



Chris Mathias, Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, December 20, 2022
5:30 P.M.**

1. **Call to Order**
2. **Minutes:** Approval of the November 1, 2022 meeting minutes.
3. **Public Hearing - Rezoning:** Application from **Jeffrey Nelson (deed holder Susan Nelson)** to rezone a 3-acre portion of an existing 53-acre tract, more or less, (Scott County parcel #850723002) from Agricultural-General (A-G) to Single-Family Residential (R-1). The parcel is legally described as Part of the NE ¼ of the NE ¼ of Section 7 in Pleasant Valley Township.
4. **Sketch Plan/Final Plat – Minor Subdivision:** Application from **Barry and Lorene Traver** for a sketch plan/final plat of a Minor Subdivision known as **Traver Oaks**. The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township.
5. **Site Plan Review:** Application from **VTJ Properties LLC** for approval of a site plan for a change in use of the existing commercial property located at 13991 110th Avenue on two Scott County tracts totaling approximately 4.74 acres, legally described as Lots 14-20 of Blessing Acres in Section 1, Buffalo Township (Parcel ID's: 7201011152, 720101120). The applicant is requesting approval of a site plan in order to establish an outdoor storage component to an existing indoor storage operation.
6. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
7. **Adjournment**

Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.gov



**NOTICE OF SCOTT COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING FOR A REZONING**

In accordance with the Zoning Ordinance for unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing for a rezoning on **Tuesday, December 20, 2022 at 5:30 P.M.** The meeting will be held in the **Magistrate Courtroom on the 1st floor of the Scott Courthouse at 400 West 4th Street, Davenport, Iowa 52801.**

An application has been submitted by **Jeffrey Nelson (deedholder Susan Nelson)** to rezone an approximately 3-acre portion of an existing 53-acre tract, more or less, (Scott County parcel #850723002) from Agricultural-General (A-G) to Single-Family Residential (R-1) to create a development right for one (1) single-family dwelling. The parcel is legally described as Part of the NE ¼ of the NE ¼ of Section 7 in Pleasant Valley Township. The area to be rezoned is more particularly described as:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 87° 26' 15" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 20.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87° 26' 15" EAST ALONG SAID NORTH LINE, A DISTANCE OF 223.07 FEET TO A 2242.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF WELLS FERRY ROAD; THENCE 442.47 FEET SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°18'27" WITH A 441.75 FEET CHORD THAT BEARS SOUTH 31° 35' 15" EAST; THENCE SOUTH 87° 26' 15" WEST, A DISTANCE OF 436.89 FEET; THENCE NORTH 02° 38' 18" WEST, A DISTANCE OF 386.27 FEET TO THE POINT OF BEGINNING, CONTAINING 3.000 ACRES OR 130,678 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

Chris Mathias
Director

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Davenport, Iowa 52801-1106
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Email: planning@scottcountyiowa.com



Timothy Huey, Director

Rezoning Petition

Date 09 / 06 / 2022

Dear Scott County Planning and Zoning Commission Members:

_____, owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from Agriculture to Single Family. For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$_____.

Number of acres to be re-zoned: 3

Legal Description (Attach separate sheet if necessary)

Parcel 850723002. The three acres would come from the top of the north side of the land.

Statement of Intended Use: The intended new use of the property would include the following:

It would be used as a single family home.
Buyer is family member of the owners.

How Will Such Use Comply With the Scott County Plan and Land Use Policies?

All applicable laws will be followed and policies strictly adhered to.

Respectfully submitted,

Jeffrey Thomas Nelson
Signature

Jeffrey Thomas Nelson
Name of Applicant (printed)

2698 Rosehill AVE
Mailing Address

Bettendorf IA 52722
City / State / Zip

309 230 4128
Phone

Susan Kim Nelson
Signature

Susan Kim Nelson
Name of Owner (if different from applicant)

2520 E 41 St
Mailing Address


Davenport Iowa 52807
City / State / Zip

563-355-1970
Phone

Received by _____
Zoning Staff



850723002


 NELSON SUSAN K (Deed)
 KIMMEL ROBIN E (Deed)
 SERVISON STEPHEN H (Deed)
 53.70 Acres Value \$4,190

[View Parcel Report](#) | [Add Sell Report](#) | [Google Maps](#)

Length: 1,490 feet
 Area: 2,878 acres

400 ft



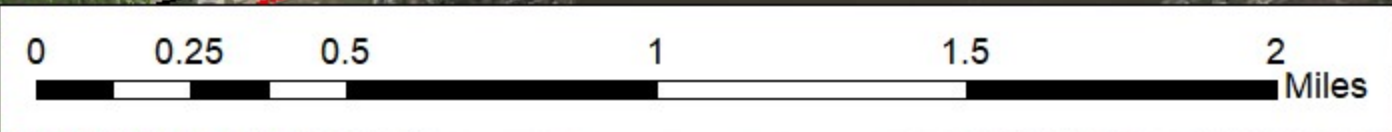
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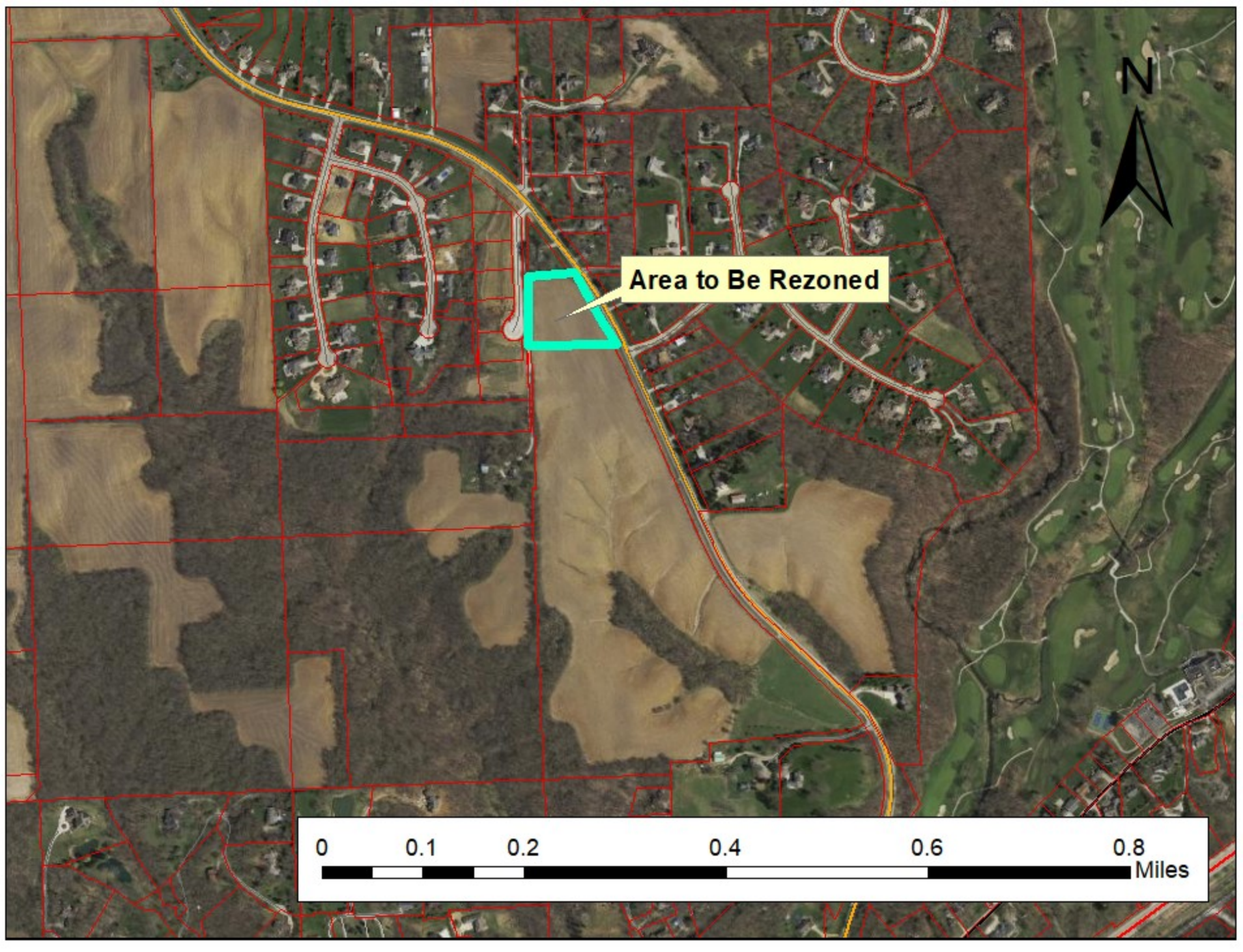
LECLAIRE

Area to Be Rezoned

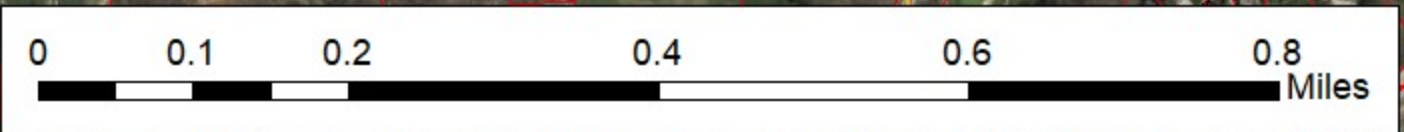
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BETTENDORF







Area to Be Rezoned

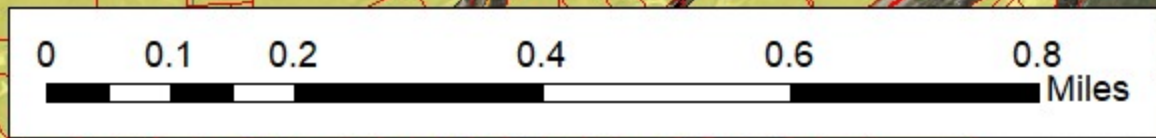


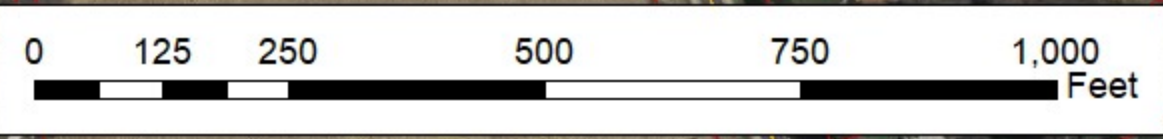
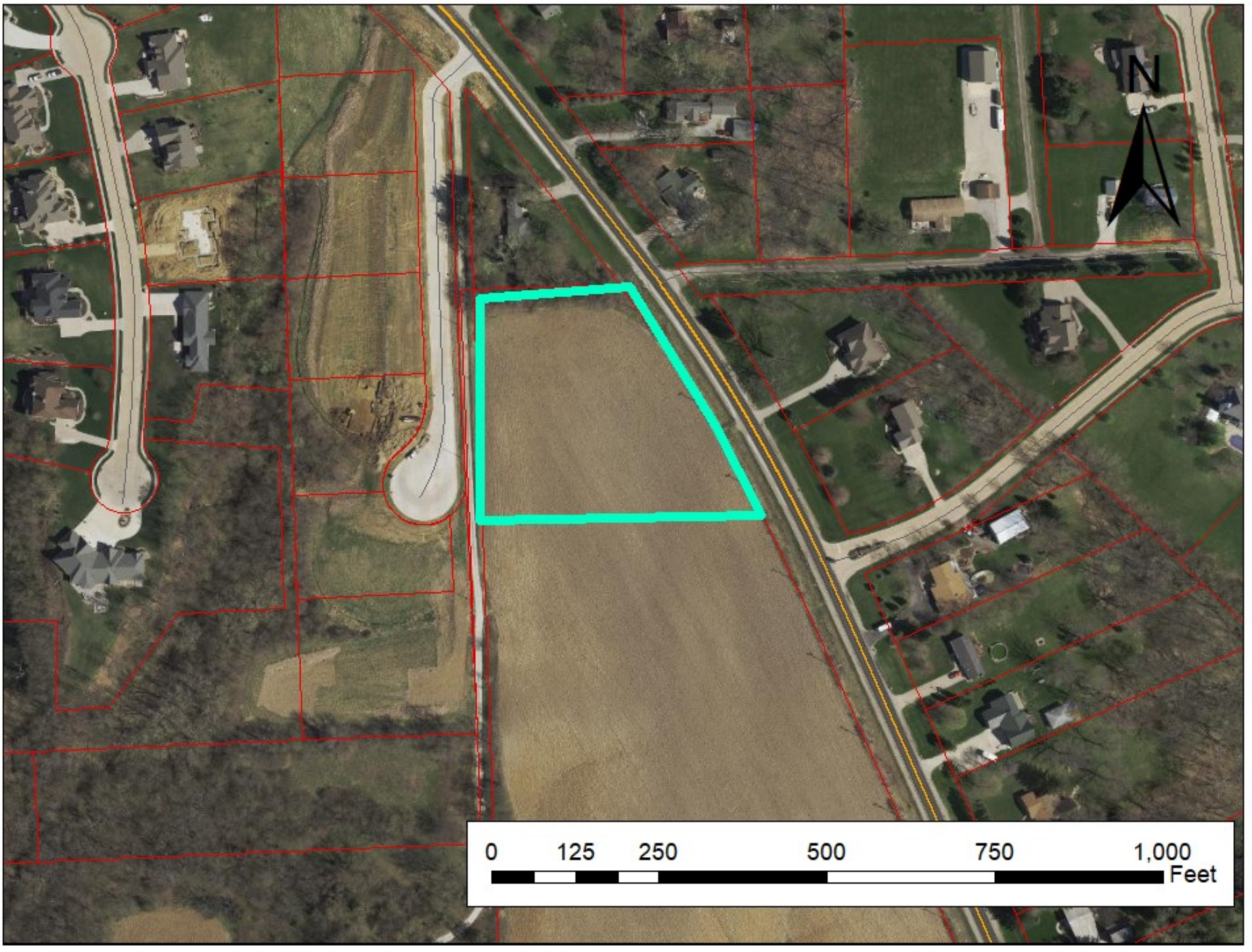


