

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

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Timothy Huey
Director

NOTICE OF SCOTT COUNTY PLANNING & ZONING COMMISSION PUBLIC HEARING FOR REVIEW OF A PRELIMINARY PLAT OF A MAJOR SUBDIVISION

In accordance with the Subdivision Ordinance of Unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing to take public comments on a preliminary plat of a major subdivision known as Venwoods Estates Fourth Addition, submitted by Pete Stopulos, on **Tuesday, August 15, 2017 at 7:00 P.M.** The meeting will be held in the **1st Floor Board Room, Scott County Administrative Center, 600 West 4th Street, Davenport, Iowa 52801.**

The Preliminary Plat application is for an approximately 6.39-acre tract, deed holder 321 Partners LLC, legally described as Lot 36 of Venwoods Estates in Section 7, T78N R5E (Pleasant Valley Township). The proposed Plat would subdivide the existing tract into six (6) new lots and a designated Outlot that would provide 0.601 acres of greenspace. Each of the six lots would retain a development right for a single-family dwelling due to the property's Residential Single-Family (R-1) zoning classification.

Full-sized copies of the Preliminary Plat are available for viewing at the Scott County Planning and Development Department at the address below, and a condensed version of the plat is located on the reverse side of this notice.

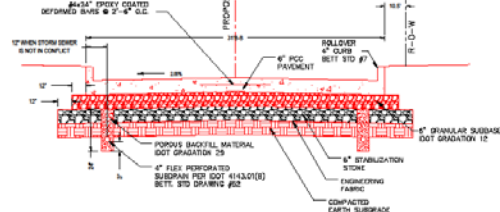
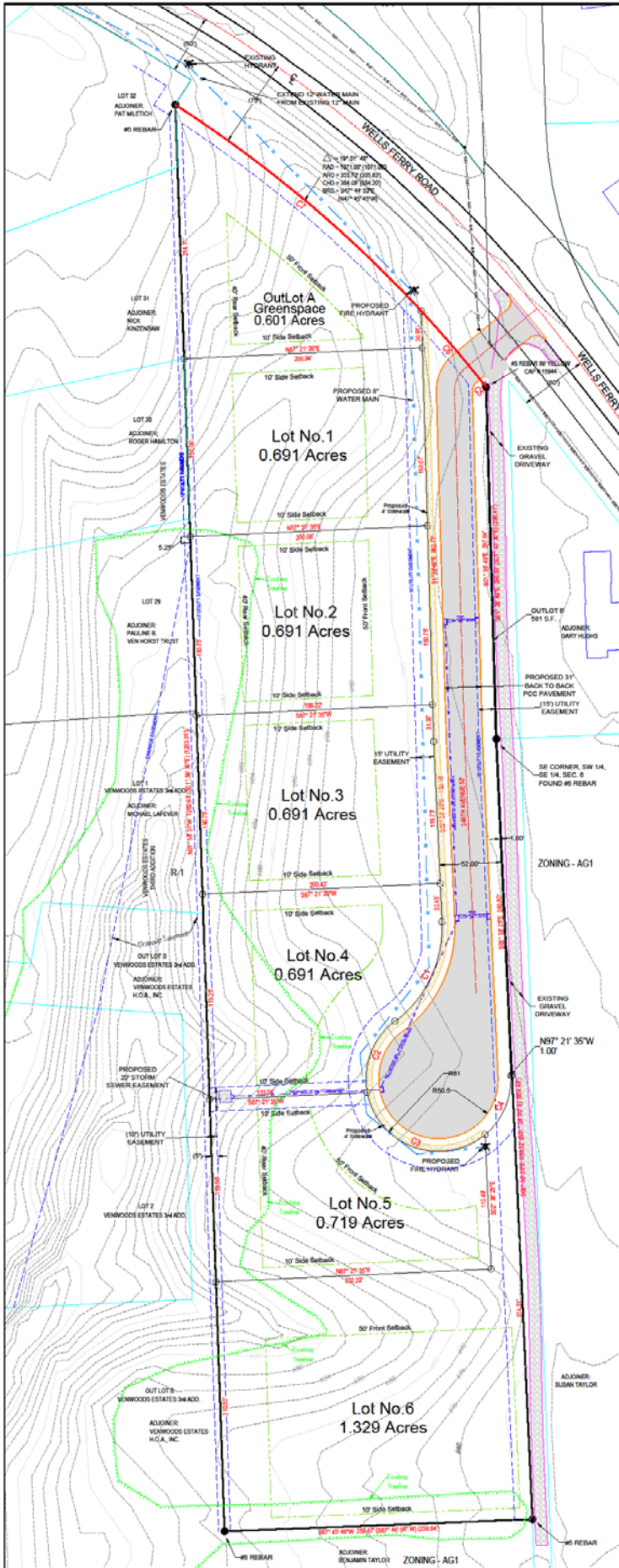
If you have questions or comments regarding this meeting or the proposed plat please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563)-326-8643, planning@scottcountyiowa.com or attend the meeting.

