



Chris Mathias, Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, June 6, 2023
5:30 P.M.**

1. **Call to Order**
2. **Minutes:** Approval of April 18, 2023 meeting minutes.
3. **Public Hearing, Sketch Plan/Final Plat, Minor Subdivision:** Application from **Loren and Lisa Rathjen** to review a sketch plan/final plat for a four (4) lot minor subdivision known as **West Wind Hills**, totaling 15.428 acres, more or less. The property is legally described as Lot 1 of Traver Oaks in Section 35 of Blue Grass Township.
4. **Final Plat, Major Subdivision:** Application from **Steve and Lisa Zelle** (DBA Legacy Development) for a major subdivision known as **Olathea Overlook**. The proposed plat would subdivide 39-acre tract, more or less, (Scott County Parcel #951555002) into six (6) lots. The property is legally described as Lot 4 of Great River Hills in Section 15 of LeClaire Township.
5. **Discussion, Ordinance Text Amendment:** Discussion of the Commission's April 18, 2023 recommendation regarding amended regulations for Minimum Lot Size.
6. **Discussion, Ordinance Text Amendment:** Proposal to create zoning regulations for utility-scale wind turbines.
7. **Discussion, Ordinance Text Amendment:** Proposal to create zoning regulations for hazardous liquid pipelines and pipelines that carry carbon dioxide.
8. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
9. **Adjournment**
 - 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.



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, April 18, 2023
5:30 P.M.**

MEETING MINUTES

1st Floor Board Room
600 West 4th Street
Davenport, IA 52801

MEMBERS PRESENT: Easton Armstrong, Joan Maxwell, Lori Rochau, Carolyn Scheibe, Hans Schnekloth, Kurt Steward

MEMBERS ABSENT: Steve Piatak

STAFF PRESENT: Chris Mathias, Planning & Development Director
Alan Silas, Planning & Development Specialist

OTHERS PRESENT: Rily Grunwald, applicant
Steve and Lisa Zelle, applicants
Nineteen (19) members of the public

1. **Call to Order:** Chair Scheibe called the meeting to order at 5:30 P.M.
2. **Minutes:** Consideration of March 21, 2023 meeting minutes. **Armstrong made a motion to approve. Seconded by Maxwell. Vote: All Ayes (5-0) Schnekloth arrived after the vote.**
3. **Public Hearing, Rezoning:** Chair Scheibe read a summary of the legal notice and welcomed staff to describe the request. **Mathias** displayed site maps and photos, and reviewed the County's Land Use Policies that apply to rezoning requests:
 1. Compliance with Future Land Use Map (FLUM): No areas are shown on the FLUM as future Conservation-Recreation (C-R), but C-R is parallel to and compatible with agricultural preservation.
 2. On marginal or poor agricultural land: Average CSR2 ratings for one parcel is 34.71 and the other is 43.46, which are both below 60 and therefore not considered prime agricultural land.
 3. Access to paved roads: Frontage along 240th Avenue, a paved County road.
 4. Provision for public or private sewer and water services: Private on-site sewer and water services would need to meet Health Department regulations; proposed detention pond will need Iowa Department of Natural Resources (DNR) approval.
 5. Near employment centers/commercial areas: C-R districts would not typically be near commercial areas, but rather adjacent to public parks/existing C-R districts.

6. Located where it is least disruptive to agricultural activities: Proposal would be less disruptive since it's adjacent to an existing park use.
7. Stable environmental resources: Slopes on site are considered "eroded" or "severely eroded," so it would be wise to keep the site in a conservation/preservation district; row crops may cause more erosion over time than other conservation uses.
8. Sufficient buffering: Buffering would likely be part of any Special Use Permit review and approval by the Zoning Board of Adjustment.
9. Recognized need for development: Chapter 2 of the Scott County Comprehensive Plan includes "Parks, Open Space, and Conservation Area Objectives" that direct County planning efforts to "ensure that existing and future parks, open space, and conservation areas are meeting the needs of the residents and offer opportunities for visitors to the County."

Mathias said the request appeared to meet a preponderance of the Land Use Policy criteria.

Chair Scheibe welcomed the applicant to respond. **Rily Grunwald** stated he agreed with staff's review.

Chair Scheibe opened the public hearing.

Dennis Queal (24460 250th Street) said he felt the proposal would be very disruptive to a historically agricultural part of the county, and that there is plenty of recreational opportunity available right across the street from the site at Lost Grove Lake State Park.

Gaylon Ideker (24883 248th Avenue) said he thought the area around Lost Grove Lake State Park would never be available for commercial or residential development, and that the noise, traffic, and lighting would be detrimental to the park.

Glen Soenksen (44 Rainbow Drive) said he owned property near the rezoning site and that he wanted the area to remain an agricultural community. He said the traffic, noise, and trash makes him 100% opposed to any development proposal.