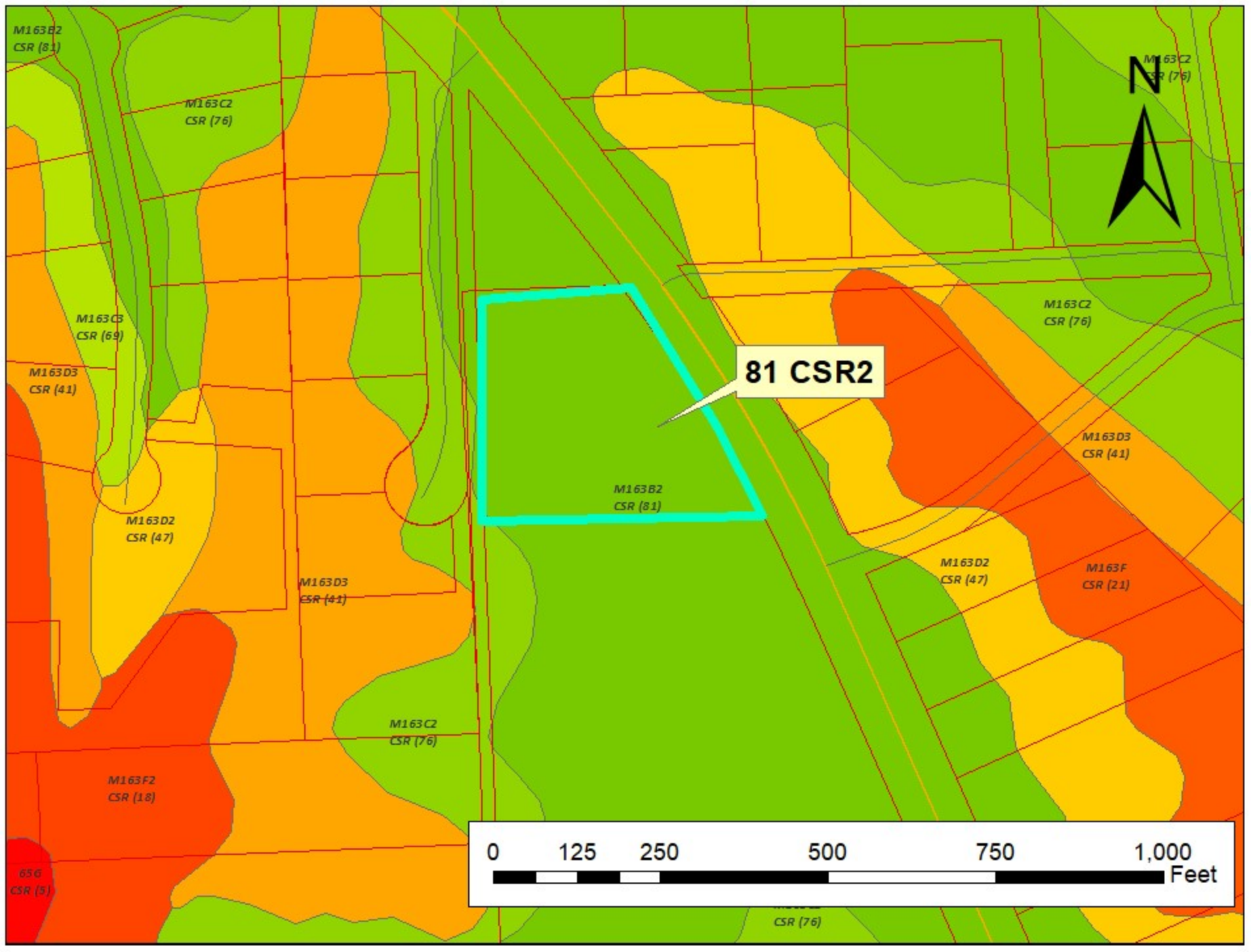
Area to Be Rezoned

Zoning

	Ag-Preservation
	Ag-General
	Residential Single-Family
	Residential Multi-Family







PLANNING & DEVELOPMENT

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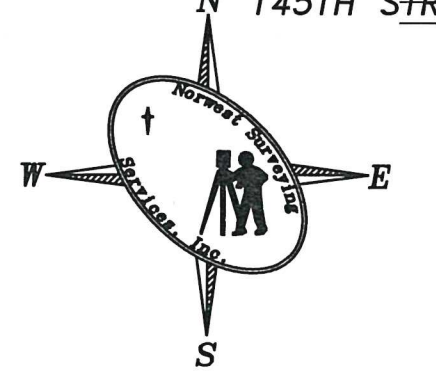
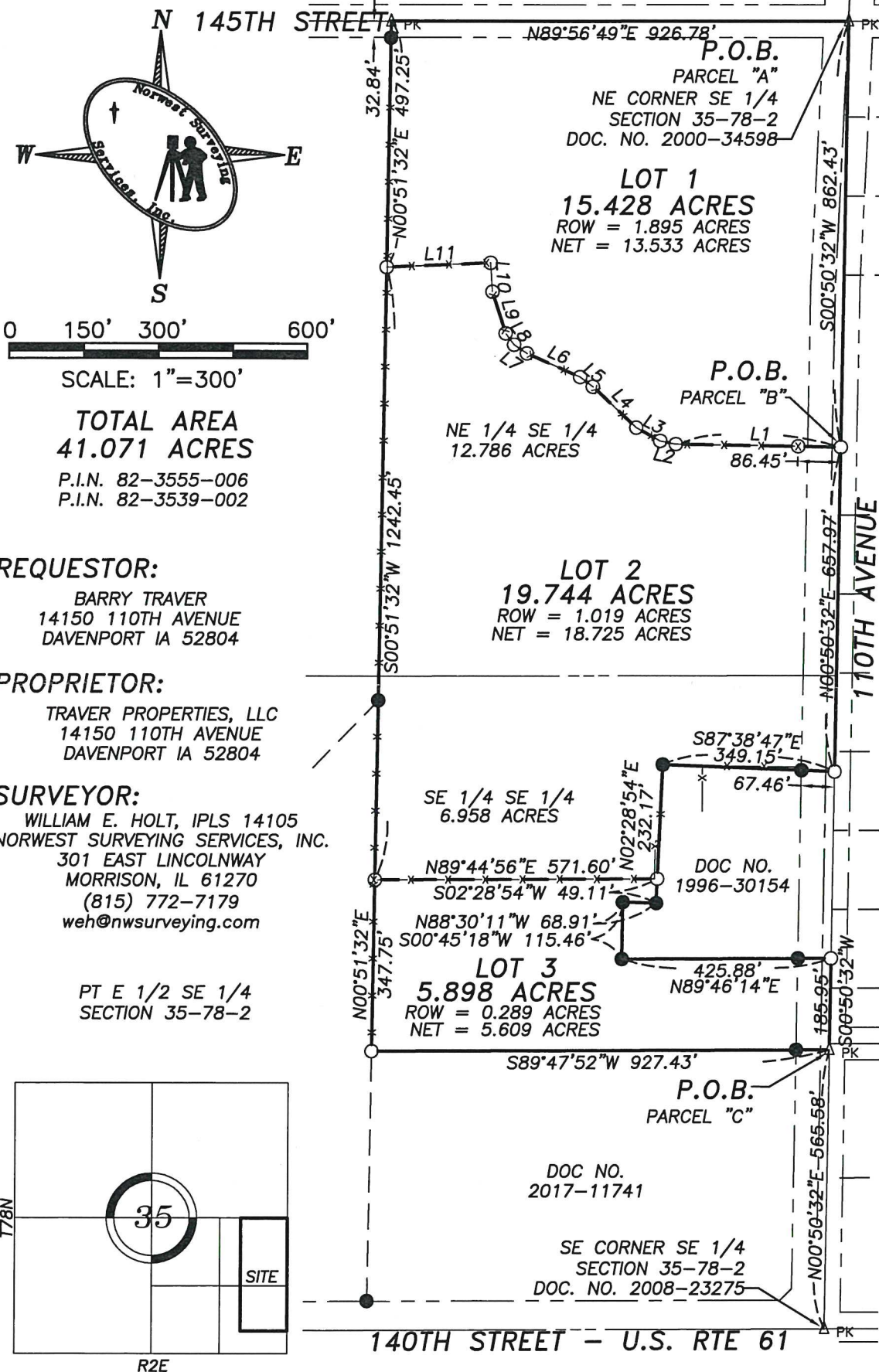
**NOTICE OF SCOTT COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING FOR A SKETCH PLAN/FINAL PLAT OF A
MINOR SUBDIVISION**

In accordance with the Subdivision Ordinance for unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing for a sketch plan/final plat of a minor subdivision on **Tuesday, December 20, 2022 at 5:30 P.M.** The meeting will be held in the **Magistrate Courtroom on the 1st floor of the Scott Courthouse at 400 West 4th Street, Davenport, Iowa 52801.**

An application has been submitted by **Barry and Lorene Traver** for a sketch plan/final plat of a Minor Subdivision known as **Traver Oaks**. The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The majority of the property is zoned Single-Family Residential (R-1), except for the southernmost 4.9 acres, more or less, which is zoned Agricultural-General (A-G). The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township, and is located along 145th Street and 110th Avenue.

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.gov or attend the meeting.

Chris Mathias
Director



0 150' 300' 600'
 SCALE: 1"=300'

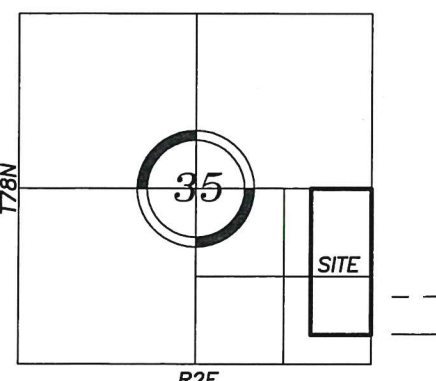
TOTAL AREA
 41.071 ACRES
 P.I.N. 82-3555-006
 P.I.N. 82-3539-002

REQUESTOR:
 BARRY TRAVER
 14150 110TH AVENUE
 DAVENPORT IA 52804

PROPRIETOR:
 TRAVER PROPERTIES, LLC
 14150 110TH AVENUE
 DAVENPORT IA 52804

SURVEYOR:
 WILLIAM E. HOLT, IPLS 14105
 NORWEST SURVEYING SERVICES, INC.
 301 EAST LINCOLNWAY
 MORRISON, IL 61270
 (815) 772-7179
 weh@nwsurveying.com

PT E 1/2 SE 1/4
 SECTION 35-78-2



"TRAVER OAKS"
 A SUBDIVISION OF PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35
 IN TOWNSHIP 78 NORTH (T78N), RANGE 2 EAST (R2E) OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM),
 SCOTT COUNTY, IOWA.

Of Property Described on the deed recorded as Document No. 2006-10541 in the Office of the Scott County Recorder.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Barry Traver of Davenport, Iowa.

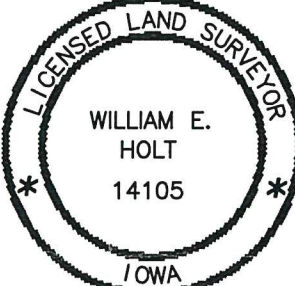
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

William E. Holt
 William E. Holt

Dated this 31st day of October 2022 C.E.
 State of Iowa Reg. No. 14105
 My registration expires December 31, 2022 C.E.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N88°58'45"W	334.69'
L2	N78°27'58"W	32.37'
L3	N61°54'42"W	56.71'
L4	N46°40'07"W	121.18'
L5	N52°35'58"W	32.34'
L6	N66°10'24"W	118.05'
L7	N55°25'25"W	31.24'
L8	N36°30'28"W	28.65'
L9	N17°51'37"W	88.53'
L10	N03°47'28"W	58.87'
L11	S87°30'46"W	209.73'

Surveyor's Note
 Monuments shown hereon are 5/8" rods unless noted otherwise.

Subdivision Certificates are attached hereto by others.

ZONING APPROVAL

This plat meets the Subdivision & Zoning Ordinance Requirements for Scott County, IA.

