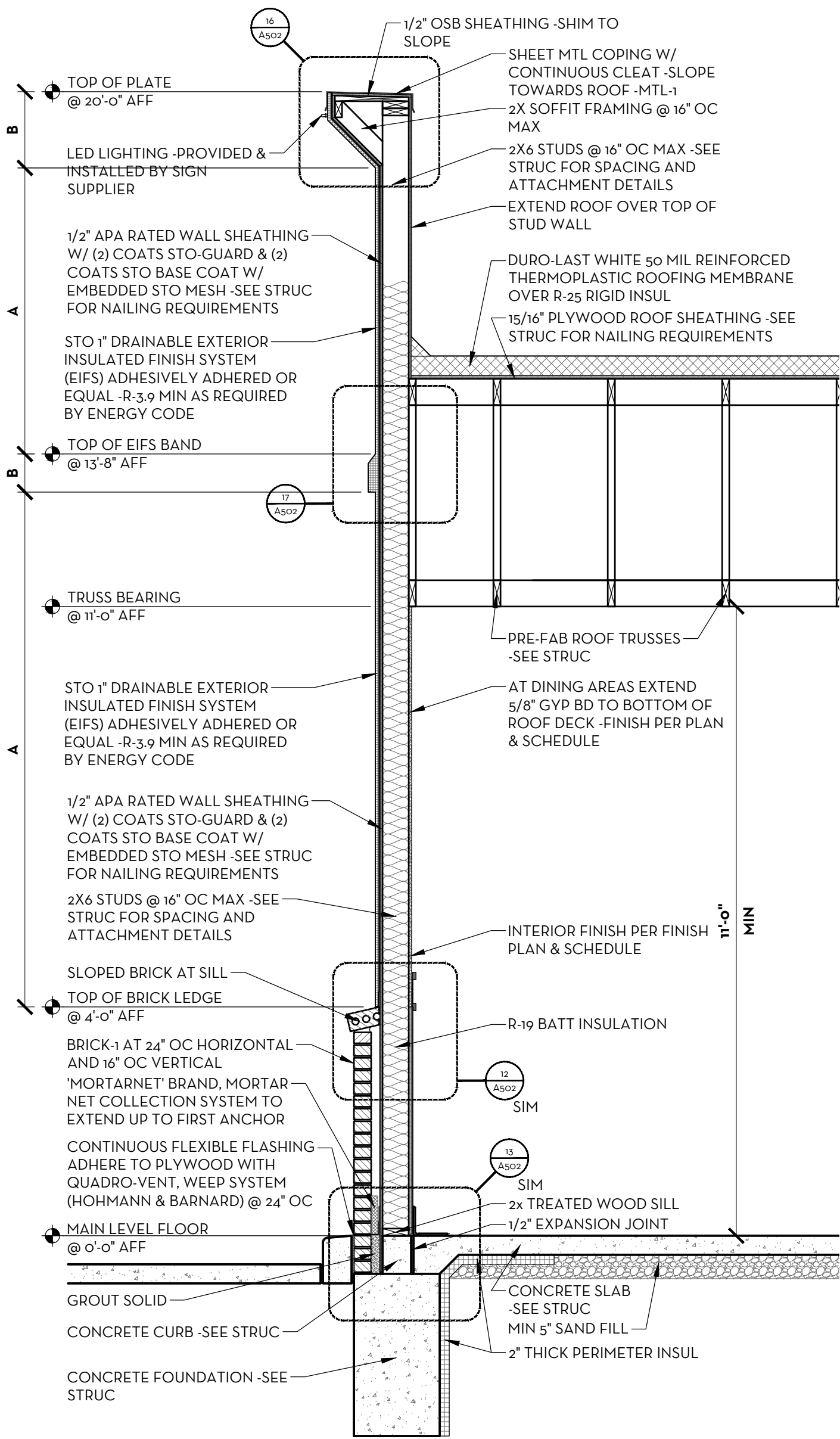
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016



1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
WALL SECTIONS

DRAWING

A304

GENERAL NOTES:

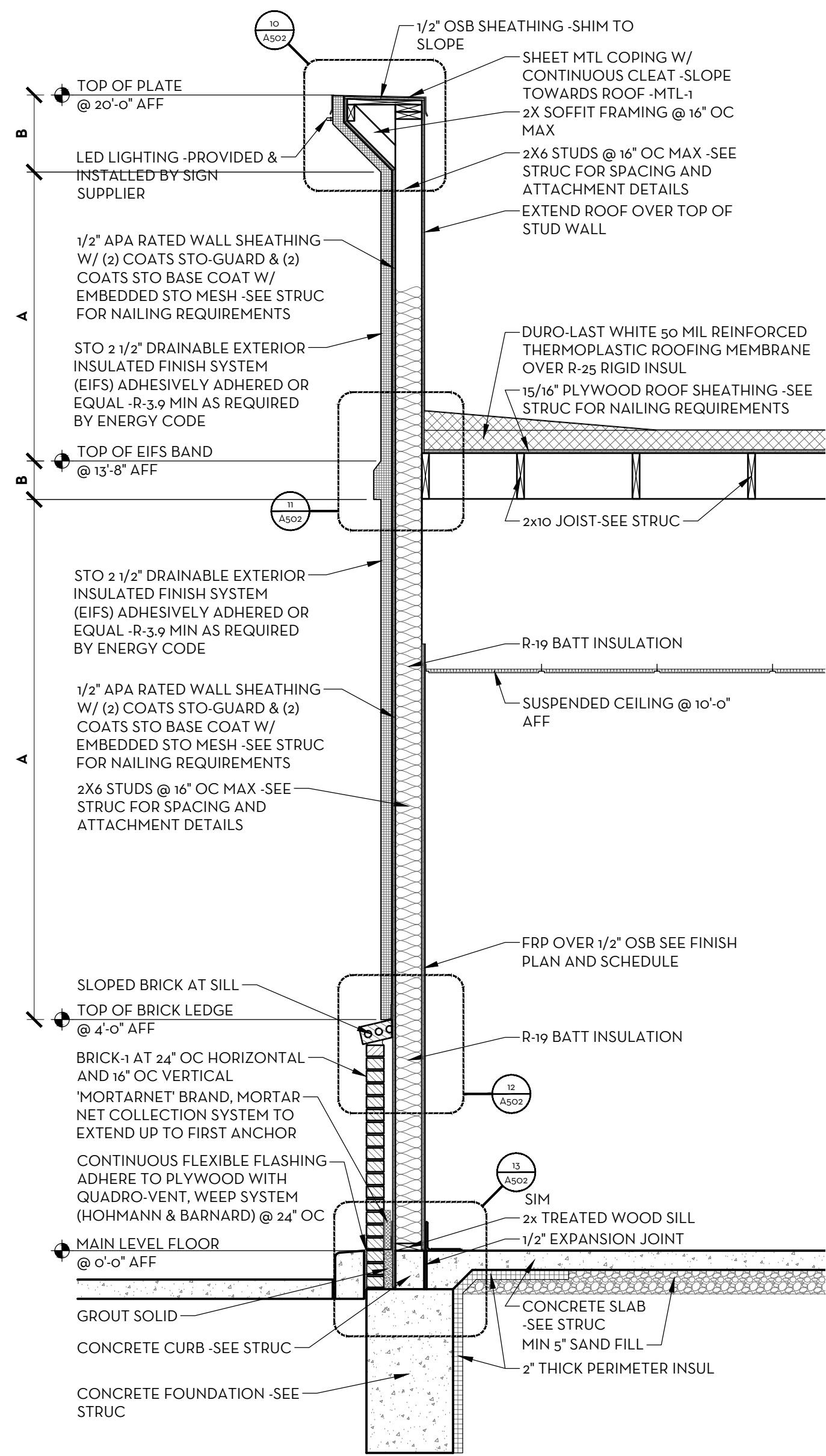
1. SEE SHEET A600 FOR EXTERIOR FINISH SCHEDULE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

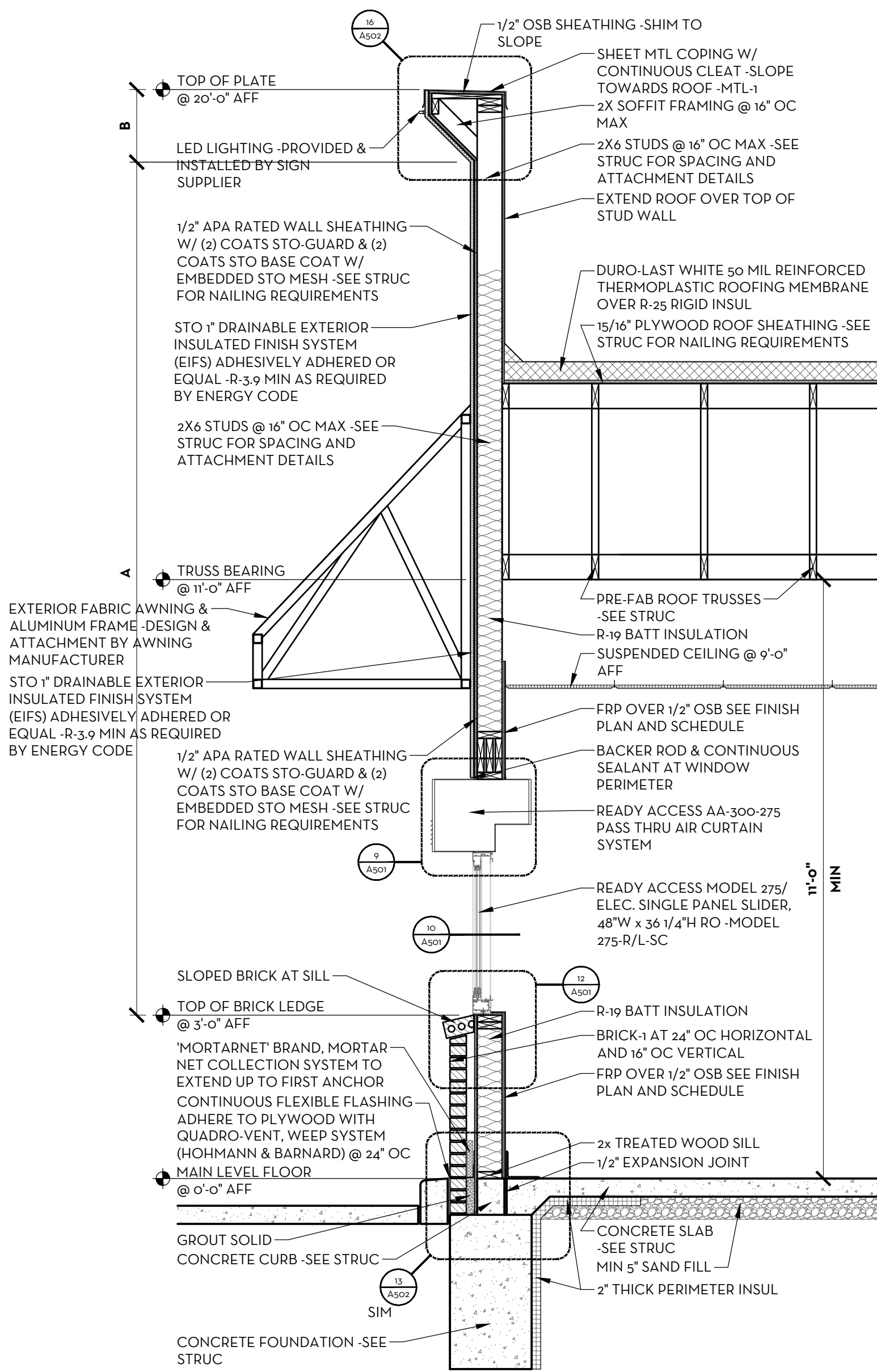
ASPECT
architecture:design

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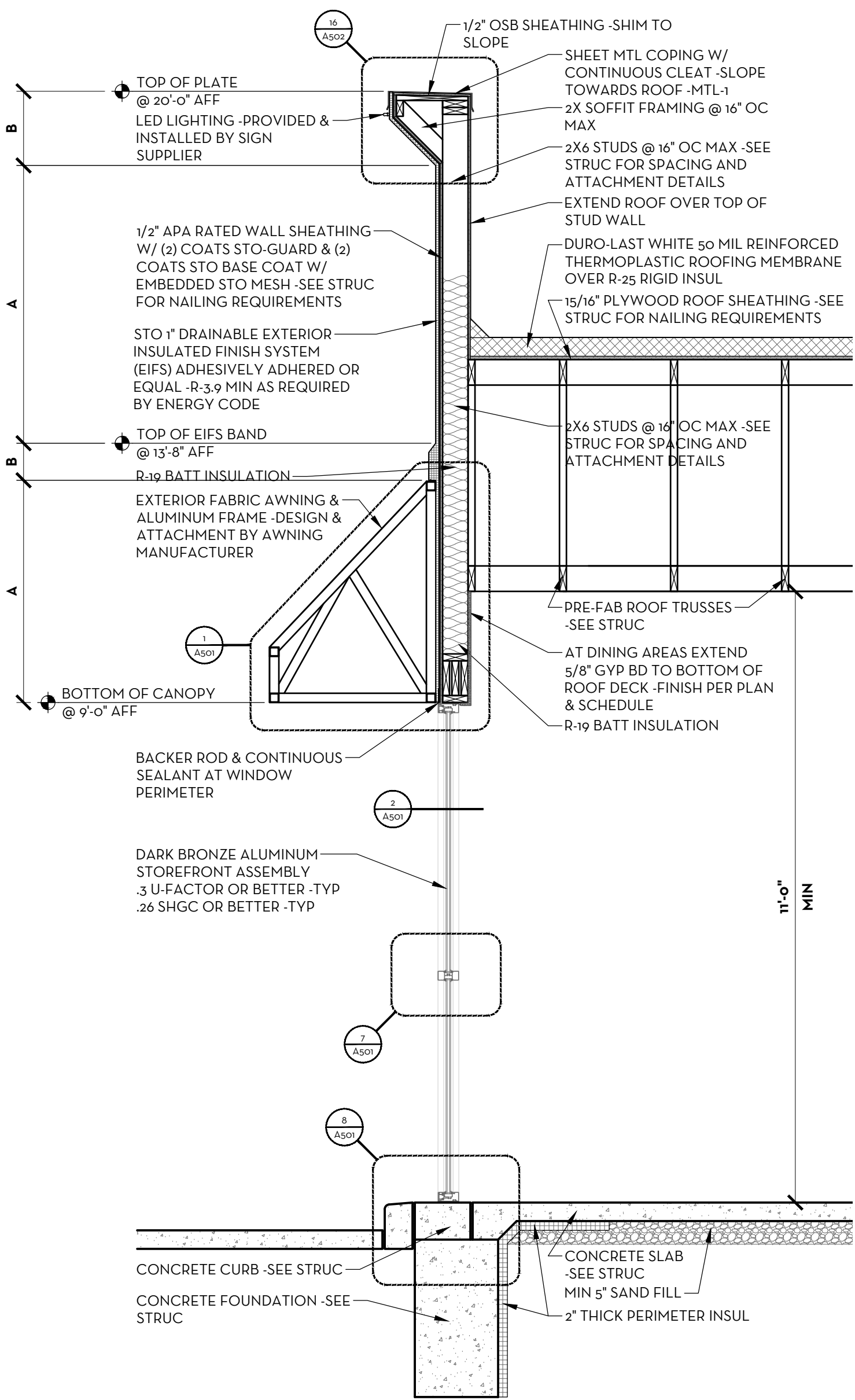
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016



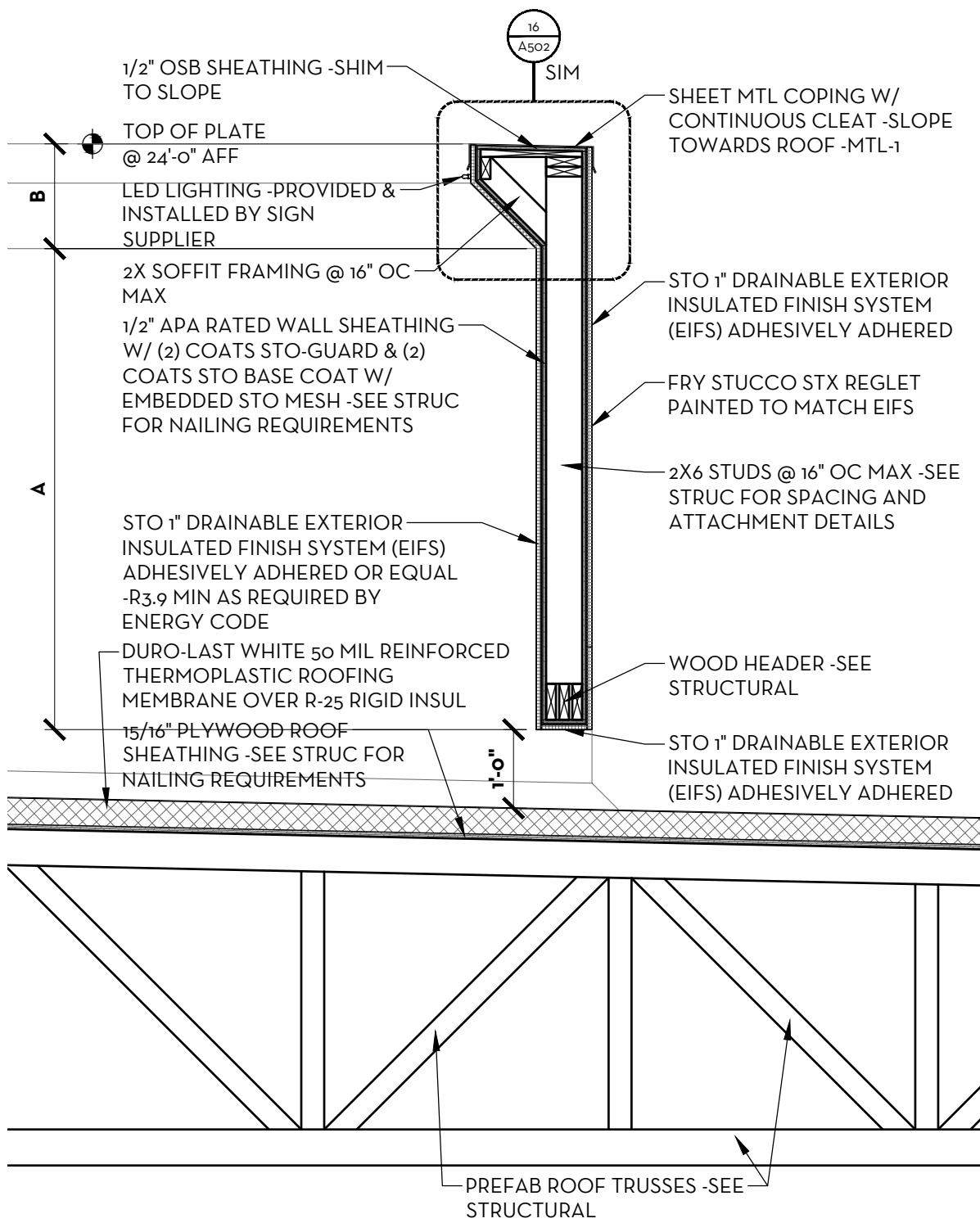
1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



4 WALL SECTION
SCALE: 1/2" = 1'-0"

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
WALL SECTIONS

DRAWING

A305

ASPECT
architecture:design

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APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016



DRAWING

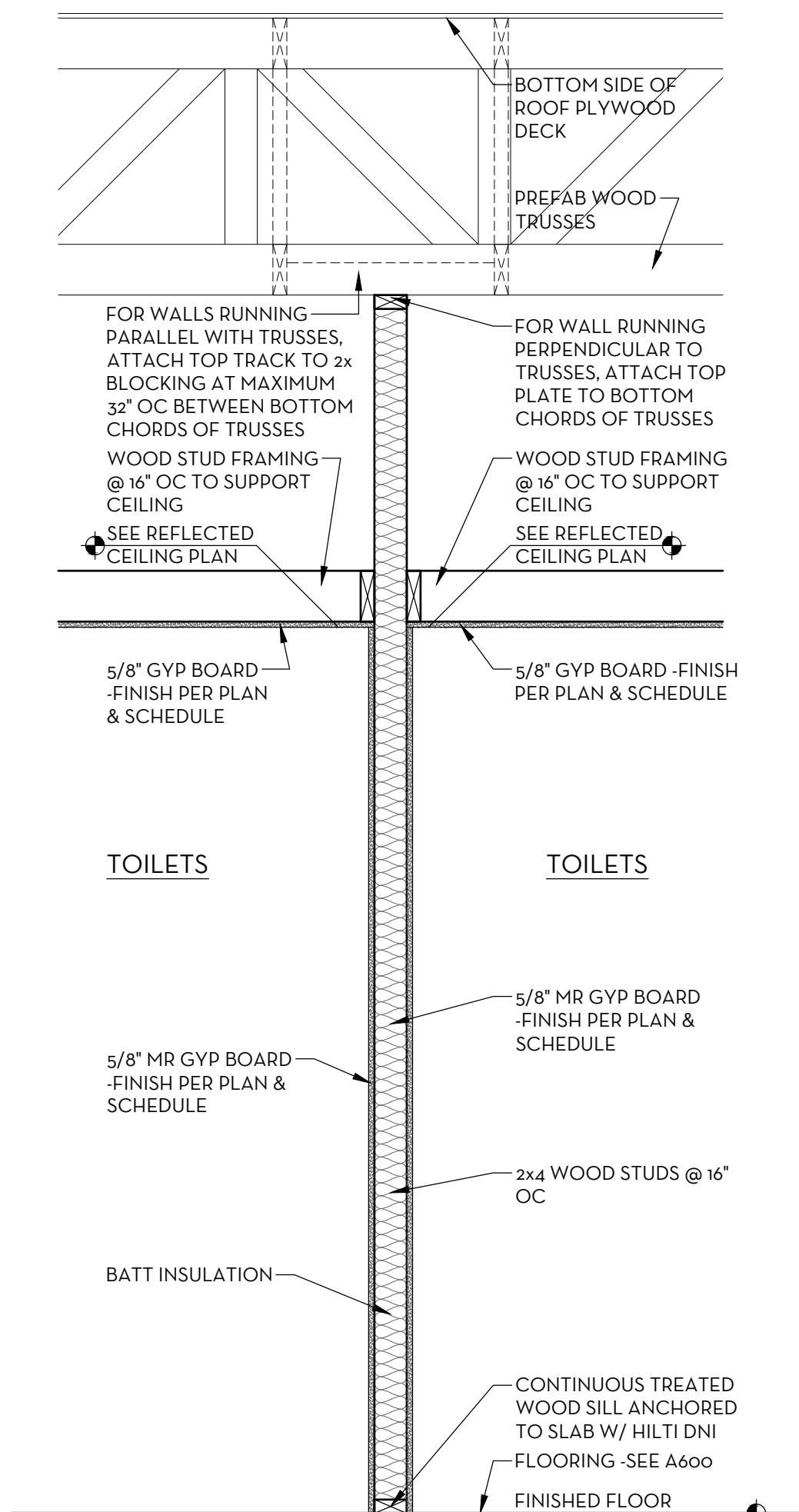
A306

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

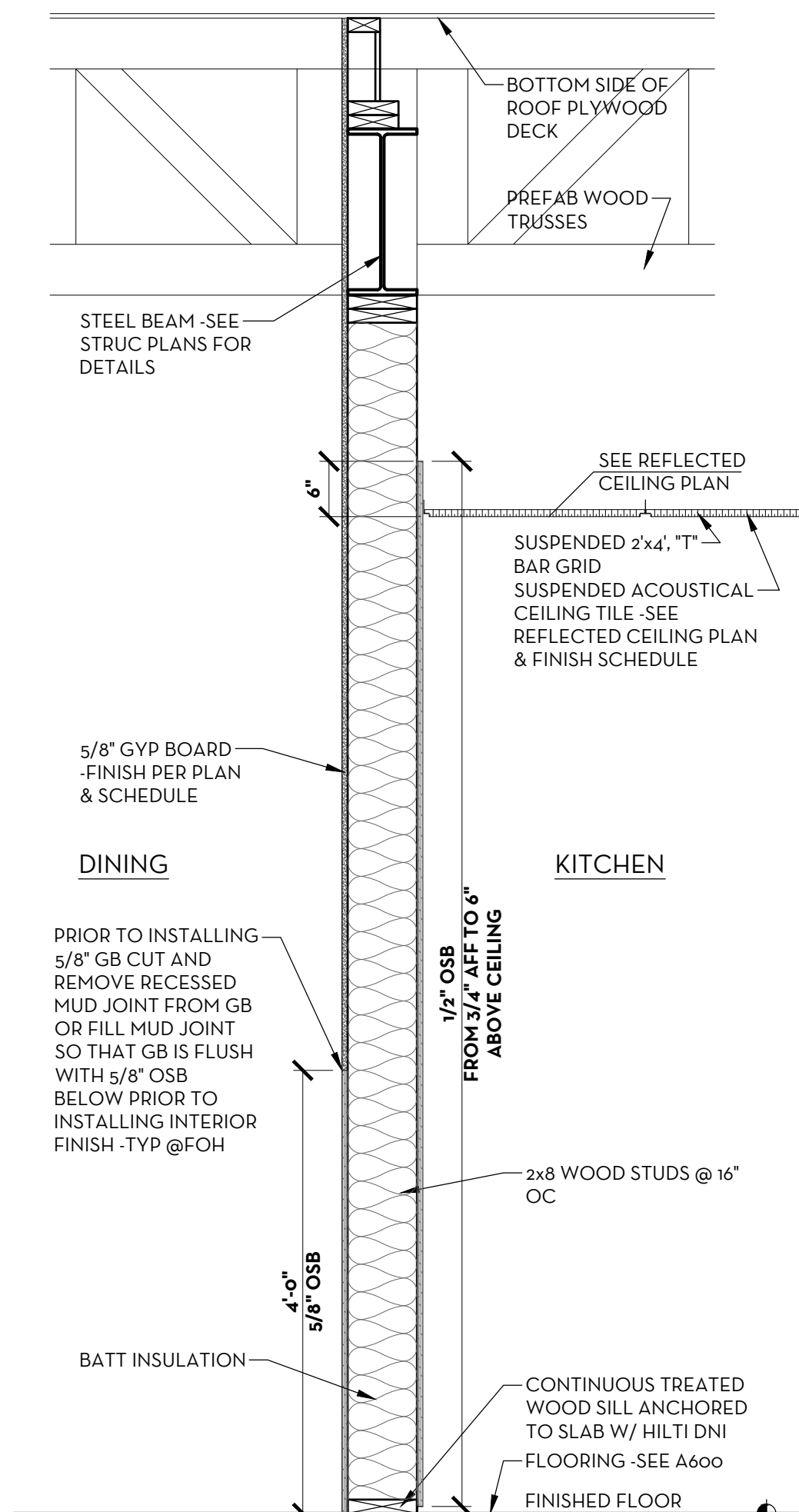


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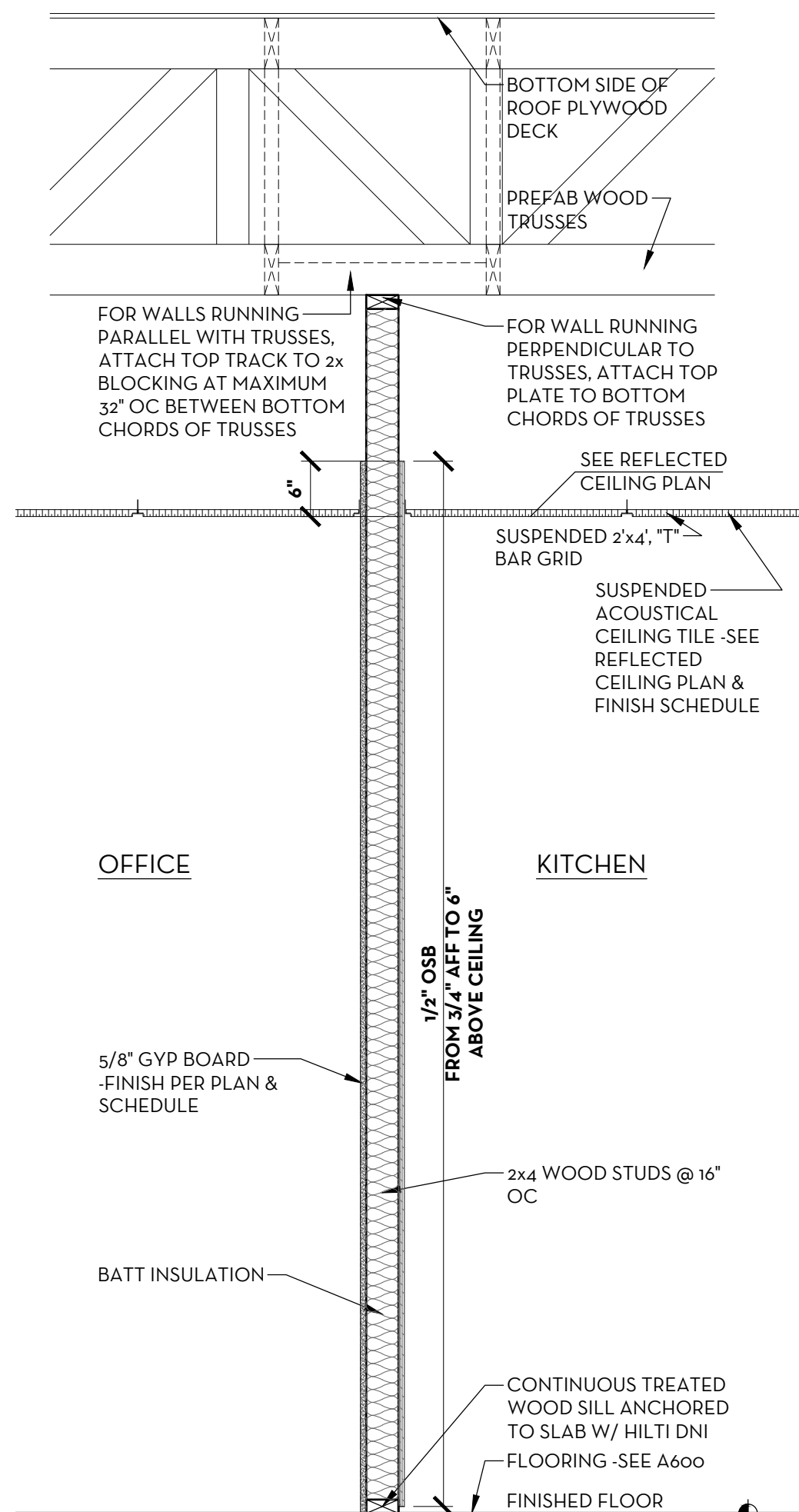
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JOB NO: 17016



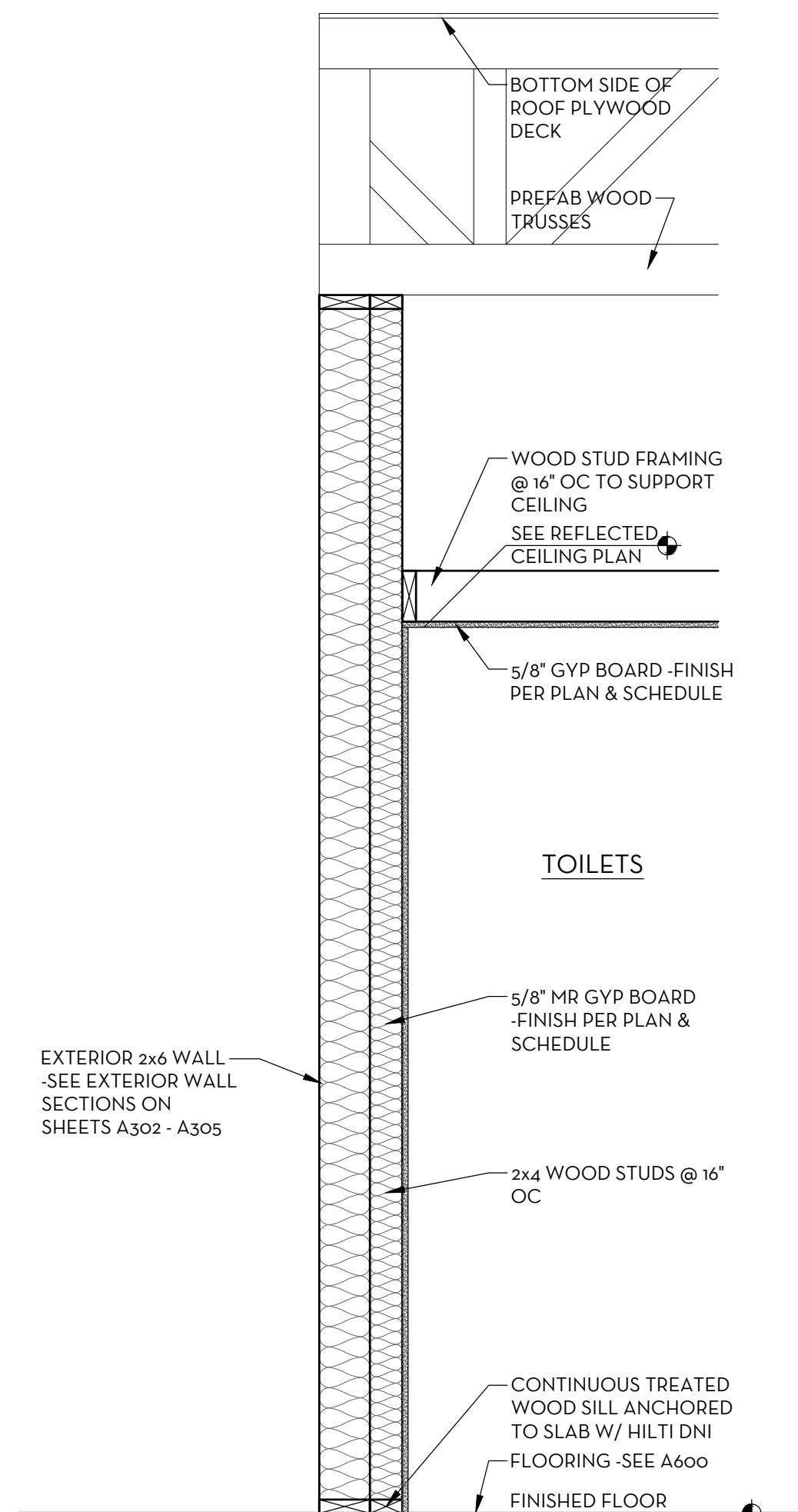
P6 WALL PARTITION
SCALE: 3/4" = 1'-0"



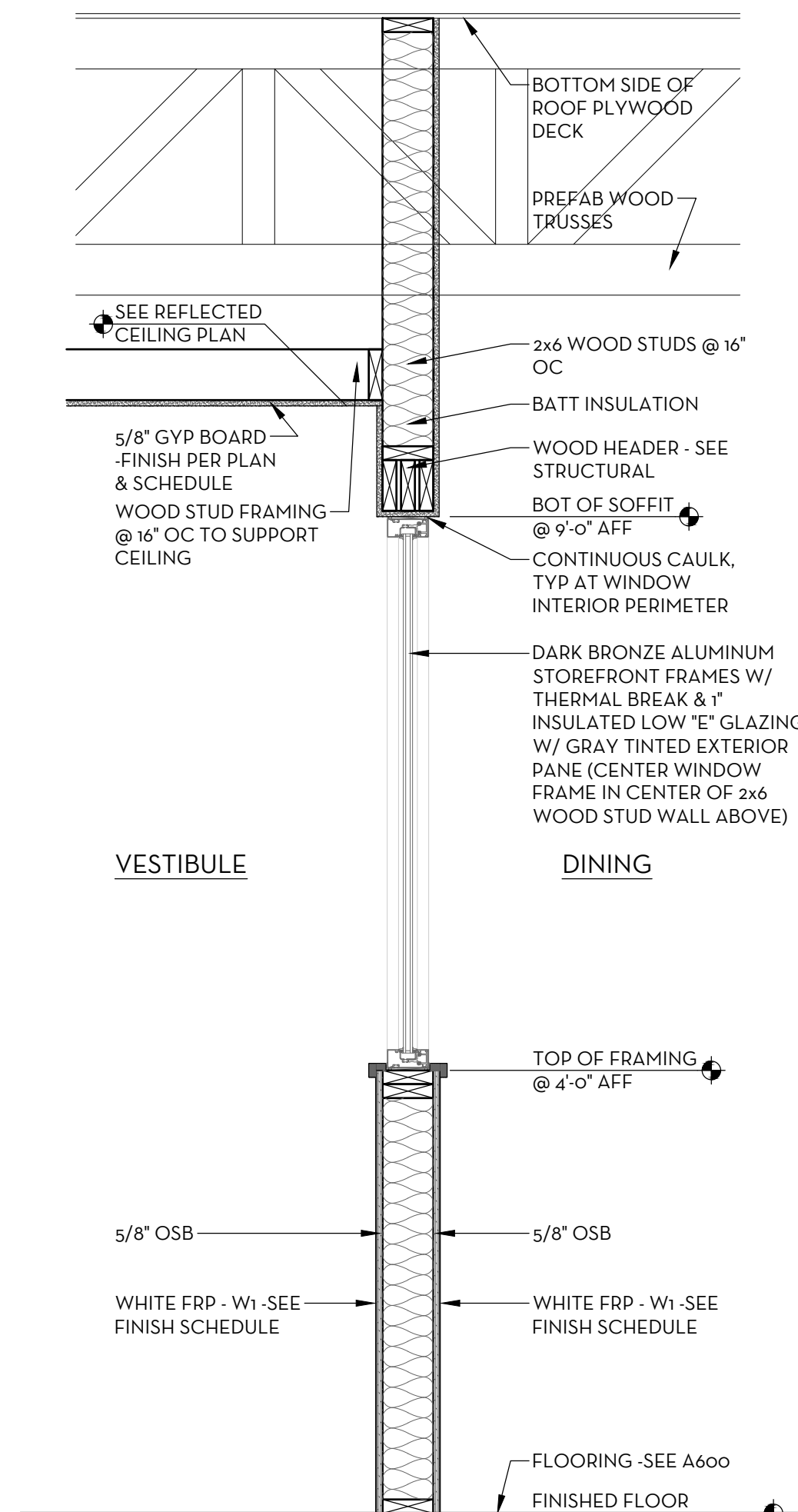
P7 WALL PARTITION
SCALE: 3/4" = 1'-0"



P8 WALL PARTITION
SCALE: 3/4" = 1'-0"



P9 WALL PARTITION
SCALE: 3/4" = 1'-0"