Sherry Daurer (25900 240th Avenue) said she thought the area around Lost Grove Lake State Park would always be preserved, and that she was concerned about the unsafe turn at the parking lot that would likely be located at the bottom of the two hills on site. She also questioned what the site would be used for when the snow tubing facility was not operational.

Clayton Engler (25587 252nd Avenue) said he was on two local fire departments as a volunteer and he was concerned about brush fires and other accidents at the site since both departments are already stretched for staff.

John Dexter (24439 250th Avenue) said the drainage way that cuts through the site is the emergency spillway for the lake at Lost Grove Lake State Park, and it is not a good place to develop. He questioned how a district that doesn't allow even residential development would allow a development like a snow tubing facility.

Chair Scheibe asked for staff's recommendation. **Mathias** said staff recommended approval of the rezoning from Agricultural-Preservation (A-P) to C-R.

Chair Scheibe welcomed the applicant to respond.

Rily Grunwald addressed some of the concerns raised during the public hearing. He presented a noise decibel chart to the Commission that was entered into the record, which showed the noise produced by snow-making equipment levels at certain distance intervals. He noted the snow-making equipment would be used on average around 200 hours per year. Regarding concerns about development around the lake and increased traffic, **Grunwald** said this development would be limited to seasonal use and the driveway access concerns are manageable. As for the emergency spillway for the lake at Lost Grove Lake State Park, **Grunwald** said a flowage easement is recorded and therefore no structures are permitted nor planned within the easement. **Grunwald** said 35-40 acres of the site will remain farmland during the growing season.

Chair Scheibe welcomed the Commission to respond.

Maxwell asked whether the 35-40 acres Grunwald referred to will be Conservation Reserve Program (CRP) farmland. **Grunwald** said it could not be CRP because it would be actively farmed with traditional row crops.

Schnekloth asked why the applicants didn't limit the rezoning request to only the 15 acres, more or less, that will be used for the snow tubing facility. **Grunwald** said he didn't want to be faced with subdividing in order to sell or lease the rest of the property. **Maxwell** said perhaps limiting the rezoning would help to limit the growth of the facility. **Mathias** responded that any expansion proposals would need to undergo subsequent Special Use Permit reviews by the Zoning Board of Adjustment before moving forward.

Chair Scheibe closed the public hearing.

Schnekloth said he was not opposed to the request, but felt the public parks should be officially rezoned to C-R prior to approving any private park rezonings.

Maxwell said she felt the Commission needed to balance both its agricultural preservation goals and recreation goals, and that it was possible to do so without destroying prime agricultural land. Since the subject property is not prime agricultural land, **Maxwell** said she was supportive of it being used for recreation.

Armstrong said he agreed with Maxwell and the subject property is exactly the kind of land C-R is intended for.

Rochau asked if the snow tubing facility was not approved at some point, like at the Special Use Permit hearing with the Zoning Board of Adjustment. **Mathias** said agriculturally-exempt farm activities would always be allowed regardless of what happens, but given the severe limitations of the C-R district, it would probably make sense for the applicants to rezone it back to A-P.

Armstrong made a motion to recommend approval of the rezoning from A-P to C-R in accordance with staff's recommendation. Seconded by Steward. Vote: 5-1, Schnekloth dissenting

4. **Public Hearing, Preliminary Plat – Major Subdivision:** Chair Scheibe read a summary of the legal notice and welcomed staff to describe the request. Mathias displayed site maps and photos, and reviewed the major components of the subdivision proposal: lot layout, common open space, access and roadway improvements (including a platted access easement to an adjacent subdivision), protection of natural vegetation cover, storm water management, erosion and sediment control, water and waste water, extraterritorial review by the City of Princeton, and the approval conditions of the Sketch Plan from February 2021.

Chair Scheibe welcomed the applicants to respond. Lisa Zelle said all the approval conditions from the Sketch Plan could be met.

Chair Scheibe opened the public hearing. No members of the public spoke for or against the request.

Chair Scheibe asked for staff's recommendation. Mathias said staff recommended approval of the Preliminary Plat with conditions: The private covenants include provisions for the ownership and maintenance of the proposed outlot; the private covenants include provision for road maintenance of the shared private road; the private covenants include provisions that no additional subdivision of these lots be permitted; the County Engineer review and approve all final street construction plans prior to construction; and the subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Chair Scheibe welcomed the Commission to respond.

Chair Scheibe said she did not attend the Sketch Plan meeting, but could see now how steep the site's topography is and asked whether it could be graded appropriately. Mathias said the County Engineer had approved the roadway and access easement design. Chair Scheibe asked whether there would be adequate space on the smaller lots for individual well and septic systems. Mathias said the Health Department reviewed the subdivision and had no concerns, and would review each well and septic system upon installation.