Scott County Zoning Date

LEGEND

---	BOUNDARY OF SURVEY
---	LOT/PARCEL LINE
●	MONUMENT FOUND
○	STONE FOUND
+	SET 5/8" PIN W/CAP
---	CHISELED "X"
---	SECTION LINE
---	RIGHT OF WAY LINE
---	FENCE LINE
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	DEED/PLAT DIMENSION
()	

NOTE: BEARINGS ARE ASSUMED

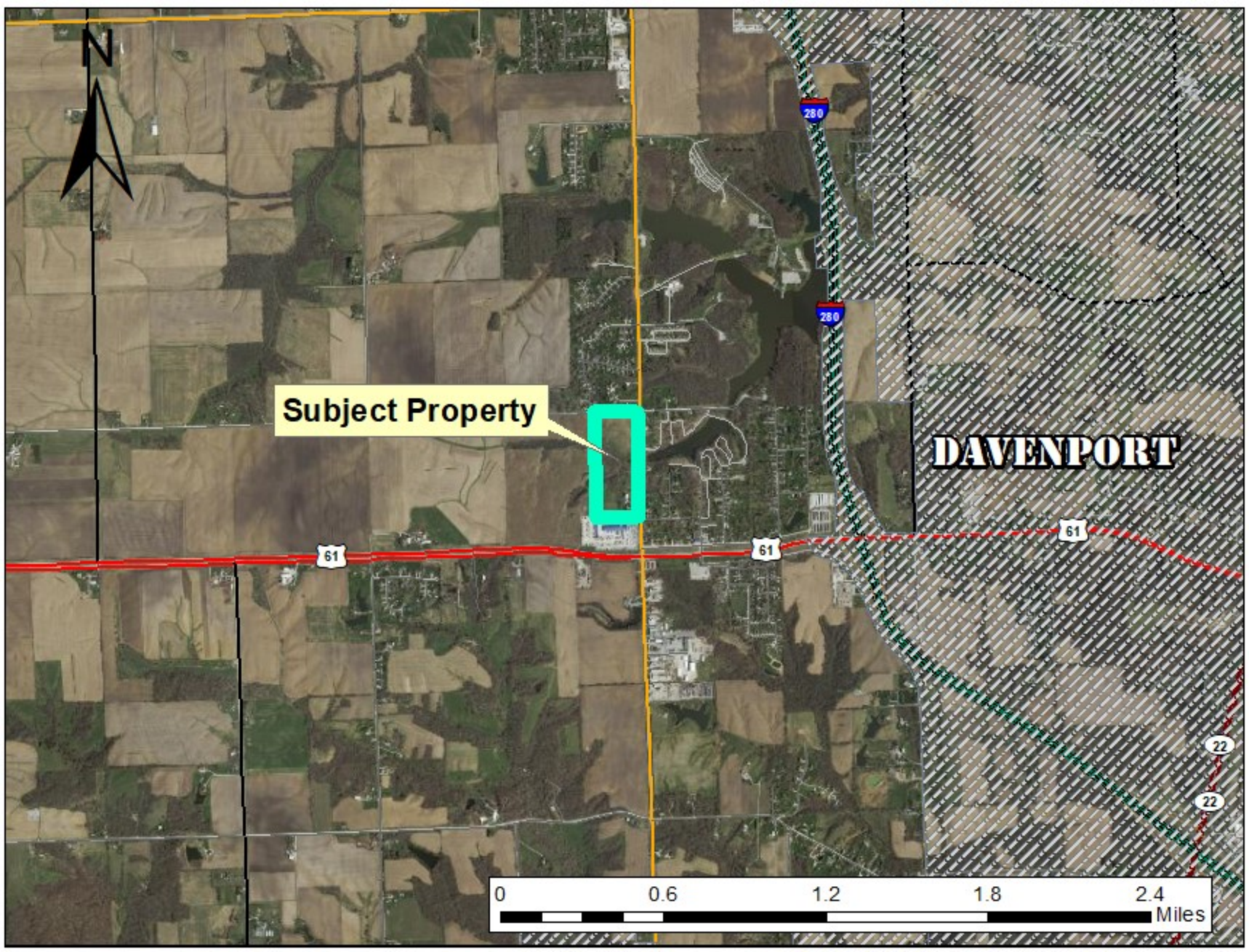
RESERVED FOR RECORDER

NORWEST SURVEYING SERVICES, INC.
 PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
 301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
 PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM
 SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 10-26-22	JOB NO. 2022259	DRAWN BY WEH
BOOK NO. 268-67	PLAT NO. 2022259	DRAWING NAME 2006314	DRAWING DATE 31 OCT 22
REVISION DATES		CHECKED BY	SCALE 1"=300'

PROJECT
"TRAVER OAKS"

TITLE
BARRY TRAVER



Subject Property

DAVENPORT

0 0.6 1.2 1.8 2.4 Miles



Subject Property

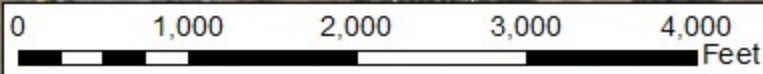


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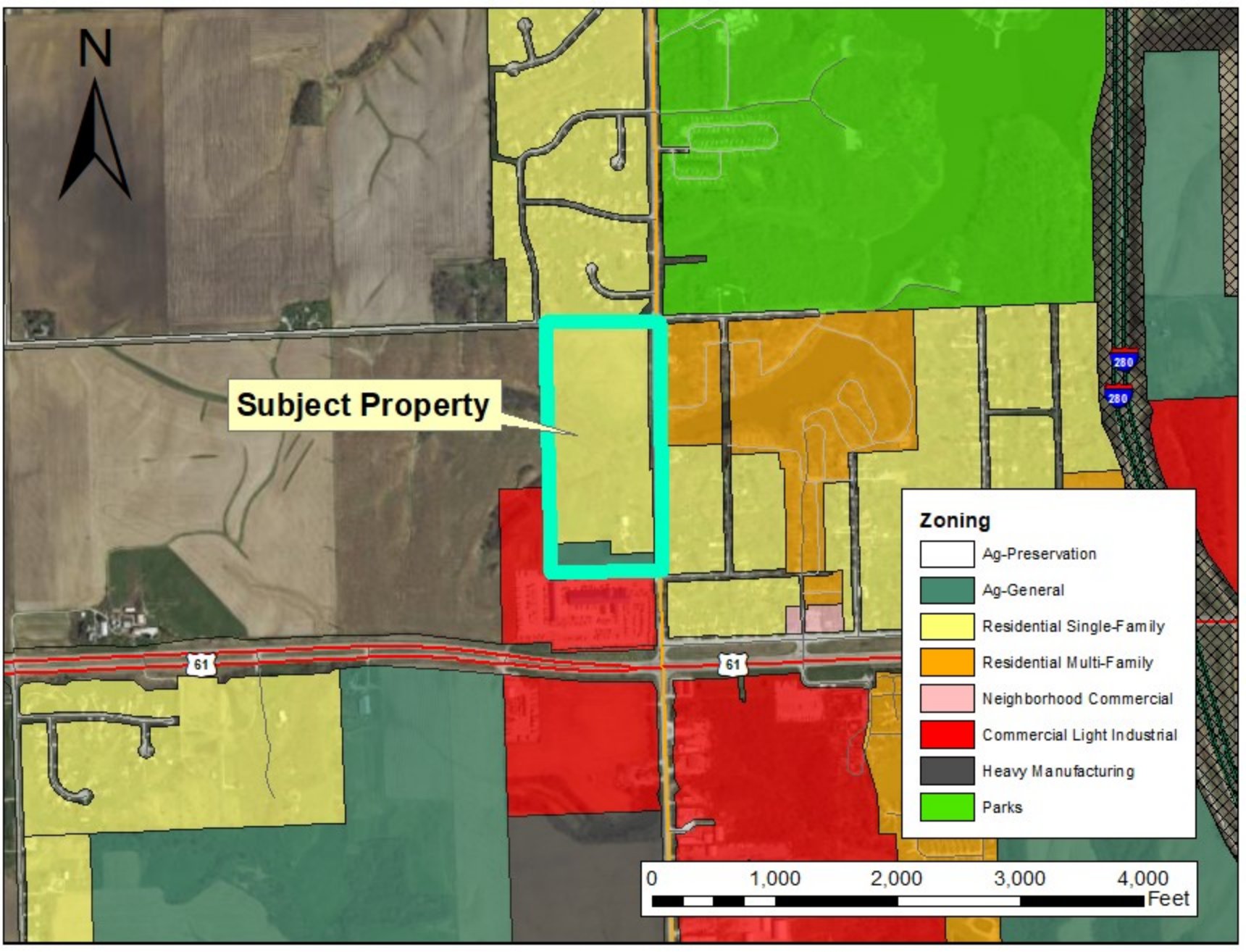
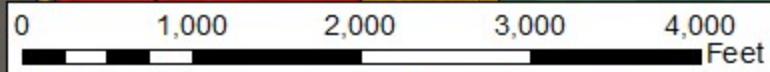


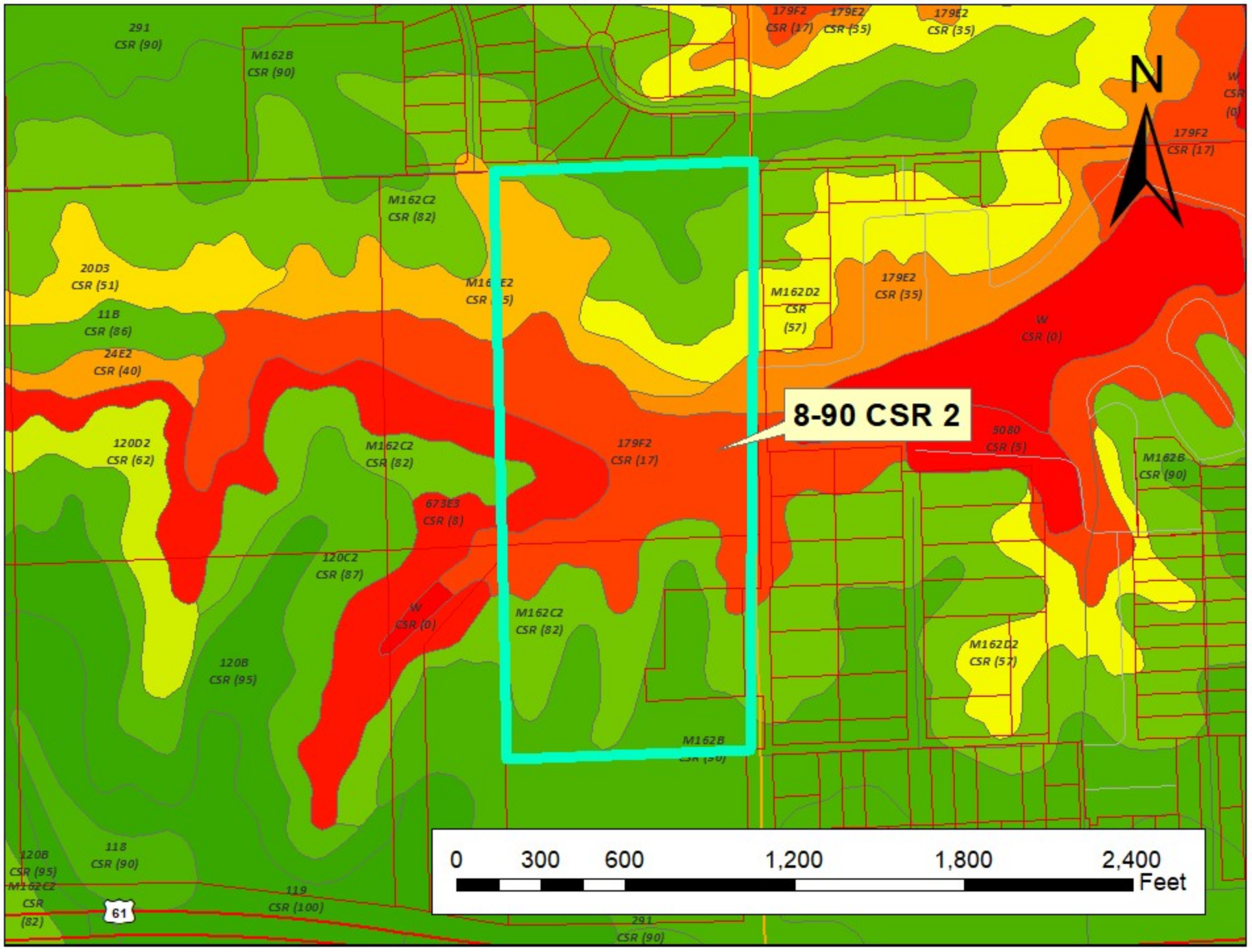


Subject Property

Zoning

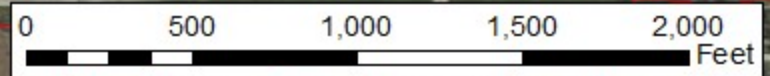
-  Ag-Preservation
-  Ag-General
-  Residential Single-Family
-  Residential Multi-Family
-  Neighborhood Commercial
-  Commercial Light Industrial
-  Heavy Manufacturing
-  Parks







Subject Property



PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.gov

Office: (563) 326-8643

Fax: (563) 326-8257



**NOTICE OF PLANNING AND ZONING COMMISSION
PUBLIC MEETING FOR SITE PLAN REVIEW**

Public Notice is hereby given as required by Section 6-29 of the County Code (Zoning Ordinance for Unincorporated Scott County), that the Scott County Planning and Zoning Commission will review a site plan approval request submitted by Townsend Engineering on behalf of **VTJ Properties LLC** at a public meeting on **Tuesday, December 20, 2022 at 5:30 PM**. The meeting will be held in the **Magistrate Courtroom on the 1st floor of the Scott Courthouse at 400 West 4th Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will consider the request of **VTJ Properties LLC** for approval of a site plan for a change in use of the existing commercial property located at 13991 110th Avenue on two Scott County tracts totaling approximately 4.74 acres, legally described as Lots 14-20 of Blessing Acres in Section 1, Buffalo Township (Parcel ID's: 7201011152, 720101120). The applicant is requesting approval of a site plan in order to establish an outdoor storage component to an existing indoor storage operation. The property is zoned "Commercial-Light Industrial" (C-2), which allows warehouse, storage, and rental businesses and services with all outdoor storage screened from any adjacent road and residences. A copy of the site plan is on the reverse of this notice.