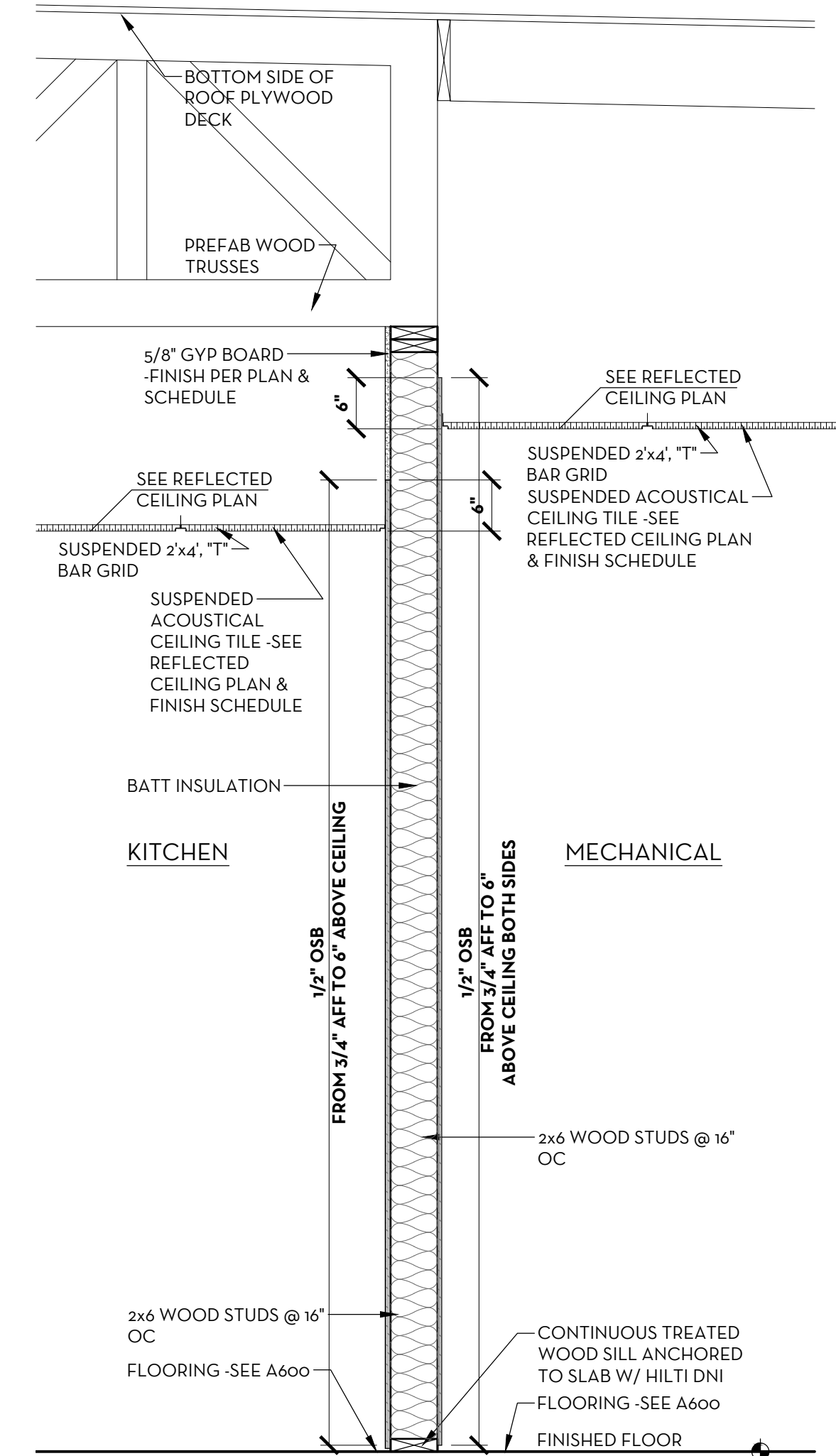
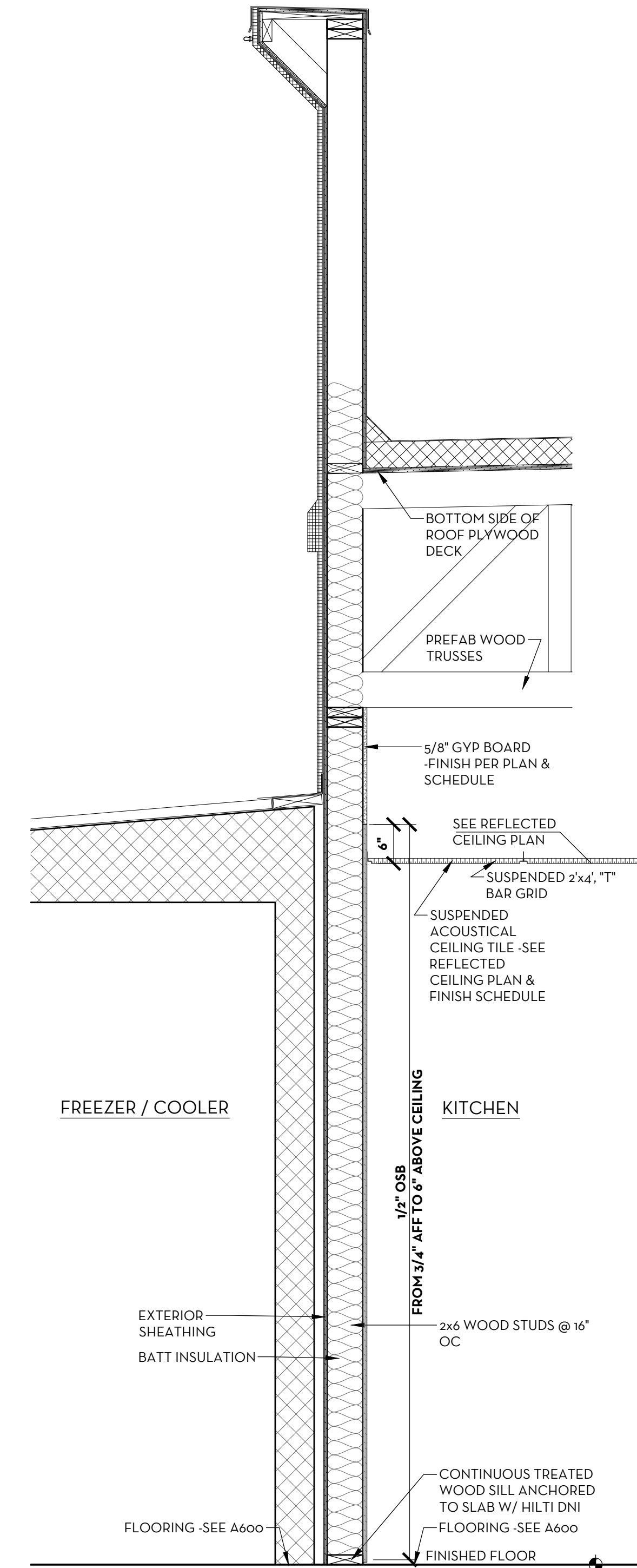
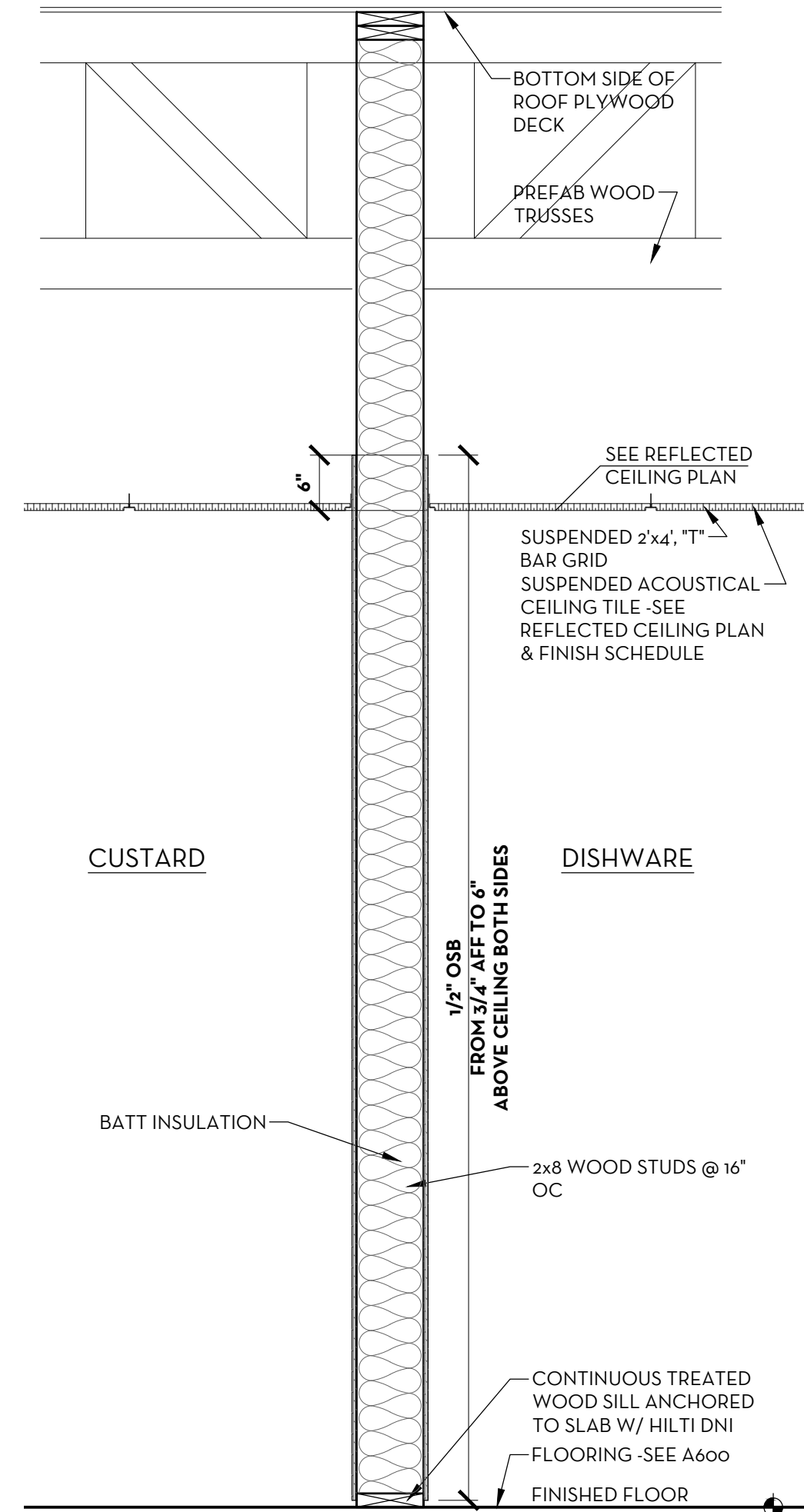
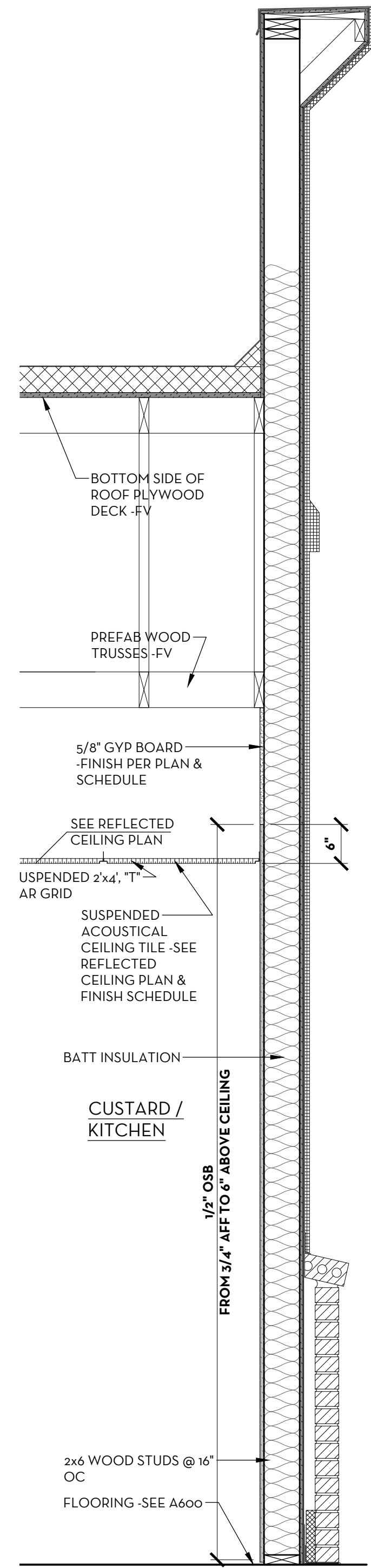
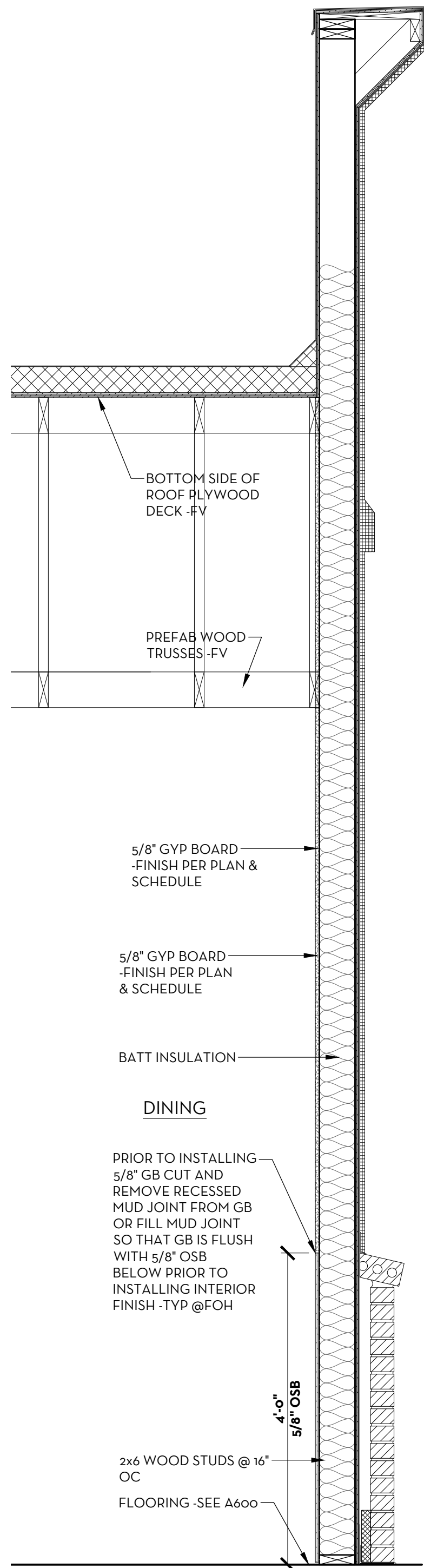


P10 WALL PARTITION
SCALE: 3/4" = 1'-0"

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
WALL PARTITIONS

DRAWING

A307



P11 WALL PARTITION
SCALE: 3/4" = 1'-0"

P12 WALL PARTITION
SCALE: 3/4" = 1'-0"

P13 WALL PARTITION
SCALE: 3/4" = 1'-0"

P14 WALL PARTITION
SCALE: 3/4" = 1'-0"

P15 WALL PARTITION
SCALE: 3/4" = 1'-0"

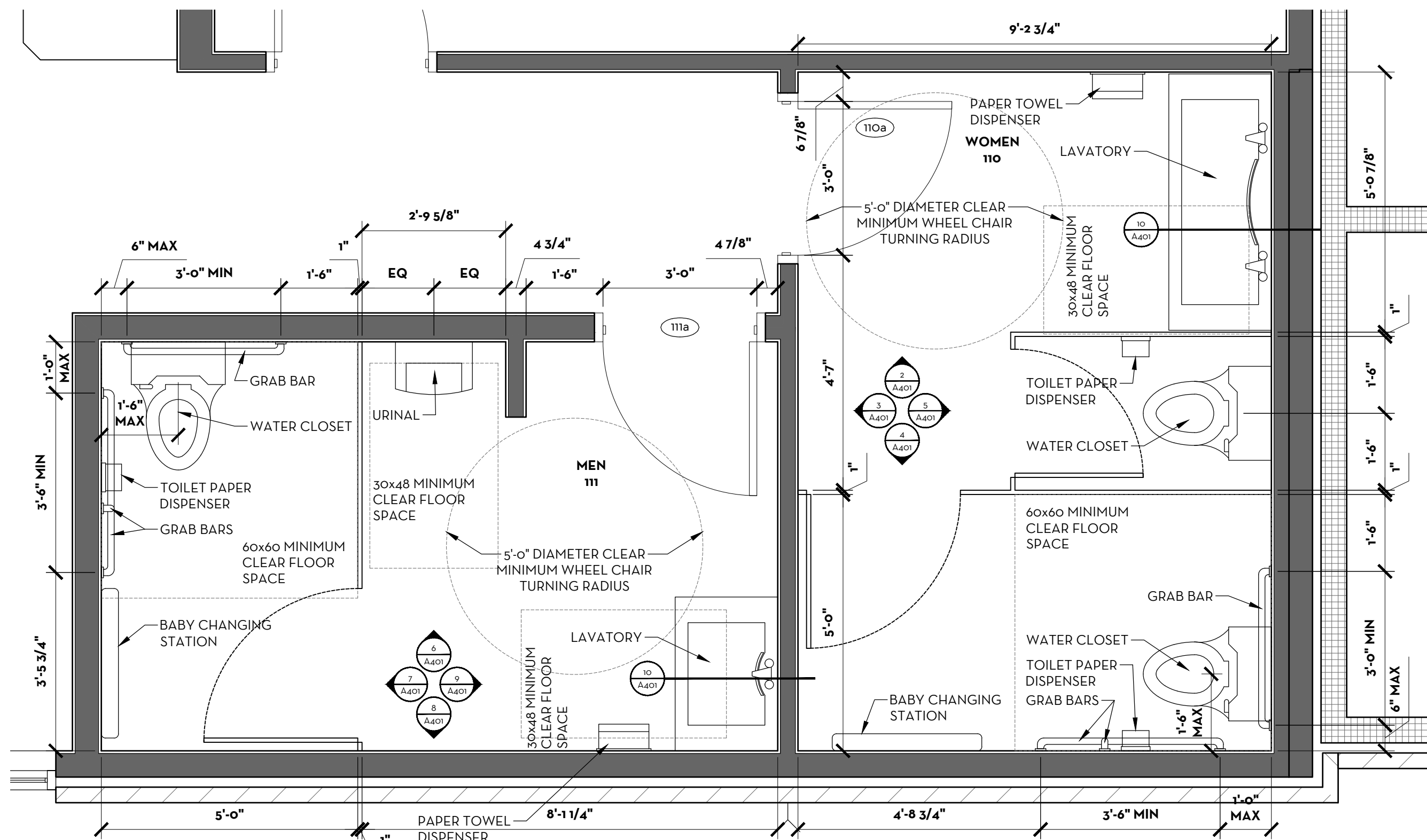
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY



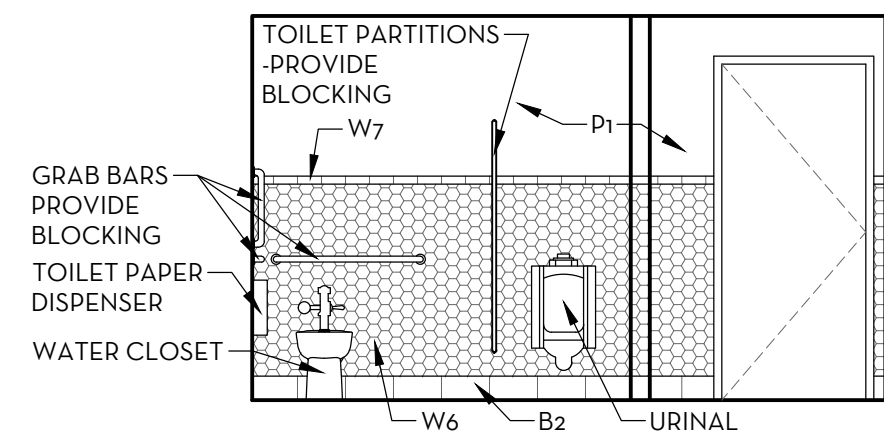
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JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
WALL PARTITIONS

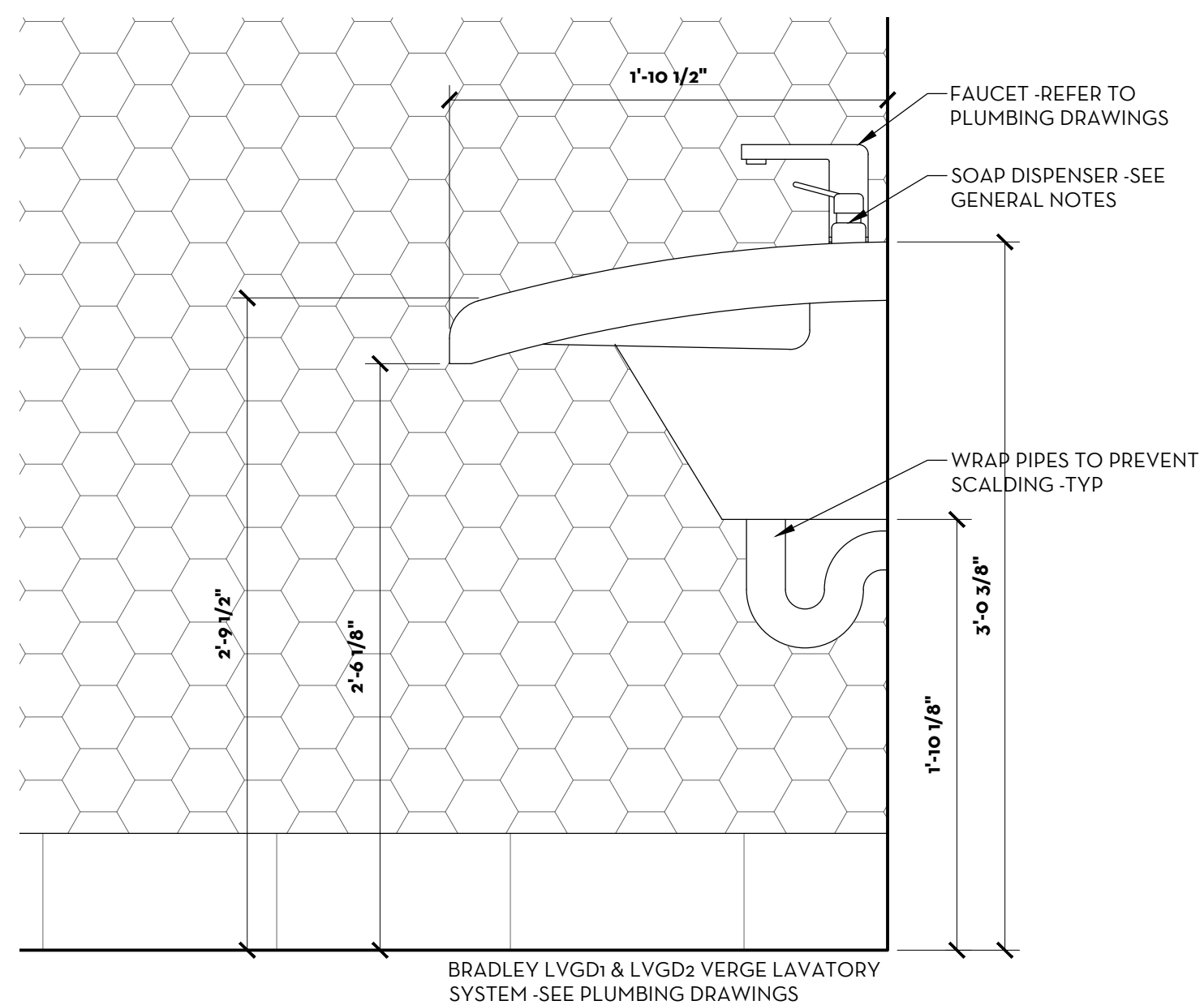
DRAWING
A308



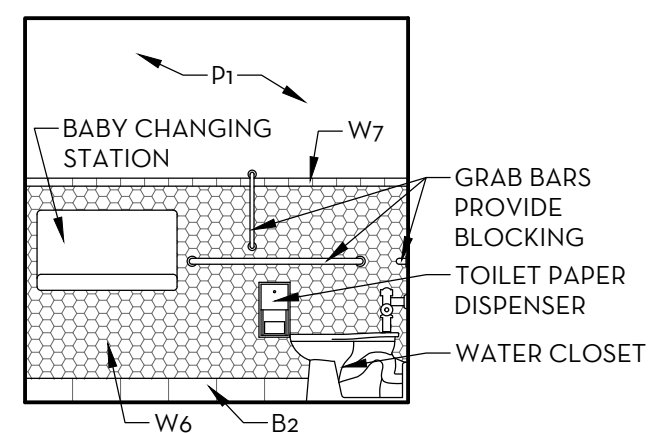
1 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



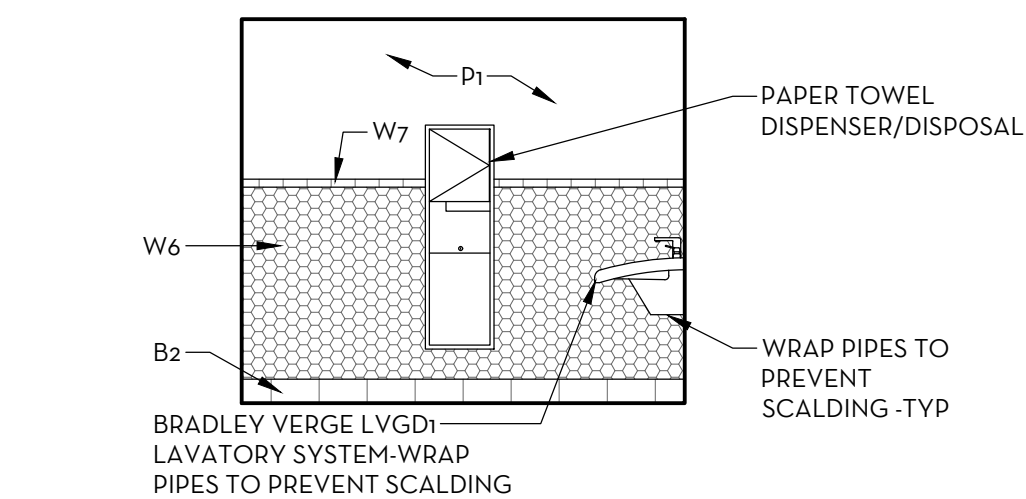
6 INTERIOR ELEVATION -MEN 111
SCALE: 1/4" = 1'-0"



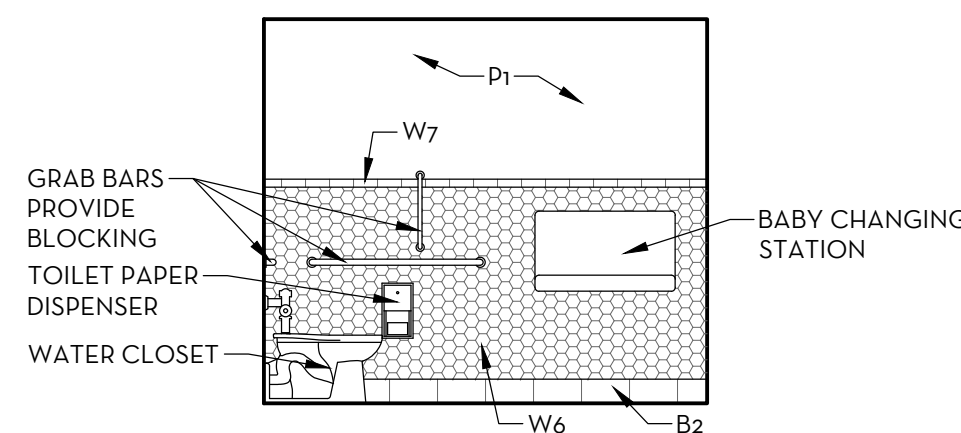
10 VANITY DETAIL
SCALE: 1 1/2" = 1'-0"



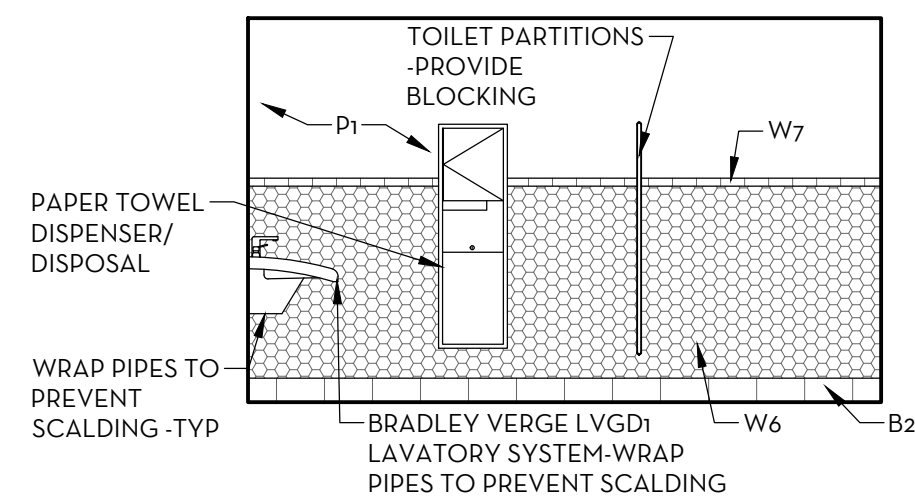
7 INTERIOR ELEVATION -MEN 111
SCALE: 1/4" = 1'-0"



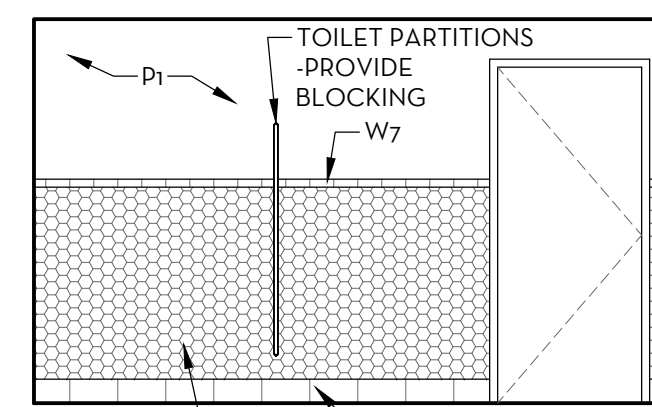
2 INTERIOR ELEVATION -WOMEN 110
SCALE: 1/4" = 1'-0"



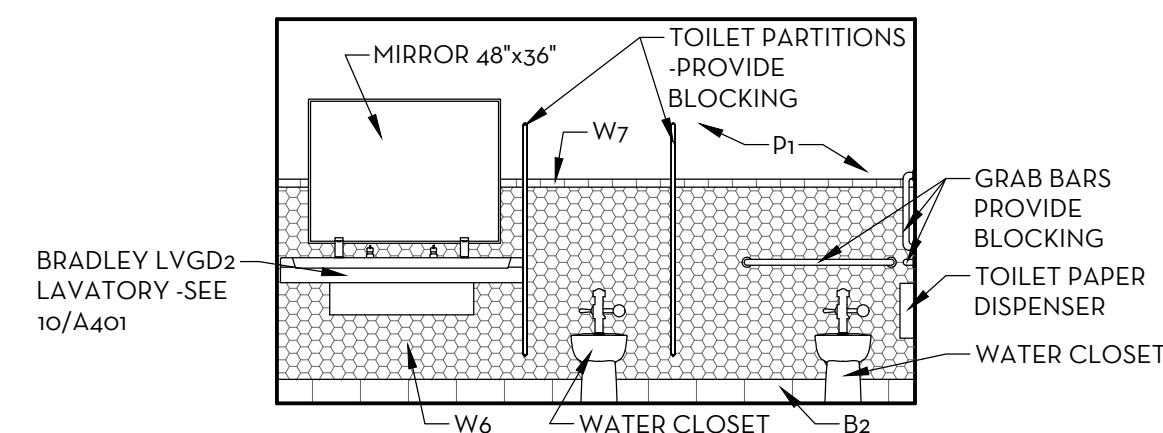
4 INTERIOR ELEVATION -WOMEN 110
SCALE: 1/4" = 1'-0"



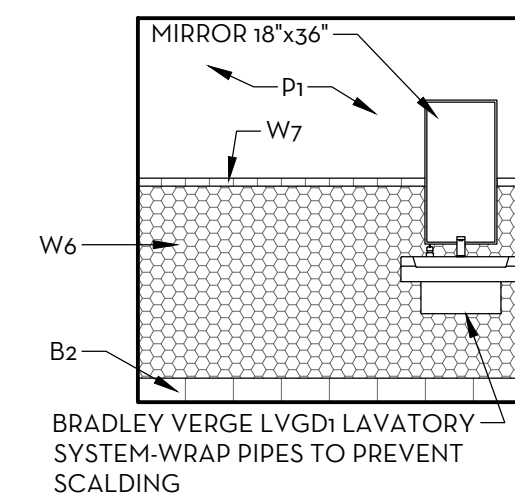
8 INTERIOR ELEVATION -MEN 111
SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATION -WOMEN 110
SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION -WOMEN 110
SCALE: 1/4" = 1'-0"



9 INTERIOR ELEVATION -MEN 111
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. TOILET PARTITIONS TO BE 'METPAR TYPE FP-500' BRAND OR EQUAL -OVERHEAD BRACED, BONDERIZED, GALVANIZED TEXTURED STEEL WITH 5SM DIAMOND PATTERN- INCLUDE ALL LATCHES, COAT HOOKS, & DOOR BUMPERS & OTHER NECESSARY HARDWARE FOR A COMPLETE INSTALLATION. HARDWARE FINISH TO BE POLISHED CHROME PLATED
2. ALL TOILET PAPER DISPENSERS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS ARE FURNISHED BY OWNER & INSTALLED BY GENERAL CONTRACTOR. TRASH RECEPTACLE TO BE FURNISHED BY GENERAL CONTRACTOR & INSTALLED BY GENERAL CONTRACTOR
3. ALL TOILET ROOM MIRRORS TO BE 1/4" POLISHED PLATE MIRROR W/ A STAINLESS STEEL FRAME
4. SEE SHEET G001 FOR RESTROOM ACCESSORIES MOUNTING HEIGHTS & CLEARANCES
5. SEE SHEET A600 FOR FINISH SCHEDULE

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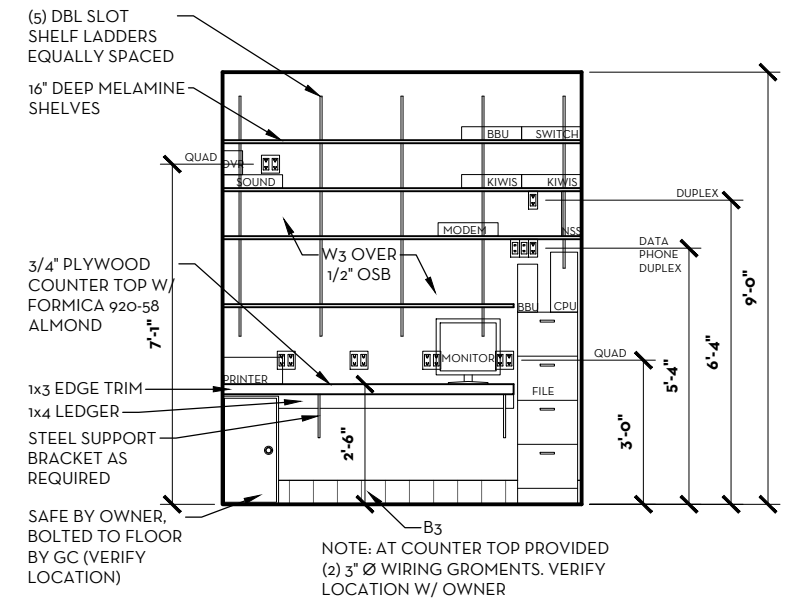
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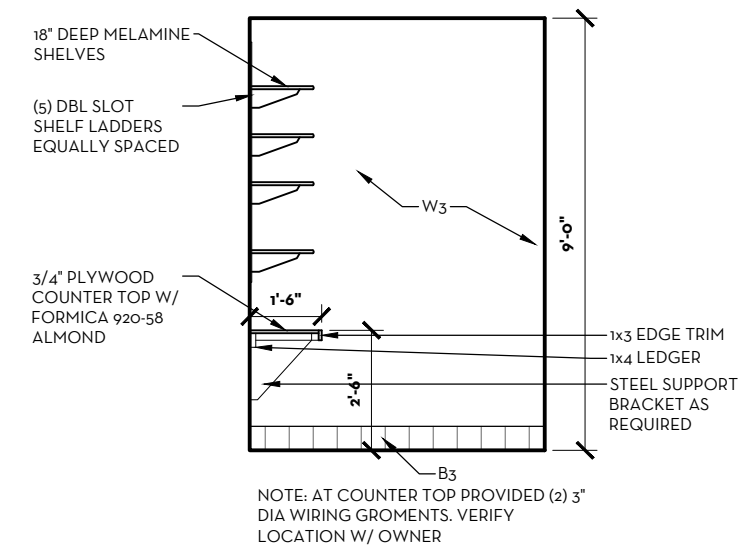
FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
ENLARGED RESTROOM PLAN & ELEVATIONS

DRAWING

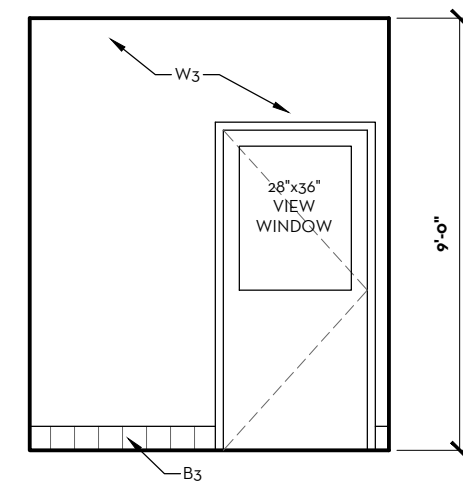
A401



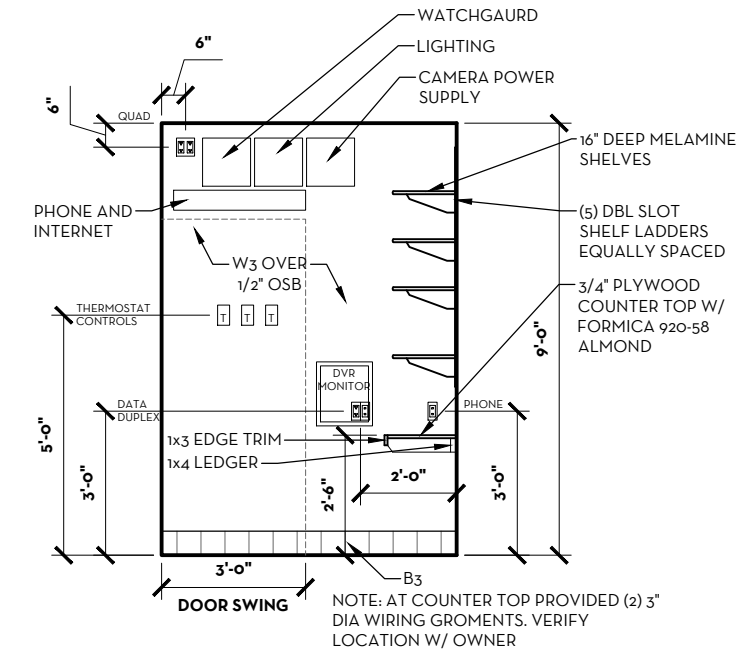
1 INTERIOR ELEVATION -OFFICE
SCALE: 1/4" = 1'-0"



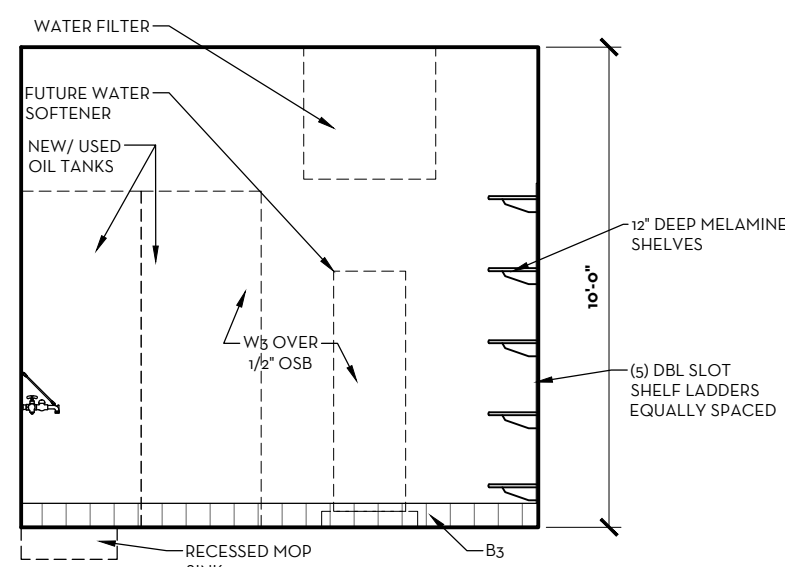
2 INTERIOR ELEVATION -OFFICE
SCALE: 1/4" = 1'-0"