Chair Scheibe closed the public hearing.

Schnekloth made a motion to recommend approval of the Preliminary Plat with conditions in accordance with staff's recommendation. Seconded by Steward. Vote: 6-0, All Ayes

5. **Public Hearing, Ordinance Text Amendment:** Chair Scheibe read a summary of the legal notice for a proposal that would increase the minimum lot size allowed in the A-P, Agricultural-General (A-G) and Single-Family Residential (R-1) zoning districts. Mathias said the increased size would allow more room for wells, septic systems, and replacement septic systems.

Chair Scheibe opened the public hearing. No members of the public spoke for or against the request.

Chair Scheibe asked for staff's recommendation, which Mathias said was to recommend approval of the ordinance text amendment.

Chair Scheibe welcomed the Commission to respond.

Maxwell asked whether there was a remedy to increase the sizes of smaller lots in existing subdivisions, which **Mathias** said there was not an easy solution for established plats.

Armstrong made a motion to recommend approval of the ordinance text amendment in accordance with staff's recommendation. Seconded by Maxwell. Vote: 6-0, All Ayes

6. **Public Hearing, Ordinance Text Amendment: Chair Scheibe** read a summary of the legal notice for a proposal that would create regulations for Accessory Dwelling Units (ADUs). **Mathias** presented the draft ordinance text that was presented at the previous meeting when the text amendment was a discussion item, as well as the minor edits requested by the Commission that were made since then.

Chair Scheibe opened the public hearing. No members of the public spoke for or against the request.

Chair Scheibe welcomed the Commission to respond.

Rochau asked what would happen if an ADU was made available for short-term rentals. **Mathias** said the State expressly prohibits regulating short-term rentals. **Rochau** asked how staff would ensure either the primary dwelling or ADU was occupied by the property owner at all times. **Mathias** said enforcement would be complaint-based like many zoning violations.

Steward asked whether a site plan review would be required, which **Mathias** said a site plan would need to be submitted and approved with the issuance of a building permit. **Chair Scheibe** asked to clarify whether it would be a public Site Plan Review by the Commission, or a site plan review done administratively. **Mathias** said it would be done administratively.

Chair Scheibe closed the public hearing and asked for staff's recommendation, which **Mathias** said was to recommend approval of the ordinance text amendment.

Schnekloth made a motion to recommend approval of the ordinance text amendment in accordance with staff's recommendation. Seconded by Rochau. Vote: 6-0, All Ayes

7. **Discussion, Ordinance Text Amendment: Mathias** said he hoped to structure County regulations for hazardous liquid pipelines and pipelines that carry carbon dioxide in a way that was similar to other Iowa counties with adopted regulations. However, he noted that some of those adopted regulations were already being challenged in court, so the draft text may need to be adjusted between now and the eventual public hearing. The Commission agreed it would be better to have a code in place even if it is not perfect.

Steward made a motion to set a public hearing on the ordinance text amendment for the May 16, 2023 meeting. Seconded by Rochau. Vote: 6-0, All Ayes

8. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:49 P.M.

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

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

Email: planning@scottcountyiowa.com



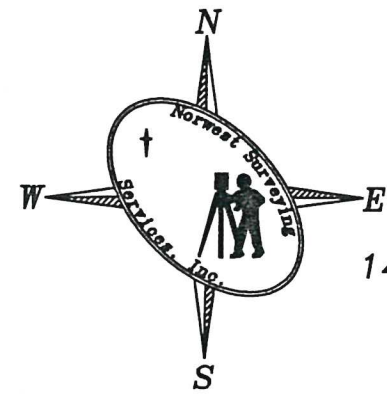
Chris Mathias, Director

**NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A FINAL PLAT OF A
MINOR SUBDIVISION**

Public Notice is hereby given as required by Section 9-16 of the County Code (Subdivisions), that the Scott County Planning and Zoning Commission will hold a public hearing for a sketch plan/final plat of a minor subdivision known as **West Wind Hills** at a public meeting on **Tuesday, June 6, 2023 at 5:30 PM**. The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 W. 4th Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will hear the request of **Loren and Lisa Rathjen** to review a final plat for a four (4) lot minor subdivision known as **West Wind Hills** totaling 15.428 acres, more or less. The property is legally described as Lot 1 of Traver Oaks in Section 35 of Blue Grass Township, and is located at the southwest corner of the intersection of 145th Street and 110th Avenue.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.