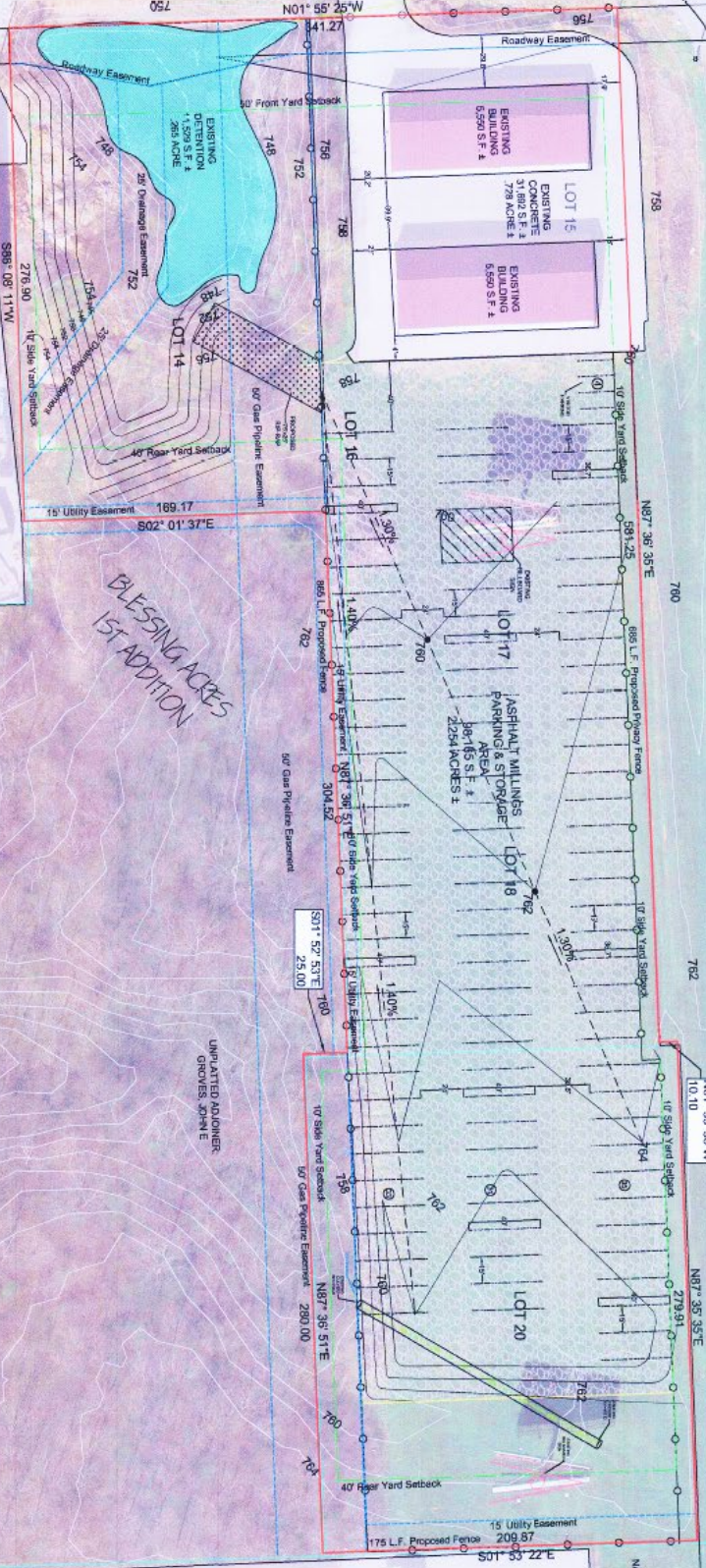
If you have questions or comments regarding the meeting, please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, planning@scottcountyiowa.gov or attend the hearing.

Chris Mathias
Director

COUNTY ROAD Y-48 / 110TH AVENUE

U.S. ROUTE 61

LOT 13

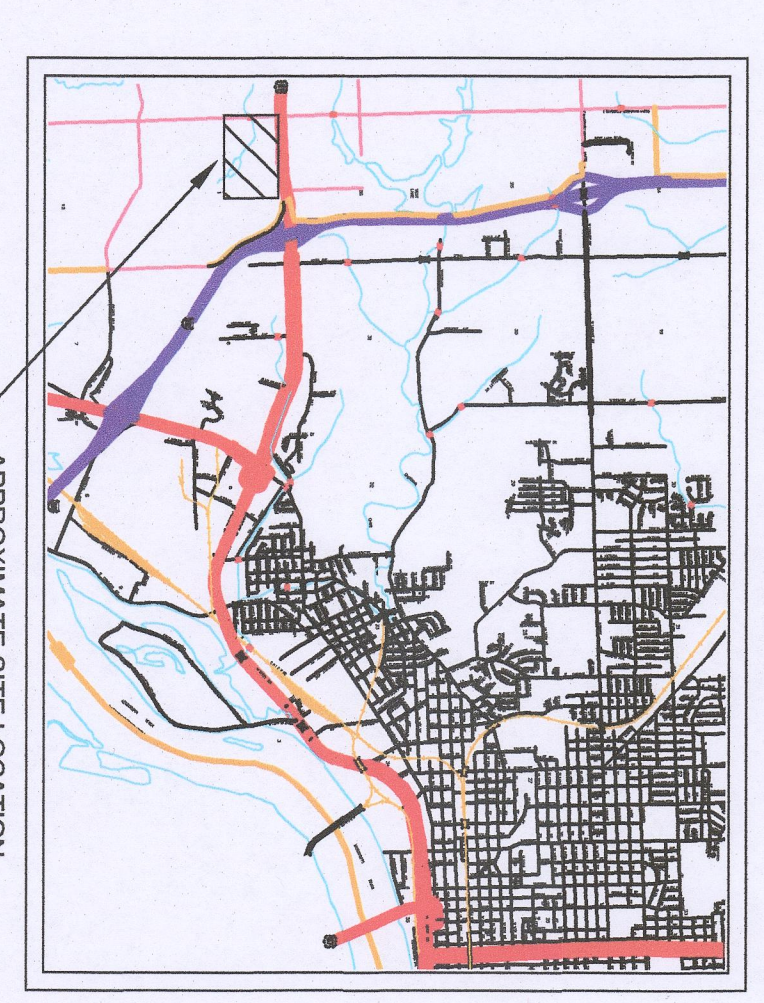
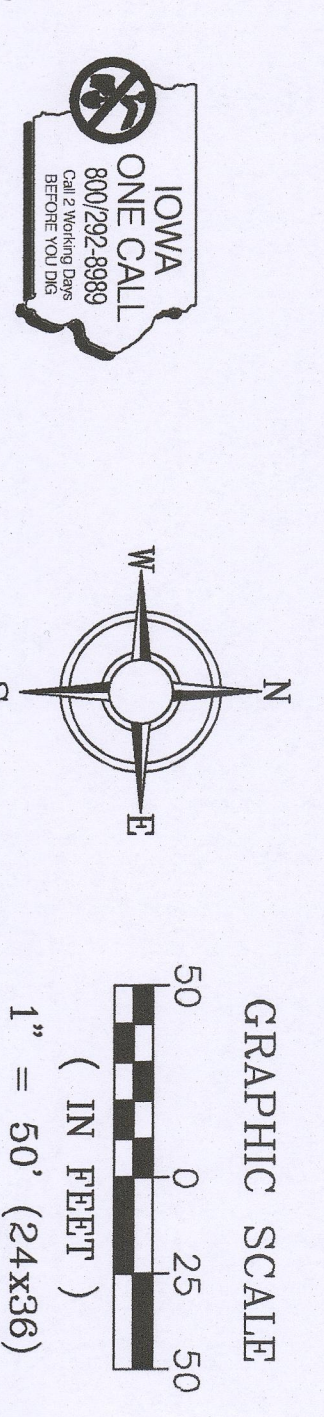


BLESSING ACRES 1ST ADDITION

UNPLATTED ADJOINER GROUNDS JOINT E

UNPLATTED NATIONAL RETA

SITE PLAN
COMMERCIAL BROKERAGE
13991 110th Avenue
 TO SCOTT COUNTY, IA



A-P Zoning Requirements

- Front Yard Setback: 50' Minimum
- Side Yard Setback: 10' Minimum
- Rear Yard Setback: 40' Minimum
- Parking:
Total Guest Parking Spaces = 4
Total Proposed Parking/Storage Spaces = 90

LEGEND:

	EXISTING GAS VALVE		EXISTING WATER VALVE
	EXISTING UTILITY POLE		EXISTING LIGHT POLE
	EXISTING TREE		EXISTING BUSH
	EXISTING MANHOLE		EXISTING FIRE HYDRANT
	FOUND PROPERTY PIN		CONTROL POINT

	EXISTING CONTOUR LINE		PROPOSED CONTOUR LINE
	SPOT ELEVATION 10' OF CURB		SPOT ELEVATION 1' @ GUTTER
	SPOT ELEVATION SIDEWALK		FINISHED FLOOR ELEVATION

TOWNSEND ENGINEERING
 CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 11/22/2022

563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: TAS
 CHECKED BY: CRT
 S:\COMMERCIAL BROKERAGE\SITE PLAN.DWG

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT
 SITE PLAN
 13991 110TH AVENUE
 DAVENPORT, IOWA 52804

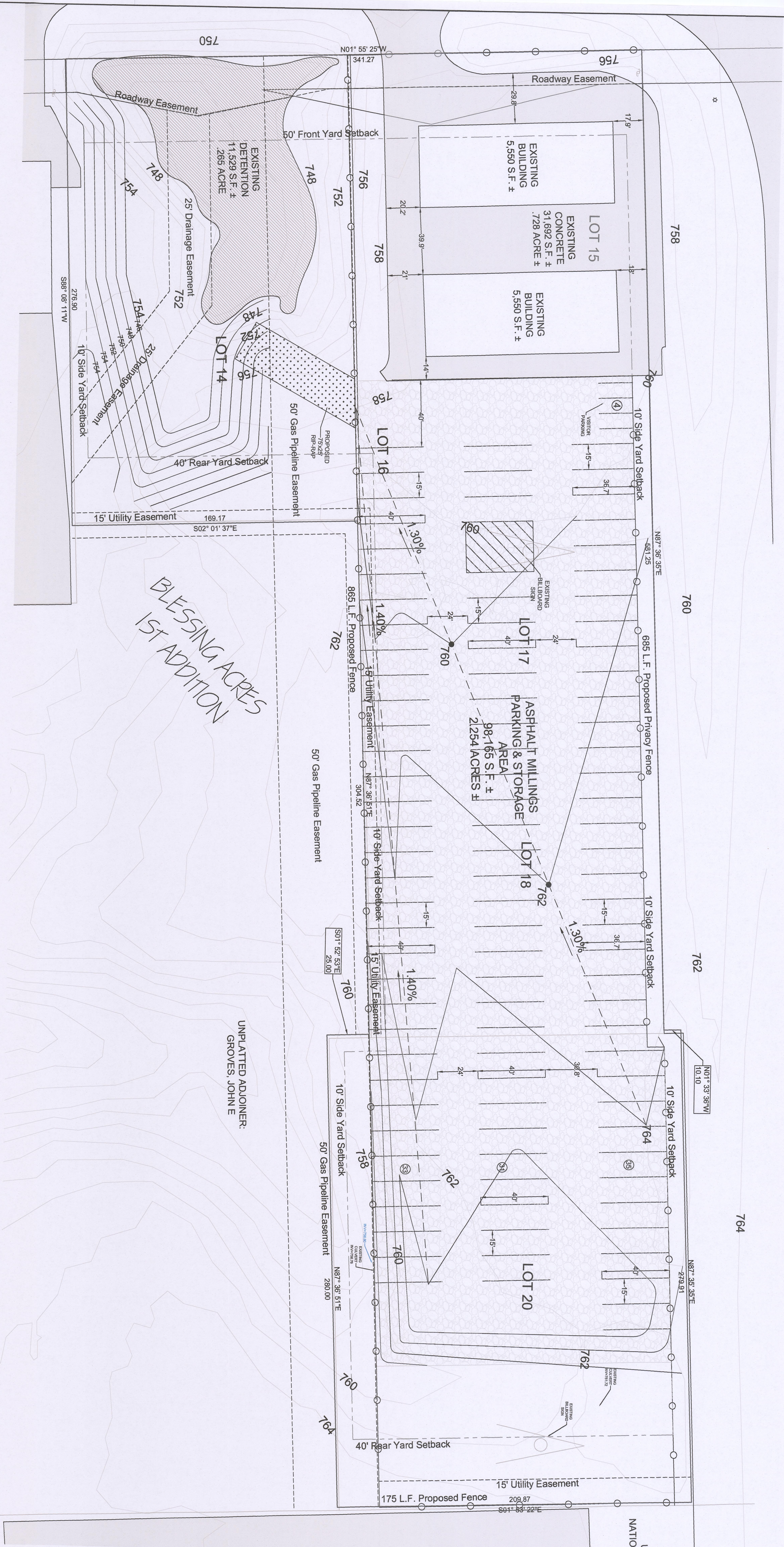
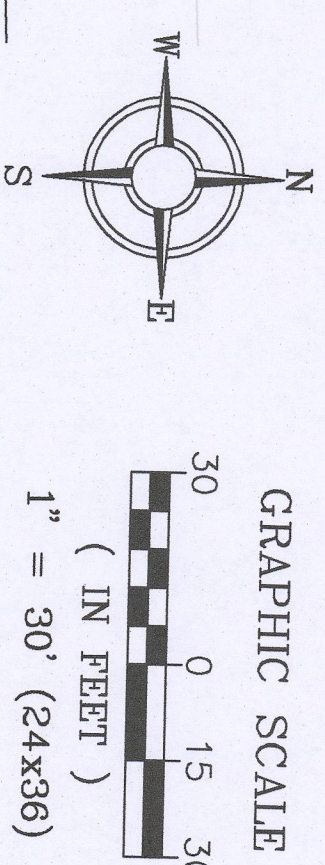
DEVELOPER
 BERKSHIRE HATHAWAY
 331 VILLAGE POINTE PLAZA
 OMAHA, NEBRASKA 68118

SHEET NO.
C1

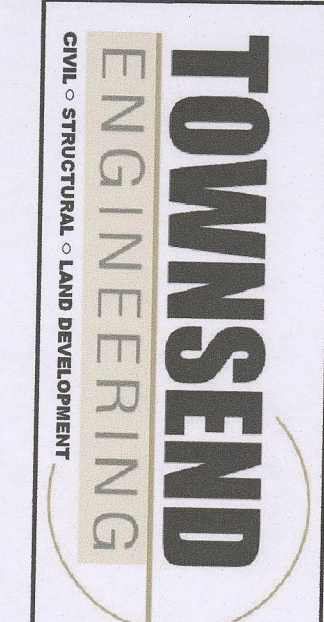
LICENSED PROFESSIONAL ENGINEER
 TOWNSEND ENGINEERING
 License number: 14884
 My license renewal date is December 31, 2022
 Christopher R. Townsend, P.E.
 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer in the State of Iowa.
 Date: 8-2-2022
 CI-C1

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 - LEGAL DESCRIPTION OF PROPERTY: LOTS 14, 15, 16, 17 AND 18 IN AUDITOR'S PLAT OF BLESSING ACRES 1ST ADDITION TO SCOTT COUNTY, IOWA, BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 2 EAST OF THE 5TH P.M., BEING INSTRUMENT #11551-72 IN THE RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONDEMNATED BY CONDEMNATION RECORDED AS DOCUMENT #23358-92 IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, LOT 20 IN AUDITOR'S PLAT OF BLESSING ACRES 1ST ADDITION TO SCOTT COUNTY, IOWA, BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 2 EAST OF THE 5TH P.M., BEING INSTRUMENT #11551-72 IN THE RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONDEMNATED BY CONDEMNATION RECORDED AS DOCUMENT #23356-92 IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY THE WORKING AND GRADING OPERATIONS SHALL BE REPAIRED AND THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
 - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

GRADING PLAN
COMMERCIAL BROKERAGE
13991 110th Avenue
 TO SCOTT COUNTY, IA



GENERAL NOTES
 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.