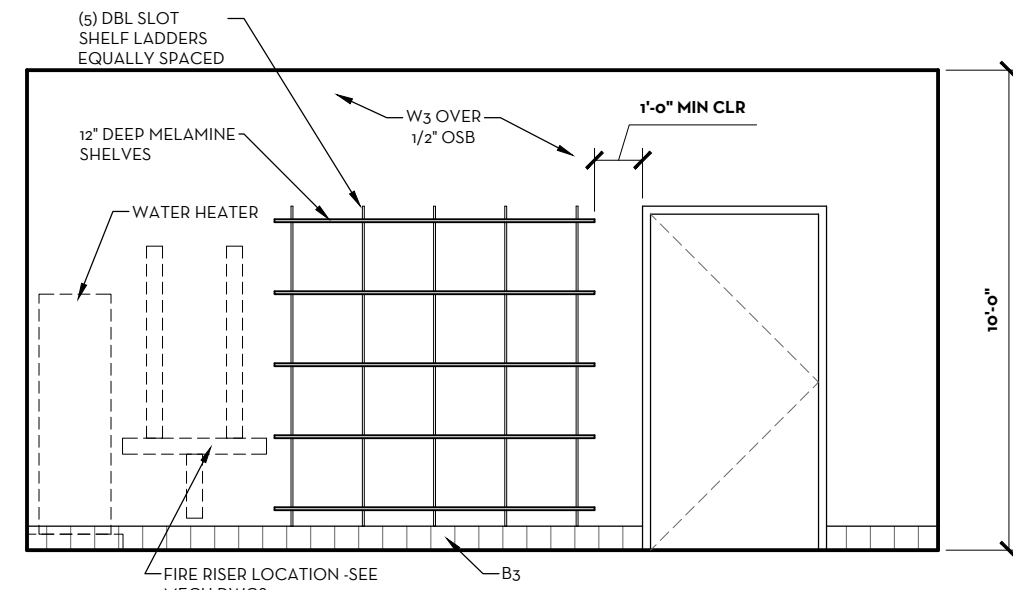
3 INTERIOR ELEVATION -OFFICE
SCALE: 1/4" = 1'-0"



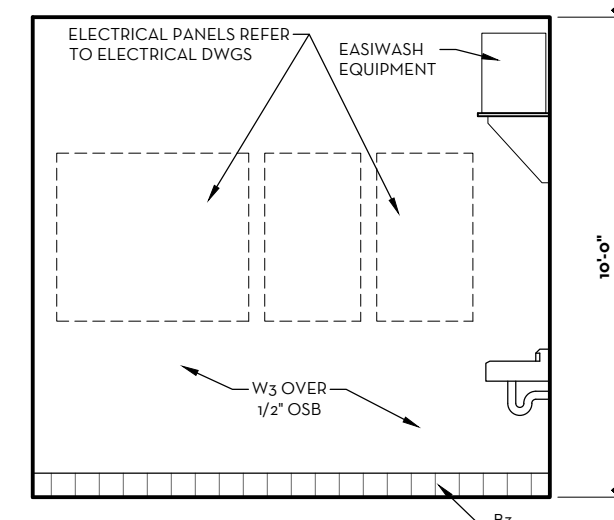
4 INTERIOR ELEVATION -OFFICE
SCALE: 1/4" = 1'-0"



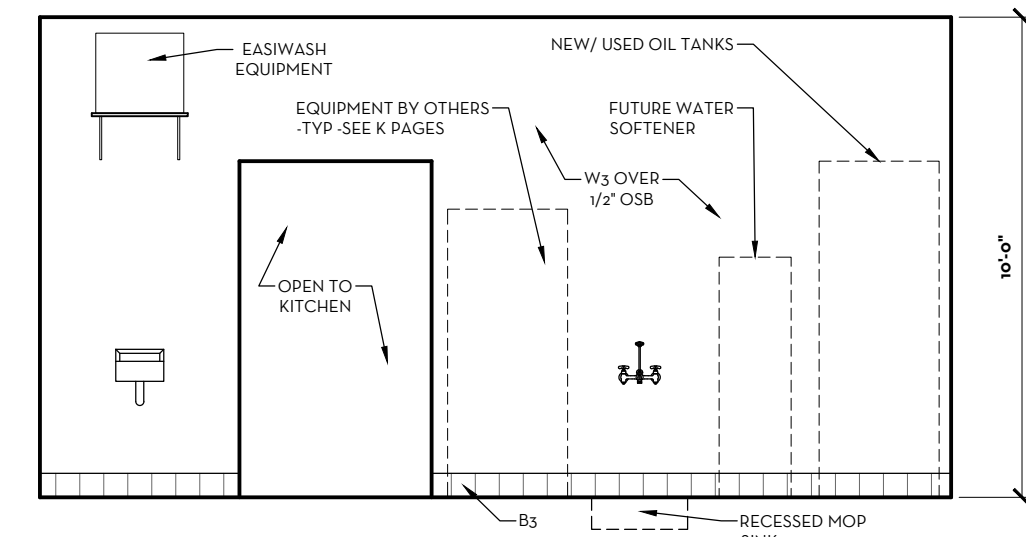
5 INTERIOR ELEVATION -MECHANICAL
SCALE: 1/4" = 1'-0"



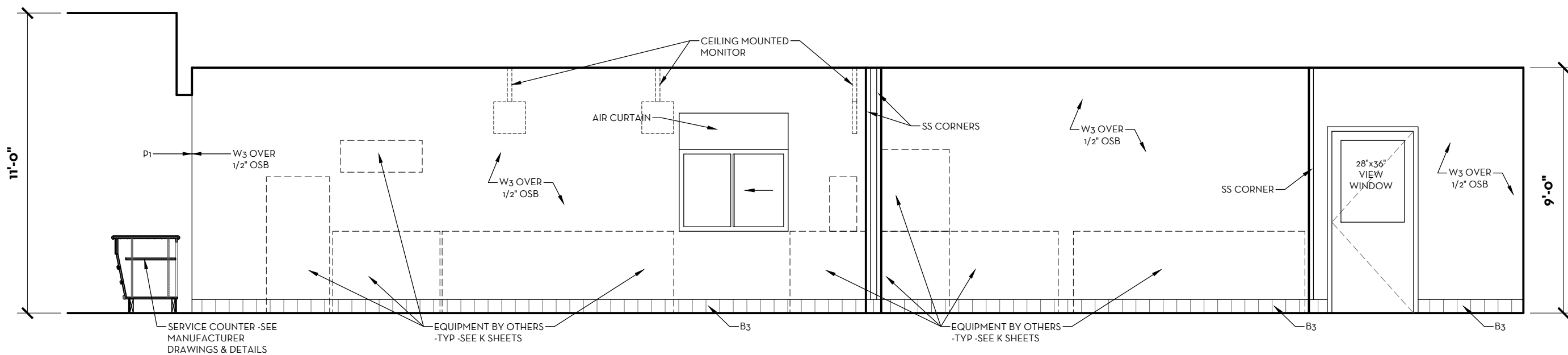
6 INTERIOR ELEVATION -MECHANICAL
SCALE: 1/4" = 1'-0"



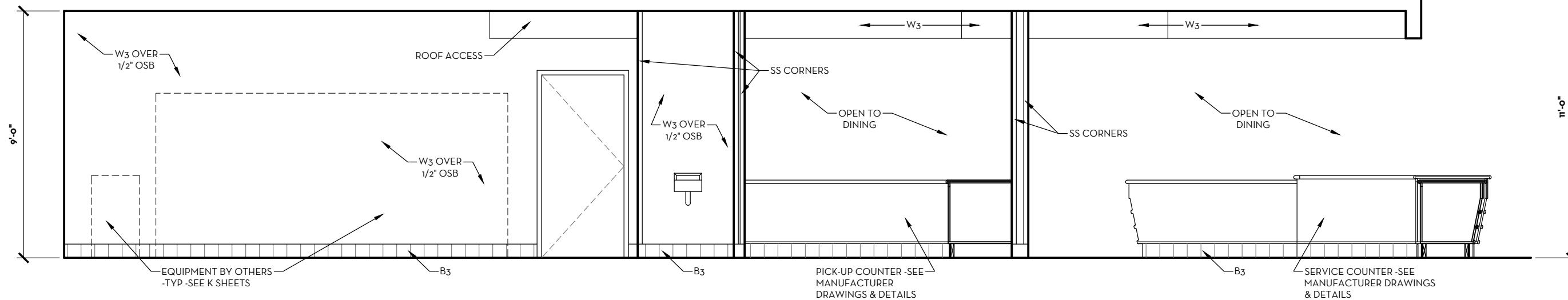
7 INTERIOR ELEVATION -MECHNAICAL
SCALE: 1/4" = 1'-0"



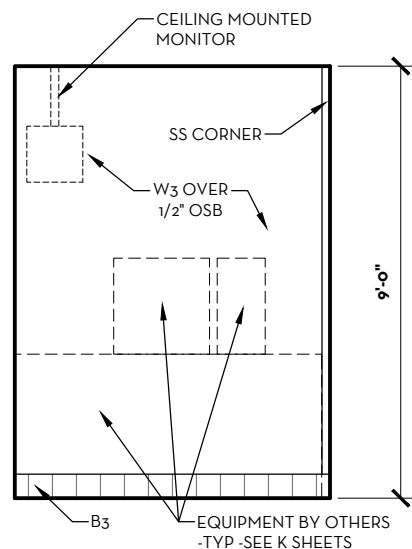
8 INTERIOR ELEVATION -MECHANICAL
SCALE: 1/4" = 1'-0"



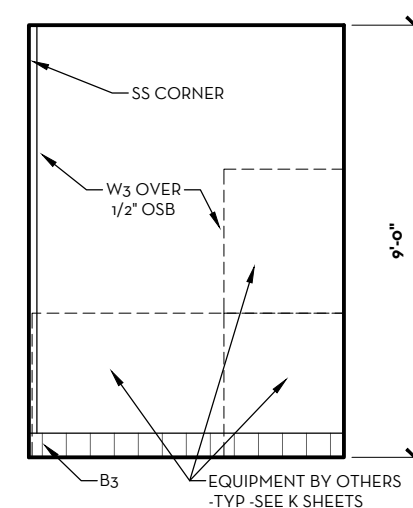
9 INTERIOR ELEVATION -KITCHEN
SCALE: 1/4" = 1'-0"



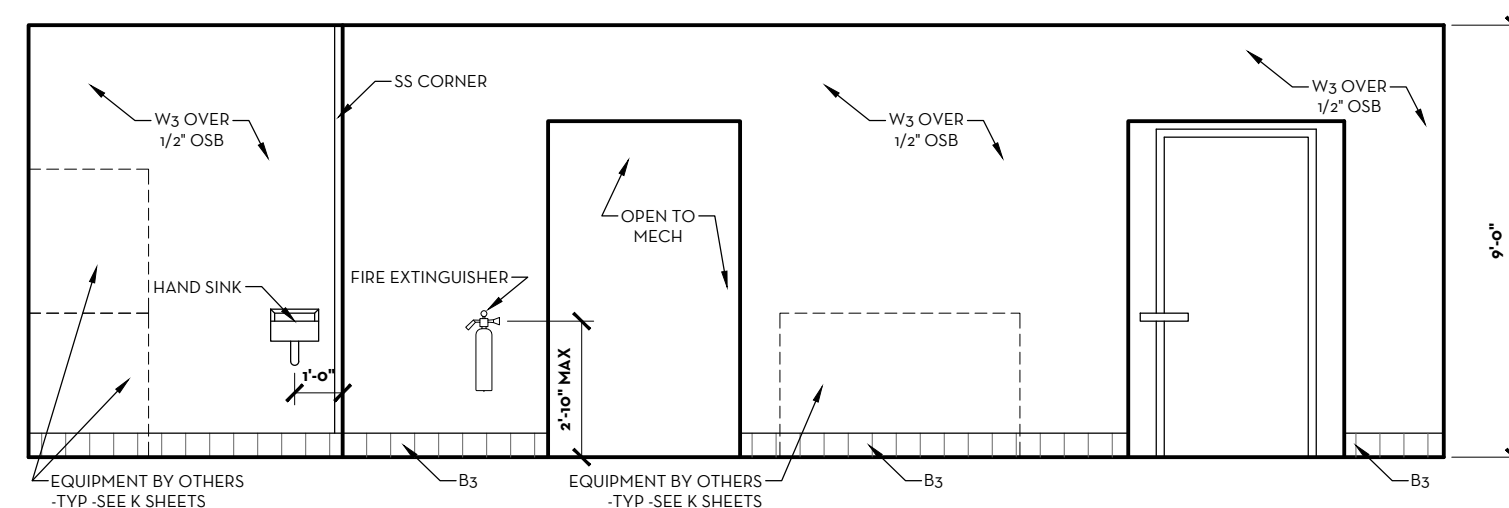
10 INTERIOR ELEVATION -KITCHEN
SCALE: 1/4" = 1'-0"



11 INTERIOR ELEVATION -KITCHEN
SCALE: 1/4" = 1'-0"



12 INTERIOR ELEVATION -KITCHEN
SCALE: 1/4" = 1'-0"



13 INTERIOR ELEVATION -KITCHEN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. SEE SHEET A600 FOR EXTERIOR FINISH SCHEDULE

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FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
INTERIOR ELEVATIONS

DRAWING

A403

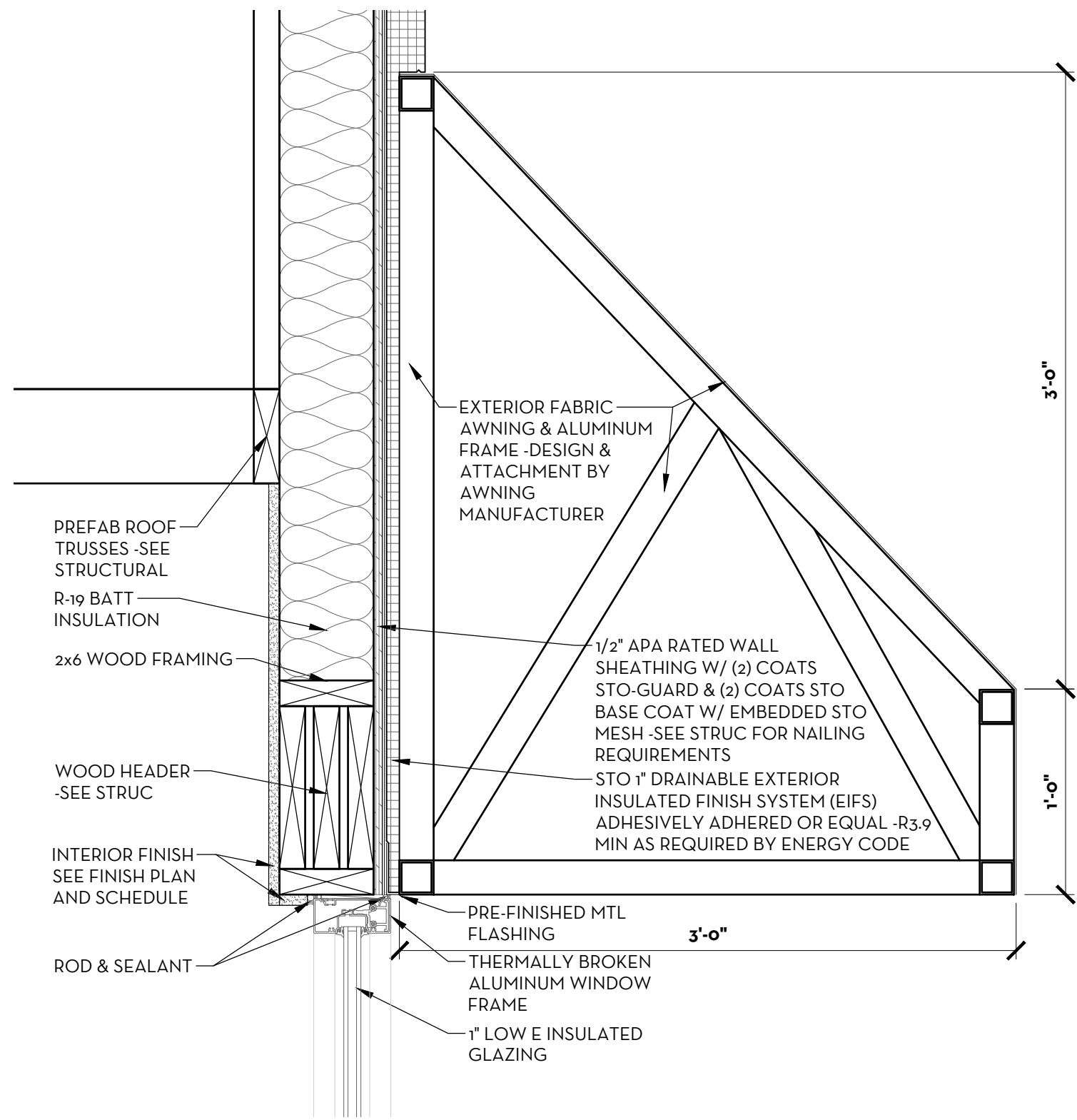


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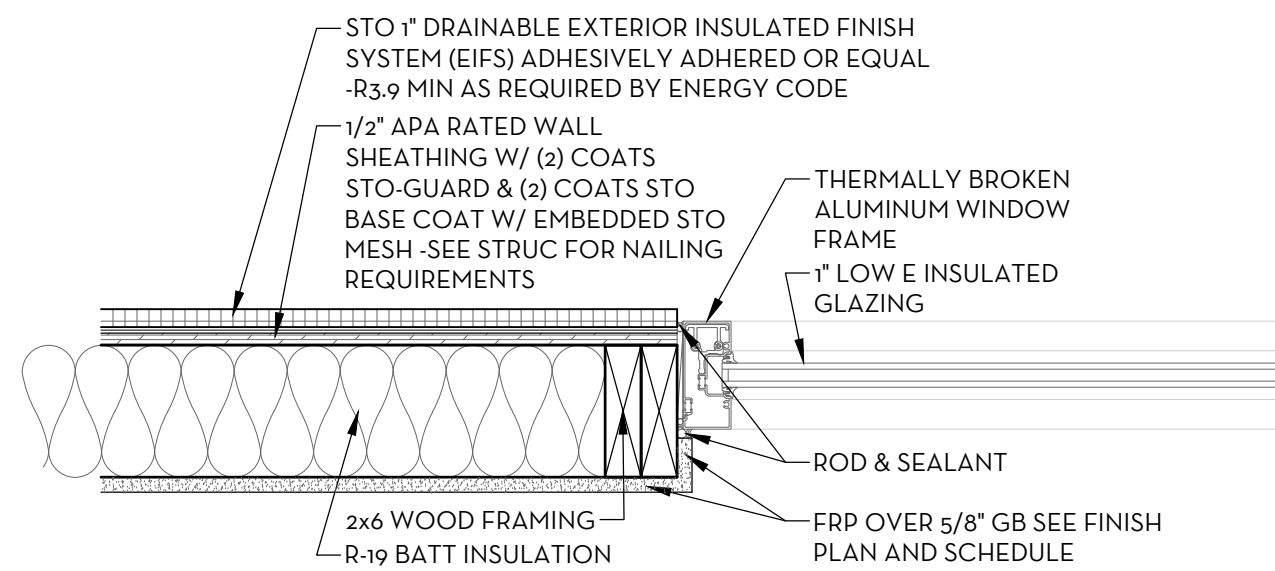
FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA

ARCHITECTURAL
INTERIOR ELEVATIONS & ENLARGED PLAN

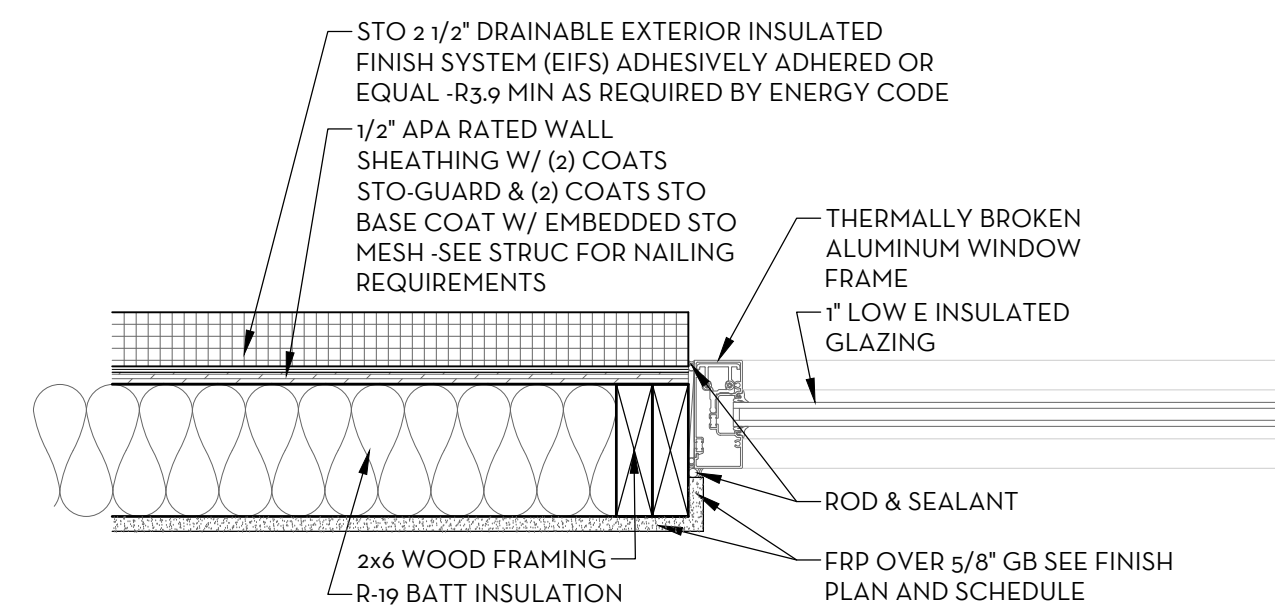
A404



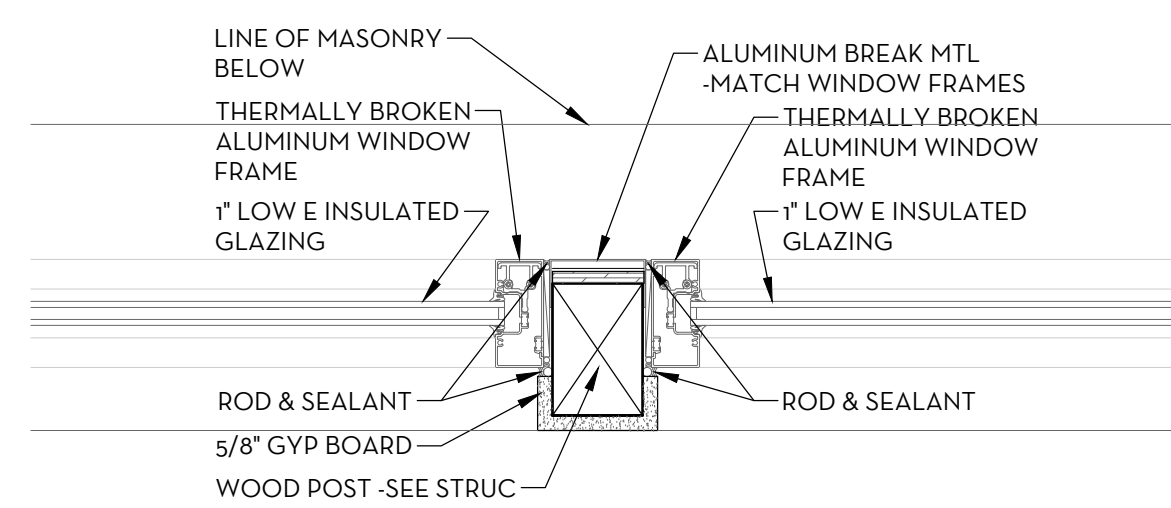
1 ALUMINUM WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



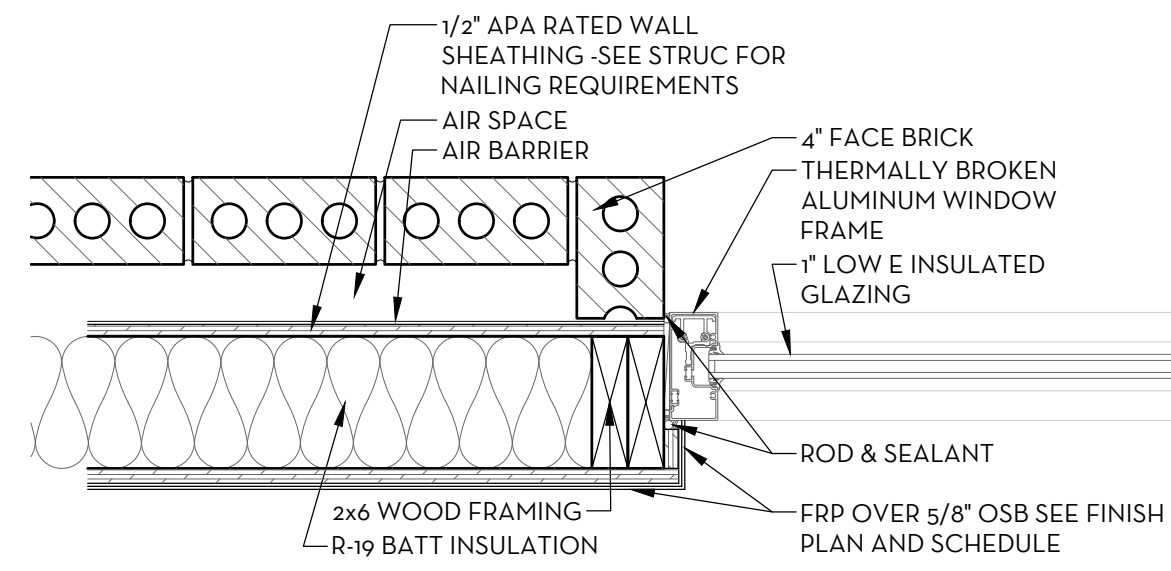
2 ALUMINUM WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



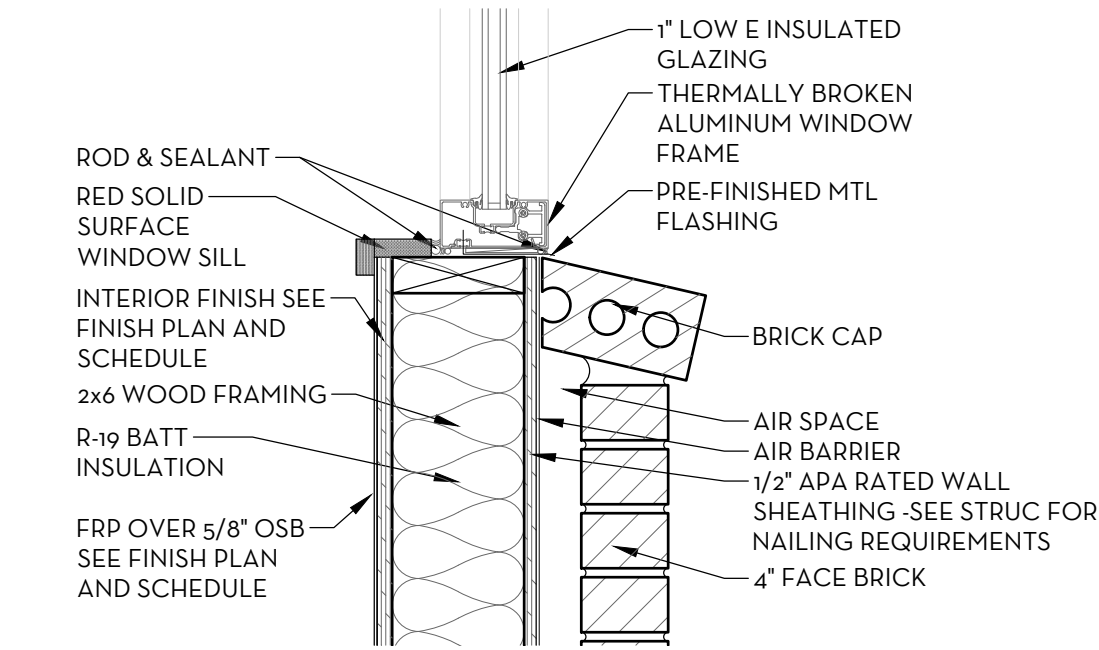
3 ALUMINUM WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



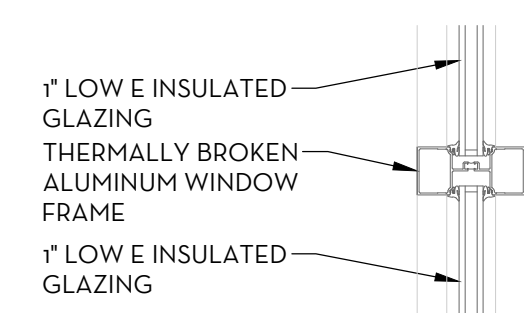
4 ALUMINUM WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



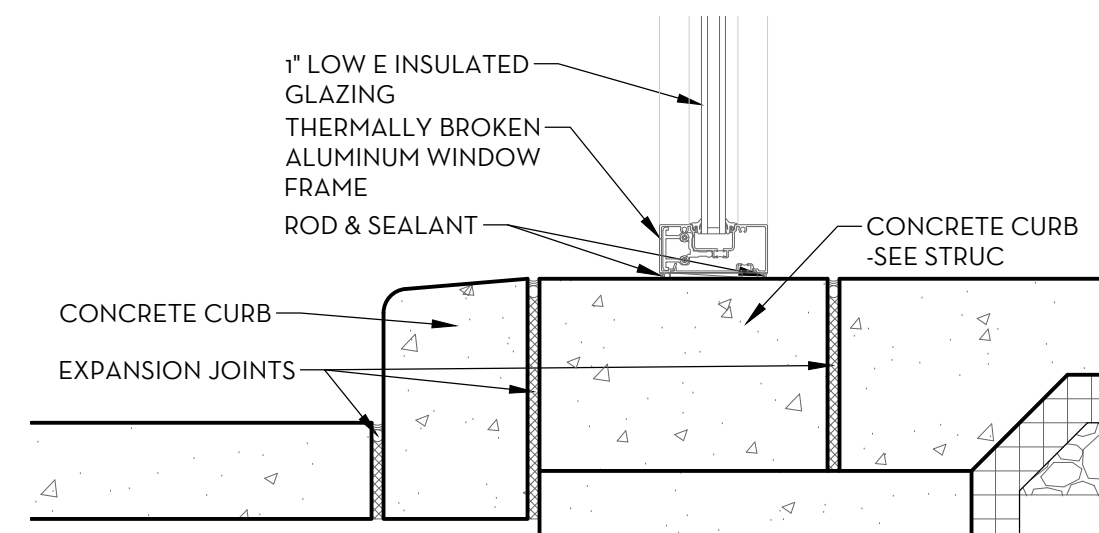
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SCALE: 1 1/2" = 1'-0"



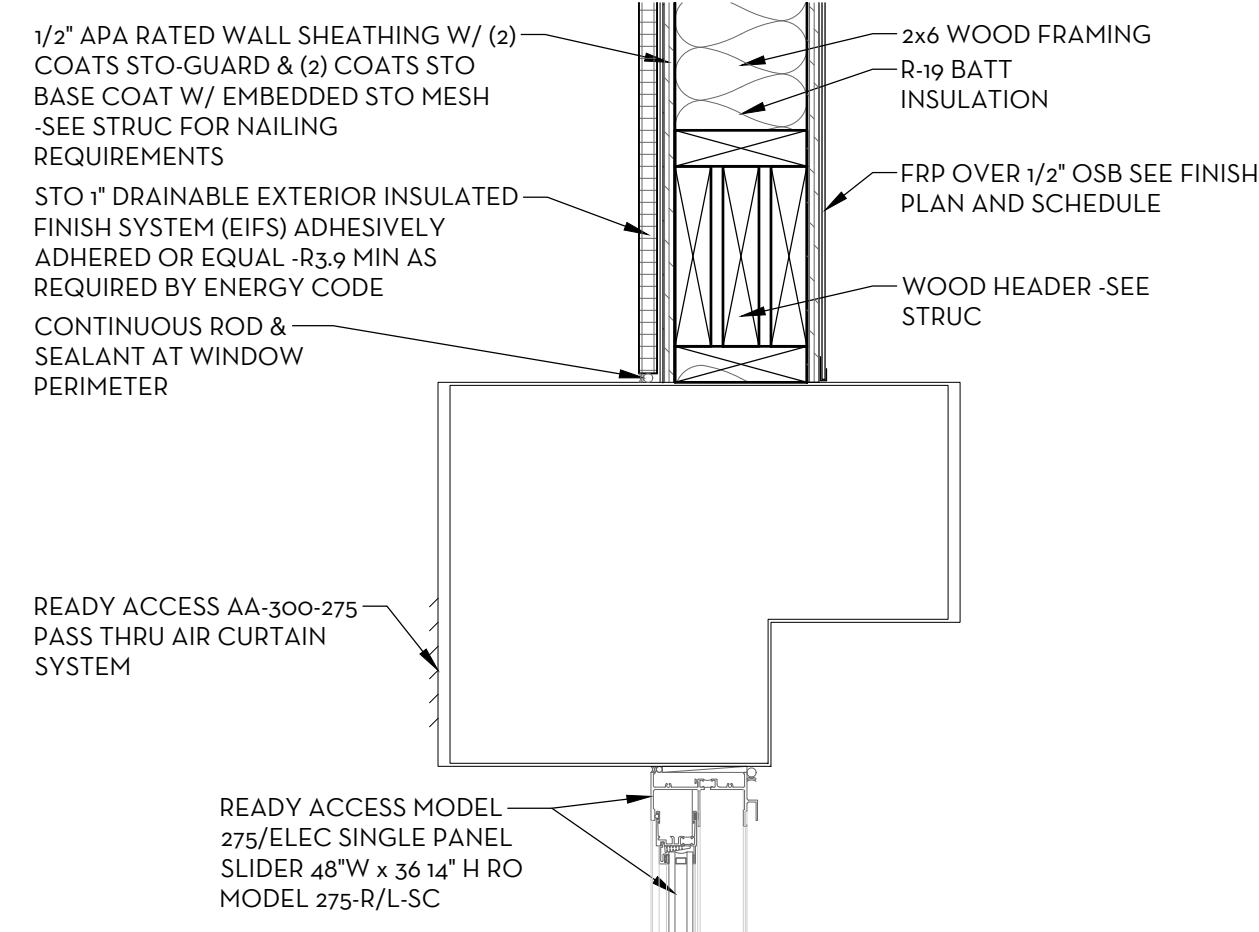
6 ALUMINUM WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



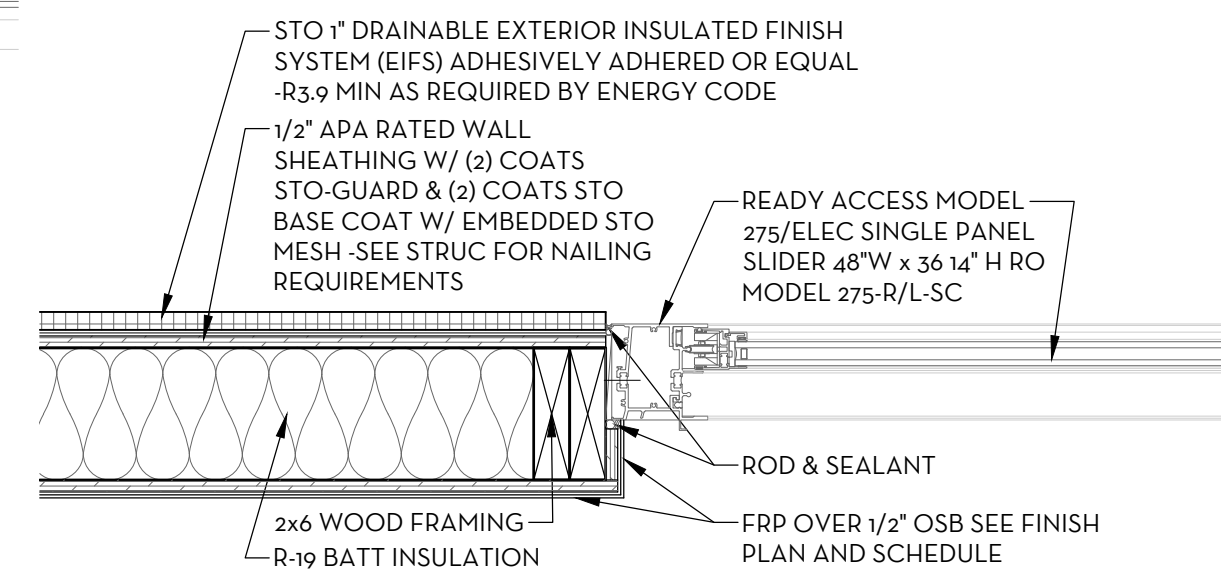
7 ALUMINUM WINDOW MULLION DETAIL
SCALE: 1 1/2" = 1'-0"



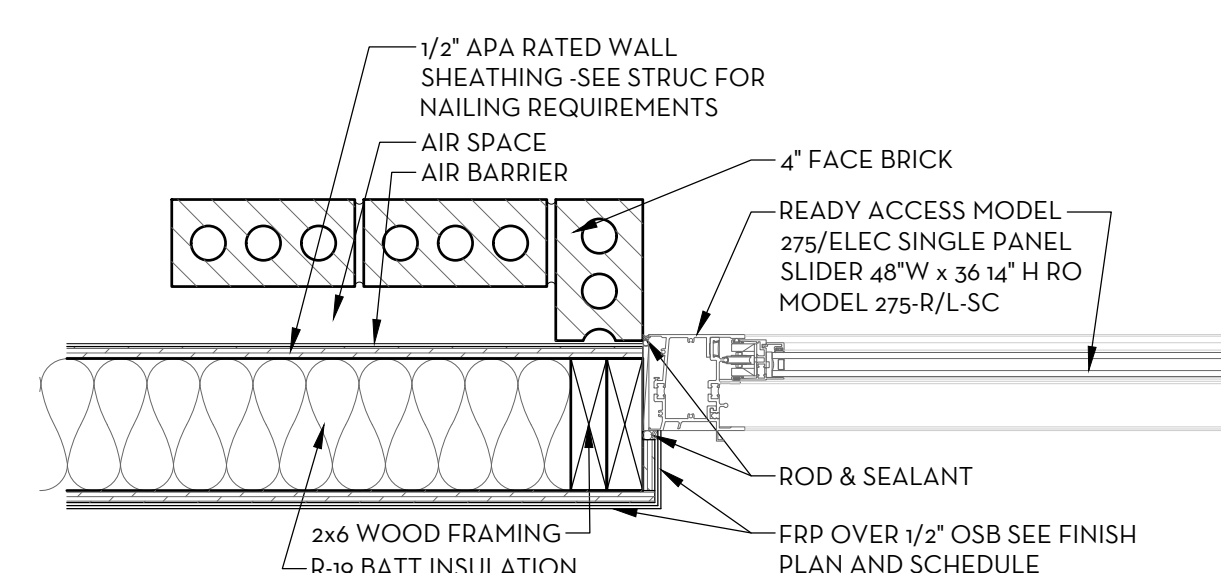
8 ALUMINUM WINDOW MULLION DETAIL
SCALE: 1 1/2" = 1'-0"