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PRELIMINARY PLAT

VENWOODS ESTATES FOURTH ADDITION

BEING A REPLAT OF LOT 36 OF VENWOODS ESTATES LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 IN TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA



TYPICAL PAVEMENT SECTION
NOT TO SCALE

NOTES:

- SUBDIVISION CONTAINS 6.390 ACRES, 278,364 S.F.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-1; SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- THIS SUBDIVISION LIES WITH ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #19183C0383F, EFFECTIVE FEBRUARY 18, 2011.
- SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- STORM WATER DETENTION TO BE PROVIDED BY VENWOODS ESTATES 3rd ADDITION - OUTLOT B VIA DRAINAGE EASEMENT.
- OUTLOT A SHALL ACCESS VIA 248TH AVENUE.
- ALL EASEMENTS AND RESTRICTIVE COVENANTS OF VENWOODS ESTATES APPLY TO THIS SUBDIVISION.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

PLAT INFORMATION

- Owner:
321 Partners, LLC
1940 Cromwell Circle
Davenport, Iowa 52807
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Ben Yeggy
Comez May Schutte Yeggy Bieber
2322 E. Kimberly Rd. #120W
Davenport, Iowa 52807
Ph: (563) 359-3591

SITE LOCATION MAP



Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	96.36	99.00	50°46'14"	92.81	N23°14'42"E
C2	87.90	81.00	63°48'52"	84.45	S21°14'29"W
C3	127.04	81.00	119°19'52"	153.30	S17°18'57"E
C4	58.93	81.00	62°59'52"	54.11	N23°41'21"E
C5	1.676	1021.00	0°02'23"	1.68	N23°18'40"W
C6	82.84	1021.00	4°29'52"	82.82	N43°27'19"W
C7	271.198	1021.00	14°32'23"	270.41	N23°07'37"W

LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND
- #5 REBAR, UNLESS NOTED = ●
- CHISELED "X" = X
- MONUMENTS SET:
- #5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = ———
- ROAD CENTER LINE = ———
- EASEMENT LINE = ———
- SETBACK LINE = - - - - -
- SECTION LINE = ———
- PROP. STORM SEWER = ———
- PROP. WATER MAIN = ———

DATE: 8/30/17
PROJECT NO: VENWOODS
DRAWN BY: MDR
LOCATION: Venwoods Estates 4th Addition

NO.	DESCRIPTION	DATE
1	PLANE TABLE TO ST. & RETURN TABLES	7/9/17
2	STATION MARKS TO ST. & CROSS SECTION & SET. AND DRAINAGE LINES	
3	MARKED TO BE SET. AND RETURN TO SET. LOGS & PLATES	

PROJECT: PRELIMINARY PLAT
VENWOODS ESTATES 4th ADDITION
BETTENDORF, IOWA

DEVELOPER: 321 PARTNERS LLC
4545 WELCOME WAY
DAVENPORT, IOWA

SHEET NO. 1 OF 1