DATE: 7/26/2022
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: TAS
 CHECKED BY: CRT
 DRAWING LOCATION: S:\COMMERCIAL BROKERAGE\SITE PLANS\DWG

NO.	REVISIONS:	DATE
	DESCRIPTION	

PROJECT
 GRADING PLAN
 13991 110TH AVENUE
 DAVENPORT, IOWA 52804

DEVELOPER
 BERKSHIRE HATHAWAY
 331 VILLAGE POINTE PLAZA
 OMAHA, NEBRASKA 68118

SHEET NO. **C2**



23 November 2022

Christopher Mathias
Director Scott County Planning & Development
600 West 4th Street
Davenport, Iowa 52801

Mr. Mathias:

Please find two (2) copies of the Site Plan for the proposed outdoor vehicle storage facility at the Southeast corner of US 61 and County Road Y-48. The storage facility will consist of a fenced in area with a dustless surface of asphalt millings. There will be no additional lighting or utilities such as electric, water or sanitary. There will be no additional buildings on site as well. We are proposing to enlarge the existing detention basin to the south of the existing buildings. The detention calculations are included with this submittal.

The Developer is asking for a special use permit to place asphalt millings as a surface layer in lieu of asphalt or concrete pavement. It is the intent of the Developer to use the facility as outdoor vehicle type storage in the short term. They then intend to place some type of commercial use on site with buildings. Given this they do not want to place a permanent pavement surface on site that will have to be removed at a later date.

The Developer is also asking for a variance for the setback line along the US 61 frontage. They would like it reduced from 50 feet to 10 feet. This better matches with the existing buildings and pavement at the West side of the site. They developer will fence the US 61 frontage as required.

Let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael D. Richmond".

Michael D. Richmond
PLS #23503



November 23, 2022

Mr. Tom Uhlir
VTJ Properties LLC
17730 S. Reflection Avenue
Bennington, NE 68007

Re: Hydraulic Calculation Summary
13991 110th Avenue, Davenport, Iowa – Scott County

Mr. Uhlir:

We are submitting the site plan and storm water calculations for the proposed outdoor storage area to be constructed at 19991 110th Avenue, Davenport, Iowa, Scott County. As shown on the site plan, you are planning on constructing an outdoor self-storage lot adjacent to two existing buildings and paving. The site naturally drains to an existing retention/detention basin located at the southwest corner of the existing 4.75-acre parcel. It is our intention to increase the size of the pond to increase the available storage volume on the east side of the pond. I have attached the storm water calculations for the existing and proposed conditions and a summary is below.

Existing Conditions: Two existing buildings and adjacent pavement with the remainder grass area.

Drainage Area = 4.75 Acres
Impervious Area = 0.73 Acres
Grass Area = 4.02 Acres
Runoff Coefficient = 0.40 (average)
Time of concentration = 18.70 minutes
Q-5 year = 7.95 cfs
Q-100 year = 12.62 cfs

Proposed Conditions: Downspouts piped to outlet.

Drainage Area = 4.75 Acres
Impervious Area = 2.73 Acres
Grass Area = 2.02 Acres
Runoff Coefficient = 0.69 (average)
Time of concentration = 4.50 minutes
Q-10 year = 22.50 cfs
Q-100 year = 33.43 cfs

Proposed Detention:

100-year storm event – Outlet pipe = 12-inch diameter pipe at 0.50%
 $Q = 2.03 \text{ cfs} < Q = 7.95 \text{ cfs}$ (5-year pre-developed flow rate)
Required volume = 7,592 cubic feet
Water Elevation at 100-year event = 746.94

If you have any questions about this project or need, further details please contact us at Townsend Engineering.

Sincerely,



Chris Townsend, P.E.



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100 - Year

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Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Mod. Rational	7.95	1	19	9,064	---	----	----	Existing
2	Rational	22.50	1	4	5,399	---	----	----	Proposed To Detention
3	Reservoir	1.41	1	8	5,390	2	746.63	5,107	Detention

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

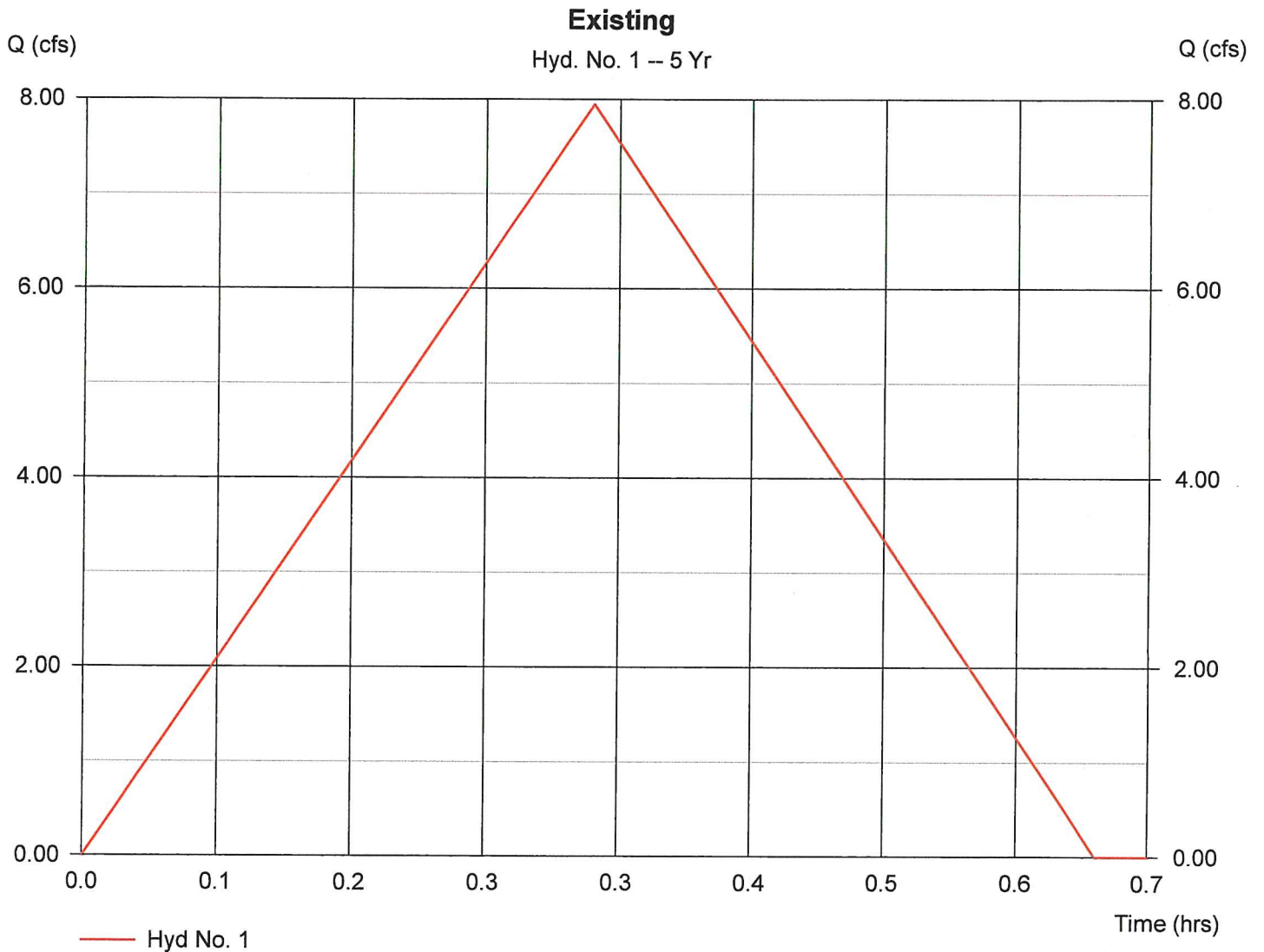
Hyd. No. 1

Existing

Hydrograph type = Mod. Rational
Storm frequency = 5 yrs
Drainage area = 4.750 ac
Intensity = 4.185 in/hr
IDF Curve = Iowa Section 6.IDF

Peak discharge = 7.95 cfs
Time interval = 1 min
Runoff coeff. = 0.4
Tc by TR55 = 19.00 min
Storm duration = 1 x Tc

Hydrograph Volume = 9,064 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

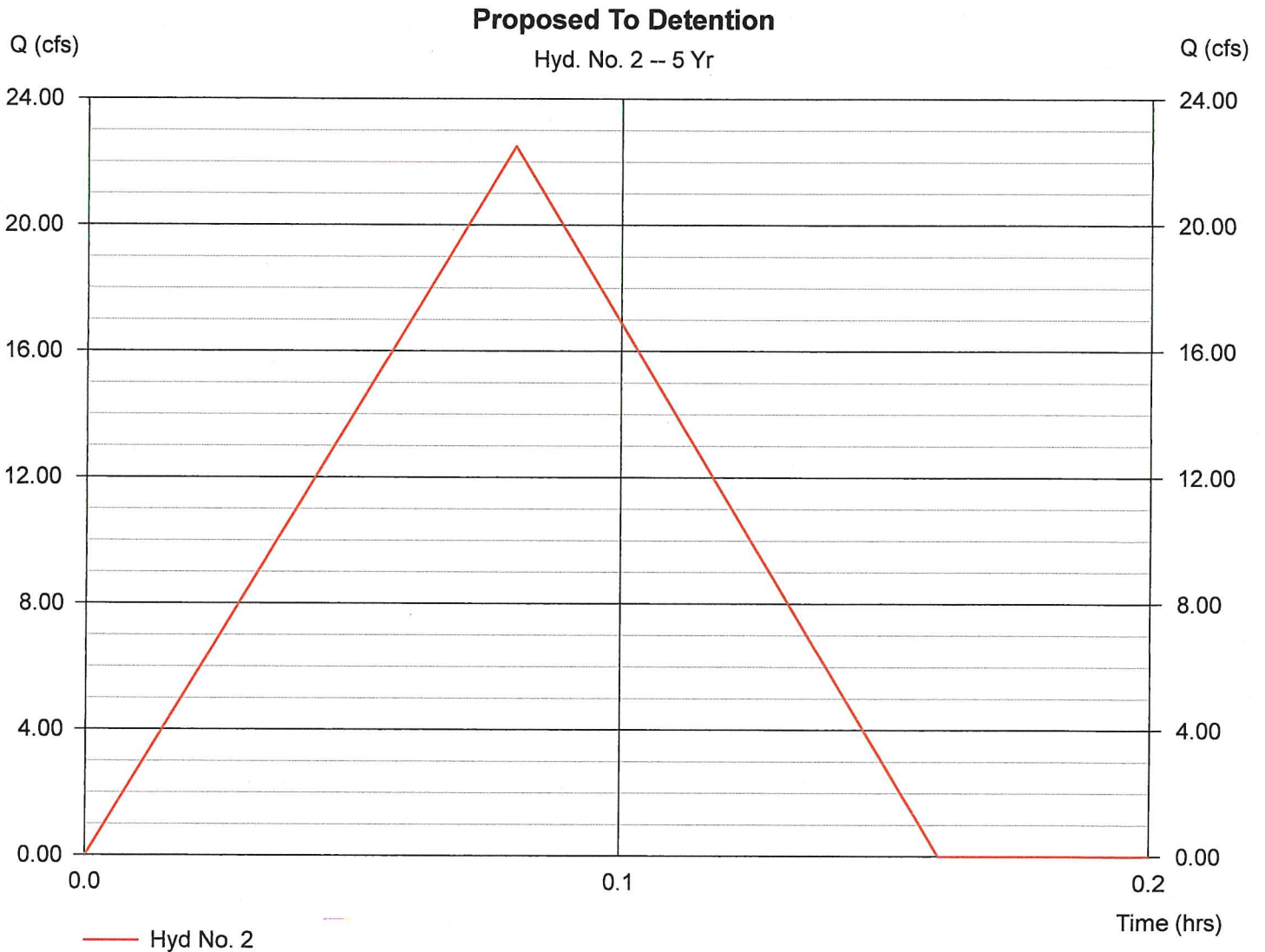
Hyd. No. 2

Proposed To Detention

Hydrograph type = Rational
 Storm frequency = 5 yrs
 Drainage area = 4.750 ac
 Intensity = 6.864 in/hr
 IDF Curve = Iowa Section 6.IDF

Peak discharge = 22.50 cfs
 Time interval = 1 min
 Runoff coeff. = 0.69
 Tc by TR55 = 4.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 5,399 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