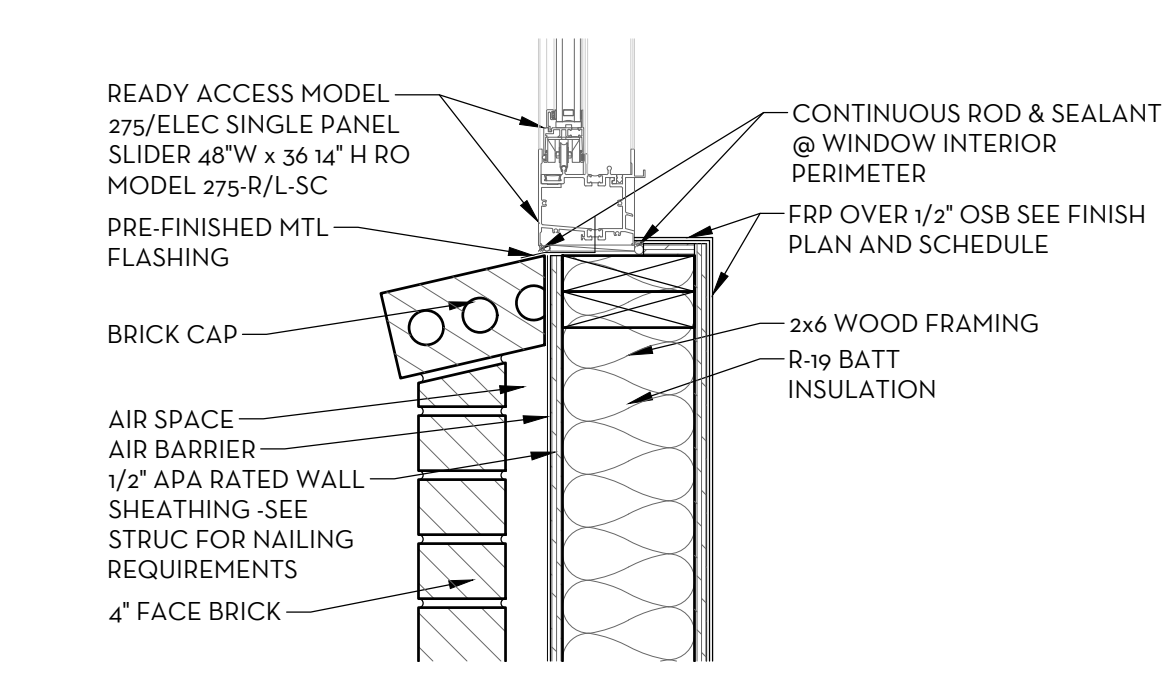
9 DRIVE-THRU WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



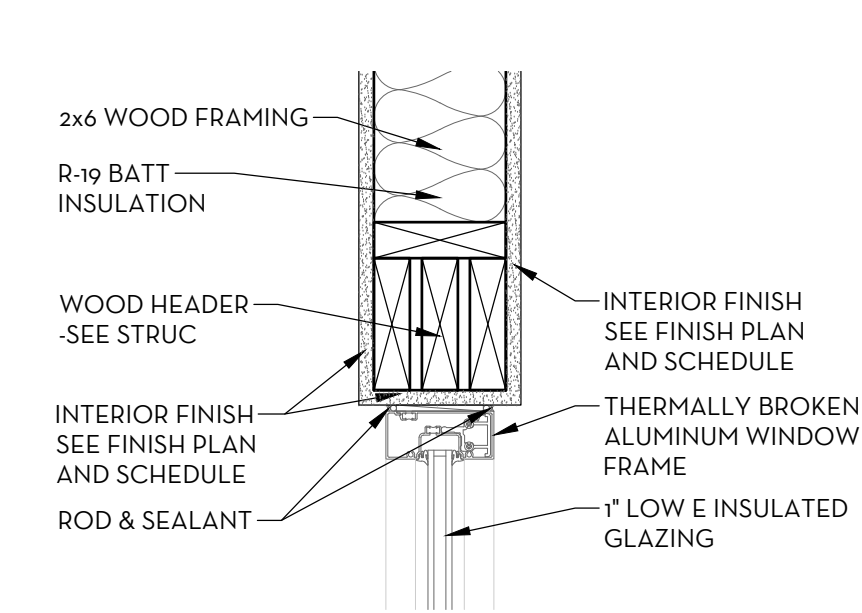
10 DRIVE-THRU WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



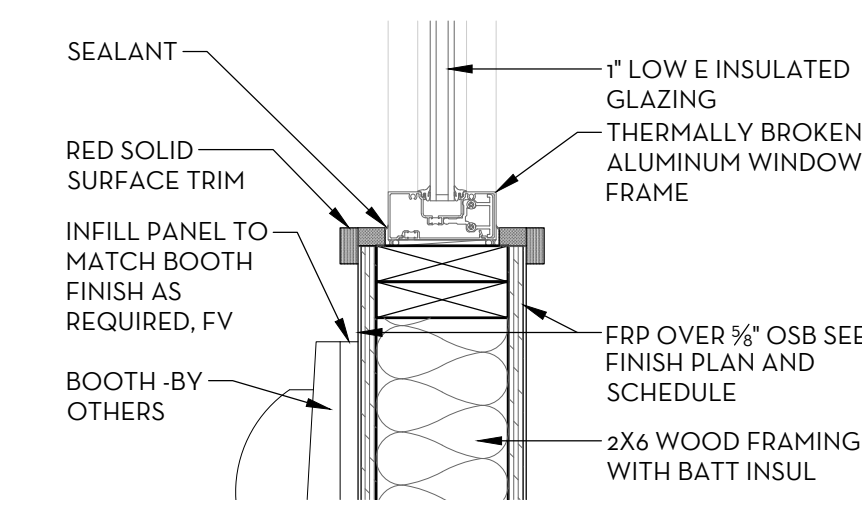
11 DRIVE-THRU WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



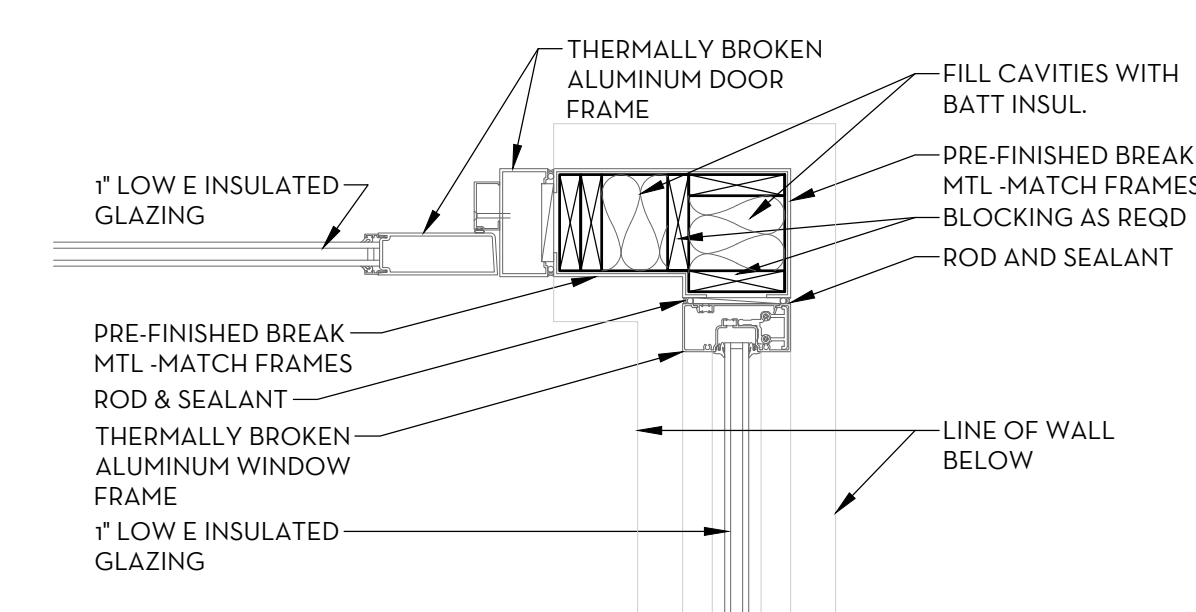
12 DRIVE-THRU WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



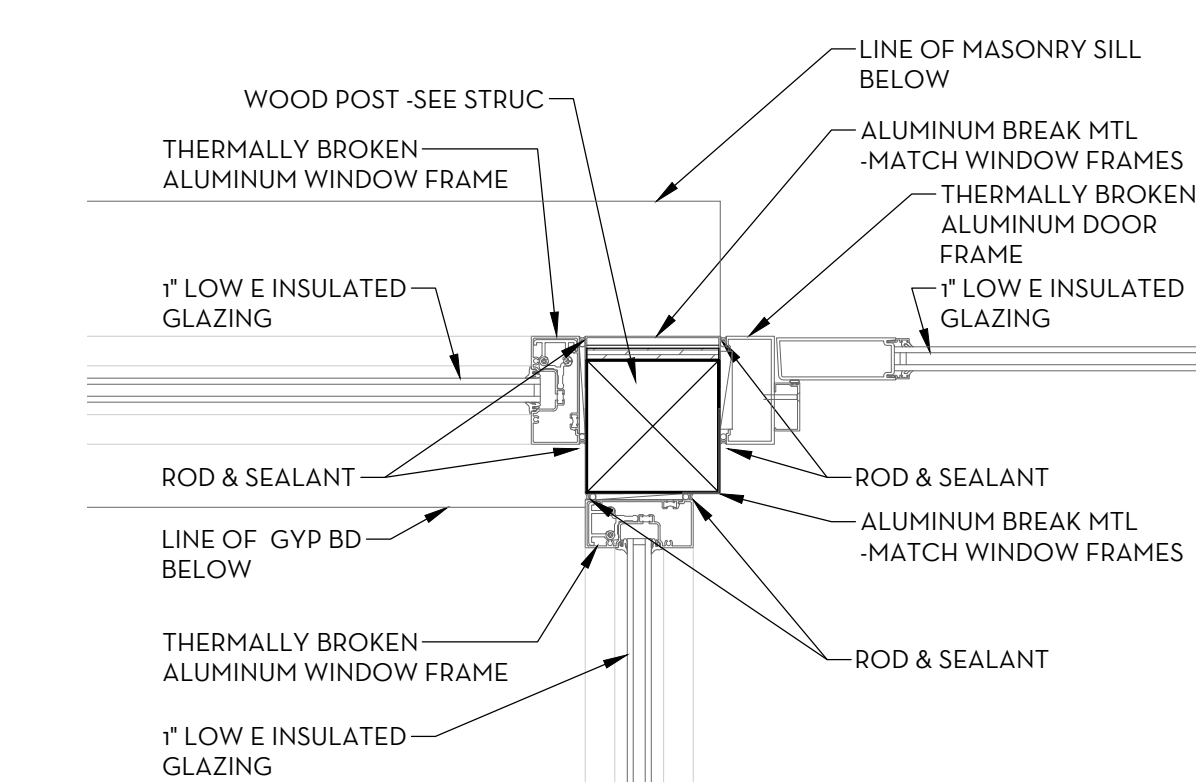
13 VESTIBULE WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



14 VESTIBULE WINDOW MULLION DETAIL
SCALE: 1 1/2" = 1'-0"



15 VESTIBULE WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



16 ALUMINUM WINDOW AND DOOR JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

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ASPECT
architecture:design

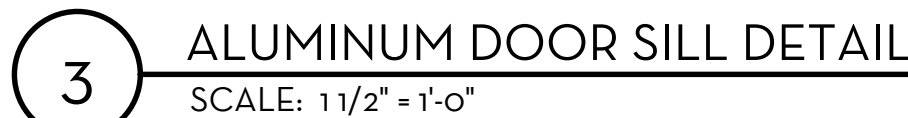
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DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
WINDOW DETAILS

DRAWING

A501



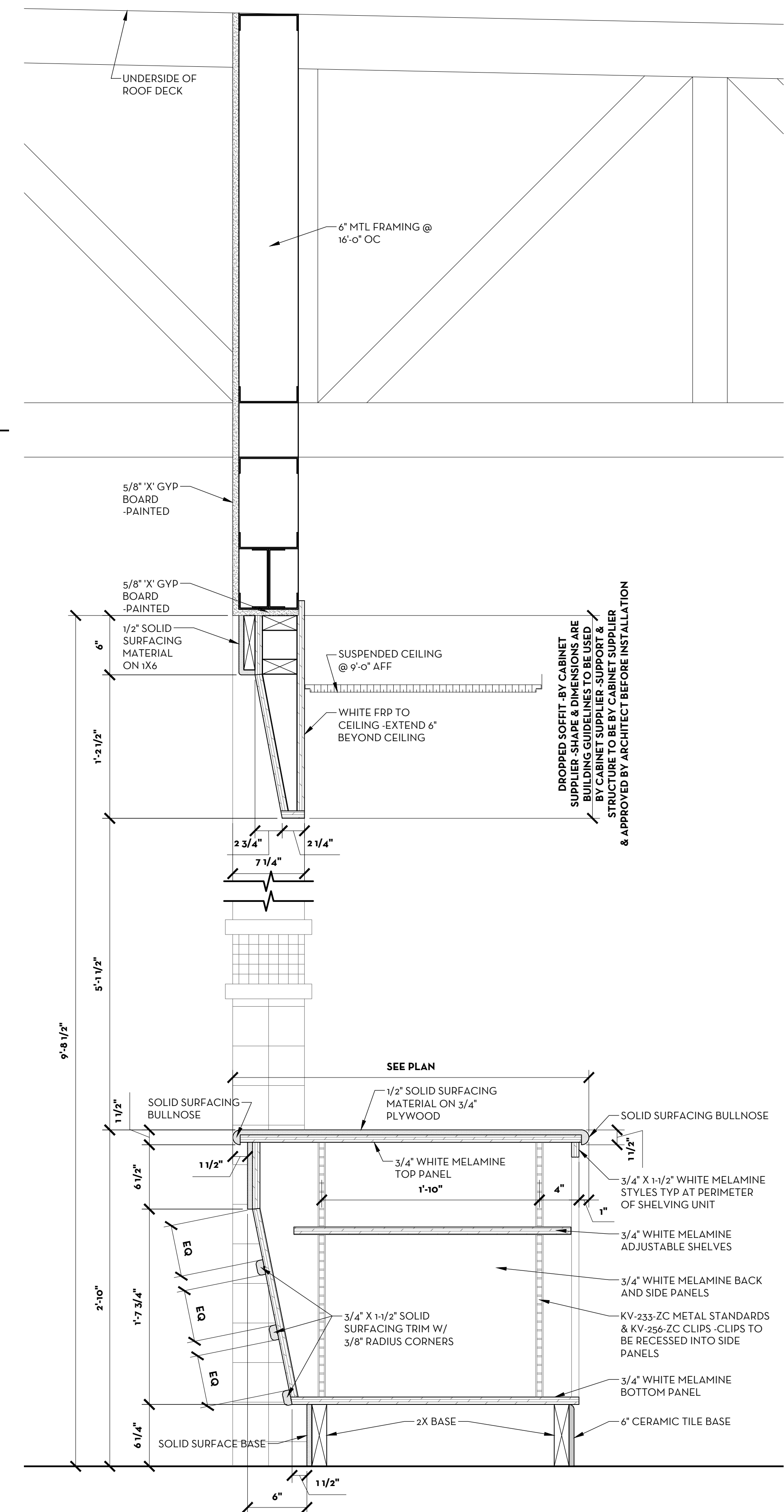
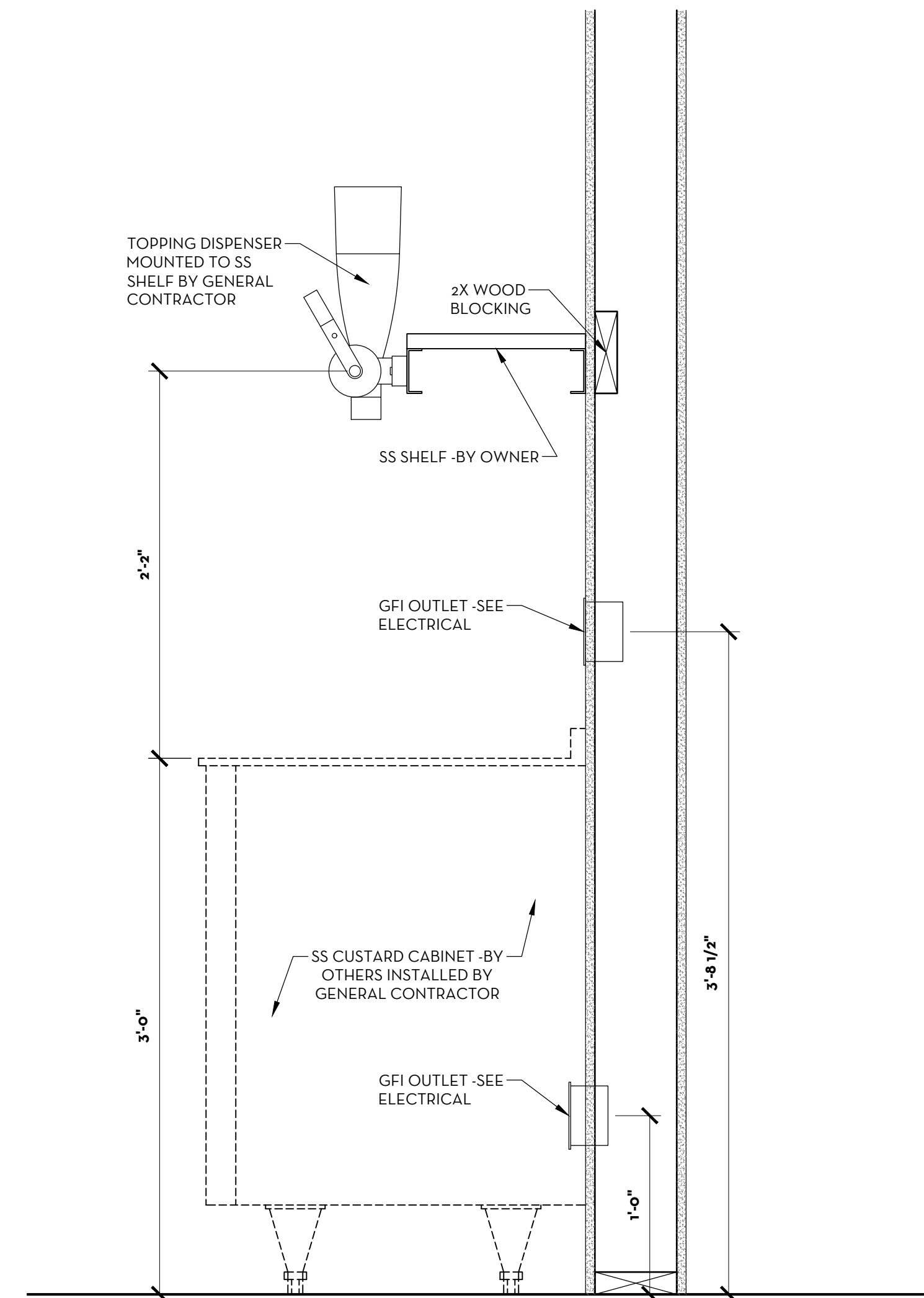
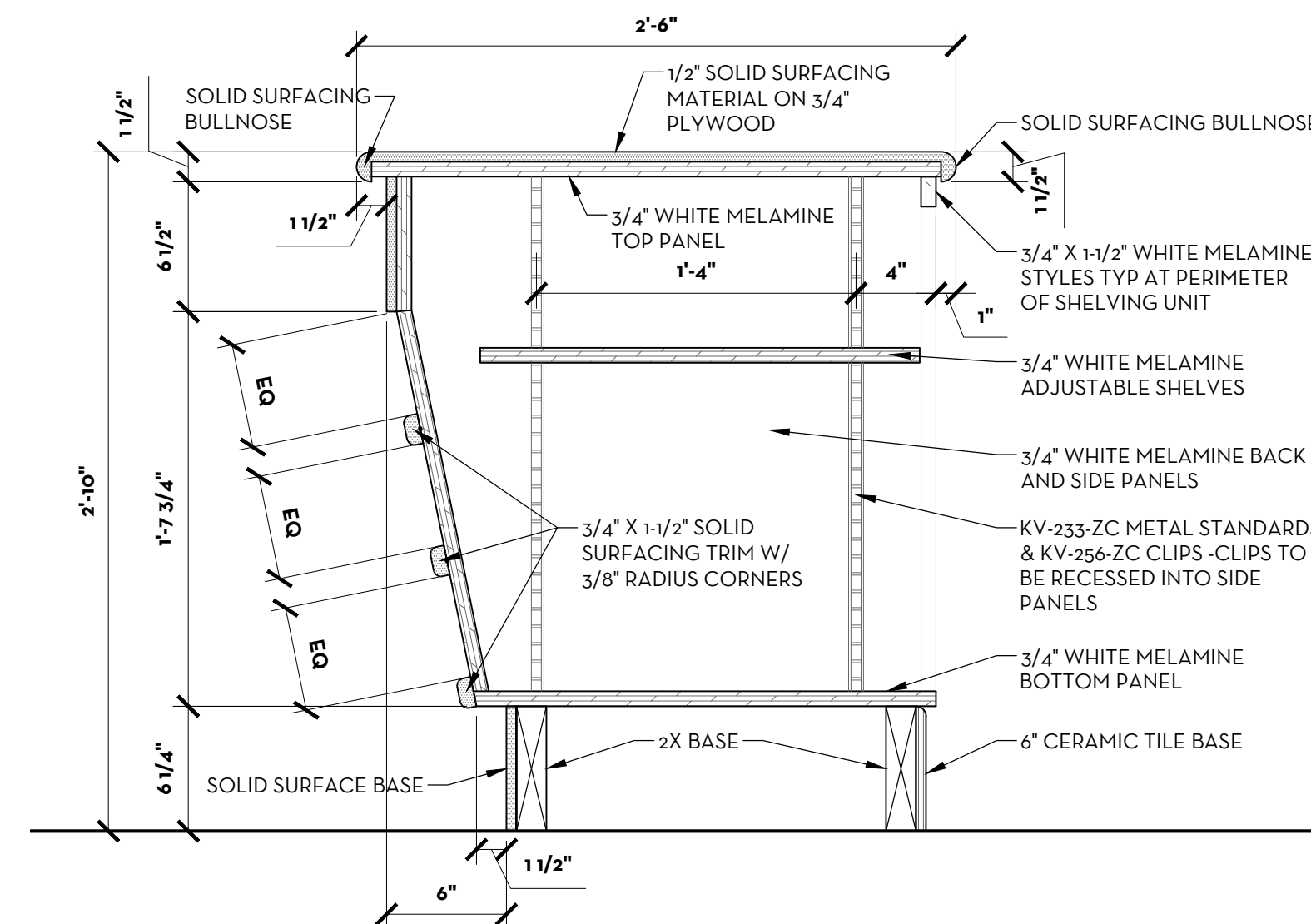
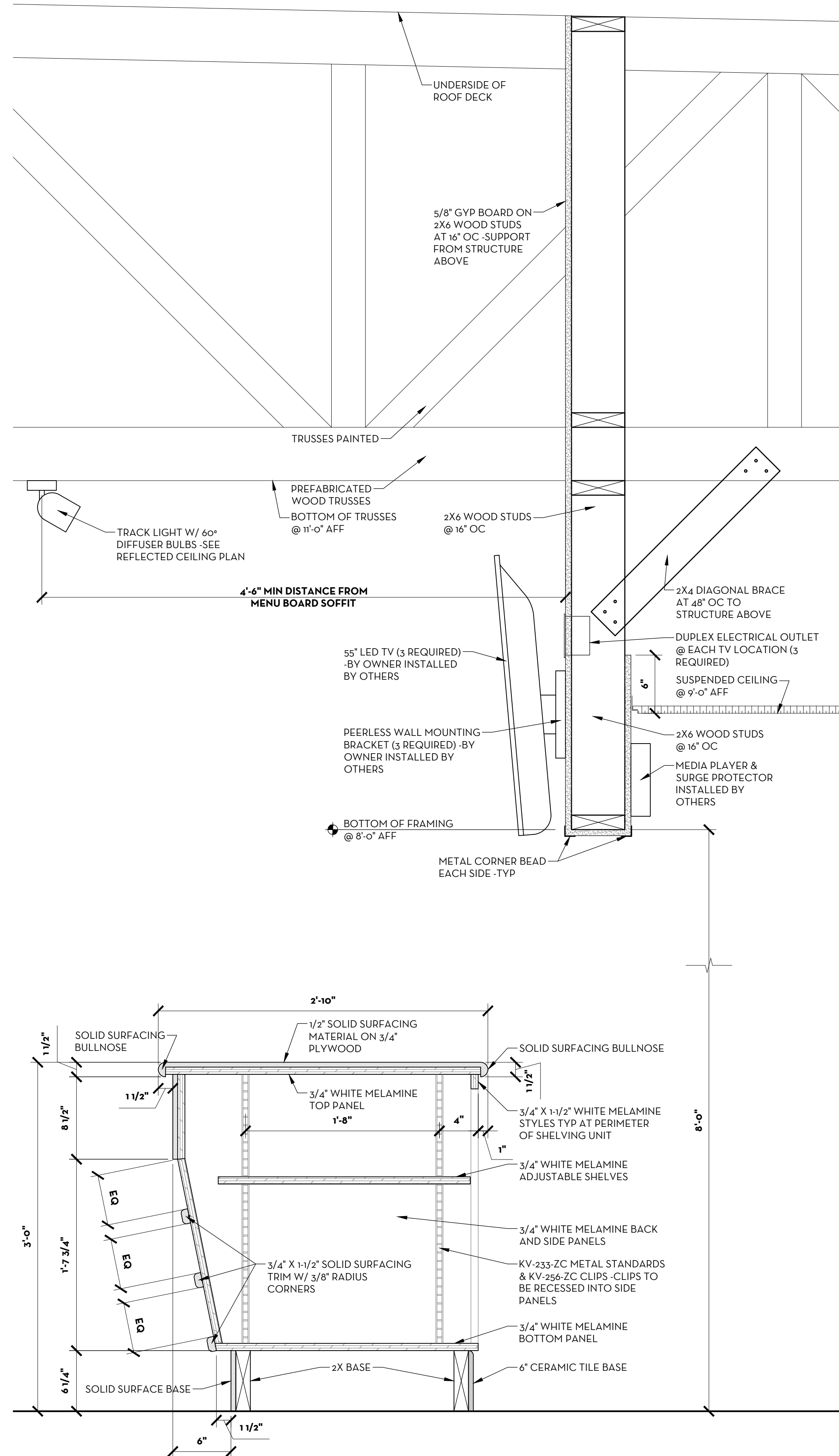
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA

ARCHITECTURAL
DETAILS

DRAWING

A502



BAR IS ONE INCH ON
OFFICIAL DRAWINGS

ASPECT *architecture:design*

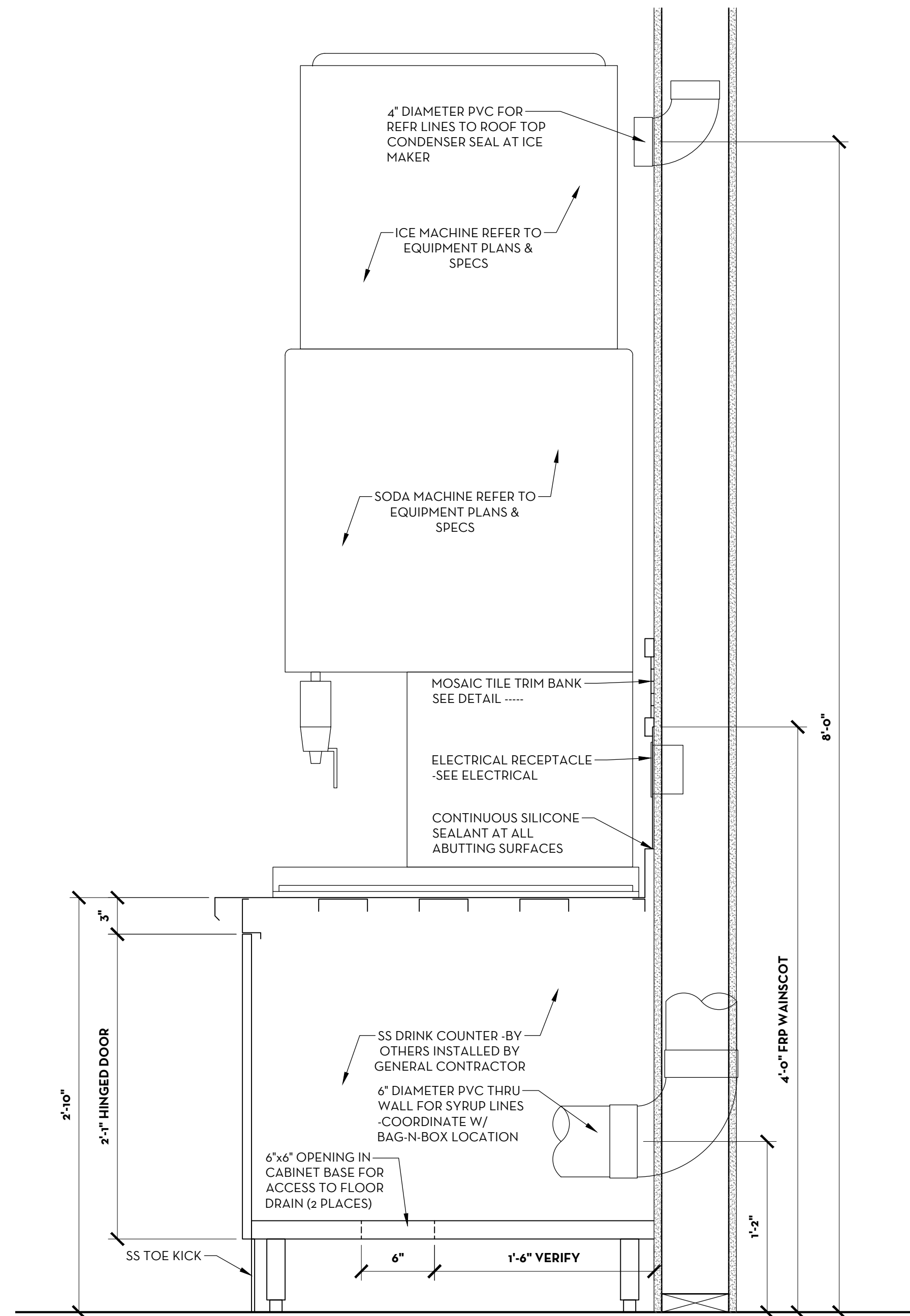
DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA

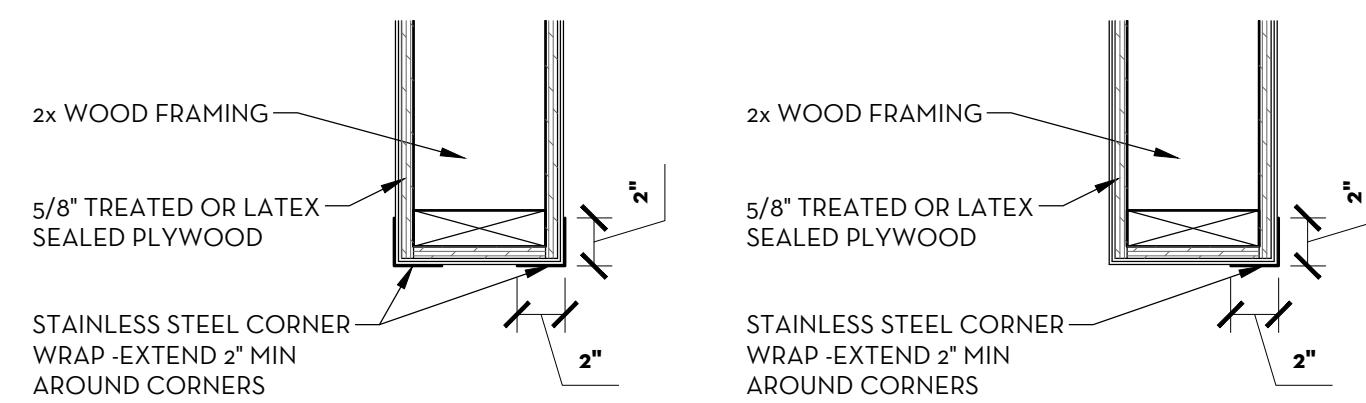
ARCHITECTURAL
COUNTER DETAILS

DRAWING

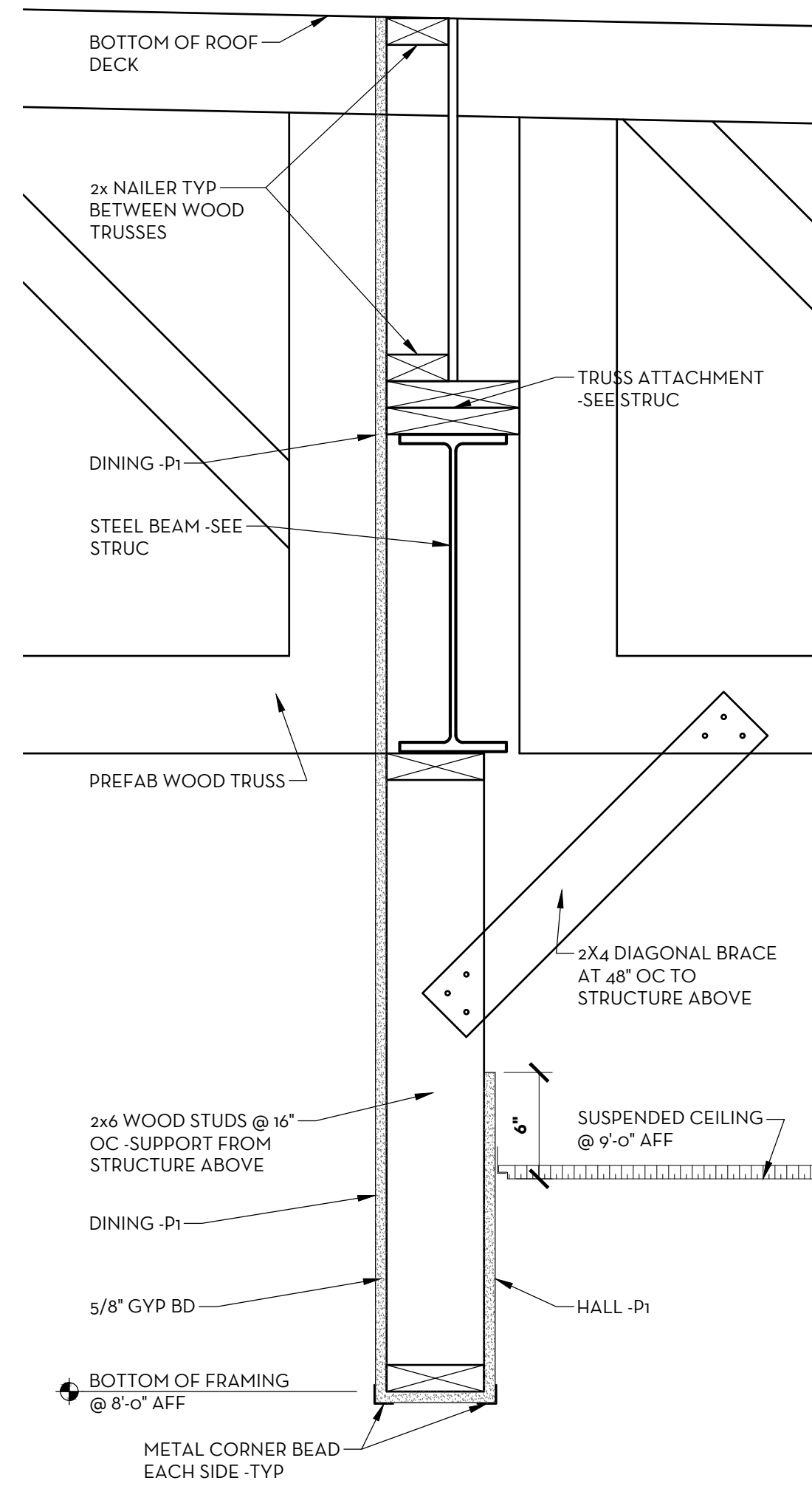
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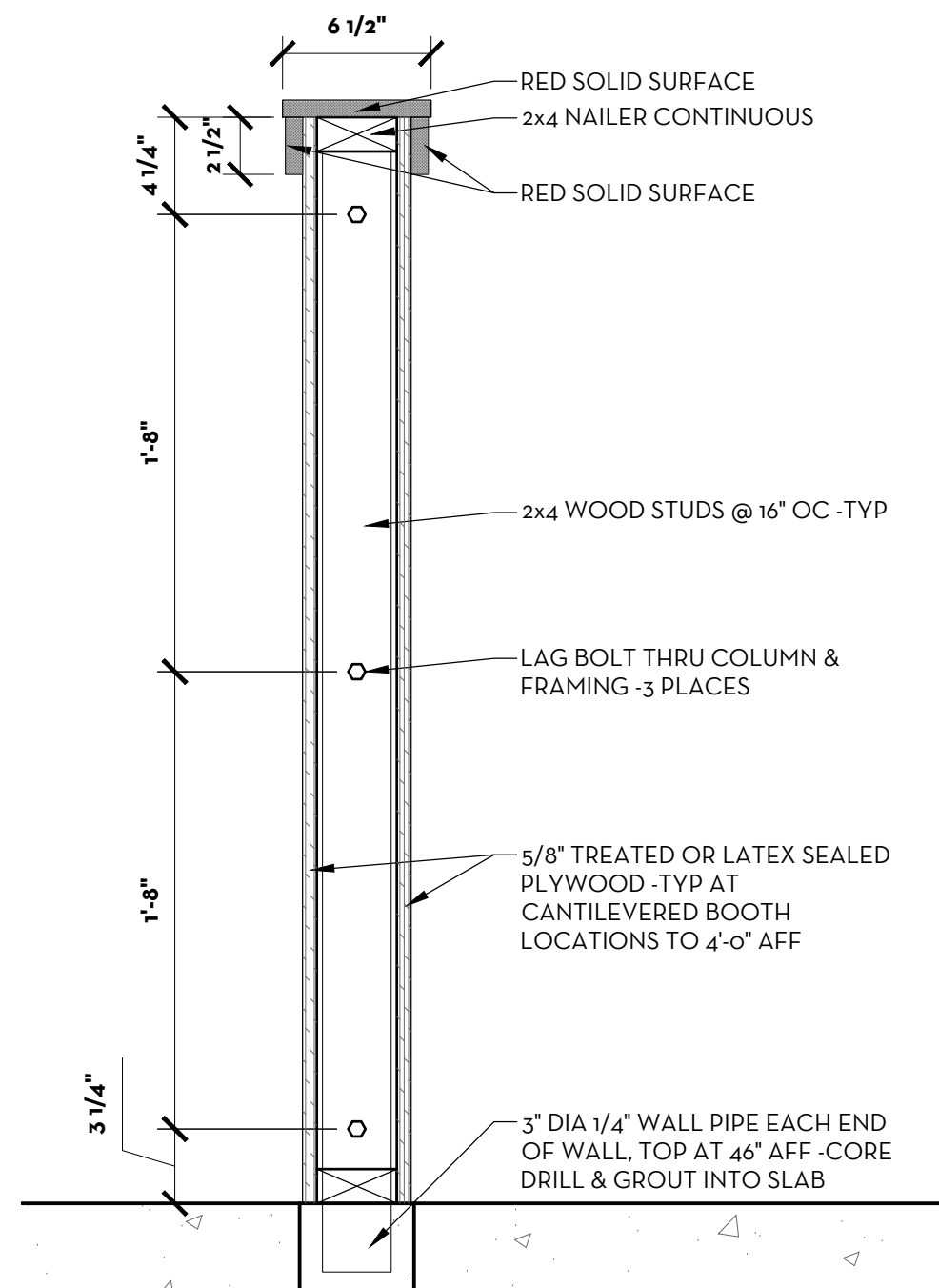
1 DRINK COUNTER DETAIL
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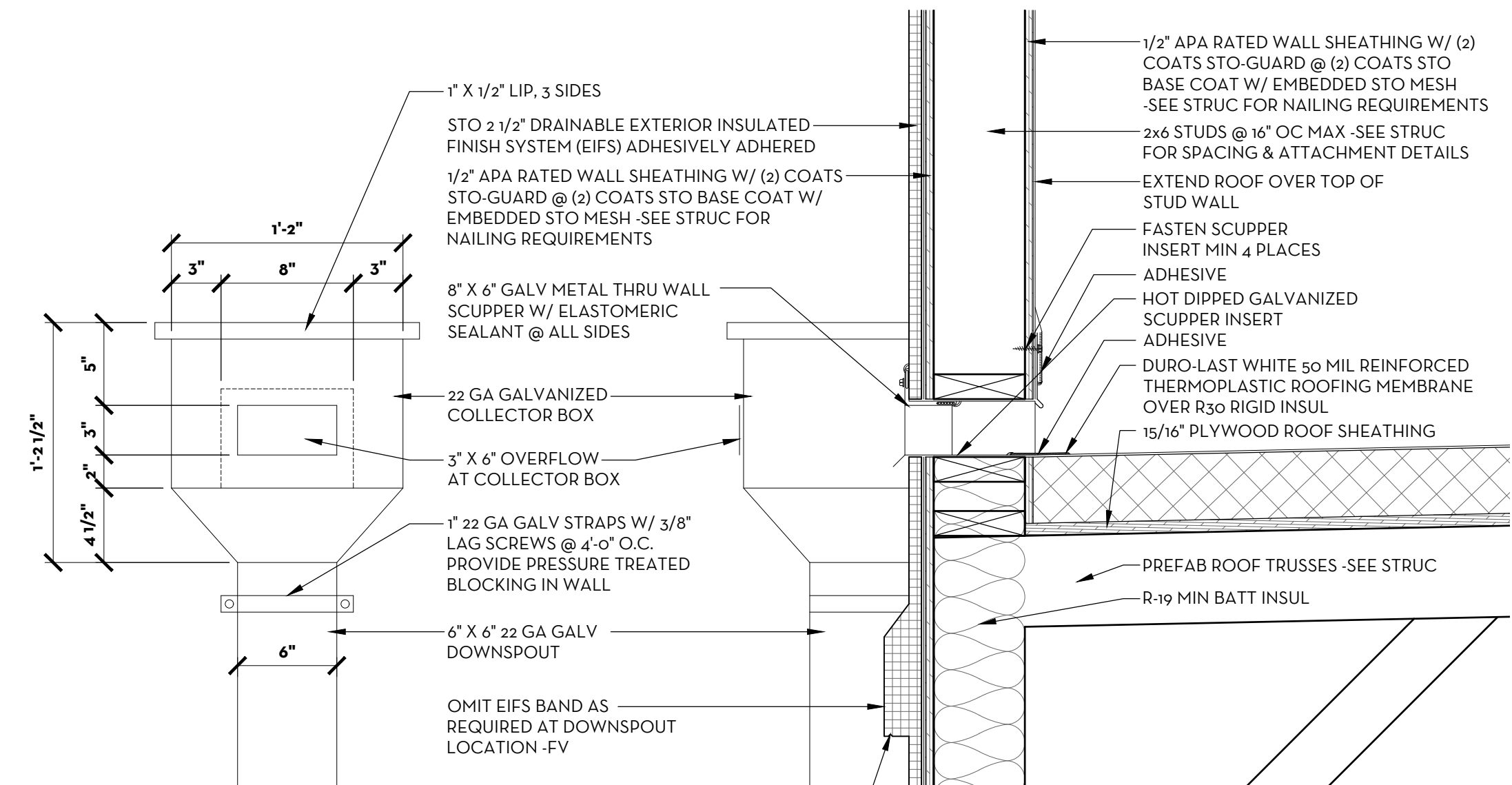
2 CORNER EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



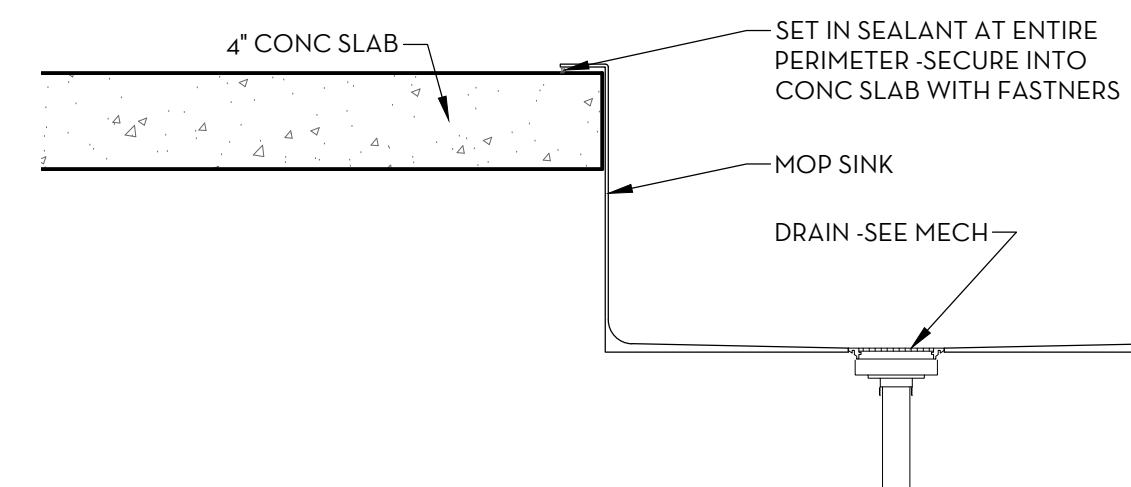
3 CORNER EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



4 HALF HEIGHT WALL DETAIL
SCALE: 1 1/2" = 1'-0"



5 HALF HEIGHT WALL DETAIL
SCALE: 1 1/2" = 1'-0"



6 RECESSED MOP SINK DETAIL
SCALE: 1 1/2" = 1'-0"

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ASPECT architecture:design

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DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
DETAILS

DRAWING

A504

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	DOOR ELEVATION	FRAME MATERIAL	FRAME FINISH	FRAME ELEVATION	HARDWARE SET	NOTES
100a	3'-0" x 7'-0"	1-3/4"	ALUMINUM/INSUL GLASS	ANODIZED	---	ALUMINUM	ANODIZED	---	H-1	1" INSULATED, TEMPERED SOLARBAN 60 GLAZING
100b	3'-0" x 7'-0"	1-3/4"	ALUMINUM/INSUL GLASS	ANODIZED	---	ALUMINUM	ANODIZED	---	H-2	1" INSULATED, TEMPERED SOLARBAN 60 GLAZING
102a	3'-0" x 7'-0"	1-3/4"	ALUMINUM/INSUL GLASS	ANODIZED	---	ALUMINUM	ANODIZED	---	H-2	1" INSULATED, TEMPERED SOLARBAN 60 GLAZING
104a	3'-0" x 6'-8"	1-3/4"	SOLID CORE WOOD	PAINT	---	HOLLOW METAL	PAINT	---	H-4	----
106a	3'-0" x 6'-8"	1-3/4"	SOLID CORE WOOD	PAINT	---	HOLLOW METAL	PAINT	---	H-6	28"x36" HORIZONTAL WINDOW CENTERED IN DOOR WIDTH 60" AFF
107a	3'-6" x 7'-0"	1-3/4"	INSUL HOLLOW METAL	PAINT	---	INSUL HOLLOW METAL	PAINT	---	H-3	PEEP HOLE @ 60" AFF DOOR BUZZER W/ SPEAKER IN STORAGE W/ MANUAL SHUTOFF
110a	3'-0" x 6'-8"	1-3/4"	SOLID CORE WOOD	PAINT	---	HOLLOW METAL	PAINT	---	H-7	----
111a	3'-0" x 6'-8"	1-3/4"	SOLID CORE WOOD	PAINT	---	HOLLOW METAL	PAINT	---	H-7	----

DOOR/FRAME FINISH SCHEDULE

DOOR NUMBER	FINISH	FRAME
110a & 111a	PAINT BOTH SIDES W/ (2) COATS WILKO 944:17 FREDDY'S RED	PAINT FRAME -WILKO 946:17 FREDDY'S JET BLACK

HARDWARE SCHEDULE

QUANTITY	DESCRIPTION	MANUFACTURER	NUMBER	REMARKS
HARDWARE SET H-1 (ENTRY DOORS)				
1 EACH	CYLINDER	YALE	AS REQUIRED	NO THUMB LATCHES PERMITTED AT THIS DOOR
ALL HARDWARE BY DOOR MANUFACTURER				
HARDWARE SET H-2 (ENTRY DOORS)				
ALL HARDWARE BY DOOR MANUFACTURER INCLUDING PANIC HARDWARE PER IBC 1008:1.9				
HARDWARE SET H-3 (REAR DOOR)				
3 EACH	BUTTS	STANLEY	FBBI91-32D-NRP -4 1/2" x 4 1/2"	
1 EACH	EXIT DEVICE	FALCON	25-R	
1 EACH	PUSHBUTTON LOCK	KABA	LP1000	SATIN CHROME 26D
1 EACH	CLOSER	NORTON	CLP8501-689	
1 EACH	KICKPLATE	ROCKWOOD	10 x 40-32D	
1 EACH	DOOR VIEWER	DORSCOPE	DS2000 MG (GRAY)	INSTALL AT 60" AFF
1 EACH	THRESHOLD	PEMKO	171A	
1 EACH	SWEEP	PEMKO	315CN	
1 SET	WEATHERSTRIP	PEMKO	228.00	
HARDWARE SET H-4 (KITCHEN DOOR)				
1 SET	BUTTS	STANLEY	FBBI79-26D -4 1/2" x 4 1/2"	
2 EACH	PUSH PLATE	ROCKWOOD	4 x 16-32D	
1 EACH	KICKPLATE	ROCKWOOD	36 x 34-32D	INSTALL ON KITCHEN SIDE OF DOOR
HARDWARE SET H-6 (OFFICE DOOR)				
3 EACH	BUTTS	STANLEY	FBBI79-26D -4 1/2" x 4 1/2"	
1 EACH	PUSHBUTTON LOCK	SCHLAGE	FE595 x 16207 10-025 26D CAMELOT x ACCENT -VERIFY W/ OWNER	SATIN CHROME
1 EACH	CLOSER	NORTON	CLP8501-689	
1 EACH	DOOR STOP	ROCKWOOD	409-32D	
3 EACH	SILENCERS	ROCKWOOD	608	
1 EACH	KICKPLATE	ROCKWOOD	10 x 34-32D	
HARDWARE SET H-7 (TOILET DOORS)				
3 EACH	BUTTS	STANLEY	FBBI79-26D -4 1/2" x 4 1/2"	
1 EACH	PUSH PULL	ROCKWOOD	70C x 107 x 70C-32D	
1 EACH	CLOSER	NORTON	CLP8501-689	
1 EACH	KICKPLATE	ROCKWOOD	10 x 34-32D	
1 EACH	DOOR STOP	ROCKWOOD	409-32D	
3 EACH	SILENCERS	ROCKWOOD	608	

NOTES:

- ALL DOOR HARDWARE TO CONFORM TO FEDERAL ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO MOUNTING HEIGHTS, OPERATING FORCE AND GRIP REQUIREMENTS.
- VERIFY HARDWARE FINISH (SATIN CHROMIUM US26D) WITH OWNER
- RESTROOM DOOR SIGNS -ALL DOOR SIGNS ARE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR. DOOR SIGNAGE SHALL COMPLY WITH SECTION 4.30 OF THE ADA INCLUDING CHARACTER HEIGHT AND PROPORTION, BRAILED CHARACTERS, FINISH AND CONTRAST, INTERNATIONAL SYMBOL OF ACCESSIBILITY AND MOUNTING HEIGHT. LOCATIONS -WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR SIGNS SHALL BE INSTALLED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" AFF TO THE CENTER OF THE SIGN.
- THUMB LATCHES ARE NOT PERMITTED AT EXIT DOORS.

FINISH SCHEDULE

INTERIOR PAINT	DESCRIPTION	FINISH NO.	MANUFACTURER	MANUFACTURER NO.	COLOR	TYPE	REMARKS
INTERIOR WALLS	PRIMER	P1	WILKO	#907.37	---	---	PRIME WALLS WITH ONE COAT WILKO HIGH HIDE TONE ACRYLIC LATEX PRIMER, PAINT WITH TWO COATS OF WILKO HIGH HIDE LATEX INTERIOR EGGSHELL
	PAINT			#937.17	FREDDY'S GOLD		
DINING CEILING	PRIMER	P2	WILKO	#902.47	---	---	PRIME CEILING WITH ONE COAT WILKO HIGH HIDE TONE ACRYLIC LATEX PRIMER, PAINT WITH TWO COATS WILKO HIGH HIDE LATEX FLAT WILKO TONE FREDDY'S GRAY
	PAINT			#932.47	FREDDY'S GRAY		
EXPOSED DUCTWORK & DIFFUSERS DINING ROOM	PAINT	P3	WILKO	#944.17	FREDDY'S RED	---	PAINT WITH TWO COATS WILKO HIGH HIDE TONE HIGH GLOSS WOOD & METAL LATEX
RESTROOM DOORS	PAINT	P3	WILKO	#944.17	FREDDY'S RED	---	PAINT WITH TWO COATS WILKO HIGH HIDE TONE HIGH GLOSS WOOD & METAL LATEX
INTERIOR HM DOOR FRAMES	PAINT	P4	WILKO	#946.17	FREDDY'S JET BLACK	---	PAINT WITH TOW COATS WILKO HIGH HIDE TONE HIGH GLOSS WOOD & METAL LATEX
GYP BD CEILINGS RESTROOM	PAINT	P5	WILKO	#931.02	FREDDY'S WHITE	---	PAINT WITH WILKO HIGH HIDE INTERIOR ACRYLIC LATEX WHITE
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MANUFACTURER	MANUFACTURER NO.	COLOR	TYPE	REMARKS
BUILDING WALLS	PAINT	A	WILKO	#937.97	FREDDY'S BEIGE	---	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAINT
	PAINT	B	WILKO	#933.37	FREDDY'S PEARL	---	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAIN
CONE	PAINT	C	WILKO	#937.37	BISKET BEIGE	---	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAIN
	PAINT	D	WILKO	#931.17	ICE WHITE	---	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAIN
TILE	DESCRIPTION	FINISH NO.	MANUFACTURER	MANUFACTURER NO.	COLOR	GROUT COLOR	REMARKS
MOSAIC TILE BAND	KEYSTONES	---	DALTILE	N20911BLDMS1P	---	WHITE	RANDOM PATTERN (1" x 1"), 12x24 SHEETS (CUT TO 6x12 ON SITE), COMES PRE-MADE WITH 17% RED.
RR WALL TILE	---	W6	DALTILE	65012OC101MS1P2	---	WHITE	DB OCTAGON/DOT MATTE WHITE WITH MATTE WHITE DOT
RR WALL TRIM TILE	PERMABRITES	W7	DALTILE	6421S886MS1P2	BLACK	WHITE	DB PERMABRITES S86 MS BULLNOSE 6421 GLS BLK/SABLE STD
DINING, HALL & RR FLOOR	CMC -BRAZIL NATAL	CT1	CREATIVE MATERIALS CORPORATION	---	---	BLACK	12" x 12" BLACK SPECKLE
	CMC -BRAZIL VITORIA	CT2		---	---		12" x 12" ARTIC WHITE SPECKLE
BOH FLOOR TILE	COVE BASE: CMC -BRAZIL NATAL	B2	---	---	---	---	6" x 12" BLACK SPECKLE
	CMC -METRO TREAD	CT3	CREATIVE MATERIALS CORPORATION	---	---	---	---
	COVE BASE: DALTILE	B3	DALTILE	OQ76	GRAY	GRAY	6" QUARRY SMOOTH SURFACE P-3665
WALL FINISH	DESCRIPTION	FINISH NO.	MANUFACTURER	MANUFACTURER NO.	COLOR	TYPE	REMARKS
DINING WAINSCOT	4" x 4" SCORED MARLITE	W1	MARLITE	C 100-G44	WHITE	---	
BOH WALLS	FRP	W3	VARIOUS	---	WHITE	---	
KITCHEN	18 GAUGE SS	W4	VARIOUS	---	---	---	REFERENCE FINISH PLAN AND INTERIOR ELEVATIONS FOR LOCATION(S)
KITCHEN	18 GAUGE QUILTED	W4Q	VARIOUS	---	---	---	4" x 4" QUILTED (NOT SCORED) REFERENCE FINISH PLAN AND INTERIOR ELEVATIONS FOR LOCATION(S)

EXTERIOR FINISH SCHEDULE

EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MANUFACTURER	MANUFACTURER NO.	COLOR	REMARKS
BUILDING WALLS	PAINT	A	WILKO	#937.97	FREDDY'S BEIGE	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAINT
	PAINT	B	WILKO	#933.37	FREDDY'S PEARL	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAIN
CONE	PAINT	C	WILKO	#937.37	BISKET BEIGE	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAIN
	PAINT	D	WILKO	#931.17	ICE WHITE	PAINT WITH TWO COATS WILKO EXTERIOR LOW LUSTER LATEX HOUSE PAIN
EXTERIOR BRICK	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING BRICK	BRICK	BRICK-1	ACME		RED COLORADO "M" W/ NO BLACK	
METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING COPING	COPING	MTL-1	PAC-CLAD		CARDINAL RED	
ALUMINUM WINDOWS	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING WINDOWS	STOREFRONT WINDOWS	AL-1			DARK BRONZE -VERIFY W/OWNER	ANODIZED ALUMINUM STOREFRONT FRAMES W/ THERMAL BREAK & 1" INSULATED, SOLARBAN 60 CLEAR INSULATED LOW E TEMPERED GLAZING

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APPROVED: SLE
JOB DATE: JUNE 30, 2017
JOB NO: 17016

FREDDY'S FROZEN CUSTARD
902 W. KIMBERLY ROAD
DAVENPORT, IA
ARCHITECTURAL
DOOR & FINISH SCHEDULES

DRAWING

A600

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
7/19/2017

Subject:
Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Downtown Partnership, Quad City Arts Chalk Art Festival, August 25-26, 2017; 7:00 AM, August 25th to 11:30 PM, August 26th; Closure Location: 2nd Street from Perry to Iowa Streets, Ward 3

Front Street Brewery, Alternating Currents Event, August 25-26, 2017; 7:00 AM, August 25 to 11:30PM August 26th; Closure Location: Emerson Place from Perry to Pershing Ave, Ward 3

Hilltop Campus Village, Retrofest, September 16, 2017; 7:00 AM to 11:00 PM; Closure Location: 15th Street between Main and Harrison Streets, Ward 5

Davenport Central High School, Homecoming Parade, September 21, 2017; 5:00 PM to 7:00 PM; Closure Location: Staging on Woodland and 18th Street in front of McKinley School; east on 18th Street to Fernwood; south on Fernwood to Forest Rd; north on Forest to Middle Rd, west on Middle Rd to Woodland; north on Woodland to 18th Street and east on 18th to McKinley School play area, Ward 5

Davenport Fire Antique and Restoration Society, Annual Fire Muster, October 1, 2017; 8:00 AM to 6:00 PM; Closure Location: 11th Street from Mound to Jersey Ridge Road, Ward 5

Davenport Fire Antique and Restoration Society, Annual Fire Muster Procession, October 1, 2017, 11:00 AM to 2:00 PM; Closure Location: Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on Elm Street, south on Jersey Ridge to Fire Museum, Ward 3, 4, 5, 6, 7

ABATE of Iowa, Toys for Tots Parade, October 1, 2017; 1:00 PM to 3:00 PM; Closure Location: Starting at Walmart: Hillandale south to Hickory Grove Road, southeast to Division Street, south to Third Street, East to Brady Street, north to Kimberly and east to Hobby Lobby parking lot [Wards 2, 3, 4, 5, 6, 7] **AMENDED AT COMMITTEE OF THE WHOLE**

ATTACHMENTS:

Type	Description
□ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/16/2017 - 9:45 AM

RESOLUTION NO. 2017-

Resolution offered by Alderman Matson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

*Entity: Downtown Partnership
Event: Quad City Arts Chalk Art Festival
Date: August 25-26, 2017
Time: 7:00 AM, August 25th to 11:30 PM, August 26th
Closure Location: 2nd Street from Perry Street to Iowa Street
Ward: 3*

*Entity: Front Street Brewery
Event: Alternating Current Event
Date: August 25-26, 2017
Time: 7:00 AM, August 25th to 11:30 PM, August 26th
Closure Location: Emerson Place from Perry to Pershing Ave
Ward: 3*

*Entity: Hilltop Campus Village
Event: Retrofest
Dates: September 16, 2017
Time: 7:00 AM to 11:00 PM
Closure Location: 15th Street between Main and Harrison Streets
Ward: 5*

*Entity: Davenport Central High
Event: Homecoming Parade
Date: September 21, 2017
Time: 5:00 PM to 7:00 PM
Closure Location: Staging on Woodland and 18th Street in front of McKinley School; east on 18th Street to Fernwood; south on Fernwood to Forest Rd; north on Forest to Middle Rd, west on Middle Rd to Woodland; north on Woodland to 18th Street and east on 18th to McKinley School play area
Ward: 5*

Entity: Davenport Fire Antique and Restoration Society
Event: Annual Fire Muster
Date: October 1, 2017
Time: 8:00 AM to 6:00 PM
Closure Location: 11th Street from Mound to Jersey Ridge Road
Ward: 5

Entity: Davenport Fire Antique and Restoration Society
Event: Annual Antique Fire Procession
Date: October 1, 2017
Time: 11:00 AM – 12:00 PM
Closure Location: Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on Elm Street, south on Jersey Ridge to Fire Museum.
Ward: 3, 4, 5, 6, 7

Entity: ABATE of Iowa
Event: Toys for Tots Parade
Date: October 1st
Time: 1:00 to 3:00 p.m.
Closure Location: Starting at Walmart: Hillandale south to Hickory Grove Road and south to Divison Street, south to Third Street, East to Brady Street, north to Kimberly and east to Hobby Lobby
Ward: 2, 3, 4, 5, 6, 7

Approved this 23rd day of August, 2017.



Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: Various

Action / Date
8/2/2017

Subject:
Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Front Street Brewery, Alternating Currents Event, August 25-26, 2017, 10:00 AM - 11:00 PM, Over 50 dBa, Ward 3

Aisha Blough, 314 S. Lincoln Ave, Annual Luau on Lincoln, September 16, 2017; 5:00 PM to 12:00 (Midnight), Over 50 dBa, Ward 1

Hilltop Campus Village, Retrofest, September 16, 2017; 12:00 (Noon) to 10:00PM, Over 50 dBa, Ward 5

Circle Tap, 10 year Anniversary, September 16, 2017; 7:00 PM - 11:00 PM, Over 50 dBa, Ward 4

ABATE of Iowa, Toys for Tots Parade, October 1st, 2017; 1:00 PM - 3:00 PM, Over 50 dBa, Wards 2, 3, 4, 5, 6, 7

Recommendation:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/16/2017 - 9:45 AM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Sherry Eastman 326-7795
Wards: Various

Action / Date
8/16/2017

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Armored Gardens (Armored Gardens LLC) - 315 Pershing Ave. - "New License" Outdoor Area - License Type: C Liquor

Jaycees of the Quad Cities/Davenport Jaycees (Jaycees of the Quad Cities/Davenport Jaycees) - 400 W Beiderbecke Dr. - Outdoor Area September 16, 2017 "Brew Ha Ha" - License Type: B Beer

Hilltop Campus Village (Hilltop Campus Village Inc.) - Harrison St. between 14th and 15th Streets - Outdoor Area September 16, 2017 "Retrofest" - License Type: Beer / Wine

Ward 7

Our Lady of Victory Church (Our Lady of Victory Church of Davenport, Iowa) - 1627 W 42nd St. - Outdoor Area September 15, 2017 "Fall Parish Festival" - License Type: B Beer

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

Ward 2

Casey's General Store #2092 (Casey's Marketing Company) - 6278 N Pine St. - License Type: C Beer

Ward 3

Express Lane Gas & Food Mart (Expressland Inc.) - 1139 Brady St. - License Type: C Beer

La Flama Restaurant (Jam Brothers Inc.) - 114 Myrtle St., Suite F - License Type: C Liquor

Ward 4

Cozy Mart, Inc. (Cozy Mart, Inc.) - 2920 W Locust St. - License Type: C Beer

Happy Joe's Pizza & Ice Cream Parlor (Happy Joe's Pizza & Ice Cream Parlor, Inc.) - 1616 W Locust St. - Outdoor Area - License Type: C Liquor

The Putnam (Putnam Museum and Science Center) - 1717 W 12th St. - Outdoor Area - License Type: C Liquor

Ward 5

Bowlmor Lanes (Davenport Bowlers, Inc.) - 2952 Brady St. - License Type: C Liquor

Expresslane (Expresslane, Inc.) - 1909 Harrison St. - License Type: C Beer

Ward 6

Osaka Steakhouse (Osaka Steakhouse Inc.) - 4901 Utica Ridge Rd. - Outdoor Area - License Type: C Liquor

Red Lobster #0133 (Red Lobster Restaurants, LLC) - 3420 E Kimberly Rd. - License Type: C Liquor

Staybridge Hotel (Shree Balaji LLC) - 4729 Progress Dr. - License Type: Beer / Wine

Ward 7

Kwik Star #280 (Kwik Trip, Inc.) - 301 W Kimberly Rd. - License Type: C Beer / B Wine

Phil & Larry's Saloon (P & L, Inc.) - 4811 N Brady St., Suite 2 - Outdoor Area - License Type: C Liquor

Ridhi Rose Mart LLC (Ridhi Rose Mart LLC) - 3417 Harrison St. - License Type: C Beer

Ward 8

Kwik Star #215 (Kwik Trip, Inc.) - 100 W 65th St. - License Type: C Beer / B Wine

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

Background:
The following applications have been reviewed by the Police, Fire and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/16/2017 - 9:45 AM

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Steve Math; (563) 327-5164
Wards: 5

Action / Date
8/16/2017

Subject:
Resolution approving the plans, specifications, form of contract and estimated cost for E. 29th Street Pavement Improvements Project budgeted in CIP #35030. [Ward 5]

Recommendation:
Pass the resolution

Relationship to Goals:
Sustainable Infrastructure

Background:
The project is for the removal and replacement of the existing concrete pavement on E. 29th Street from Eastern Avenue to the Railroad crossing, approximately 1,000 feet in length. Construction, pending favorable bids, is scheduled to be completed by November 22, 2017. Listed within the bid and specifications is an alternate to remove and replace the entire sidewalk on the northern portion of the project limits due to deteriorated concrete.

The current estimate for the street reconstruction and sidewalk repair is \$475,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution pg 2
▣ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:11 PM

Resolution No. _____

Resolution offered by Alderman Ambrose:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract and estimated cost for E. 29th Street Pavement Improvements Project budgeted in CIP #35030.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the E. 29th Street Pavement Improvements project.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the E. 29th Street Pavement Improvements project.

Passed and approved this 23rd day of August, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

Project Location Map



City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Sandy Doran;(563)326-7756
Wards: All

Action / Date
8/16/2017

Subject:
Resolution of acceptance for the FY2017 Sewer Lining Program completed by SAK Construction with a final cost of \$1,542,579.70 budgeted in CIP #30021. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Davenport – *The Choice Community for Living*
Upgraded City Infrastructure & Public Facilities

Background:
This program rehabilitates existing sanitary sewers through the use of cured-in-place pipe (CIPP) liners. This product has been proven to eliminate leaking joints, restore structural integrity to damaged sewers and provide increased flow capacity without the cost of open excavation.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. Sewers are selected by the Sewer Division based on manhole inspections, cleaning and televising the existing sewer network and reported problems from the public. Included with the 2017 program, sanitary sewer was lined based on the recommendations of completed Infiltration & Inflow (I&I) Studies. This program is part of the IDNR Administrative Order.

Work has been satisfactorily completed by SAK Construction LLC, O'Fallon, Missouri. The final cost for the project was \$1,542,579.70.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:11 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY2017 Sewer Lining Program completed by SAK Construction with a final cost of \$1,542,579.70 budgeted in CIP #30021.

WHEREAS, the City of Davenport entered into a contract with SAK Construction LLC, O'Fallon, Missouri; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the FY2017 Sewer Lining Program is hereby accepted.

Passed and approved this 23rd day of August, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Brian Krup
Wards: All

Action / Date
8/16/2017

Subject:
Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate.
[All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:12 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of brush and debris removal at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of brush and debris removal on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000021199	GRUETZMACHER, PAUL V	C0053-32	80013012	209.25
300120624	ALCALA, MARK	G0051-30	80013053	226.00
300216107	MOORE, DELBERT	H0045-28	80013067	153.00
000060474	REBARSTATE LLC	H0052-01	80013073	153.25
000066309	TANYA BIONDO	J0007-17	80013085	153.25
000073651	CERNOVICH, JOHN	K0022-04	80013102	161.50
300218303	HAUSSMAN, FRED Q	L0001-08	80013104	177.25
300145346	DREIER, MARION L	M1512C07	80013109	161.50
300146763	FARLEY, JOHN R	J0042-15	80013209	227.50
300192987	MUHS, DAVID	B0055-28A	80013215	225.00
300204251	SMITH, JAMES	H0014-08	80013217	187.25
300205473	MILLER, CHRIS B	F0021-06	80013219	177.25
300236003	TERRY, SARA	H0011-11	80013221	625.00
400001720	PERRY PROPERTIES	J0025-21	80013236	161.25
000043521	NC ASSETS INC	F0006-25	80013264	186.25
300122811	TROUTWINE, GAIL	A0056-21	80013316	193.75
400002900	REED, DANIEL	R0404-10	80013352	169.75
400005057	HAMMES, JESSIE	F0017-36	80013358	169.75
000043351	ZYLSTRA, SHARON E	F0021-21	80013382	265.00
000043382	WALKER, RUDOLPH V	F0019-46	80013384	243.25
300258415	NANTZ, STEPHEN	C0035-11	80013469	55.00
300262000	LIVIN OUR DREAMS LLC	B0044-40	80013512	58.25
000051573	KUNCE, AMBER D	G0016-30	80013545	153.25
000067847	BRENNON ROBACKER	G0019-05	80013599	194.50
000021199	GRUETZMACHER, PAUL V	C0053-32	80013602	228.75
000058342	JOHNSON, RYAN SCOTT	F0013-38	80013607	153.00
000066216	PEREZ, LETICIA	F0011-27	80013609	153.25
000067806	SCOTT HOWIE	G0019-31	80013611	178.00
000073962	REAL ESTATE, SB3	F0005-07	80013618	66.50
000074026	PETERSEN, PAMELA	G0014-30	80013623	153.25
300010533	LINDSAY, RUSSELL S	J0025-02	80013627	170.25
300024721	GOMEZ, EFREN P	M1513B02	80013630	169.00
300077478	KRAMER, KIMBERLY	F0002-41	80013632	161.25
300263369	WEBSTER PROPERTIES LLC	E0013-03	80013642	161.50
000073963	HOLDINGS 10 LLC, VINMAK RE	B0004-26	80013717	161.25

000074031	PEKIOS, STEVEN A	B0050-38	80013719	74.75
000074397	LLC, OHP 184	K0032-49	80013726	169.75
300243707	ROACH, SALLY	W0302-38	80013809	219.25
000018143	SOPHIE VENTURES LLC	B0008-51	80013861	157.00
000004462	WEBSTER PROPERTIES LLC	F0016-34	80013870	177.00
000073696	DEBORAH MARTELL	G0032-10	80013886	193.75
000074420	SOCIA, MICHELE	G0052-44A	80013893	74.75
000062772	AMANDA JONES	H0041-16	80013903	58.25
810003660	SAINI II LLC	J0061-13	80013911	83.00
120231384	PC HOMES II LLC	M1512A42	80013919	58.25

Number of Accounts to Levy	45	Total Balance Outstanding:	\$7,708.75
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City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Brian Krup
Wards: All

Action / Date
8/16/2017

Subject:
Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The buildings were boarded up at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BOARDING UP BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:12 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of boarding up building at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of boarding up building on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000022675	HELBLE, VIRGINIA LOU	C0062-32	80013604	92.95
400004156	PRICE, HELEN	F0028-20	80013646	319.00
120188485	CYCLONE DEVELOPMENT	H0052-68	80013748	115.90

Number of Accounts to Levy		3	Total Balance Outstanding:	\$527.85
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City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Brian Krup
Wards: All

Action / Date
8/16/2017

Subject:
Resolution assessing the cost of condemned property demolitions at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution

Relationship to Goals:
Enhance Quality of Life.

Background:
The buildings were demolished at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BUILDING DEMO

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:12 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of condemned property demolitions at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of condemned property demolition on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Building Demolition Invoices for Levy

CUST ACCT	NAME	PARCEL ID	INVOICE	BALANCE
14230	QC RENTAL PROPS LLC	F0013-28	80006852	\$12,000.00
18462	BEAUTY OF NEW BEGINNINGS	G0037-19	80006850	\$12,000.00
53276	JOHSON, JEREMIAH	F0044-23	80006840	\$15,800.00
54452	WARICK, KRIS	F0035-05	80006851	\$11,500.00
59535	FAUST, LINDSAY	H0056-30	80012514	\$1,898.00
62271	TATUM, VANESSA	G0035-23	80006847	\$12,500.00
65977	HOME OPPORTUNITY LLC	H0056-27	80012513	\$1,682.00
66780	RESIDENTIAL EQUITY PART	H0056-65	80006846	\$16,000.00
66780	RESIDENTIAL EQUITY PART	E0032-31	80012478	\$2,409.00
151186	KRABBENHOFT, EUGENE E	C0034-43	80005185	\$13,988.00
152013	LONGSHORE, KATHLEEN A	F0017-04	80006838	\$12,800.00
152013	LONGSHORE, KATHLEEN A	F0017-03	80006839	\$15,000.00
120165410	THOMAS, STACEY L	E0017-28	80006837	\$16,800.00
120204501	BENSON, BERNARD B	G0037-24	80006849	\$10,500.00
120225814	SMITH, MICHAEL J	J0037-27	80006844	\$11,900.00
120253646	CARLSON, DUANE A	G0035-16	80006848	\$16,500.00
300020689	DETIEGE, ADRIENNE N	F0048-27	80012488	\$2,111.00
300217735	DEMAAR, FAITH	C0057A23	80012316	\$380.12
300217735	DEMAAR, FAITH	C0057A23	80012470	\$1,085.00
300264692	LA MILLER & ASSOC	F0015-18	80006841	\$12,000.00

Number of Accounts to Levy 20

Total Balance Outstanding: \$198,853.12

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
8/16/2017

Subject:
Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The weeds were cut at various lots and tracts of real estate and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW RES - WEED CUTTING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:12 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of weed cutting at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of weed cutting on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Weed Cutting Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300106546	SWANK, LORI A	B0011-23	80012997	125.00
000052968	JOANN NORALS	C0032-36	80013010	125.00
300256138	BERGER, TRAVIS G	C0056-15	80013014	125.00
300212258	LAING, JACK	D0062-36	80013016	125.00
000150516	MAY, THIRI	E0003-17	80013018	125.00
000061260	MCCLEAN, MATTHEW	F0011-38	80013021	125.00
300227729	LUND, SANDRA	F0012-11	80013025	125.00
400004274	MURPHY, HELEN	F0024-08	80013029	125.00
400004181	WICKHAM, ROBERT	F0037-29	80013033	125.00
810003354	RICHBRIDGE PROPERTIES	F0063-13	80013036	125.00
000073637	PROPERTIES LLC, RICHBRIDGE	F0063-14	80013038	125.00
300021877	FRUEH, JOHN L	G0051-52	80013055	125.00
300236003	TERRY, SARA	H0011-11	80013060	125.00
300003343	VERNIA, CHARLEEN B	H0015-02	80013062	125.00
300254928	NGUYEN, ROBERT	H0046-22	80013069	125.00
000073652	DE LA PENA, SUSANA SAINZ	H0053-37	80013078	125.00
000019818	MAY, THIRI	H0054-01	80013080	125.00
300200878	HAWLEY, WALTER C	J0036-10	80013091	158.25
300241550	DEFOREST, GLEN R	J0053-02	80013096	125.00
000043150	HICKMAN, CAROLYN P	K0001-19	80013098	125.00
300244645	BYERS, MICHAEL P	O2113C39	80013121	196.25
120215027	EMANUEL, ESTHER M	R0413-54	80013125	125.00
300218191	MCVEY, BRIAN	T2037D12	80013129	125.00
000002441	BROWN, MARK	F0003-42	80013135	125.00
000051232	C & C ASSETS LLC	G0027-21	80013147	133.00
000053220	HABITAT FOR VINE	G0018-17	80013153	125.00
000056264	MARY L BEIN	I0055-02	80013155	125.00
000056694	CHARLES VAN FOSSEN	F0036-05	80013157	125.00
000059525	HURLBUT, BECCY L	G0021-30	80013159	125.00
000066780	RESIDENTIAL EQUITY PARTNERS LL	G0030-30	80013166	125.00
000072423	ARSENAL PROPERTIES LLC	B0027-19	80013173	125.00
000073947	DEVELOPMENT LLC, CJ	E0032-12	80013183	148.75