Hyd. No. 3

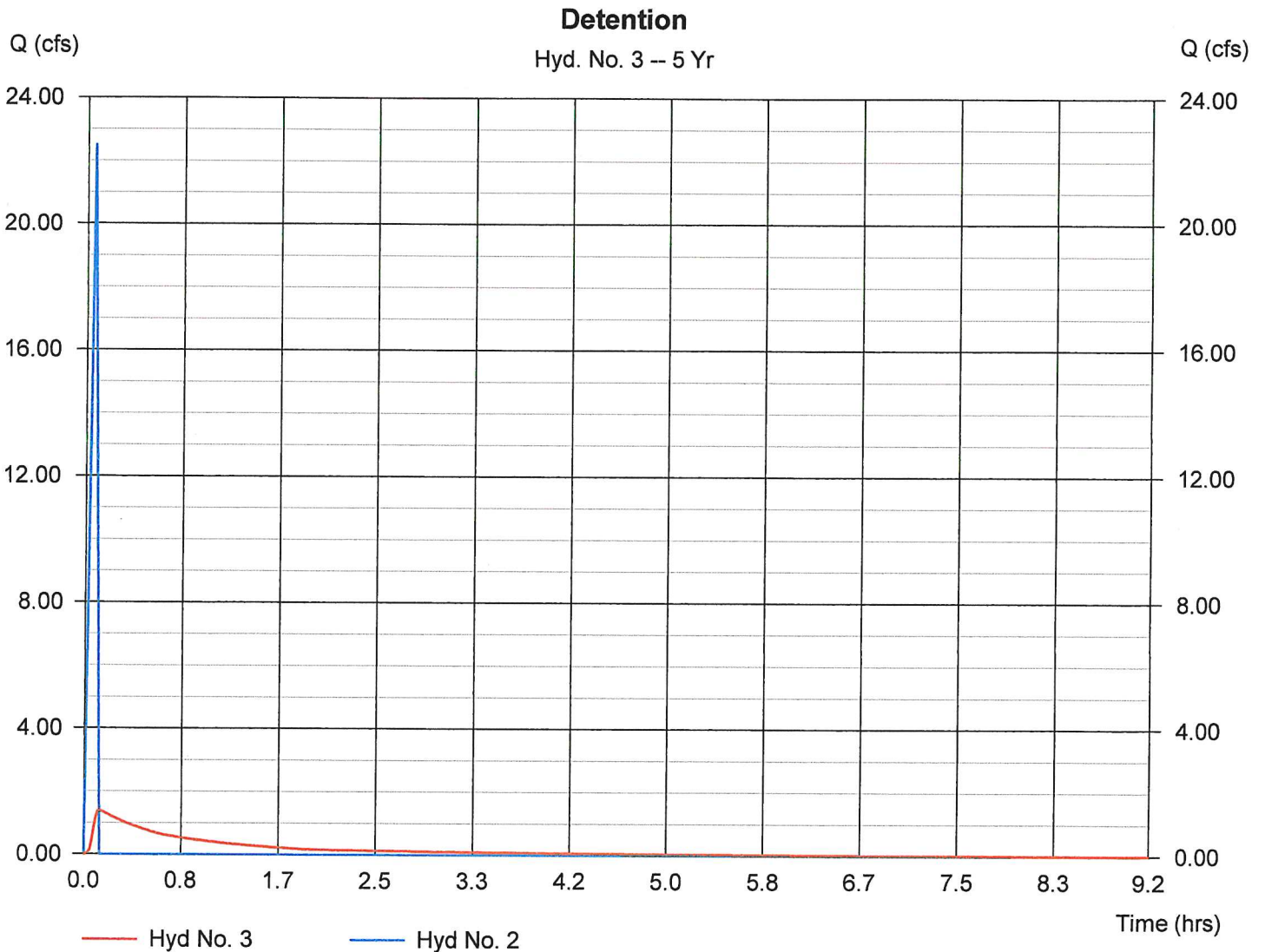
Detention

Hydrograph type = Reservoir
Storm frequency = 5 yrs
Inflow hyd. No. = 2
Reservoir name = Detention

Peak discharge = 1.41 cfs
Time interval = 1 min
Max. Elevation = 746.63 ft
Max. Storage = 5,107 cuft

Storage Indication method used.

Hydrograph Volume = 5,390 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

Pond No. 1 - Detention

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	746.00	6,951	0	0
2.00	748.00	9,178	16,129	16,129
4.00	750.00	11,444	20,622	36,751
6.00	752.00	13,723	25,167	61,918

Culvert / Orifice Structures

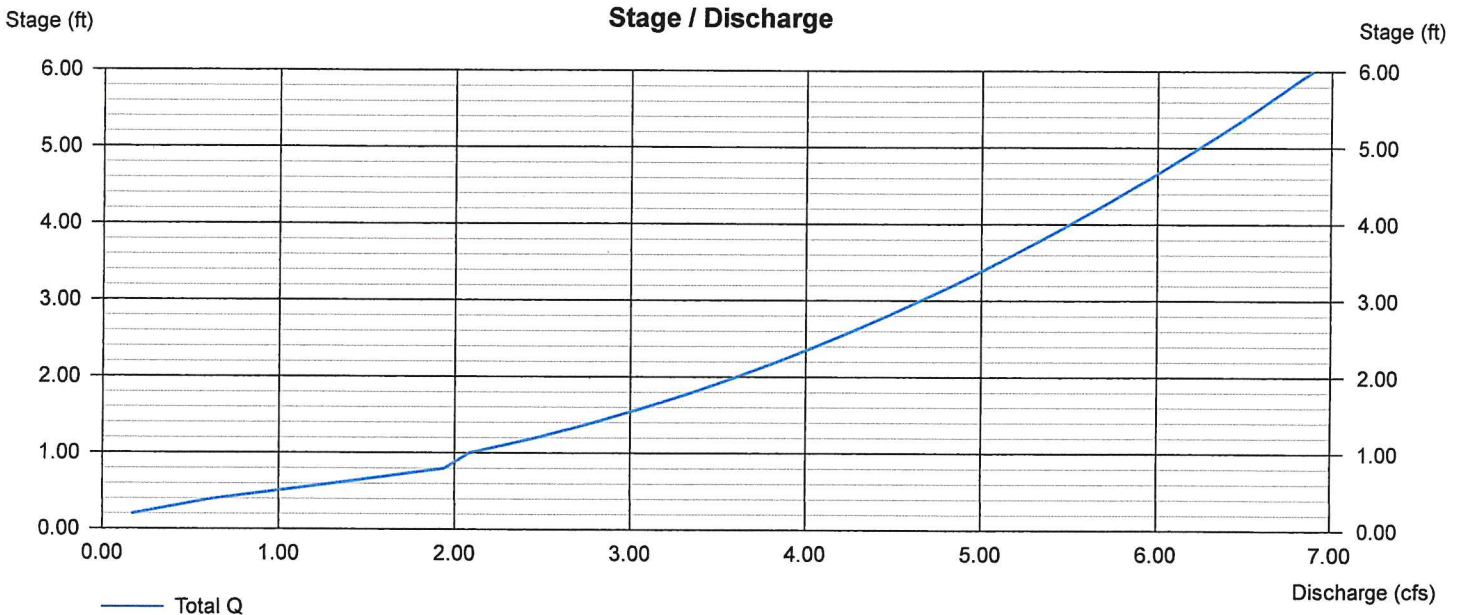
	[A]	[B]	[C]	[D]
Rise (in)	= 12.00	0.00	0.00	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 746.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Mod. Rational	12.62	1	19	14,392	---	---	---	Existing
2	Rational	33.43	1	4	8,024	---	---	---	Proposed To Detention
3	Reservoir	2.03	1	8	8,014	2	746.94	7,542	Detention

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

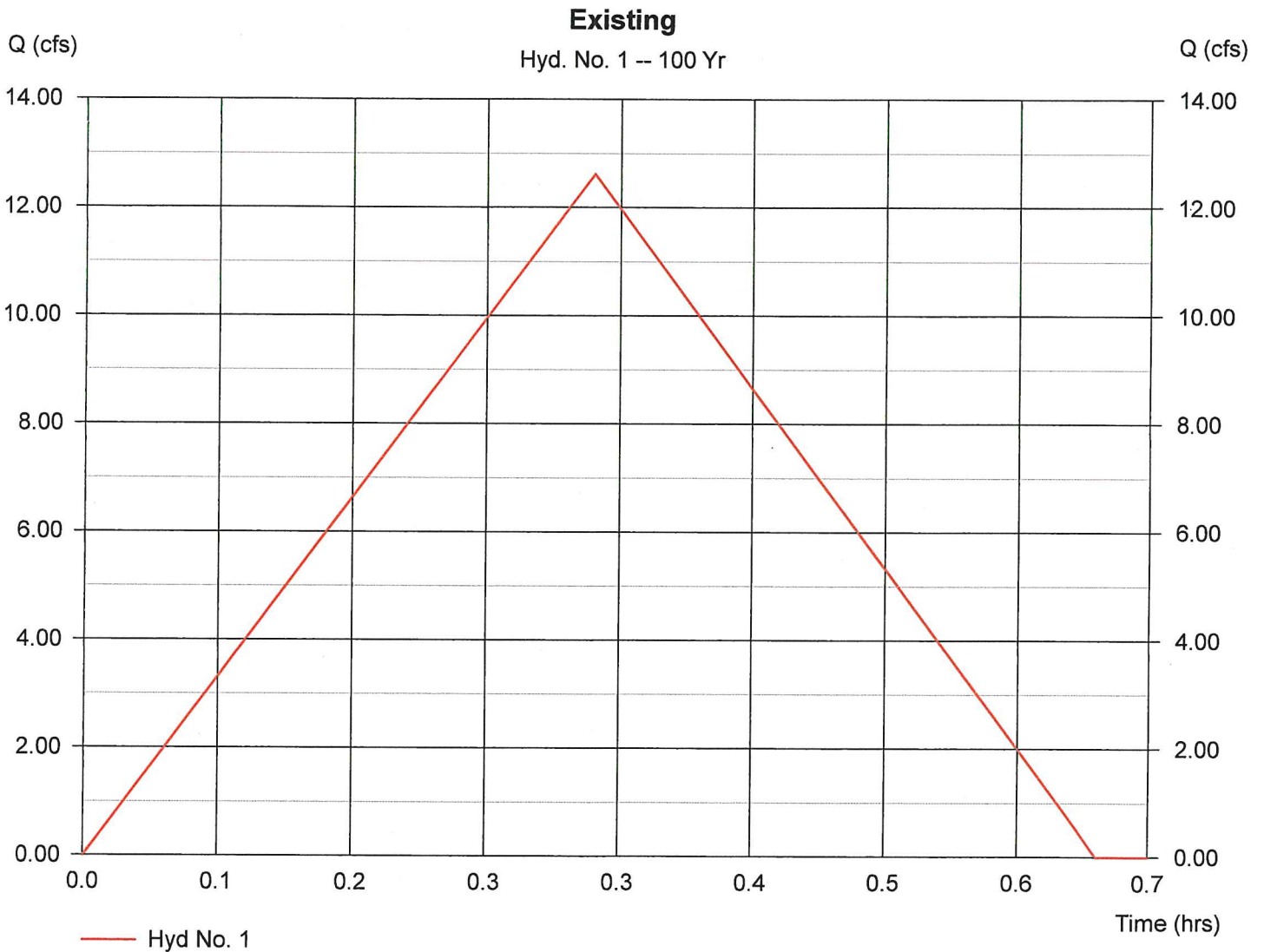
Hyd. No. 1

Existing

Hydrograph type = Mod. Rational
Storm frequency = 100 yrs
Drainage area = 4.750 ac
Intensity = 6.645 in/hr
IDF Curve = Iowa Section 6.IDF

Peak discharge = 12.62 cfs
Time interval = 1 min
Runoff coeff. = 0.4
Tc by TR55 = 19.00 min
Storm duration = 1 x Tc

Hydrograph Volume = 14,392 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

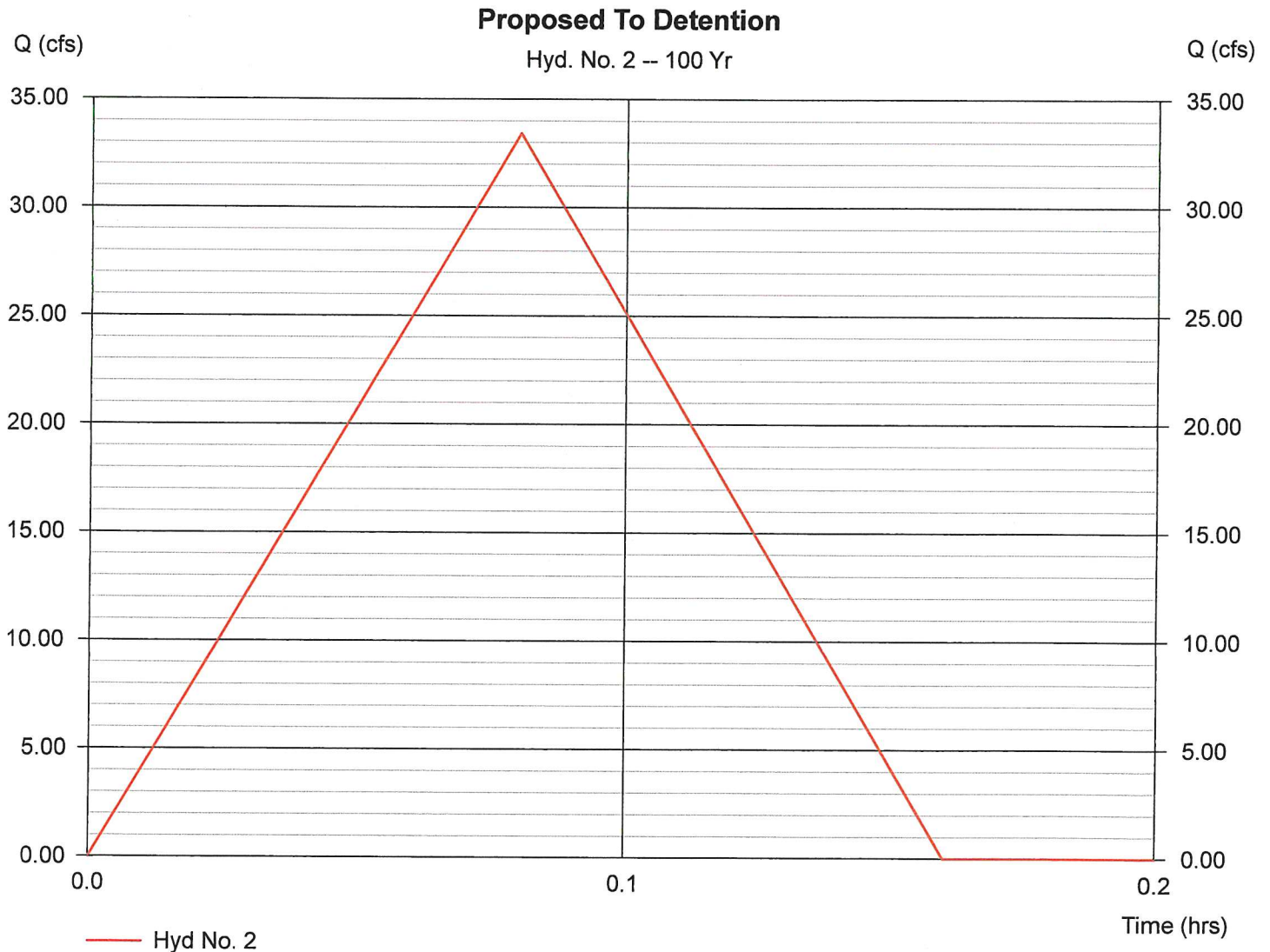
Hyd. No. 2

Proposed To Detention

Hydrograph type = Rational
Storm frequency = 100 yrs
Drainage area = 4.750 ac
Intensity = 10.201 in/hr
IDF Curve = Iowa Section 6.IDF