120136461	WYATT, DARIN A	G0043-25	80013190	125.00
120207186	PARKS, SCOTT	F0044-17	80013194	125.00
300100191	MILLS, RICHARD	J0026-23	80013204	125.00
300146731	NELSON, DAVID A	20607-18	80013207	125.00
300166908	TRAMMELL, RICK	F0011-26	80013211	125.00
300239607	MEISENBURG, DENNIS	H0064-48	80013225	125.00
300246578	GAUL, DYLAN T	I0057-27	80013227	125.00
400002756	MEYERS, LYNN	G0004-04	80013239	125.00
800003562	JACKSON, JCHEMA	G0028-13	80013249	125.00
810002229	L A MILLER & ASSOCIATES LLC	G0006-06A	80013252	175.67
000008578	WAILES, DONALD E	G0050-12	80013255	125.00
000015549	HIBBS, MICHAEL A	G0035-11	80013257	125.00
000049643	HINES, ROBERT E SR	H0055-50	80013266	125.00
000059747	WAGNER, ANDREW CHRISTOPHER	W1019C18	80013270	125.00
000062271	VANESSA TATUM	G0035-23	80013272	125.00
000062683	SAPATO, STEPHEN A	R0419-32	80013274	125.00
000072892	SPEAK, SHANNON	F0022-36	80013284	125.00
000073338	DAVID RODRIGUEZ	A0038-39	80013286	125.00
000073963	HOLDINGS 10 LLC, VINMAK RE	B0004-26	80013291	125.00
000151272	RODENBECK, RICHARD H	B0009-19	80013293	125.00
120202197	MORELAND, KENNETH C	H0064-02	80013299	125.00
120207186	PARKS, SCOTT	G0045-16	80013301	125.00
300013566	BROWN, FRANCIS E	J0022-42	80013308	125.00
300024721	GOMEZ, EFREN P	M1513B02	80013310	125.00
300101640	GOVAN, GLADYS L	F0029-03	80013312	125.00
300109137	MORGAN, DEBRA L	F0018-13	80013314	125.00
300123022	BINGHAM, JAMES	H0045-07	80013318	125.00
300123539	OEHRLEIN, PAUL G	B0010-22	80013320	125.00
300141740	COHEN, JACK	F0021-07	80013322	125.00
300189595	LINDQUIST, RACHELLE	W0319A04	80013328	125.00
300202900	JOHNSON, CHARLES	B0006-11	80013331	140.80
300209711	COOKSEY, PAMELA	F0019-49	80013337	125.00
300235332	KINNAIRD, DANIEL	G0036-15	80013344	125.00
300256542	PARROW, DAVID	H0041-04	80013349	125.00
000008415	WHITTEMORE, LORA	G0035-41	80013363	125.00
000011457	DAV AERIE, EAGLES	S2905A01E	80013365	300.00
000018143	SOPHIE VENTURES LLC	B0008-51	80013369	125.00
000019502	CUEVAS, DEMETRIUS E	X0235D02	80013371	125.00
000024585	RALEY, DAN O	G0021-32	80013374	125.00
000035611	OSBORN, DONALD R	J0040-20	80013378	125.00
000036693	MEIER, HELEN	J0037-24	80013380	125.00

000047918	AURELIO, ELIAH	G0020-20	80013386	125.00
000050011	STEVE WINTER	J0005-20	80013390	125.00
000050376	HOLST PAUL	C0056-16	80013392	125.00
000053216	TRAN, DUNG	X0251B05	80013394	125.00
000054452	WARICK, KRIS	F0035-05	80013396	125.00
000059930	WHITE-STEELE, JAMIE NICOLE	B0005-28	80013400	125.00
000062490	HANNAH WEISERT	W1019C06	80013402	125.00
000067127	JESSE L. DORAN	A0036-12	80013406	140.80
000068753	RVFM 13 SERIES LLC	G0019-10	80013409	125.00
000071188	CHRIS HAMLITON	C0049-13	80013413	125.00
000071864	DAM, KIM N	G0011-35	80013415	125.00
000073962	REAL ESTATE, SB3	F0005-07	80013418	125.00
000073980	TRIFERA LLC	G0019-20	80013421	125.00
120225147	NORWOOD, MARION	G0046-26	80013433	125.00
120225814	SMITH, MICHAEL J	J0037-27	80013435	125.00
300008971	ST CLAIRE, ROGER	I0007C07	80013440	125.00
300021877	FRUEH, JOHN L	G0051-31	80013444	125.00
300111234	BALLARD, LUCINDA	G0045-07	80013446	125.00
300122781	DORETHY, TERESA	W0335-01	80013448	300.00
300172161	MOSLEY, LATANYA	F0045-31	80013450	125.00
300199572	MASON, DEBORAH J	W0455C16	80013452	125.00
300203558	COTTON, JULIE	F0004-38	80013454	125.00
300213863	MCCRACKEN, GREGORY S	G0046-25	80013457	125.00
300227000	PETERS, JONATHAN	C0049-03	80013461	125.00
300236003	TERRY, SARA	H0011-11	80013463	125.00
300243707	ROACH, SALLY	W0302-38	80013465	125.00
300254886	LARSON, RICHARD	A0008C40	80013467	125.00
300258850	CONDON, ANN	O1607B16	80013471	125.00
400004279	MILLER, MELVIN A	F0029-13	80013487	125.00
800002081	MEADOW BUILDERS INC	S2919-21	80013489	125.00
810004235	W 70TH ST TRUST #2807	W0422-13	80013501	125.00
810004368	WS&J ENTERPRISES LLC	G0006-48	80013503	125.00
300226073	RADUNZEL, FRED	A0007B30	80013505	125.00
300122811	TROUTWINE, GAIL	A0056-21	80013508	125.00
000052968	JOANN NORALS	C0032-36	80013520	125.00
810001829	JASON SMOLKA	D0045-17	80013523	125.00
300153271	MOSS, ELAINE	F0005-15	80013529	125.00
000004462	WEBSTER PROPERTIES LLC	F0016-34	80013532	259.50
000152013	LONGSHORE, KATHLEEN A	F0017-03	80013534	125.00
000152013	LONGSHORE, KATHLEEN A	F0017-04	80013536	125.00
000060742	JOHNSON, TAMARA R	F0017-05	80013538	125.00

810001434	GREENE BRENDA N	F0031-29	80013541	125.00
000043143	AUMILLER, JOSHUA	F0050-13	80013543	125.00
300260155	COX, HERMAN J	G0018-25	80013547	125.00
000056721	CAHILL, JAMES T	G0036-18	80013549	125.00
000013822	VANDERTUIG, DAWN M	H0005-14	80013551	125.00
000016036	DIEFENBACH, JEFFREY E	J0018-22	80013561	125.00
300200878	HAWLEY, WALTER C	J0036-10	80013563	125.00
000049582	GOF LLC	K0007-38	80013566	125.00
300010284	FRUEH, LLOYD J	K0031-10	80013572	125.00
000064164	SUNTRUST MORTGAGE INC	K0032-07	80013574	125.00
300162209	HENRY, WENDY L	K0032-10	80013576	125.00
000053110	QCA HOLDINGS LLC	K0032-20	80013578	125.00
300235896	RICHARDSON, HEATHER	O2104C32	80013582	125.00
400001021	SIEVERTSEN, JOHN P	O2107D35	80013584	125.00
000065476	JEFF GRIFFITH	S2919-01	80013589	125.00
000048559	CHAPMAN, CONNIE	W0319B18	80013591	125.00
000050885	WOODCOCK JOHN	W0331-07	80013593	125.00
300189574	BURNS, NICOLE	W0422-28	80013595	125.00
000002441	BROWN, MARK	F0003-42	80013660	125.00
000016036	DIEFENBACH, JEFFREY E	J0018-22	80013664	125.00
000026214	DAVIS, GLEN O	F0044-04	80013666	125.00
000026366	RAZO, LILIA	H0021-25	80013668	125.00
000067127	JESSE L. DORAN	A0036-12	80013670	125.00
000043161	STAHL, MATTHEW	G0036-07	80013672	188.20
000043161	STAHL, MATTHEW	G0036-08	80013674	125.00
000043327	ROCCO, MARESA	E0017-39	80013676	125.00
000049643	HINES, ROBERT E SR	H0055-50	80013678	125.00
000054227	GODFREY, ELISAMA	G0050-39	80013682	125.00
000054545	CLARALEE BERRYMAN	H0064-37	80013684	125.00
000055041	BRECKENFELDER, TED E	F0052-37A	80013686	125.00
000056850	MCBRIDE & CONNORS PROPERTIES I	H0025-10	80013688	125.00
000062684	REYES, JOHNATHAN B	F0047-44	80013695	125.00
000063811	KATHERINE OESTREICH	B0022-43	80013697	125.00
000064164	SUNTRUST MORTGAGE INC	F0002-17	80013699	125.00
000066780	RESIDENTIAL EQUITY PARTNERS LL	E0032-31	80013701	159.76
000066780	RESIDENTIAL EQUITY PARTNERS LL	H0056-65	80013703	125.00
000069937	MCCALLUM REAL, ESTATE LLC	G0044-28	80013706	125.00
000073338	DAVID RODRIGUEZ	A0038-39	80013710	125.00
000073641	JACQUES, JOE	J0025-18	80013713	125.00
000073963	HOLDINGS 10 LLC, VINMAK RE	B0004-26	80013715	125.00
000074394	LEE TRUST, DONALD M	G0049-07D	80013721	125.00

000074395	GILBRAITH, LAURA S	J0019-13	80013723	125.00
000150800	JBB ENTERPRISES LLC	A0059-22	80013729	125.00
000151057	HICKMAN, ALBERTA	F0037-07	80013732	125.00
000151725	STEVERSON, MARVELL	G0043-28	80013734	125.00
120136461	WYATT, DARIN A	G0043-25	80013738	125.00
120139036	MEYER, RICHARD A	H0024-46	80013740	125.00
120165410	THOMAS, STACEY L	E0017-28	80013742	131.32
120202197	MORELAND, KENNETH C	H0064-02	80013752	125.00
120207186	PARKS, SCOTT	F0044-17	80013754	125.00
120237867	FINN-MCGEE, MICHELE L	W1001B17	80013757	125.00
120247594	PEACOCK, GREGORY A	F0032-31	80013759	125.00
300012864	IMMING, SCOTT	H0024-01	80013761	125.00
300013566	BROWN, FRANCIS E	J0022-42	80013763	125.00
300034812	DRAY, LEON	D0061-44	80013765	125.00
300086239	BREWSTER, CHARLES F	O1619A65B	80013767	125.00
300106546	SWANK, LORI A	B0011-23	80013769	125.00
300109137	MORGAN, DEBRA L	F0018-13	80013773	125.00
300134752	ZUMWALT, KATHARINE	K0018-09	80013777	125.00
300146456	KOOS, ROBERT K	H0061-13	80013779	125.00
300159461	GUSAAS, DAVID M	F0002-22	80013781	125.00
300166908	TRAMMELL, RICK	F0011-26	80013783	125.00
300193851	MAGINN, KYM	C0053-21	80013789	125.00
300197643	HELKENN, CHRISTY	W0302-24	80013791	125.00
300205458	WOLFE, PAMELA	F0021-37	80013793	125.00
300207359	BURCHE, JOHN	M1035-41	80013795	125.00
300232480	MURPHY, DANIEL	J0019-06	80013799	125.00
300239607	MEISENBURG, DENNIS	H0064-48	80013801	125.00
300240475	LACINA, WILLIAM T	C0062-40	80013805	125.00
300241550	DEFOREST, GLEN R	J0053-02	80013807	125.00
300246526	FOLEY, JANET L	H0023-25	80013811	125.00
300251017	CUMMINGS, PAUL M	M1515A09	80013814	125.00
300251437	BLUE DOT DEVELOPMENT LLC	H0055-45	80013816	125.00
300260077	SILVERTHORN, KARA E	C0031-01	80013821	125.00
300262792	ANDERSON, MONTE	H0056-16	80013825	125.00
400001469	MORELAND, KEN	H0064-39	80013833	125.00
800001246	DAWSON, CHAD L	F0004-09	80013843	125.00
800003560	WIESE, JAYNE	J0048-09	80013845	125.00
810002229	L A MILLER & ASSOCIATES LLC	G0006-06A	80013850	125.00
810003354	RICHBRIDGE PROPERTIES	F0063-13	80013853	125.00
300122614	KIEFFERT, SHARON A	30853-31	80013855	125.00
000047983	CARLSON, BRYAN L	G0008-17	80013875	125.00

000067806	SCOTT HOWIE	G0019-31	80013880	125.00
000047918	AURELIO, ELIAH	G0020-20	80013882	125.00
000062271	VANESSA TATUM	G0035-23	80013888	125.00
300235332	KINNAIRD, DANIEL	G0036-15	80013890	125.00
300246526	FOLEY, JANET L	H0023-25	80013900	125.00
300257118	MONTEREY INVERTORS LLC	N1810-16A	80013921	125.00
300026636	HEUER, ARNOLD	O1607B08	80013923	125.00
300189595	LINDQUIST, RACHELLE	W0319A04	80013928	125.00
000059747	WAGNER, ANDREW CHRISTOPHER	W1019C18	80013931	125.00

Number of Accounts to Levy	205	Total Balance Outstanding:	\$26,432.30
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City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
8/16/2017

Subject:
Resolution assessing the cost of snow removal from sidewalks at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The snow was removed from sidewalks at various lots and tracts of real estate and was billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - SNOW REMOVAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:12 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of snow removal from sidewalks at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of snow removal from sidewalk at various lots and tracts of real estate.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Snow Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCEL ID</u>	<u>INVOICE</u>	<u>BALANCE</u>
49651	FRIEDEN PROP MGT	C0004-30	80011566	\$70.80
400003871	EARNEST, EXSO	H0001-02	80011637	\$76.00
300229934	FERNANDEZ, GILBERT J	H0003-21	80011649	\$139.96
300210569	LIFETIME FITNESS INC	H0003-29	80011653	\$177.40
404	AMERICAN BLUE RIBBON HOLDINGS LLC	N0833-02K	80011689	\$128.00
57448	5153 ELMORE OWNER LLC	N0835-01A	80011695	\$206.00
72132	ME ELMORE 1 LLC RL ELMORE 1 LLC	N1709-01	80011709	\$63.00
72132	ME ELMORE 1 LLC RL ELMORE 1 LLC	N1709-01	80011711	\$144.64
72132	ME ELMORE 1 LLC RL ELMORE 1 LLC	N1709-02	80011713	\$154.00
72132	ME ELMORE 1 LLC RL ELMORE 1 LLC	N1709-03	80011715	\$102.00
72132	ME ELMORE 1 LLC RL ELMORE 1 LLC	N1709-04	80011717	\$63.00
300114720	MARTIN, DARLENE J	O2113B05	80011728	\$102.00
72135	JCPENNY CORP LLC	P1405-05A	80011733	\$93.68
63697	SMBC LEASING AND FINANCE INC	P1405A01	80011739	\$359.40
50178	HALLE PROPERTIES LLC	Y0801-09	80011750	\$143.60
22704	THF DAVENPORT NORTH DEVELOPMENT	Y0803-01	80011756	\$433.76
151732	PAYDIRT II LLC	G0022-34	1305984	\$90.00
151732	PAYDIRT II LLC	F0018-25	1306031	\$90.00
300154554	ERINMILOKUN, MICHAEL A	F0031-35	1306032	\$90.00

Number of Accounts to Levy 19

Total Balance Outstanding: \$2,727.24

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Jen Walker; (563) 326-6168
Wards: 5

Action / Date
8/16/2017

Subject:

Motion accepting work associated with the 14th District Sanitary Sewer Replacement Project completed by Miller Trucking & Excavating with a final cost of \$56,883 budgeted in CIP #30030. [Ward 5]

Recommendation:

Pass the Motion

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

Two sanitary manholes and approximately 35 linear feet of pipe located between Madison Elementary School and the Outing Club were replaced by Miller Trucking & Excavating.

The repairs were necessary for future lining which will be completed under a separate contract later this year.

Work was satisfactorily completed with a total project cost of \$56,883 budgeted in CIP #30030.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:12 PM

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Mike Atchley 563-327-5149
Wards: 1

Action / Date
8/16/2017

Subject:
Motion approving the purchase of 1505 Floral Ln., 9.05 acres, from Green Bridge Co. for \$68,245 budgeted in CIP #33017. [Ward 1]

Recommendation:
Approve the motion

Relationship to Goals:
Enhance Quality of Life

Background:

The city owns and operates both storm and sanitary lift stations located on this parcel. This parcel is assessed at \$105,830 and the appraisal came in with a value of \$70,000. Since this property is in the flood plain and cannot be easily developed, Green Bridge is willing to sell the parcel to the city for \$68,245 if the city will allow Green Bridge Co. a 40 ft. wide access easement along the north edge of the property to their adjacent property to the east.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Permanent Access Easement Plat
▣ Cover Memo	1505 Floral Ln Aerial
▣ Cover Memo	Purchase Agreement

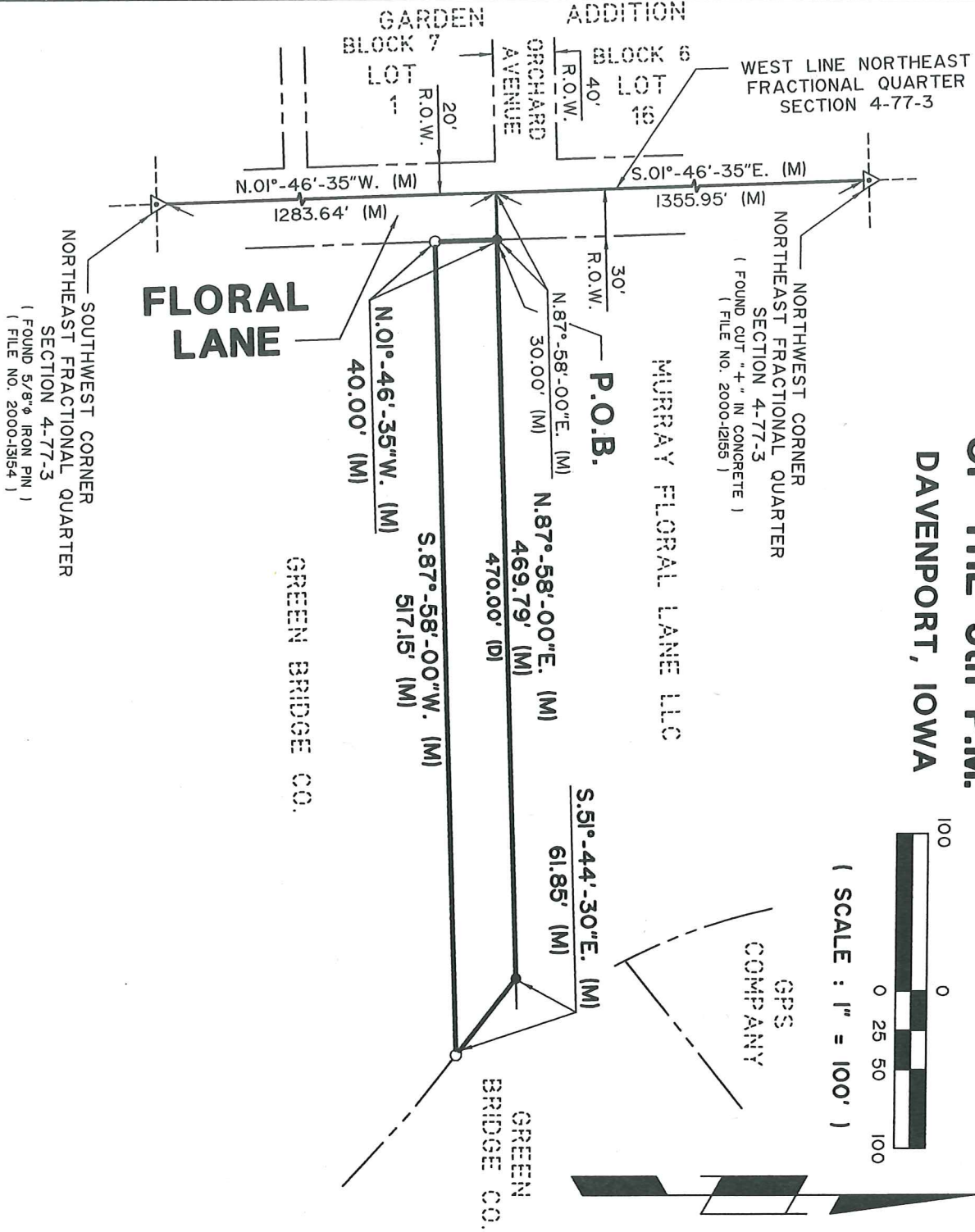
REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	8/17/2017 - 3:13 PM

Description: Section 4, T 77 N, R 3 E NE
Requestor: City of Davenport
Proprietor: Green Bridge Co.
Surveyor: David L. Meyer
Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
Return To: Verbeke - Meyer Consulting Engineers, P.C.
4111 East 60th Street
Davenport, Iowa 52807
dlm@verbeke-meyer.com (563) 359-1348

PLAT OF SURVEY

PART OF THE NORTHEAST FRACTIONAL QUARTER
SECTION 4, TOWNSHIP 77 NORTH, RANGE 3 EAST
OF THE 5th P.M.
DAVENPORT, IOWA



LEGEND

- SET 5/8" ϕ IRON PIN (7222)
- FOUND 5/8" ϕ IRON PIN
- (M) MEASURED INFORMATION
- (D) DEED INFORMATION

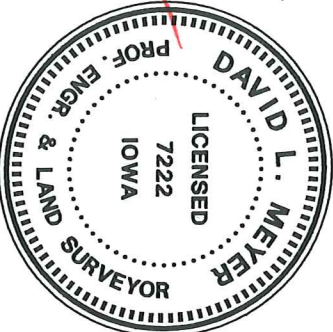
TOTAL AREA OF SURVEYED
TRACT = 19,740 SQUARE FEET, ±

BEARINGS BASED ON THE IOWA STATE PLANE
COORDINATE SOUTH ZONE, NAD 83 (2011)
EPOCH 2010.00

PREPARED BY

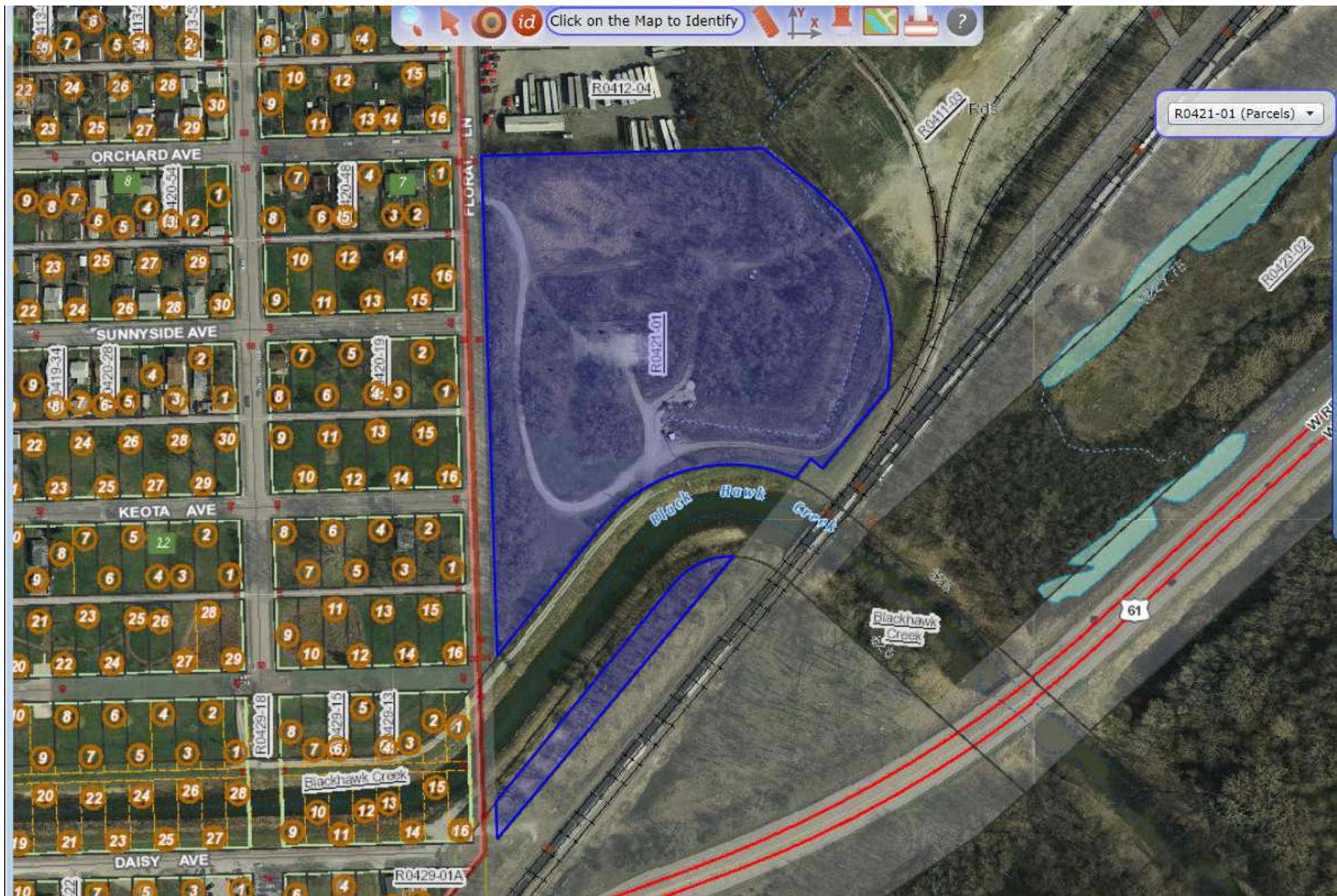
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signature: *David L. Meyer*
David L. Meyer, P.E. & L.S., License Number 7222
Date: JULY 13, 2017
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:

VMCE 17238



**PURCHASE AGREEMENT
and
Acceptance**

PARCEL NO. R0421-01 (1505 Floral Ln.)

COUNTY: Scott

CITY: Davenport

SELLER: Green Bridge Co.

THIS AGREEMENT made and entered into this 31st day of July, 2017, by and between SELLER and the City of Davenport, Iowa, a Municipal Corporation, hereinafter, BUYER.

- 1a. SELLER AGREES to sell the below described property for and furnish to Buyer conveyance documents, on form(s) furnished by Buyer described as:

Parcel 0421-01 (1505 Floral Ln.)

Except the north 40 feet that is granted to Green Bridge Company and their successors as a permanent access easement from Floral Lane to parcel R0411-03. Said easement is described as:

Part of the Northeast Fractional Quarter of Section 4, Township 77 North, Range 3 East of the 5th P.M., being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northeast Fractional Quarter of said Section 4; thence South 01°-46'-35" East 1355.95 feet along the west line of the Northeast Fractional Quarter of said Section 4; thence North 87°-58'-00" East 30.00 feet to a point on the east right of way line of Floral Lane as now established in the City of Davenport, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described: thence continuing North 87°-58'-00" East 469.79 feet to a point on the westerly line of an easement granted to the Chicago, Rock Island and Pacific Rail Road as recorded in Town Lot Deed Book 67, at page 21, in records of the Recorder of Scott County, Iowa; thence South 51°-44'-30" East 61.85 feet along the westerly line of said Rail Road Easement; thence South 87°-58'-00" West 517.15 feet to a point on the east right of way line of said Floral Lane; thence North 01°-46'-35" West 40.00 feet along the east right of way line of said Floral Lane to the point of beginning.

Containing 19,740 square feet, more or less as shown on Page 5.

2. Possession of the premises is the essence of this agreement and BUYER may enter and assume full use and enjoyment of the premises per the terms of this agreement.

3. BUYER agrees to pay and SELLER agrees to grant the right of possession to parcel 0421-01 1505 Floral Ln., as shown on Pages 4, on or before the Date Of Performance listed below in the Itemization of Acquisition.
4. To provide access from Floral Lane to parcel R0411-03, BUYER shall provide a forty foot (40') permanent access easement along the full length of the northern portion of parcel R0421-01 (1505 Floral Ln.) as described in 1a, to SELLER and its successors. When the access road is constructed, the culvert crossing the drainage way must be sized so as to not restrict the flow of storm water to the pump station or cause ponding onto parcel R0411-03. The access easement shall survive a transfer or grant of property rights.
- 4b. The permanent access easement as described above shall include the right to survey the property, the right of ingress and egress and the right to trim, cut down and remove such trees, brush, saplings, and bushes as may be necessary for the purposes for which this easement is granted, in, over, across, and along the easement.
5. Time for Acceptance. If this offer is not accepted by SELLER on or before August 15, 2017, it may become void at the buyer discretion; however this agreement may not be void once the executed conveyance documents have been received by the BUYER.

ITEMIZATION OF ACQISITION

<u>PAYMENT AMOUNT</u>	<u>AGREED PERFORMANCE</u>	<u>DATE OF PERFORMANCE</u>
\$ <u>70,000.00</u>	on conveyance of <u>Parcel 0421-01</u>	<u>Within 30-days from Aug.</u> <u>15, 2017</u>
\$ <u>-1,755.00</u>	for Access Easement <u>granted back to the SELLER</u>	<u>Within 30-days from Aug.</u> <u>15, 2017</u>
\$ <u>0.00</u>	payment for additional damages	<u>Same as above</u>
\$ <u>0.00</u>	on surrender of possession	<u>NA</u>
\$ <u>0.00</u>	on possession and conveyance	<u>NA</u>
\$ <u>68,245.00</u>	TOTAL LUMP SUM	

<u>Breakdown</u>	<u>Ac./Sq. Ft.</u>
Land by Fee Title	<u>9.05</u> Ac.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

City of Davenport, Buyer

Frank Klipsch, Mayor City of Davenport

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Klipsch, to me personally known, who being by me duly sworn did say that he is the Mayor for the City of Davenport, and that said instrument was signed on behalf of the said City of Davenport, and said Frank Klipsch, acknowledged the execution of said instrument to be the voluntary act and deed of City of Davenport, by it voluntarily executed.

WITNESS my hand and notarial seal on the day and year last above written.

Notary Public in and for
State of Iowa

This offer is accepted by the Seller's signature on the line below as of the date indicated on the line below.

Jeff D. Goldstein

Jeff D. Goldstein, President.

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this 31st day of July, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeff D. Goldstein, to me personally known, who being by me duly sworn did say that he is President of Green Bridge Company; that said instrument was signed on behalf of the said Green Bridge Company, by authority of its Board of Directors; and the said Jeff D. Goldstein, as such officer acknowledged the execution of said instrument to be the voluntary act and deed of the Green Bridge Company, by it and by him voluntarily executed.

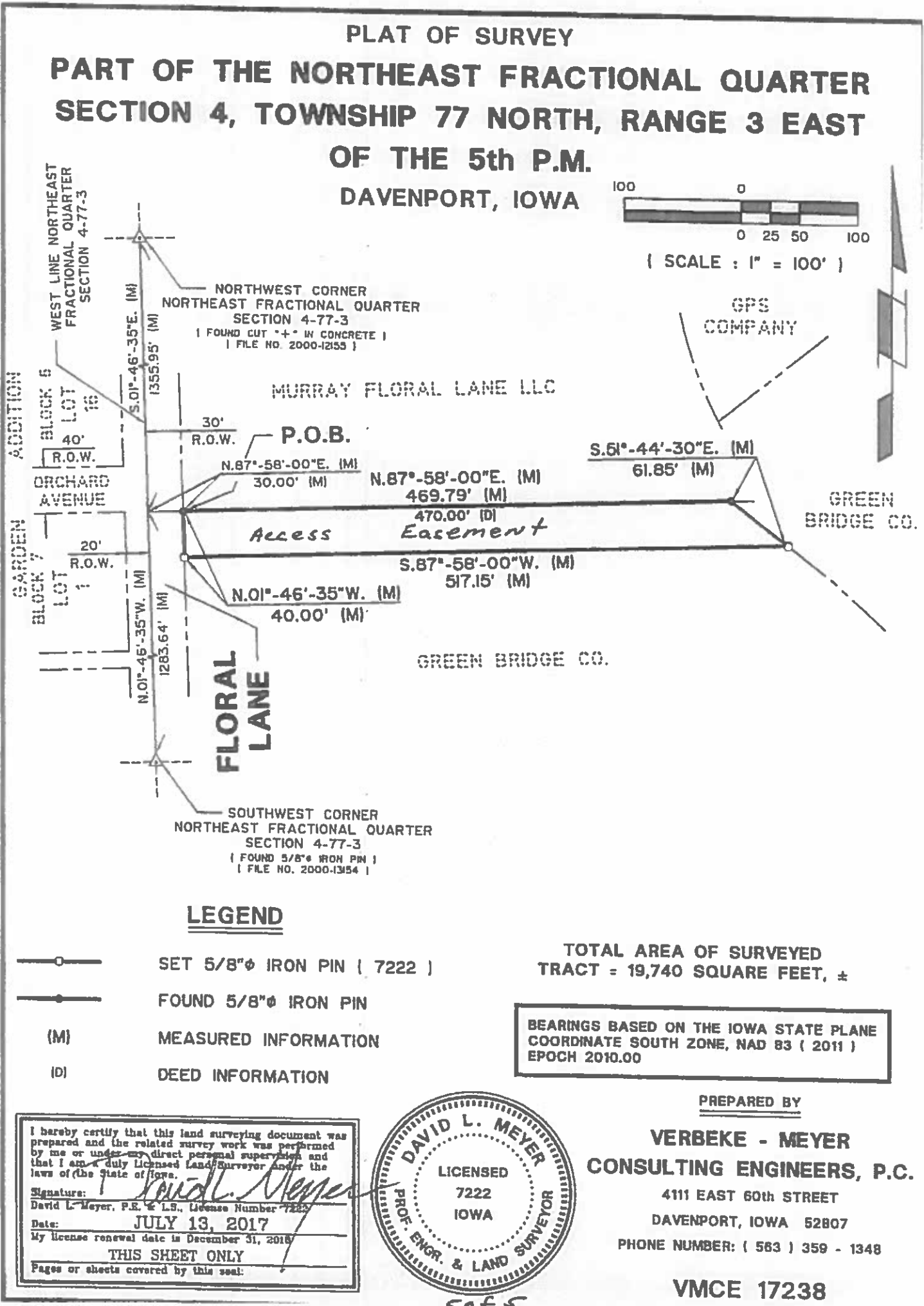


Christine M. Wiedenhoef
Notary Public in and for
State of Iowa



40F5

Description: Section 4, T 77 N, R 3 E NE
Requestor: City of Davenport
Proprietor: Green Bridge Co.
Surveyor: David L. Meyer
Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
Return To: Verbeke - Meyer Consulting Engineers, P.C.
4111 East 60th Street
Davenport, Iowa 52807
dlm@verbeke-meyer.com (563) 359-1348



City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
8/16/2017

Subject:

Resolution supporting the City's application to be a RAGBRAI host city in 2018 and indicating the City's desire to be a RAGBRAI host city in 2022 to celebrate the 50th anniversary of the original RAGBRAI bicycle ride across Iowa and Davenport's history as the original ending location in 1973. [All Wards]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Davenport marketing.

Background:

The City of Davenport successfully hosted RAGBRAI in 2011 and 2015 and has the opportunity to apply to be the end point host city again in 2018. The event brings 15,000+ visitors into the city and is one of the world's premier bicycle events. The City is also interested in expressing its desire to be the ending location for the 50th anniversary of RAGBRAI to take place in 2022 to celebrate Davenport's history as the original ending location for the first bicycle ride in 1973.

RAGBRAI participants are expected to have a \$25 million direct sales economic impact statewide during the course of the event. The deadline to apply to be a host city is September 15, 2017. City staff, with cooperation from the Quad Cities Convention & Visitors Bureau, will submit the application.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	8/16/2017 - 9:47 AM

Resolution No. _____

Resolution offered by Alderman Tomkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the City's application to be a RAGBRAI host city in 2018 and indicating the City's desire to be a RAGBRAI host city in 2022 to celebrate the 50th anniversary of the original RAGBRAI bicycle ride across Iowa and Davenport's history as the original ending location in 1973.

WHEREAS, The Register's Annual Great Ride Across Iowa is one of the world's premier bicycle events and is being conducted for the 46th year with a statewide ride from the Missouri River to the Mississippi River; and

WHEREAS, the City of Davenport successfully hosted RAGBRAI in 2011 and 2015, resulting in positive public relations and marketing on a statewide level, positive experiences by thousands of visitors and generated hotel stays and other direct economic benefits; and

WHEREAS, RAGBRAI L (50) will take place in 2022 and celebrate the history of this great Iowa event; and

WHEREAS, the City of Davenport was the original ending location for the first RAGBRAI in 1973 and desires to be the ending location for RAGBRAI L; and

WHEREAS, The RAGBRAI organizing committee is seeking interested communities to host the 2018 RAGBRAI XLVI event as "overnight towns" and may benefit from knowing Davenport's interest in being a host city for 2022 RAGBRAI L; and

WHEREAS, the City of Davenport has demonstrated the ability to perform the duties required of a host town and has derived benefit from doing so.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City Council does hereby support submission of a host town application to the RAGBRAI organizing committee for RAGBRAI XLVI in 2018 and indicating the City's desire to be a RAGBRAI host city in 2022 to celebrate the 50th anniversary of the original RAGBRAI bicycle ride across Iowa and Davenport's history as the original ending location in 1973.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Jackie E Holecek
Wards: All

Action / Date
8/16/2017

Subject:
Resolution adopting Supplements 35 through 38 to the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the resolution.

Background:
The Iowa Code allows for the adoption of supplements to the Municipal Code to bring the Code current. The supplements are the codified ordinances previously adopted by the City Council.

The Municipal Code has been updated with the addition of supplements 35 through 38. By adoption the supplements the Municipal Code stays current and it does not require the recodification of the entire code on a five year cycle. The online version of the code has been updated. Copies of all supplements are on file in the City Clerk's office.

ATTACHMENTS:

Type	Description
▯ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	8/16/2017 - 9:47 AM

Resolution No. 2017-

Resolution offered by Alderman Tompkins,

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting Supplements 35, 36, 37 and 38 to the Municipal Code of Davenport, Iowa.

WHEREAS, the City Council of the City of Davenport has adopted by ordinance the Davenport Municipal Code, and

WHEREAS, the City Council has adopted ordinances which have been codified and added to the Davenport Municipal Code through supplementation of the Davenport Municipal Code, and

WHEREAS, the Iowa State Code allows for the adoption of supplements in lieu of recodification of the Davenport Municipal Code, and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that Supplements 35 - 38 are adopted to update the Davenport Municipal Code.

Approved: August 23, 2017

Attest:



Frank Klipsch
Mayor

Jackie E. Holecek, MMC, ICFO
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Chief Paul Sikorski 326-7778
Wards: All

Action / Date
8/16/2017

Subject:
Resolution accepting the annual Byrne Justice Assistance Grant (JAG) from the Federal government for 2017-2018 in the amount of \$84,249. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Safe neighborhoods and a drug-free community.

Background:
This is an annual grant that is submitted as a joint grant by the Scott County Attorney's Office for the Cities of Davenport and Bettendorf and the Scott County Sheriff's Office. The grant augments the salaries and benefits for a total of four officers to work specialized drug interdiction operations for the MEG/HIDE Unit. This grant is separate from the Recovery Grant. The amount of \$84,249 is the total awarded for all three jurisdictions.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution JAG Grant

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	8/18/2017 - 10:47 AM

Resolution No. _____

Resolution offered by Alderman Tomkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION accepting the annual Byrne Justice Assistance Grant (JAG) from the Federal government for 2017-2018 in the amount of \$84,249.

WHEREAS, The Edward Byrne Memorial Formula Grant Program was created by the Anti-Drug Abuse Act of 1988 and was renamed as the Byrne Justice Assistance Grant in 2004 by Congress; and

WHEREAS, The Byrne JAG Program is a partnership of federal, state, and local governments to create safer communities; and

WHEREAS, grants may be used to provide personnel, equipment, training, technical assistance, and information systems for more widespread apprehension, prosecution, adjudication, detention, and rehabilitation of offenders who violate state and local laws; and

WHEREAS, the City of Davenport has received funding from this grant program for several years to augment salary and benefits for officers to work specialized drug interdiction operations, and desires to continue such funding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the annual Byrne Justice Assistance Grant for 2017-2018 is hereby accepted.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E Holecek, MMC, City Clerk

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 6th

Action / Date

8/23/2017

Subject:

Resolution for Case No. FDP17-04: Final Development Plan for proposed 156,170 square foot Costco retail store, proposed location north of the intersection of Fairhaven Road and E. 53rd Street. [Ward 6]

Recommendation:

The Plan and Zoning Commission forward Case No. FDP17-04 be forwarded to the City Council with a recommendation for approval, subject to the following condition:

1. Prior to approval of any future site, engineering and building plans, the following items must be satisfactorily addressed:

a) The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance for the sidewalk may be needed in any case.

b) Construction details for the proposed 53rd Street widening, turn lane additions, driveways, storm and sanitary sewers are needed. Some of these details may affect the new right of way and sidewalk locations.

c) With City input Costco is to design and construct the full width reconstruction of 53rd Street from roughly the east side of the Lorton Avenue to near the fire station. The city will reimburse Costco for eligible costs. Non-eligible costs include but may not be limited to construction of right turn lanes into the Costco Site, 53rd Street middle turn lane between the west Costco property line and the easterly end of the east right turn lane, traffic signals at the west Costco entrance, necessary pavement marking updates for right and left turn lanes and storm sewer modifications required by Costco site improvements.

d) Along with the delivery truck entrance path the exit path should also be shown on the plan. Trucks should be able to exit to the east using the signalized entrance.

e) Drainage and stormwater management documentation needs to be submitted and reviewed to verify compliance of City Stormwater Ordinance 13.34.

f) The possibility of combing the Costco detention basin with the existing detention basin immediately to the west should be considered.

g) The right of way lines for the lots on either side of Fairhaven Road should be corrected. The right of way lines for these two properties are located approximately one foot south of the sidewalk.

h) A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.

i) The west entrance shall be signalized and the signalization shall be paid for entirely by the developer and constructed to City of Davenport standards. All equipment used for signalization must be approved by the Traffic Engineer. The signal will be interconnected with the adjacent signals in both directions on 53rd Street. The City will likely already have conduit and fiber optic cable along this corridor when the signals are installed. City

staff will create the timing plan for the signals.

j) Right turn lanes shall be constructed for both entrances. The right turn lane for the west entrance will be the length of road between the entrances and the one for the east entrance will be as long as practical. The slope of the fire station entrances, especially the one leading to the building, will determine how long that right turn lane can be.

k) The east entrance shall be a right-in, right-out entrance. The only way to ensure no left turns in or out of that entrance is to construct a raised median in 53rd Street. The median shall start just past the west entrance and continue just past Fairhaven and the east entrance. A short left turn lane shall be constructed at the end of the median to accommodate left turns into the fire station's west driveway.

Relationship to Goals:
Grow Tax Base

Background:

Approval would establish development details in advance of construction of a 156,170 square foot Costco store. See attachments for details.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Background Report plus attachments

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	8/17/2017 - 12:36 PM

Resolution No. _____

Resolution offered by Alderman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP17-04 being the petition of Costco Wholesale Corporation for a PDD Final Development Plan for a 156,170 square foot retail store and accessory fuel station located north of the intersection of Fairhaven Road and East 53rd Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Development Plan for a for a 156,170 square foot retail store and accessory fuel station located north of the intersection of Fairhaven Road and East 53rd Street is hereby approved and accepted pursuant to conditions recommended by the City Plan and Zoning Commission on June 20, 2017 and listed below:

1. Prior to approval of any future site, engineering and building plans, the following items must be satisfactorily addressed:
 - a) The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance for the sidewalk may be needed in any case.
 - b) Construction details for the proposed 53rd Street widening, turn lane additions, driveways, storm and sanitary sewers are needed. Some of these details may affect the new right of way and sidewalk locations.
 - c) With City input Costco is to design and construct the full width reconstruction of 53rd Street from roughly the east side of the Lorton Avenue to near the fire station. The city will reimburse Costco for eligible costs. Non-eligible costs include but may not be limited to construction of right turn lanes into the Costco Site, 53rd Street middle turn lane between the west Costco property line and the easterly end of the east right turn lane, traffic signals at the west Costco entrance, necessary pavement marking updates for right and left turn lanes and storm sewer modifications required by Costco site improvements.
 - d) Along with the delivery truck entrance path the exit path should also be shown on the plan. Trucks should be able to exit to the east using the signalized entrance.
 - e) Drainage and stormwater management documentation needs to be submitted and reviewed to verify compliance of City Stormwater Ordinance 13.34.
 - f) The possibility of combining the Costco detention basin with the existing detention basin immediately to the west should be considered.
 - g) The right of way lines for the lots on either side of Fairhaven Road should be corrected. The right of way lines for these two properties are located approximately one foot south of the sidewalk.

- h) A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.
- i) The west entrance shall be signalized and the signalization shall be paid for entirely by the developer and constructed to City of Davenport standards. All equipment used for signalization must be approved by the Traffic Engineer. The signal will be interconnected with the adjacent signals in both directions on 53rd Street. The City will likely already have conduit and fiber optic cable along this corridor when the signals are installed. City staff will create the timing plan for the signals.
- j) Right turn lanes shall be constructed for both entrances. The right turn lane for the west entrance will be the length of road between the entrances and the one for the east entrance will be as long as practical. The slope of the fire station entrances, especially the one leading to the building, will determine how long that right turn lane can be.
- k) The east entrance shall be a right-in, right-out entrance. The only way to ensure no left turns in or out of that entrance is to construct a raised median in 53rd Street. The median shall start just past the west entrance and continue just past Fairhaven and the east entrance. A short left turn lane shall be constructed at the end of the median to accommodate left turns into the fire station's west driveway.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



PLAN AND ZONING COMMISSION

Meeting Date: June 20, 2017
Request: Proposed Final Development Plan for a 156,170 square foot retail building with fuel islands on approximately 17.88 acres, located north of the intersection of Fairhaven Rd. and E 53rd Street. [6th Ward]
Case No.: FDP-04
Applicant: Costco Wholesale Corporation
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. FDP17-04 be forwarded to the City Council with a recommendation for approval, subject to the following condition:

1. Prior to approval of any future site, engineering and building plans, the following items must be satisfactorily addressed:
 - a) The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance for the sidewalk may be needed in any case.
 - b) Construction details for the proposed 53rd Street widening, turn lane additions, driveways, storm and sanitary sewers are needed. Some of these details may affect the new right of way and sidewalk locations.
 - c) With City input Costco is to design and construct the full width reconstruction of 53rd Street from roughly the east side of the Lorton Avenue to near the fire station. The city will reimburse Costco for eligible costs. Non-eligible costs include but may not be limited to construction of right turn lanes into the Costco Site, 53rd Street middle turn lane between the west Costco property line and the easterly end of the east right turn lane, traffic signals at the west Costco entrance, necessary pavement marking updates for right and left turn lanes and storm sewer modifications required by Costco site improvements.
 - d) Along with the delivery truck entrance path the exit path should also be shown on the plan. Trucks should be able to exit to the east using the signalized entrance.
 - e) Drainage and stormwater management documentation needs to be submitted and reviewed to verify compliance of City Stormwater Ordinance 13.34.
 - f) The possibility of combining the Costco detention basin with the existing detention basin immediately to the west should be considered.
 - g) The right of way lines for the lots on either side of Fairhaven Road should be corrected. The right of way lines for these two properties are located approximately one foot south of the sidewalk.
 - h) A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.

- i) The west entrance shall be signalized and the signalization shall be paid for entirely by the developer and constructed to City of Davenport standards. All equipment used for signalization must be approved by the Traffic Engineer. The signal will be interconnected with the adjacent signals in both directions on 53rd Street. The City will likely already have conduit and fiber optic cable along this corridor when the signals are installed. City staff will create the timing plan for the signals.
- j) Right turn lanes shall be constructed for both entrances. The right turn lane for the west entrance will be the length of road between the entrances and the one for the east entrance will be as long as practical. The slope of the fire station entrances, especially the one leading to the building, will determine how long that right turn lane can be.
- k) The east entrance shall be a right-in, right-out entrance. The only way to ensure no left turns in or out of that entrance is to construct a raised median in 53rd Street. The median shall start just past the west entrance and continue just past Fairhaven and the east entrance. A short left turn lane shall be constructed at the end of the median to accommodate left turns into the fire station's west driveway.

Introduction:

Costco Wholesale Corporation proposes to construct a 156,170 sq. ft. retail facility and associated fuel facility on this property.

Background:

This property must be rezoned to PDD – Planned Development District to proceed.

Note as reported at the previous Plan and Zoning Commission meeting on June 6, slight alterations to the site plan have been made in order to reduce the need for costly retaining wall systems. Changes have resulted in shifting the building north approximately 20 feet, reduction in the landscape buffer on the north side from 50 to 30 feet, minor changes in detention configuration and parking. See attached for details on specific changes.

Highlights:

- Architecture: Building envelope will be sheathed in architectural metal panels.
- Landscaping: A 30 foot landscape buffer and perm is indicated on the north side of the property, and 25 feet is indicated to the west. The variety and intensity of plantings shown exceeds the minimums required by the Zoning Ordinance. Possible accommodation to a new northerly road/access drive has been discussed. If that connection comes to fruition, some alteration to the site plan would be necessary. However, staff anticipates that those changes would be minor in nature and not trigger additional Plan and Zoning Commission review.
- Parking: 740 parking spaces are shown. A raw calculation of required parking would indicate that 825 parking spaces would be required, however, reductions are allowed for the amount of space devoted to appliance and furniture sales as well as 'back of house' warehousing. Staff has deemed the amount of parking shown as adequate for the development.
- Signage: Wall signage within the maximum allowed within the district is proposed. No freestanding signage is contemplated.
- Highway Corridor Overlay District (HCOD): The HCOD requires higher quality building materials, monument style free-standing signs (none is proposed), enhanced landscaping and overall integrated design. It appears that the Final Development Plan details at this time meet the standards of the HCOD.

Technical Review:

As with all applications for Final Developments, Staff distributed the plans for Costco for technical review.

This property is located within the Urban Service Boundary and thus, all urban services are readily available. The site is located adjacent to Fire Station 8. Specific comments are as follows:

Of particular concern is the ability of 53rd street to accommodate additional traffic generated by the proposed development. Current proposal is to construct a full signalized intersection at the corner of Fairhaven Road and East 53rd Street, as well as an additional right-in-right-out access east of the signalized facility. Additional widening of 53rd street is also contemplated. The attached Public Works memo outlines future issues to address as either the site plan review, individual engineering permits or building plan review. Those comments have been integrated into a condition of approval.

Public Input:

No public comment is solicited for final development plans. Comments have been requested for the rezoning request for the property (see separate report).

Discussion:

Final Development Plans are required to provide broad, general information on how individual elements within the particular PDD District are going to look like and function. Final Development Plans are not final plans per se and do not provide design specifics that, understandably, decision-makers would like to be answered at the earliest possible time.

The main question to ask is do these plans provide enough information to meet the requirements of the code and provide enough confidence that the concerns raised can be addressed once final design is completed?

With the 11 point condition included in staff's recommendation and application of the site plan and other sections of the Zoning Ordinance, Staff supports the approval of the Final Development Plan for the Costco Facility.

Staff Recommendation:

Finding:

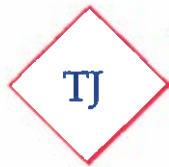
1. Application meets the intent and requirements of Chapter 17.32 of the Municipal Code.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. FDP17-04 be forwarded to the City Council with a recommendation for approval, subject to the following condition:

1. Prior to approval of any future site, engineering and building plans, the following items must be satisfactorily addressed:
 - a) The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance for the sidewalk may be needed in any case.

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- g) The right of way lines for the lots on either side of Fairhaven Road should be corrected. The right of way lines for these two properties are located approximately one foot south of the sidewalk.
- h) A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.
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Design Strategies, LTD.

planning . site development . consulting

May 11, 2017

Mr. Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
226 West 4th Street
Davenport, IA 52801

RE: Costco Wholesale
Rezoning Request &
Final Development Plan Application

Dear Matt:

On behalf of our client, Costco Wholesale Corporation, please find enclosed the following documents in support of their request for rezoning and final development plan applications for approximately 17.88 acres located at the NEC of E 53rd Street and Elmore Circle in Davenport:

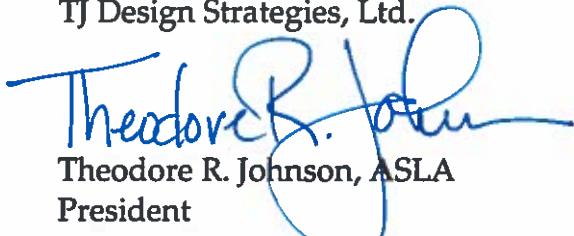
- Executed Applications for Rezoning, Final Development Plan and Letter request to Mayor and City Council for the Zoning Ordinance Amendment.
- Legal Description
- Copy of Purchase Agreement
- Check #4308 in the amount of \$2,470.00 for above application fees and two signs for notice on property.
- CD containing PDF files and one set 11x17 of the following drawings:
 - Concept Site Plan DD11-03
 - Concept Landscape Plan L-1
 - Photometric Plan SE-1
 - Signage Locations
 - Concept Warehouse Elevations
 - 3 Perspectives: Entry, Southwest Elevation, Northeast Elevation
 - Concept Fuel Elevations
 - Existing Conditions C1
 - Civil Site Plan C2
 - Grading Plan C3
 - Earthwork Plan C4
 - Utility & Storm Sewer Plan C5

- Neighborhood Meeting Attendance List from 5/04/17 with reduced print of the boards that were displayed at the meeting: Site/Landscape Plan, Aerial, Entry Perspective

We look forward to working with the City as it applies to these requests. If upon your review you require any additional documents and/or have any questions, please do not hesitate to contact our office.

Sincerely,

TJ Design Strategies, Ltd.



Theodore R. Johnson, ASLA

President

Costco Wholesale Authorized Representative

Enc.

REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

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

Legal Description: See Attached

ADDRESS OF PROPERTY: Near Intersection E 53rd Street & Fairhaven Rd

EXISTING ZONING: R-1, R-2 & A-1

REQUESTED ZONING: PDD

TOTAL AREA: +/- 17.1 acres

PETITIONER: Name: Costco Wholesale Corporation
Address: 999 Lake Drive, Issaquah, WA 98027
Phone: 425-313-6549 FAX: 425-313-8114
Mobile Phone: _____ Email: bcoffey@costco.com
Interest in land: _____ title holder contract purchaser other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: VTS Farm Parcel C, L.L.C. c/o Tom Pastrnak
Address: Pastrnak Law Firm PC, 313 W 3rd St., Davenport, IA 52801
Phone: 563-323-7737 FAX: 563-323-7739
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Theodore R. Johnson, TJ Design Strategies, Ltd.
Address: 2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523
Phone: 630-368-0840 FAX: 630-368-0845
Mobile Phone: 847-682-7733 Email: tjohnson@tjdesignltd.com

EXPLANATION OF REZONING (for Public Hearing Notice) Rezone +/- 17.1 acres currently zoned R-1, R-2 & A-1 to a Planned Development District in order to develop a member's only retail warehouse with accessory uses including a free standing fueling facility, attached tire center and detention area.

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

Signature of Petitioner: *Boyd Guy* Date: 4/19/17
Rezoning Fee Schedule: JVP/Corp. Counsel

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

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

LEGAL DESCRIPTION

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South $89^{\circ} 43' 55''$ West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South $00^{\circ} 06' 45''$ West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North $89^{\circ} 41' 45''$ East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South $00^{\circ} 18' 15''$ East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South $89^{\circ} 41' 45''$ West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North $00^{\circ} 06' 45''$ East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

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

Honorable Mayor and City Council:

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

from R-1, R-2 & A-1

to Planned Development District

for the following legally described real property:

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows: Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

Respectfully submitted,
Costco Wholesale Corporation


Bruce Coffey
AVP/Corporate Counsel

April 24, 2017

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
FINAL DEVELOPMENT PLAN APPLICATION / REFERENCE FILE**

PDD / PUD / TND / M-3 (circle appropriate designation)

Location: Near the intersection of E. 53rd Street and Fairhaven Road

PETITIONER: Name: Costco Wholesale Corporation
Address: 999 Lake Drive, Issaquah, WA 98027
Phone: 425-313-6549 FAX: 425-313-8114
Mobile Phone: _____ Email: bcoffey@costco.com
Interest in land: _____ title holder contract purchaser other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: VTS Farm Parcel C, L.L.C. c/o Tom Pastnak
Address: Pastnak Law Firm PC, 313 W 3rd St., Davenport, IA 52801
Phone: 563-323-7737 FAX: 563-323-7739
Mobile Phone: _____ Email: _____

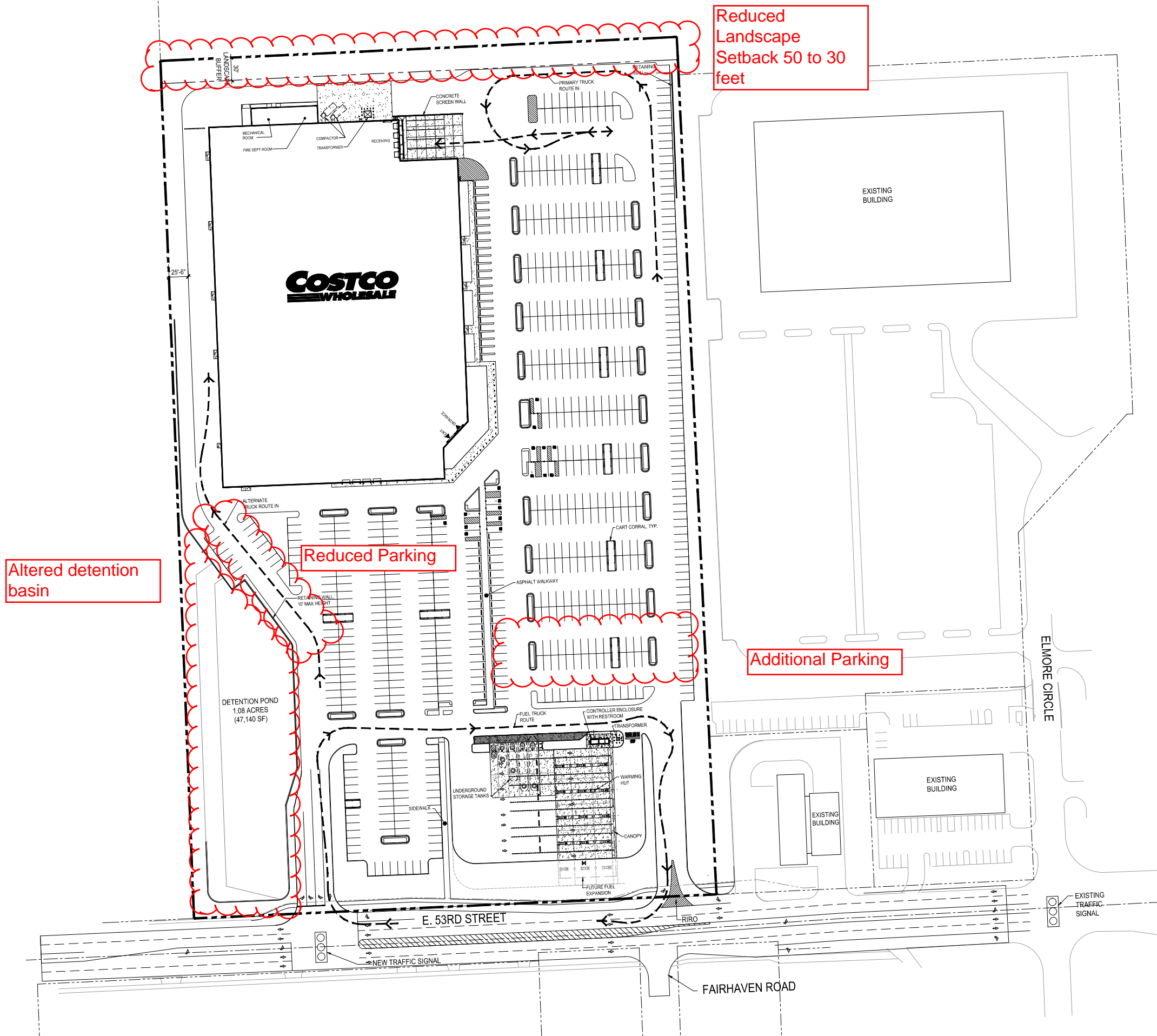
CONTACT PERSON: Name: Theodore R. Johnson, TJ Design Strategies, Ltd.
Address: 2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523
Phone: 630-368-0840 FAX: 630-368-0845
Mobile Phone: 847-682-7733 Email: tjohnson@tjdesignltd.com

EXPLANATION OF FINAL DEVELOPMENT PLAN PROPOSAL Develop a +/- 156,000 sf members only retail warehouse with accessory uses to include a free standing fueling facility, an attached tire center, 741 parking stalls, as well as a 0.98 acre detention pond on the overall 17.10 acres. There will also be a 0.78 acre landscape buffer on the north end of the parcel.

Signature of Petitioner: 

Date: 4/19/17

Processing Fee	Fee
Less than one acre (< 1 acre)	\$500
One acre or more (≥ 1 acre)	\$1,000



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF E 53RD ST & ELMORE CIR
DAVENPORT, IA

SITE DATA:

TOTAL COSTCO SITE AREA: 17.88 ACRES (778,852 SF)

INCLUDES:

DETENTION POND 1.08 ACRES (47,140 SF)

LANDSCAPE BUFFER 0.47 ACRES (20,491 SF)

JURISDICTION: CITY OF DAVENPORT

ZONING: C-4

SETBACKS:

NORTH 50'

WEST 25'

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 156,170 SF

INCLUDES:

WAREHOUSE MAIN LEVEL 150,129 SF

ENCLOSED CANOPY 4,002 SF

FIRE DEPT ROOM / MACHINE ROOM 2,039 SF

PARKING DATA:

TOTAL PARKING: 740 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED:

10' WIDE STALLS 723 STALLS

ACCESSIBLE STALLS 17 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 4.73 STALLS

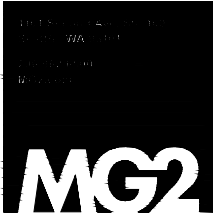
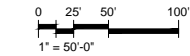
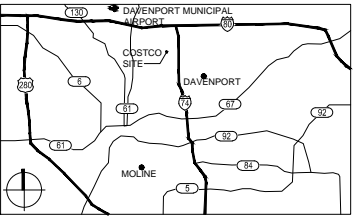
NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



REGIONAL MAP



16-5332-01
JUNE 8, 2017

CONCEPT
SITE PLAN

DD11-08

COSTCO WHOLESALE

DAVENPORT, IOWA

CONCEPT SITE PLAN

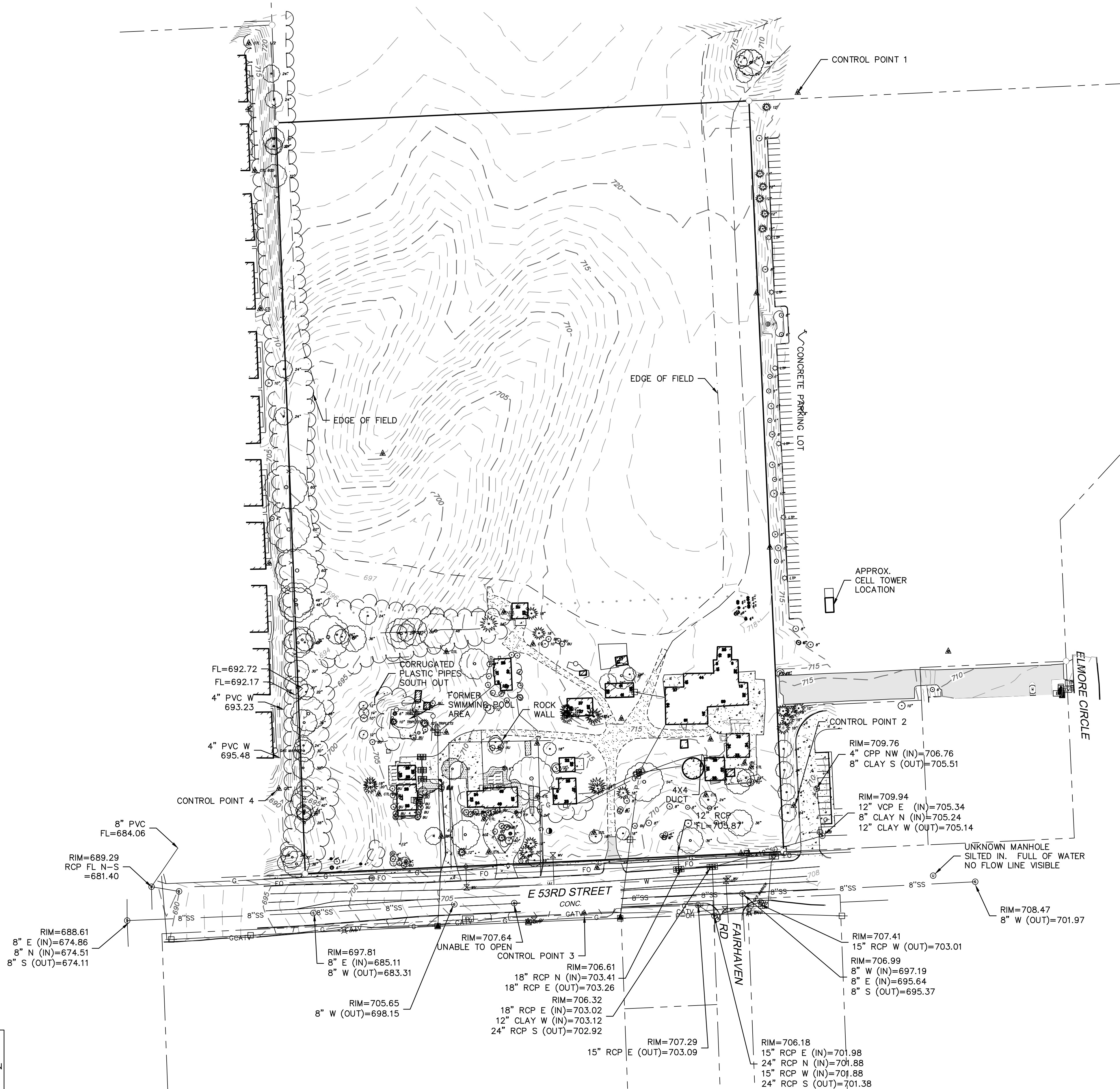
JUNE 8, 2017

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DWG: F:\2017\0501-1000\017-0610\40-Design\AutoCAD\Preliminary Plans\Streets\GNCA\G.C.EXT_170610.dwg USER: kpeterson
DATE: May 11, 2017 9:09am XREFS: COSTCO CONCEPT OVER PLAT V:\ALIA\170610 C:\BLK_170610

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PREVIOUSLY PLATTED LOT LINES
	ZONING DELINEATION
	SETBACK LINES
	EDGE OF FIELD
	WATER LINE
	STORM SEWER PIPE
	SANITARY SEWER PIPE
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER
	OVERHEAD POWER
	UNDERGROUND GAS
	WOVEN OR BARBED WIRE FENCE
	WROUGHT IRON OR CHAINLINK FENCE
	WOOD FENCE
	SITE BENCHMARK/CONTROL
	FOUND CHISELED 'X'
	GRATE INLET
	SEWER CLEANOUT
	STORM MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	UNKNOWN MANHOLE
	POWER POLE WITH LIGHT
	TRAFFIC SIGNAL BASE
	POWER POLE
	GAS VALVE
	ELECTRIC METER
	GAS METER
	TELEVISION PEDESTAL
	TELEPHONE PEDESTAL
	GAS RISER
	FIBER OPTIC MANHOLE
	GAS MARKER
	ROOF DRAIN
	GUY WIRE
	TRANSFORMER
	MAILBOX
	SOIL BORING
	TREE AND DIAMETER
	MEASURED DISTANCE
	RECORDED DISTANCE
	TABLE "A" ITEM NOTE
	SCHEDULE "B" ITEM NOTE
	SURVEYOR NOTE
	BUILDING HATCH
	LANDSCAPE HATCH
	CONCRETE HATCH
	GRAVEL HATCH
	ASPHALT HATCH
	WOOD DECK
	BRICK HATCH



NOTE:

OLSSON ASSOCIATES AND THE SURVEYOR OF RECORD MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. OLSSON ASSOCIATES AND THE SURVEYOR OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. OLSSON ASSOCIATES AND THE SURVEYOR OF RECORD HAVE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLES THE UTILITIES. OLSSON ASSOCIATES AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. UTILITIES WERE ORDERED TO BE LOCATED PER NEBRASKA 811 ONE-CALL TICKET NUMBER 152021115. THE COMPANIES LISTED ON THE TICKET ARE BLACK HILLS ENERGY, COX COMMUNICATIONS, METROPOLITAN UTILITIES DISTRICT, OMAHA PUBLIC POWER DISTRICT, PINPOINT COMMUNICATIONS INC., CTLQL - CENTURYLINK, SID 282 WICKS SOUTHPONTE, SID 48 B-4 CORNERS AND UNITE PRIVATE NETWORKS LLC.

REVISIONS

REV. NO.

DATE

DESCRIPTION

EXISTING CONDITIONS

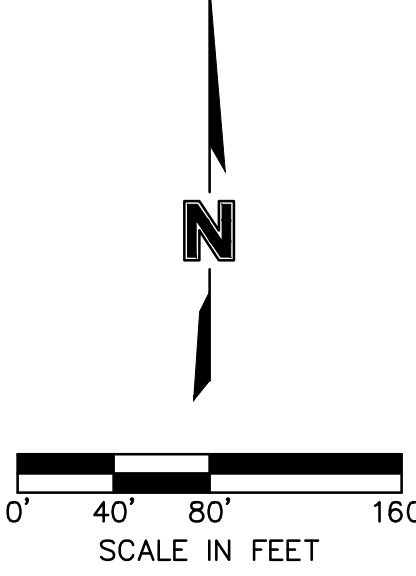
COSTCO WHOLESALE
53RD STREET & ELMORE CIRCLE

2017

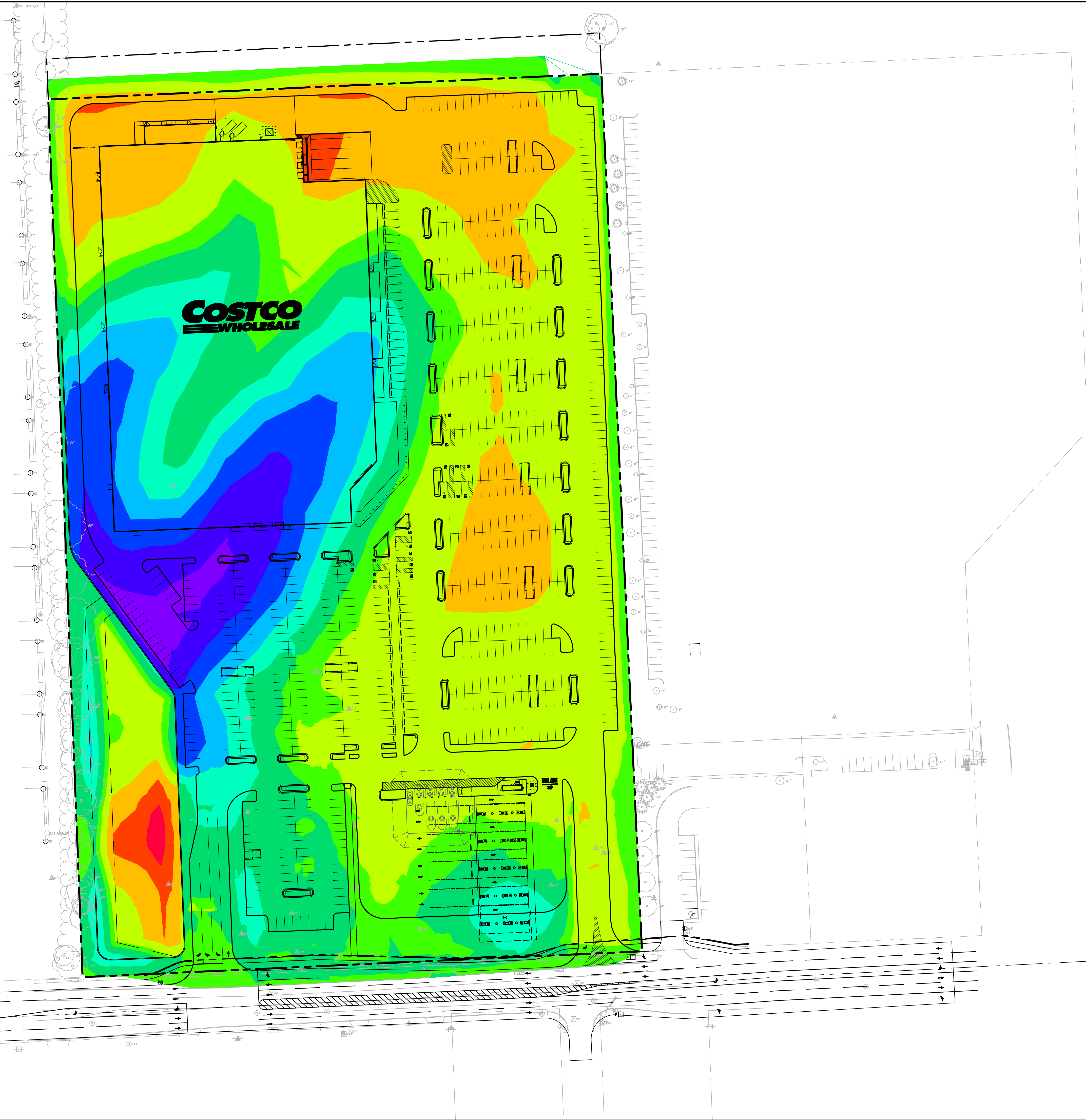
DAVENPORT, IOWA












drawn by: KDP
checked by: JSS
approved by: JSS
QA/QC by: JSS
project no.: 017-0610
drawing no.:
date: 04/26/2017

SHEET
C1



PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/26/2017



ELEVATIONS			
NUMBER	MIN. ELEV.	MAX. ELEV.	COLOR
1	-14.09	-11.00	
2	-11.00	-8.00	
3	-8.00	-5.00	
4	-5.00	-2.00	
5	-2.00	0.00	
6	0.00	3.00	
7	3.00	6.00	
8	6.00	9.00	
9	9.00	12.00	
10	12.00	15.00	
11	15.00	17.00	

NOTES:

1. EARTHWORK FIGURES ARE APPROXIMATE
2. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION
3. CUT AND FILL FIGURES IN COLOR TABLE REPRESENT
EXISTING TOPOGRAPHY AND TOP OF PAVEMENTS
4. A SHRINKAGE FACTOR OF 1.2 IS INCLUDED
5. SURCHARGE NOT INCLUDED FOR BUILDING PAD

EARTHWORK TOTALS:

1. TOTAL HEAVY DUTY ASPHALT = 183,550 SF = 7,931 CY (CUT)
TOTAL LIGHT DUTY ASPHALT = 225,778 SF = 7,317 CY (CUT)
TOTAL CONCRETE PAVEMENT = 23,925 SF = 997 CY (CUT)
2. TOTAL BUILDING = 173,243 SF = 6,417 CY (CUT)
3. TOTAL SPOIL = 2,455 CY (CUT)
4. TOTAL FUEL TANK PIT = 3,228 CY (CUT)
5. TOTAL SURFACE CUT = 66,788 CY
TOTAL SURFACE FILL = 70,351 CY

NET = 24.782 CY (CUT)

LEGEND

PROPOSED PROPERTY
RETAINING WALL

} CUT

Fill

EARTHWORK PLAN

COSTCO WHOLESALE
53RD STREET & ELMORE CIRCLE

DAVENPORT, IOWA

2017

[illegible]

tion

DATE _____

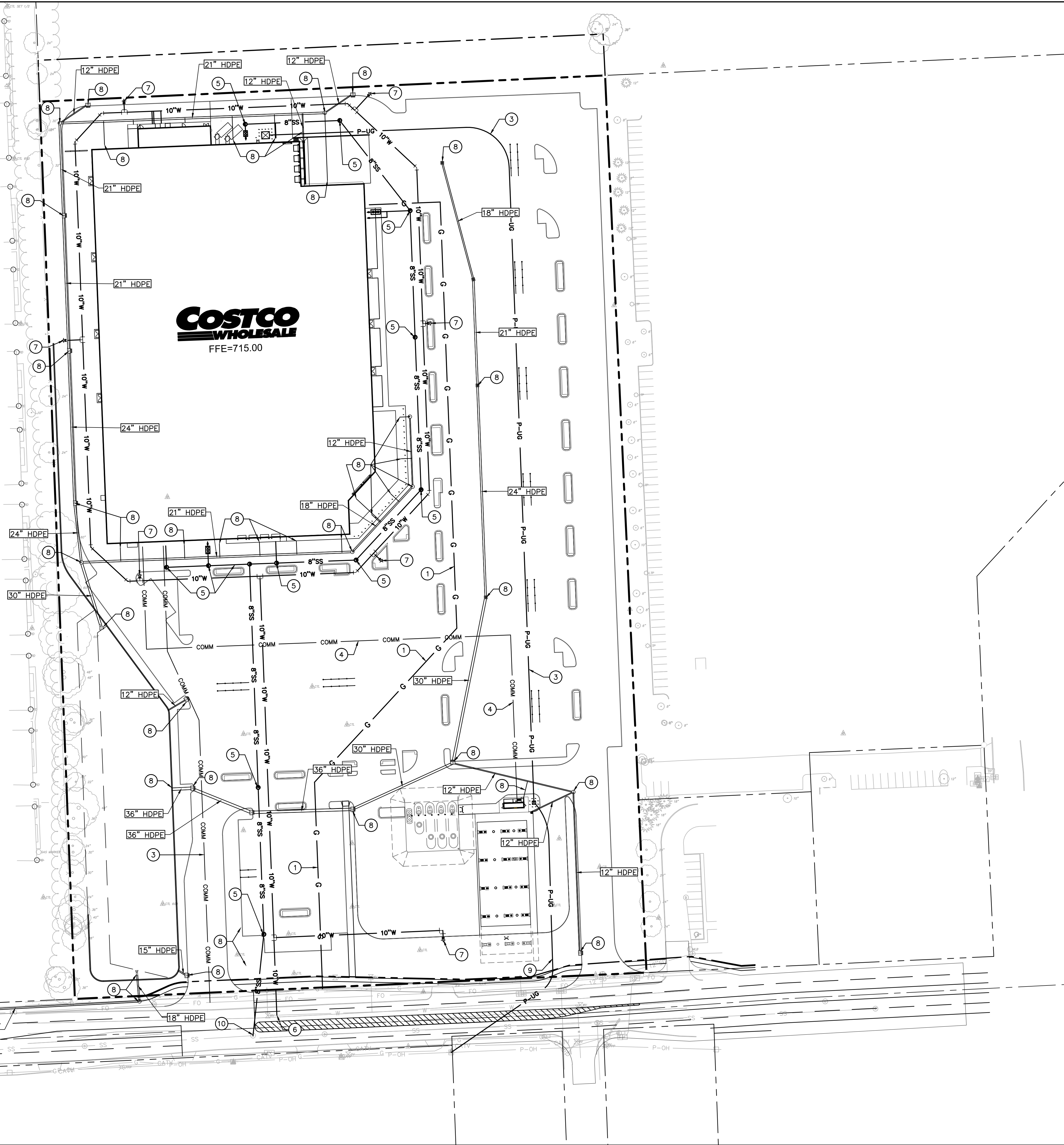
REV.
NO.

drawn by: _____ KDP
checked by: _____ JSS
approved by: _____ JSS
QA/QC by: _____ JSS
project no.: _____ 017-0610
drawing no.: _____
date: _____ 04/26/2017

SHEET
C4

OLSSON[®]
ASSOCIATES

7157 Vista Drive
West Des Moines, IA 50266
TEL 515.331.6517
FAX 515.331.6518 www.olssonassociates.com



COSTCO
WHOLESALE
FFE=715.00

FFE=715.00

LEGEND

_____	_____	_____	EXISTING BOUNDARY
_____	_____	_____	PROPOSED BOUNDARY
_____	_____	_____	WATERLINE
_____	SD	_____	STORM SEWER LINE
_____	SS	_____	SANITARY SEWER LINE
_____	COMM	_____	UNDERGROUND TELEPHONE LINE
_____	UGP	_____	UNDERGROUND POWER LINE
_____	FO	_____	EXISTING FIBER LINE
_____	SS	_____	EXISTING SANITARY LINE
_____	W	_____	EXISTING WATER LINE
_____	SD	_____	EXISTING STORM SEWER LINE
_____	TEL	_____	EXISTING UNDERGROUND TELEPHONE
_____	P-UG	_____	EXISTING UNDERGROUND POWER
_____	P-OH	_____	EXISTING OVERHEAD POWER
_____	G	_____	EXISTING GAS LINE
_____	CATV	_____	EXISTING CABLE LINE

KEYNOTES:

- ① INSTALL GAS SERVICE AND CONNECT TO SOURCE ACROSS E. 53RD STREET
- ② INSTALL PRIMARY ELECTRICAL SERVICE TO WAREHOUSE TRANSFORMER
- ③ INSTALL CONDUIT FOR TELEPHONE SERVICE TO WAREHOUSE
- ④ INSTALL CONDUIT FOR TELEPHONE SERVICE FROM WAREHOUSE TO GAS STATION
- ⑤ INSTALL SANITARY SEWER SEWER AND MANHOLES. GREASE AND SAND/OIL SEPARATORS SHOWN ON MEP PLANS
- ⑥ TAP EXISTING WATER MAIN AND INSTALL FIRE LINE AND DOMESTIC SERVICE TO WAREHOUSE WITH METER INSIDE BUILDING
- ⑦ INSTALL PRIVATE FIRE LINE TO BACKFLOW PREVENTION VAULT AND FIRE HYDRANT
- ⑧ INSTALL CONCRETE STORM STRUCTURES, ROOF DRAIN PIPING AND STORM DRAIN PIPING
- ⑨ INSTALL PRIMARY ELECTRICAL SERVICE TO GAS STATION TRANSFORMER
- ⑩ CONNECT SANITARY SERVICE TO EXISTING MAIN IN E. 53RD STREET.