Peak discharge = 33.43 cfs
Time interval = 1 min
Runoff coeff. = 0.69
Tc by TR55 = 4.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 8,024 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

Hyd. No. 3

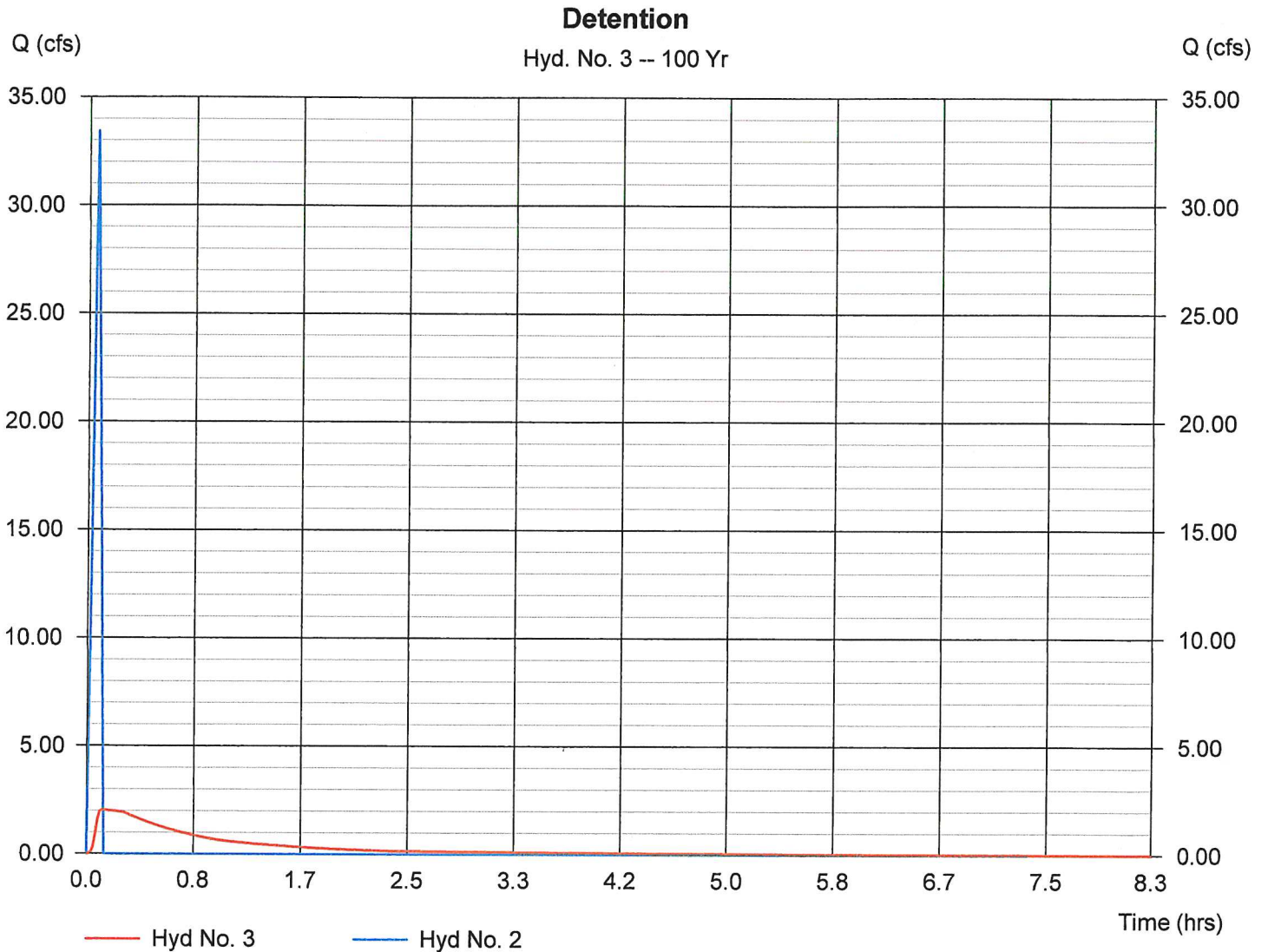
Detention

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 2
Reservoir name = Detention

Peak discharge = 2.03 cfs
Time interval = 1 min
Max. Elevation = 746.94 ft
Max. Storage = 7,542 cuft

Storage Indication method used.

Hydrograph Volume = 8,014 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Nov 23 2022, 10:30 AM

Pond No. 1 - Detention

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	746.00	6,951	0	0
2.00	748.00	9,178	16,129	16,129
4.00	750.00	11,444	20,622	36,751
6.00	752.00	13,723	25,167	61,918

Culvert / Orifice Structures

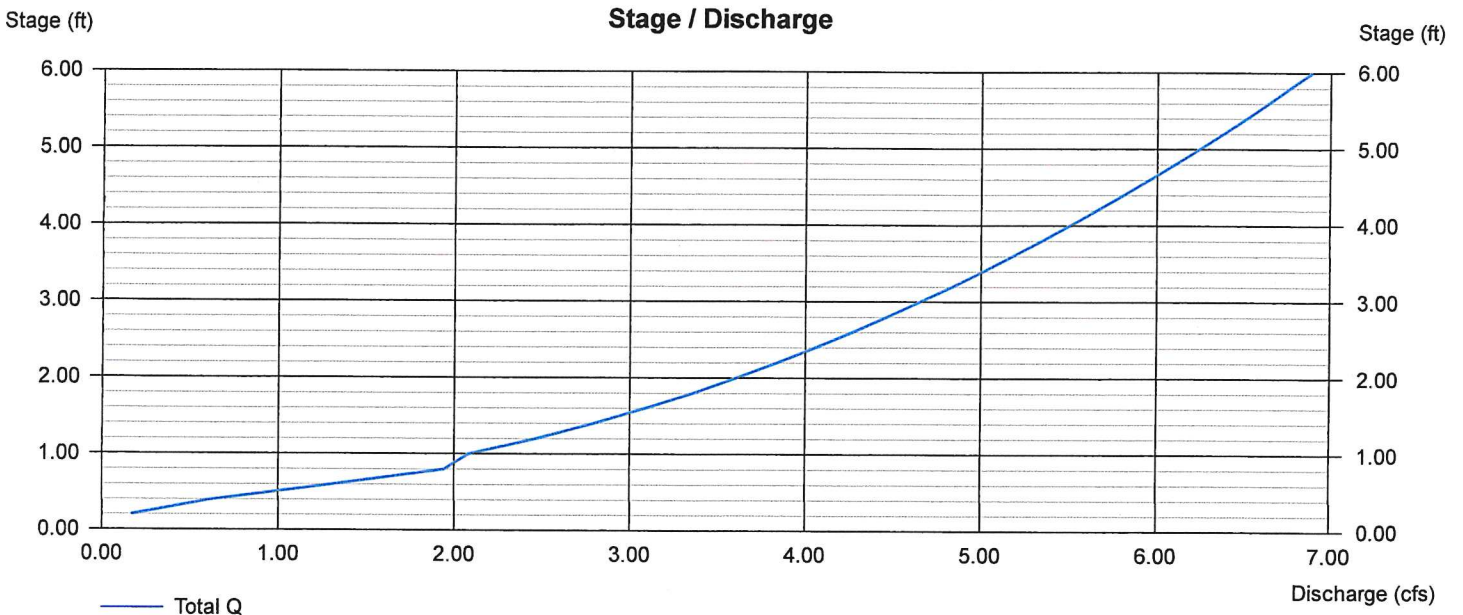
	[A]	[B]	[C]	[D]
Rise (in)	= 12.00	0.00	0.00	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 746.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

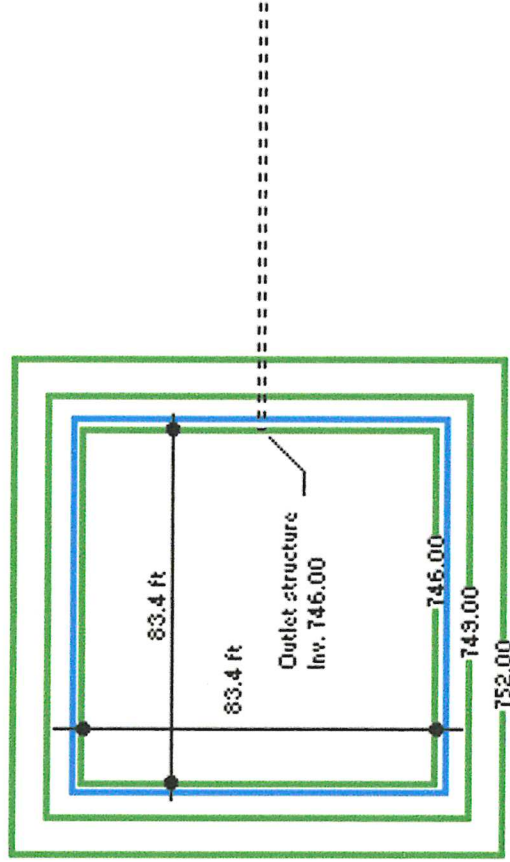
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Detention

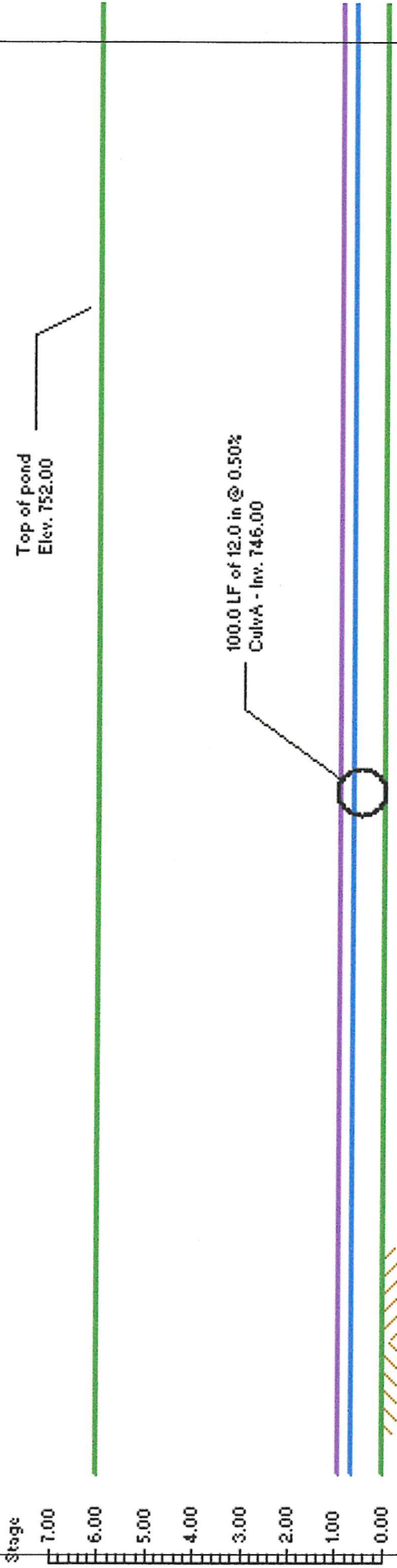


Plan View
NTS

— (100 yr)
— (5 yr)

Schematic only. Not for construction.

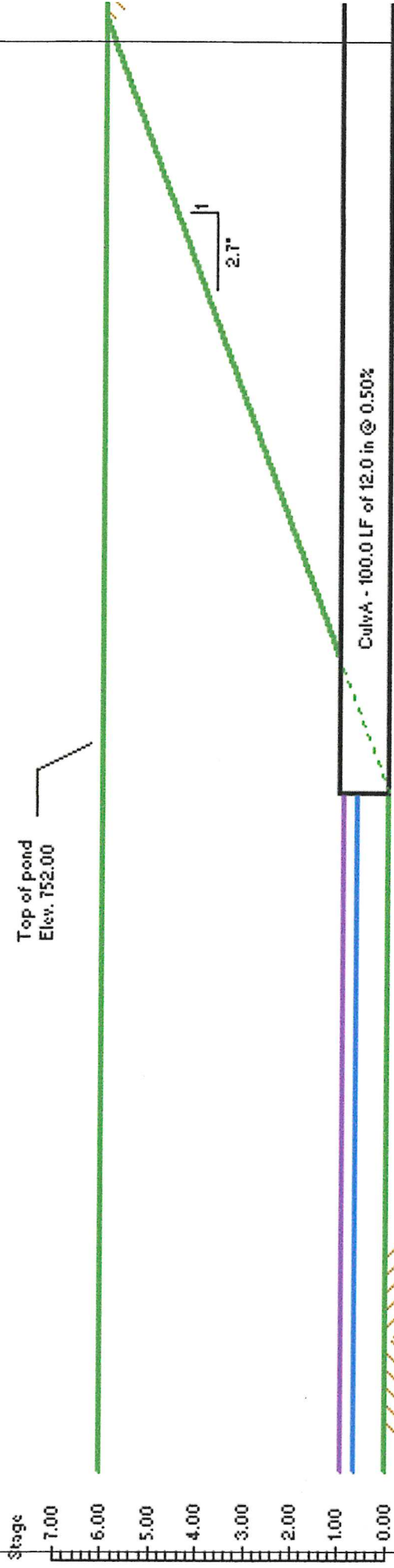
Detention



Front View N/S - Looking Downstream

Schematic only. Not for construction.