UTILITY & STORM SEWER PLAN

COSTCO WHOLESALE
53RD STREET & ELMORE CIRCLE

DAVENPORT, IOWA

REVISIONS DESCRIPTION

REV. DATE

REVISIONS

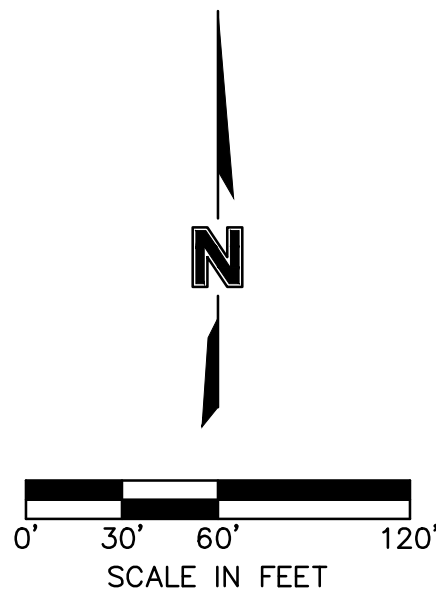
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checked by: _____ JSS
approved by: _____ JSS
QA/QC by: _____ JSS
project no.: _____ 017-0610
drawing no.: _____
date: _____ 04/26/2017

SHEET
C5

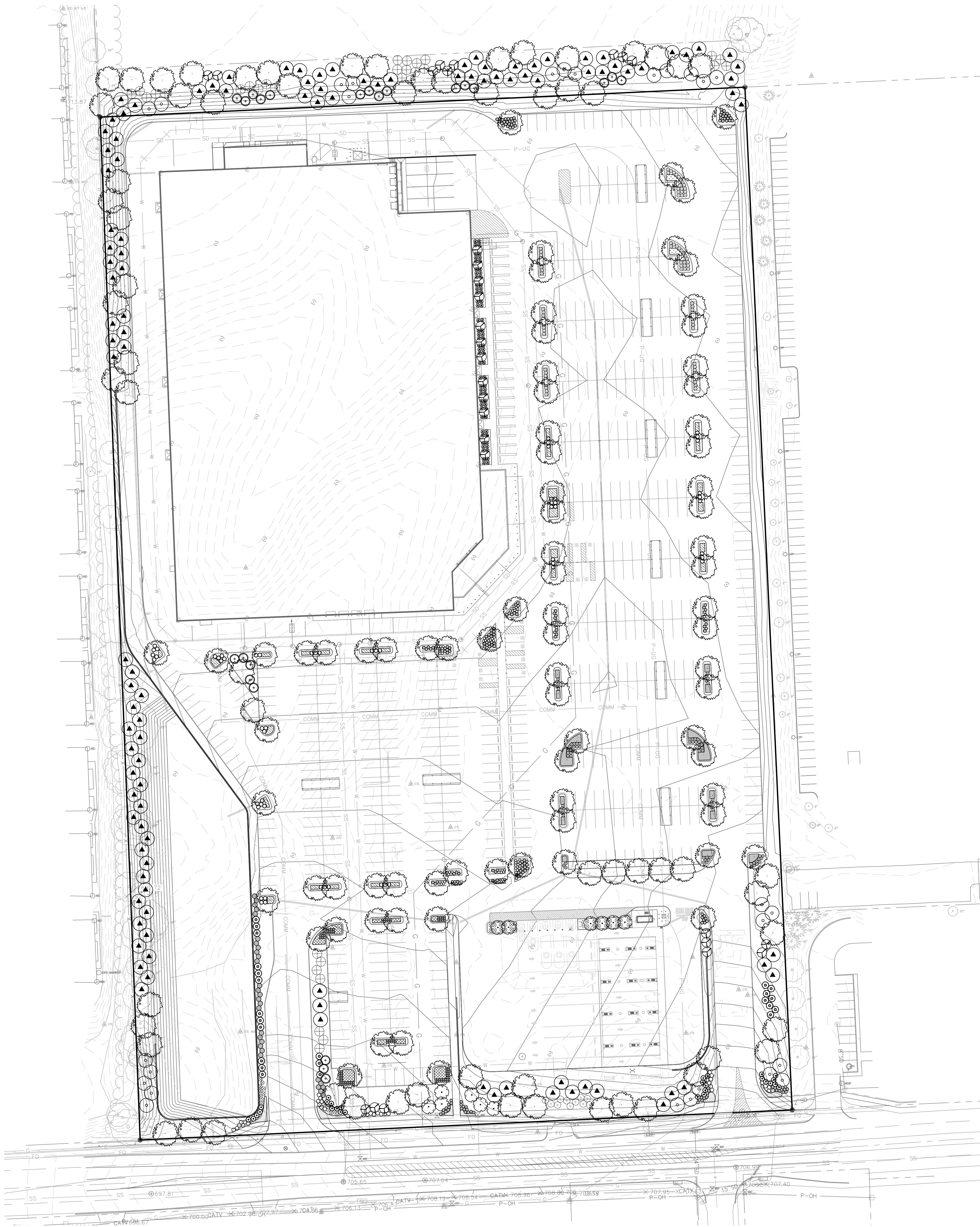
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FAX 515-331-6518

7157 Vista Drive
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www.dlssnassociates.com



PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/26/2017

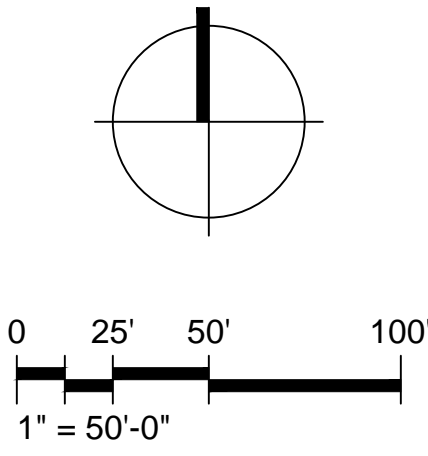


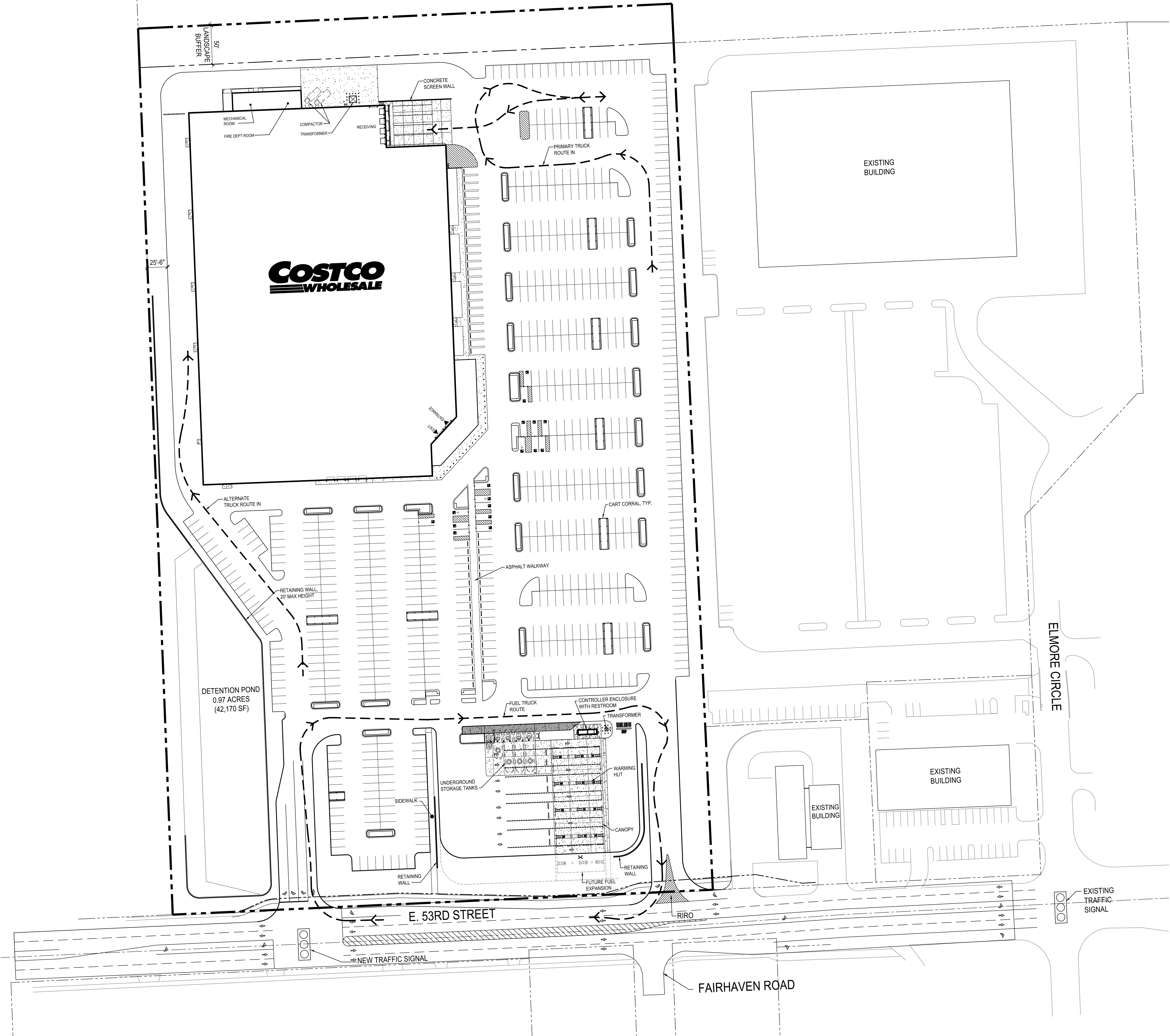
BOTANICAL/COMMON NAMES	INSTALLED SIZE	FORM	SPACING	HEIGHT/ SPREAD AT MATURITY
CANOPY TREES:				
ACER x FREEMANII 'AUTUMN BLAZE'/ AUTUMN BLAZE RED MAPLE	3" CAL	B&B	AS SHOWN	50' x 40'
ACER SACCHARUM 'GREEN MOUNTAIN'/GREEN MOUNTAIN SUGAR MAPLE	3" CAL			45' x 35'
CELTIS OCCIDENTALIS/HACKBERRY	3" CAL			45' x 35'
GLEDITSIA TRIACANTHOS VAR. 'INERMIS' 'SHADEMASTER'/ SHADEMASTER HONEYLOCUST	3" CAL			45' x 35'
GYMOCLADUS DIOICUS/ KENTUCKY COFFEETREE	3" CAL			50' x 35'
LIRIODENDRON TULIPIFERA/TULIP TREE	3" CAL			60-80' X 35'
QUERCUS MACROCARPA/BUR OAK	3" CAL			60' X 60'
QUERCUS RUBRA/RED OAK	3" CAL			60-70' X 50'
SYRINGA RETICULATA 'IVORY SILK'/IVORY SILK JAPANESE TREE LILAC	2.5" CAL			25' x 15-25'
TILIA AMERICANA 'REDMOND'/REDMOND LINDEN	3" CAL			60' x 35'
ULMUS X 'TRIUMPH'/TRIUMPH ELM	3" CAL			55' x 45'
ORNAMENTAL TREES:				
ACER GINNALA 'FLAME'/FLAME AMUR MAPLE	6" HT.	B&B	AS SHOWN	15-20' x 15-20'
AESCULUS X CARNEA 'BRIOTI'/RUBY RED CHESTNUT	6" HT.			20-25' x 25-30'
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/ AUTUMN BRILLIANCE SERVICEBERRY	2" CAL			20' x 15'
CERCIS CANADENSIS/REDBUD	2" CAL			20-25' x 25-30'
CRATAEGUS PHAENOPYRUM/WASHINGTON HAWTHORN	2" CAL			20-25' x 15-20'
MALUS 'CULTIVAR'/CRABAPPLE SPP.	2" CAL			10' X 12'
CONIFEROUS TREES:				
PICEA ABIES/ NORWAY SPRUCE	8" HT.	B&B	AS SHOWN	60-70' x 30'
PICEA GLAUCA VAR. DENSATA/BLACK HILLS SPRUCE	8" HT.	B&B	AS SHOWN	35' X 20'
PICEA PUNGENS/ COLORADO SPRUCE	8" HT.	B&B	AS SHOWN	50' x 25'
PINUS NIGRA/AUSTRIAN PINE	8" HT.	B&B	AS SHOWN	50' x 20-30'
THUJA PLICATA/ 'GREEN GIANT'/GREEN GIANT WESTERN ARBORVITAE	8" HT.	B&B	AS SHOWN	25-30' x 8-10'
SHRUBS:				
HYDRANGEA PANICULATA 'PINK DIAMOND'/PINK DIAMOND HYDRANGEA	30" HT.	B&B	7' O.C.	
CORNUS SERICEA 'MIDWINTER FIRE'/MIDWINTER FIRE REDTWIG DOGWOOD	30" HT.	CONT.	5' O.C.	
JUNIPERUS CHINENSIS 'SEA GREEN'/ SEA GREEN JUNIPER	24" SPD.	CONT.	4' O.C.	
PHYSOCARPUS O. 'SUMMERWINE'/SUMMERWINE NINEBARK	30" HT.	CONT.	5' O.C.	
RHUS AROMATICA 'GRO-LOW'/ GRO-LOW FRAGRANT SUMAC	24" SPD.	CONT.	3.5' O.C.	
ROSA 'SUNNY KNOCKOUT'/ SUNNY KNOCKOUT ROSE	24" SPD.	CONT.	4' O.C.	
ROSA 'KNOCKOUT'/ KNOCKOUT ROSE	24" SPD.	CONT.	4' O.C.	
ROSA 'CORAL DRIFT'/ CORAL DRIFT ROSE	24" SPD.	CONT.	3' O.C.	
SYRINGA PATULA 'MISS KIM'/MISS KIM LILAC	30" HT.	CONT.	5' O.C.	
SPIREA JAPONICA 'NEON FLASH'/ NEON FLASH SPIREA	18" HT.	CONT.	3' O.C.	
TAXUS X MEDIA 'EVERLOW'/EVERLOW YEWE	24" SPD.	CONT.	4' O.C.	
PERENNIALS:				
ACHILLEA 'SUNNY SEDUCTION'/SUNNY SEDUCTION YARROW	1 GAL.	CONT.	18" O.C.	
CALAMAGROSTIS X A. 'KARL FOERSTER'/ KARL FOERSTER FEATHER REED GRASS			24" O.C.	
HEMEROCALLIS 'HAPPY RETURNS'/ HAPPY RETURNS DAYLILY			18" O.C.	
MISCANTHUS SINENSIS 'DIXIELAND'/DIXIELAND JAPANESE MAIDEN GRASS			3' O.C.	
NEPETA X FAASSENII 'WALKER'S LOW'/ WALKER'S LOW CATMINT			24" O.C.	
PANICUM VIRGATUM 'SHENANDOAH'/SHENANDOAH SWITCHGRASS			30" O.C.	
RUDBECKIA FULGIDA 'GOLDSTURM'/ GOLDSTURM BLACK-EYED SUSAN			18" O.C.	

- GENERAL NOTES:**
- ALL AREAS NOT SHOWING LANDSCAPE BEDS SHALL RECEIVE SOD UNLESS OTHERWISE NOTED.
 - ALL SHRUB BEDS/GROUPINGS AND TREE SAUCERS SHALL RECEIVE 2" COMPOSTED SHREDDED HARDWOOD BARK MULCH.
 - ALL BEDS SHALL BE GRADED TO DRAIN; PARKING LOT ISLANDS SHALL BE MOUNDED.
 - ALL PLANTS SHALL CONFORM TO ANSI Z 60.1 STANDARDS.
 - ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION BY PEOPLE SPECIALIZING IN SUCH WORK.

LANDSCAPE REQUIREMENTS:

INTERIOR LANDSCAPING:
REQUIRED: 1 TREE PER 5 PARKING SPACES OR FRACTION THEREOF, IN PARKING LOT AND AROUND PERIMETER
TOTAL PARKING LOT SPACES: 724 SPACES
PARKING TREES REQUIRED: 145
PARKING TREES PROVIDED: 145 CANOPY TREES (85 WITHIN PARKING LOT), 114 UPRIGHT 8' TALL EVERGREENS





COSTCO WHOLESALE
DAVENPORT, IOWA

CONCEPT SITE PLAN
MAY 10, 2017

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF E 53RD ST & ELMORE CIR
DAVENPORT, IA

SITE DATA:

TOTAL COSTCO SITE AREA: 17.88 ACRES (778,852 SF)

INCLUDES:

DETENTION POND 0.97 ACRES (42,170 SF)

LANDSCAPE BUFFER 0.78 ACRES (34,155 SF)

JURISDICTION: CITY OF DAVENPORT

ZONING: C-4

SETBACKS:

NORTH 50'

WEST 25'

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 156,170 SF

INCLUDES:

WAREHOUSE MAIN LEVEL 150,129 SF

ENCLOSED CANOPY 4,002 SF

FIRE DEPT ROOM / MACHINE ROOM 2,039 SF

PARKING DATA:

TOTAL PARKING: 715 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED:

10' WIDE STALLS 698 STALLS

ACCESSIBLE STALLS 17 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 4.57 STALLS

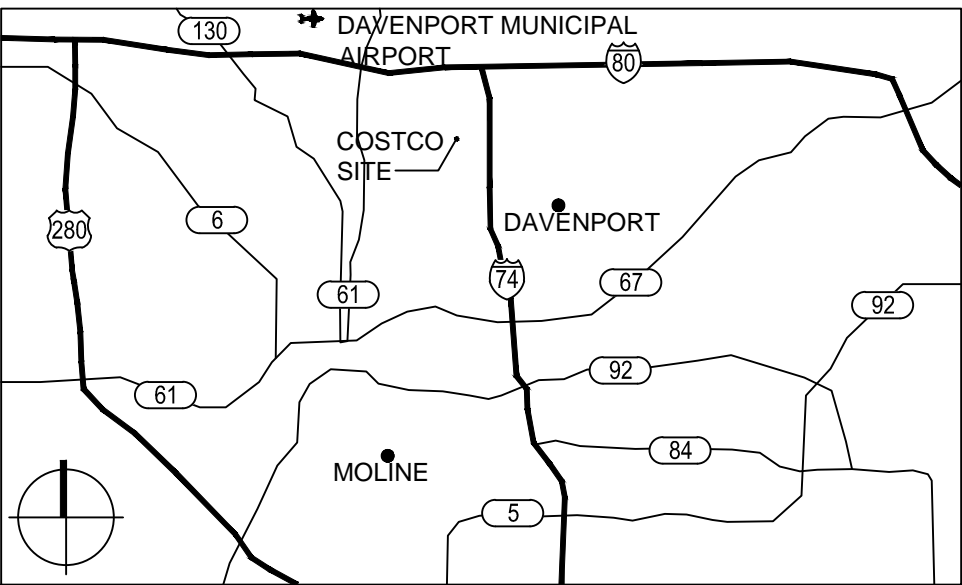
NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



REGIONAL MAP



COSTCO WHOLESALE
DAVENPORT, IA

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

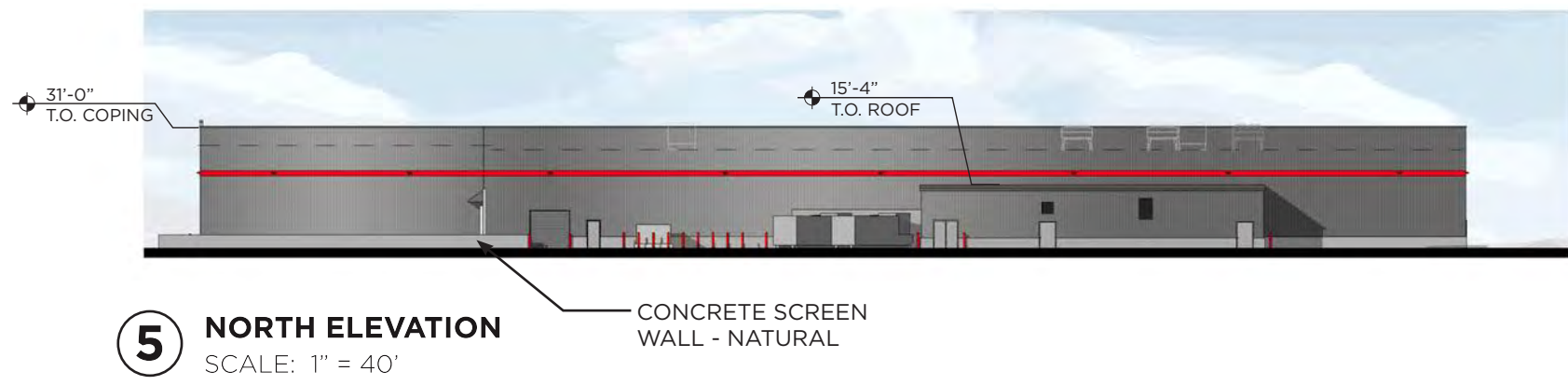
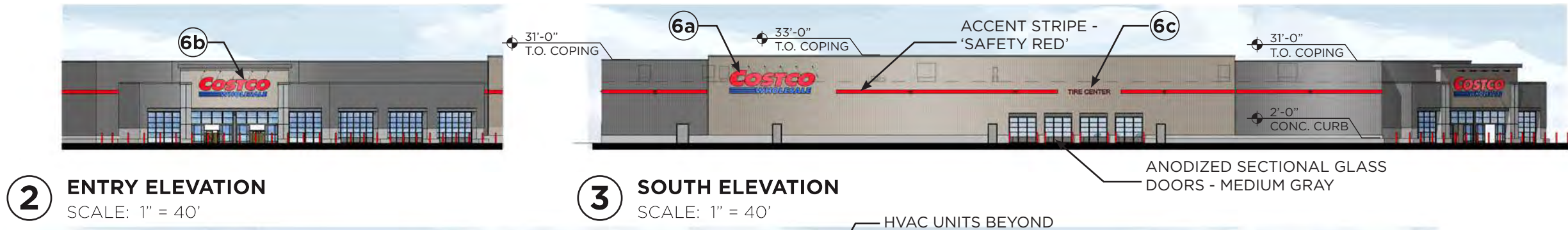
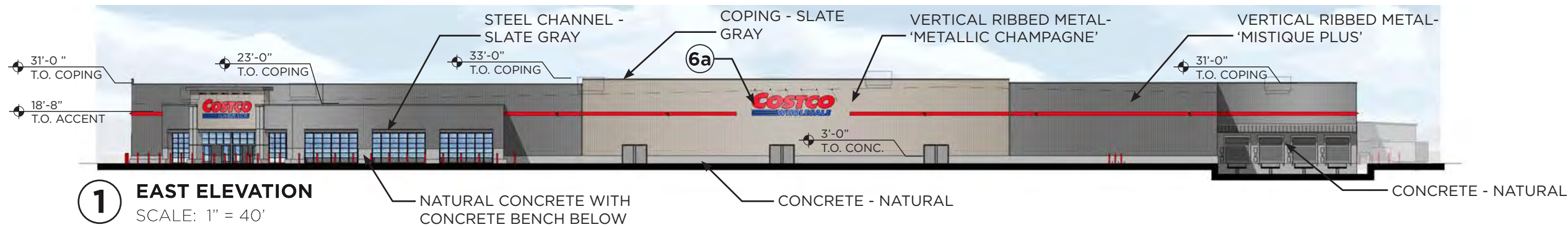
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MAY 10, 2017

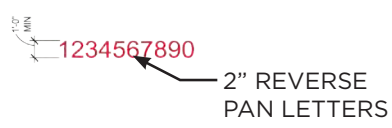
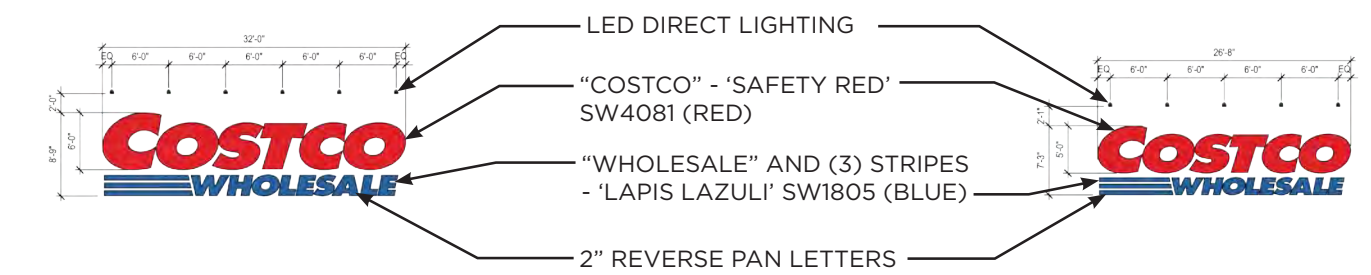
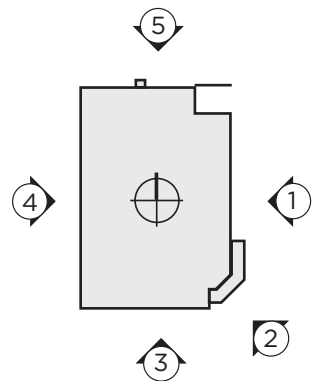
CONCEPT
SITE PLAN

DD11-03

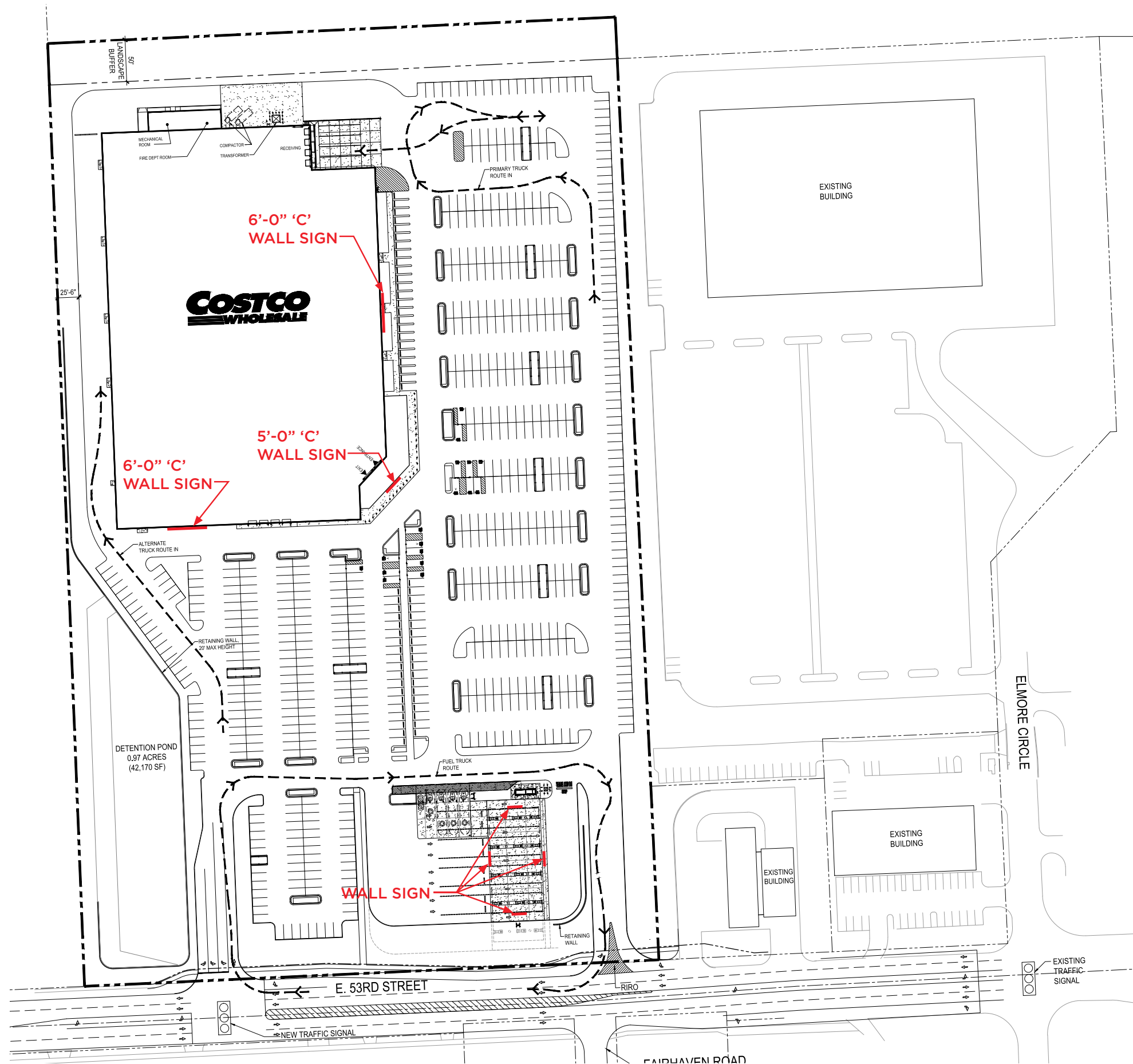
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SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
2	COSTCO WHOLESALE	6'-0" "C"	280 SF	560 SF
1	COSTCO WHOLESALE	5'-0" "C"	194 SF	194 SF
1	TIRE CENTER	17'-4" X 1'-9"	31 SF	31 SF
TOTAL SIGNAGE AREA				785 SF



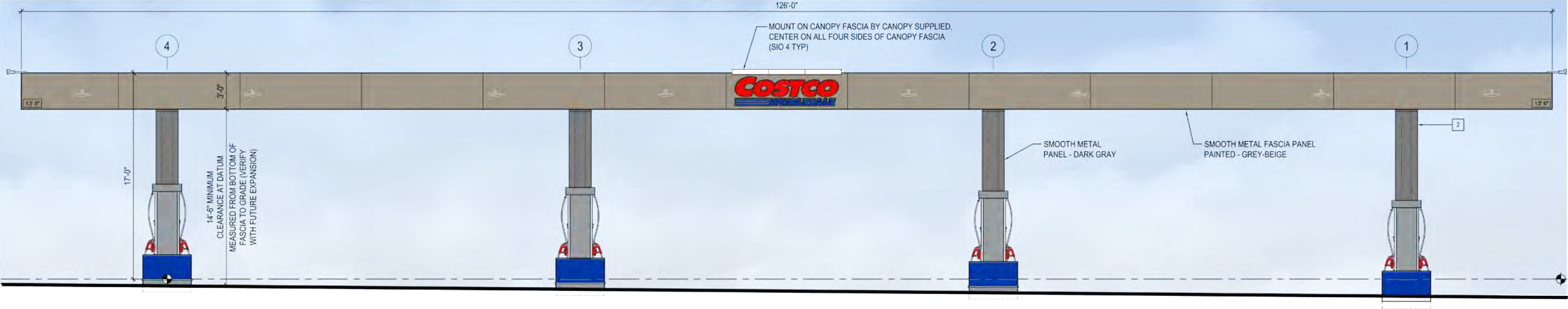
6a 6'-0" 'C' WALL SIGN SCALE: N/A
6b 5'-0" 'C' WALL SIGN SCALE: N/A
6c 'TIRE CENTER' WALL SIGN SCALE: N/A
6d ADDRESS SIGNAGE SCALE: N/A











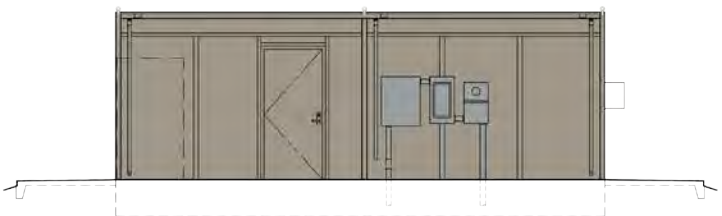
1 EAST & WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



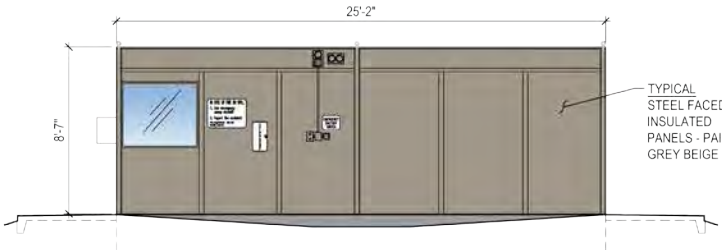
2 NORTH & SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"



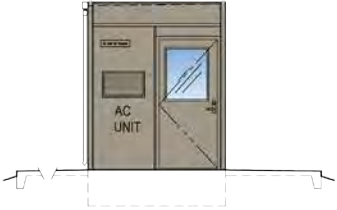
SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	2'-5 1/4" X 8'-6 5/8"	22	88 SF
TOTAL SIGNAGE AREA				88 SF



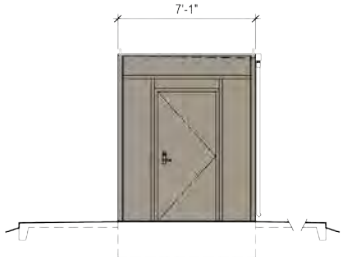
ELEVATION
SIDE FACING AWAY FROM CANOPY



ELEVATION
SIDE FACING CANOPY

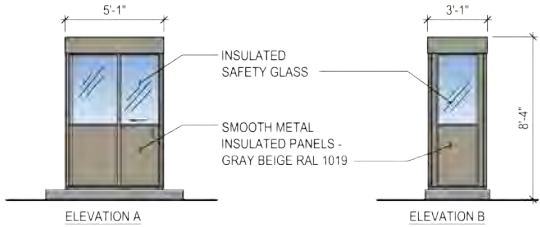


ELEVATION
ENCLOSURE ENTRY



ELEVATION
STORAGE ENTRY

3 CONTROLLER ENCLOSURE
SCALE: 1/4" = 1'-0"



5 WARMING HUT ELEVATIONS
SCALE: 1/4" = 1'-0"

MEMORANDUM

Date: June 14, 2017

To: Matt Flynn
Community Planning and Economic Development

From: Tom Leabhart, P.E.
Development Engineer

Re: Proposed Costco Final Development Plan Review – Final Comments

On behalf of the City of Davenport Public Works Department, please accept the following comments.

We have reviewed the proposed Final Development Plan for Costco. We find the Final Development Plan acceptable and support its approval. Please include the following condition:

1. Prior to approval of any future site, engineering and building plans, the following items must be satisfactorily addressed:
 - a) The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance for the sidewalk may be needed in any case.
 - b) Construction details for the proposed 53rd Street widening, turn lane additions, driveways, storm and sanitary sewers are needed. Some of these details may affect the new right of way and sidewalk locations.
 - c) With City input Costco is to design and construct the full width reconstruction of 53rd Street from roughly the east side of the Lorton Avenue to near the fire station. The city will reimburse Costco for eligible costs. Non-eligible costs include but may not be limited to construction of right turn lanes into the Costco Site, 53rd Street middle turn lane between the west Costco property line and the easterly end of the east right turn lane, traffic signals at the west Costco entrance, necessary pavement marking updates for right and left turn lanes and storm sewer modifications required by Costco site improvements.
 - d) Along with the delivery truck entrance path the exit path should also be shown on the plan. Trucks should be able to exit to the east using the signalized entrance.
 - e) Drainage and stormwater management documentation needs to be submitted and reviewed to verify compliance of City Stormwater Ordinance 13.34.
 - f) The possibility of combining the Costco detention basin with the existing detention basin immediately to the west should be considered.

- g) The right of way lines for the lots on either side of Fairhaven Road should be corrected. The right of way lines for these two properties are located approximately one foot south of the sidewalk.
- h) A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.
- i) The west entrance shall be signalized and the signalization shall be paid for entirely by the developer and constructed to City of Davenport standards. All equipment used for signalization must be approved by the Traffic Engineer. The signal will be interconnected with the adjacent signals in both directions on 53rd Street. The City will likely already have conduit and fiber optic cable along this corridor when the signals are installed. City staff will create the timing plan for the signals.
- j) Right turn lanes shall be constructed for both entrances. The right turn lane for the west entrance will be the length of road between the entrances and the one for the east entrance will be as long as practical. The slope of the fire station entrances, especially the one leading to the building, will determine how long that right turn lane can be.
- k) The east entrance shall be a right-in, right-out entrance. The only way to ensure no left turns in or out of that entrance is to construct a raised median in 53rd Street. The median shall start just past the west entrance and continue just past Fairhaven and the east entrance. A short left turn lane shall be constructed at the end of the median to accommodate left turns into the fire station's west driveway.

cc: Gary Statz, Amy Kay, Eric Longlett, Brian Schadt

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Barb Reagan
Wards: All

Action / Date
8/23/2017

Subject:
Civil Service Certification List

ATTACHMENTS:

Type	Description
 Cover Memo	Civil Service List

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/9/2017 - 11:05 AM

City of Davenport

CIVIL SERVICE COMMISSION—CERTIFICATION ROSTER

POSITION Natural Resources Technician

TYPE OF LIST: Entry

CERTIFICATION DATE: August 9, 2017

EXPIRATION DATE: August 8, 2018

JOB CODE: 00960 EXAM

To be completed by Hiring Department.
Please enter the appropriate code from the list below for each candidate on each job opening.

Please return this form to the Human Resources Department. Thank you.

LIGIBLE CANDIDATES		RESULT CODE	DATE OF APPOINTMENT
Brittany Ackerland			
Elli Slouha			
Laura Haima			
Nick Kintopf			
Kayla Valcheva			
Chad Dexter			
Jennifer Proescholdt			
Nicholas McClimon			
Julie Schneider			
Cameron Agan			
Christian Anthony			
Cassandra Druhl			
Caitlyn Warner			
William Buscemi			
David Jaeggi			

Chair

Date

INITIAL OF APPOINTING AUTHORITY

Commissioner

Commissioner

Commissioner

Commissioner

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:

P—Eligible for preference
See Iowa Code 400.28