Detention



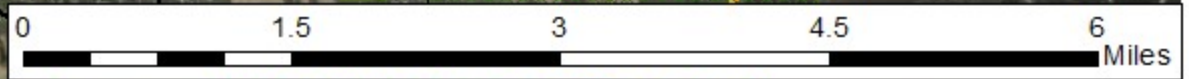
Section NTS

(100 yr)
(5 yr)

Schematic only. Not for construction.



Subject Property

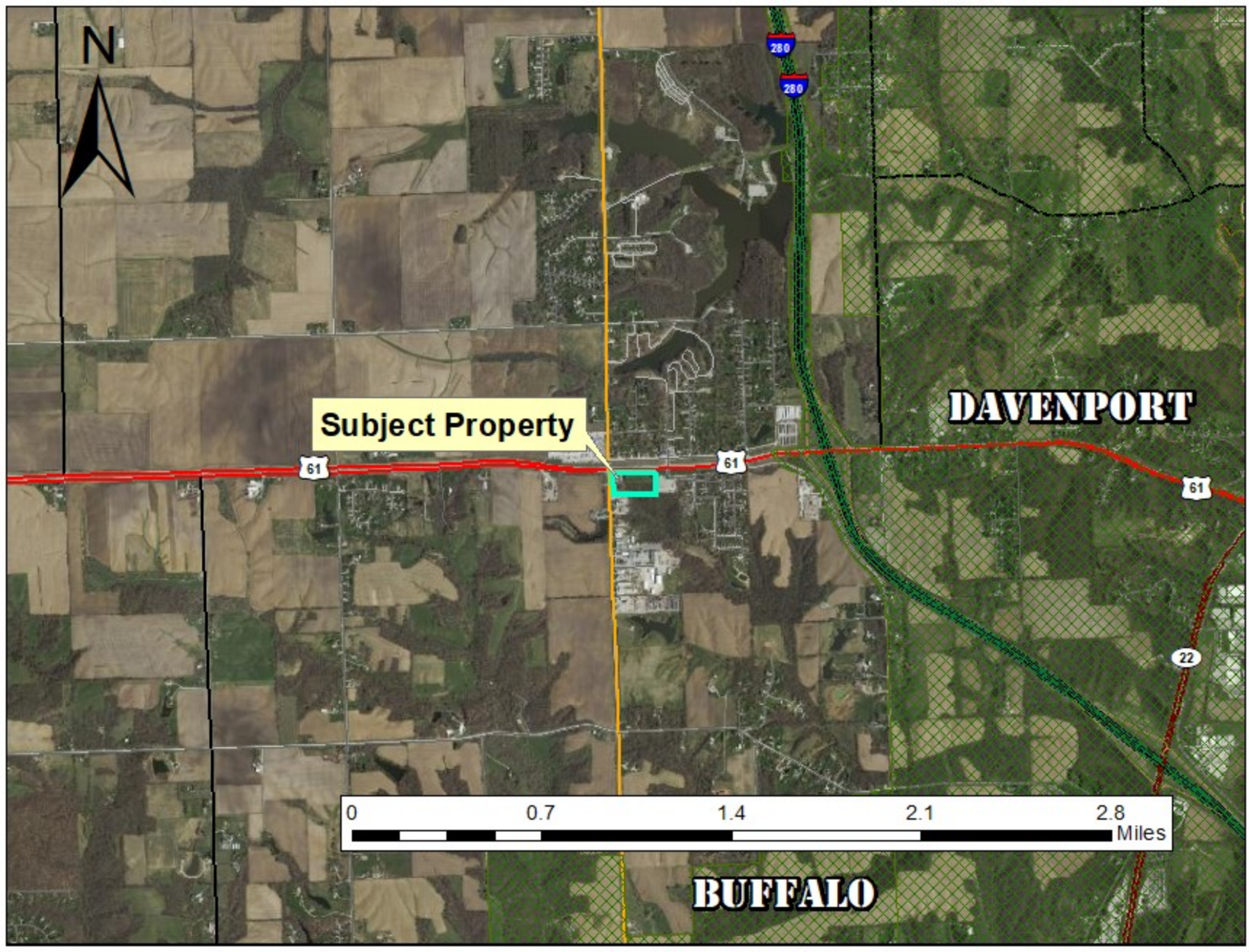
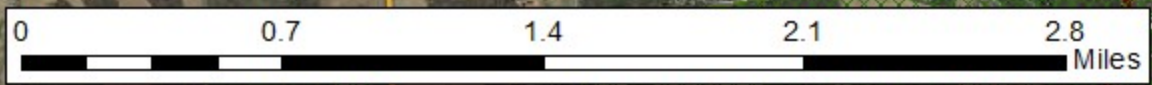




Subject Property

DAVENPORT

BUFFALO





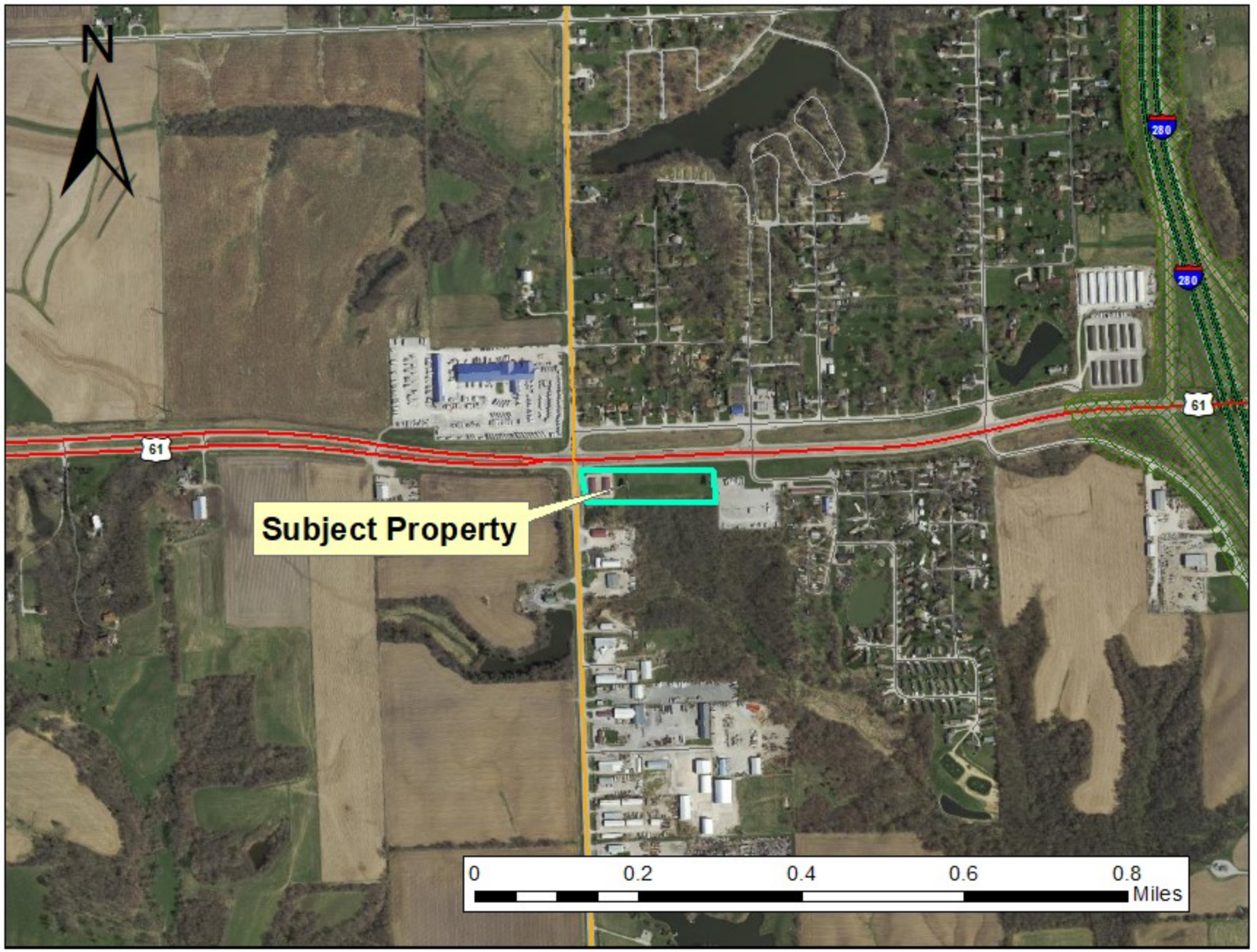
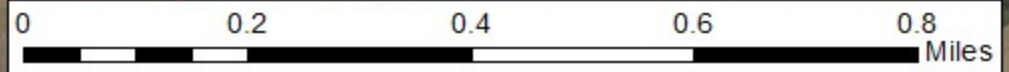
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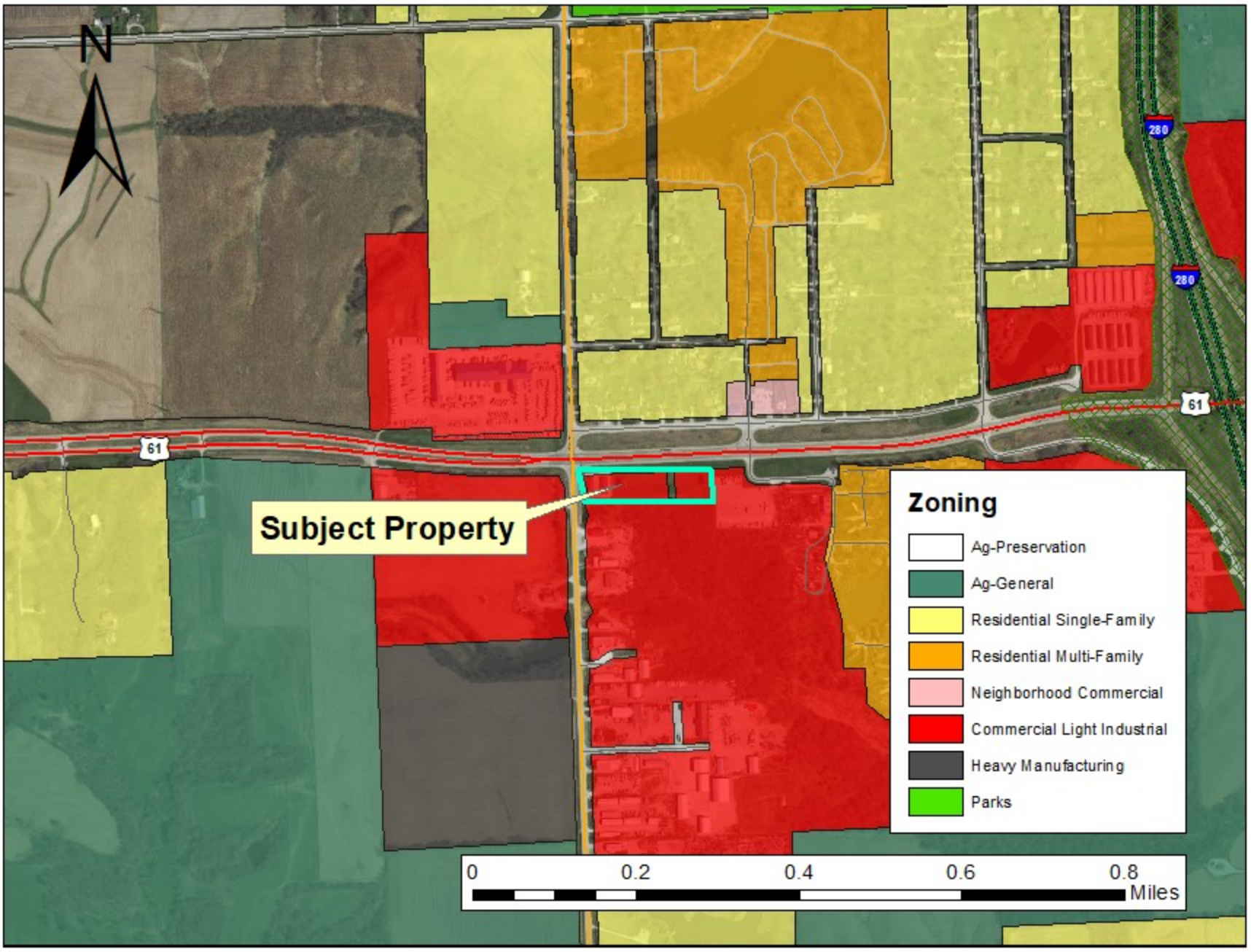
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280

280

Subject Property





N



61

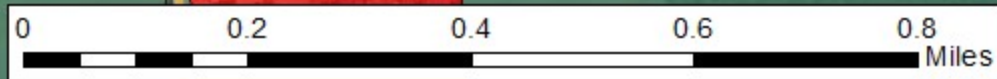
280

280

61

Subject Property

Zoning	
	Ag-Preservation
	Ag-General
	Residential Single-Family
	Residential Multi-Family
	Neighborhood Commercial
	Commercial Light Industrial
	Heavy Manufacturing
	Parks





61

N

0 50 100 200 300 400 Feet