0 150' 300' 600'

SCALE: 1"=300'

TOTAL AREA
15.428 ACRES
ROW = 1.895 ACRES
NET = 13.533 ACRES

PT. P.I.N. 82-3539-002

REQUESTOR:

LOREN & LISA RATHJEN
114 PINE COURT
COLONA, IL 61241

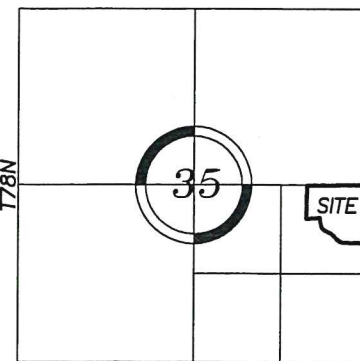
PROPRIETOR:

LOREN RATHJEN
114 PINE COURT
COLONA, IL 61241

SURVEYOR:

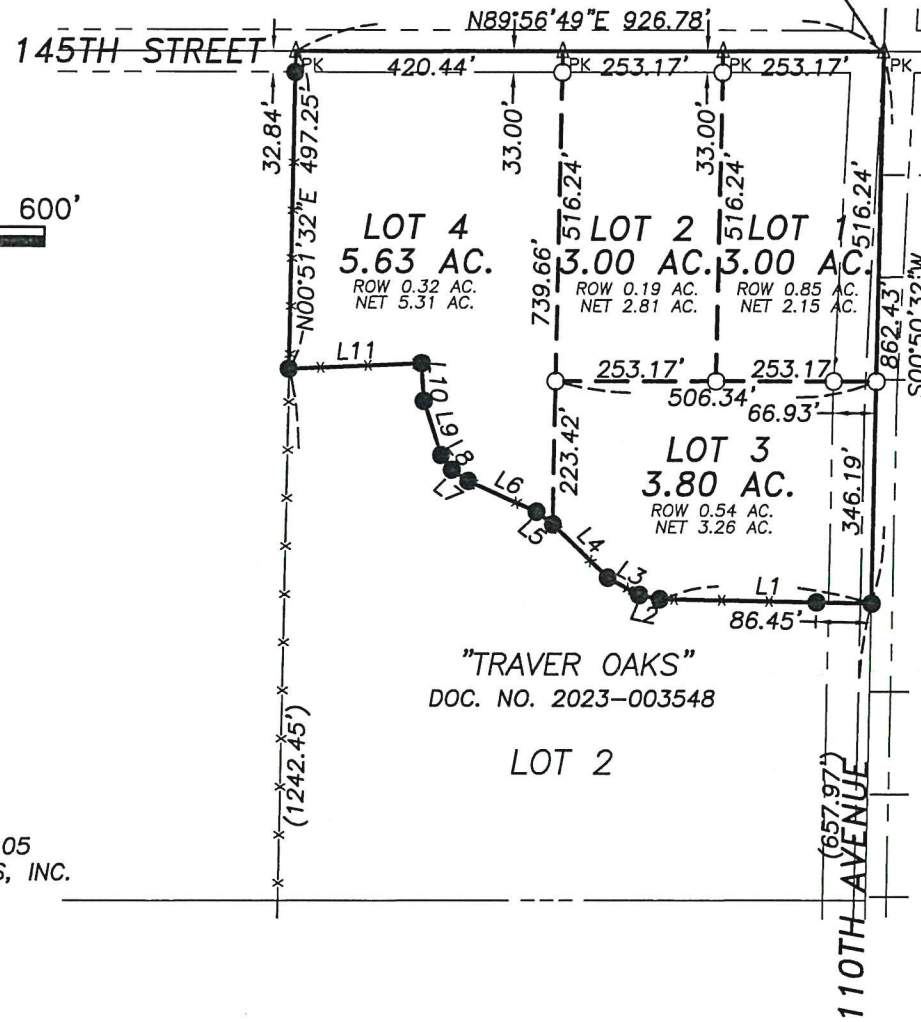
WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

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



R2E

NE CORNER SE 1/4
SECTION 35-78-2
DOC. NO. 2000-34598



"TRAVER OAKS"
DOC. NO. 2023-003548

LOT 2

"WEST WIND HILLS"

A SUBDIVISION OF LOT 1 OF "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 As: Lot 1 of "Traver Oaks", according to the Plat thereof recorded as Document No. 2023-003548 in the Office of the Scott County Recorder.

SURVEYOR'S CERTIFICATE

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Loren Rathjen of Colona, Illinois.

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.

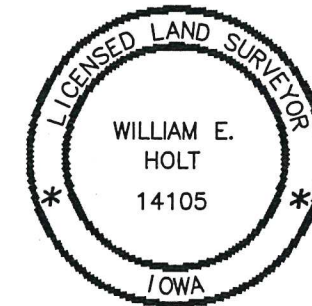
This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation 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 15th day of May, 2023 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2024 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'

RESERVED FOR RECORDER

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
- x - - - FENCE LINE
- - - BUILDING SETBACK
- - - UTILITY EASEMENT
- () DEED/PLAT DIMENSION

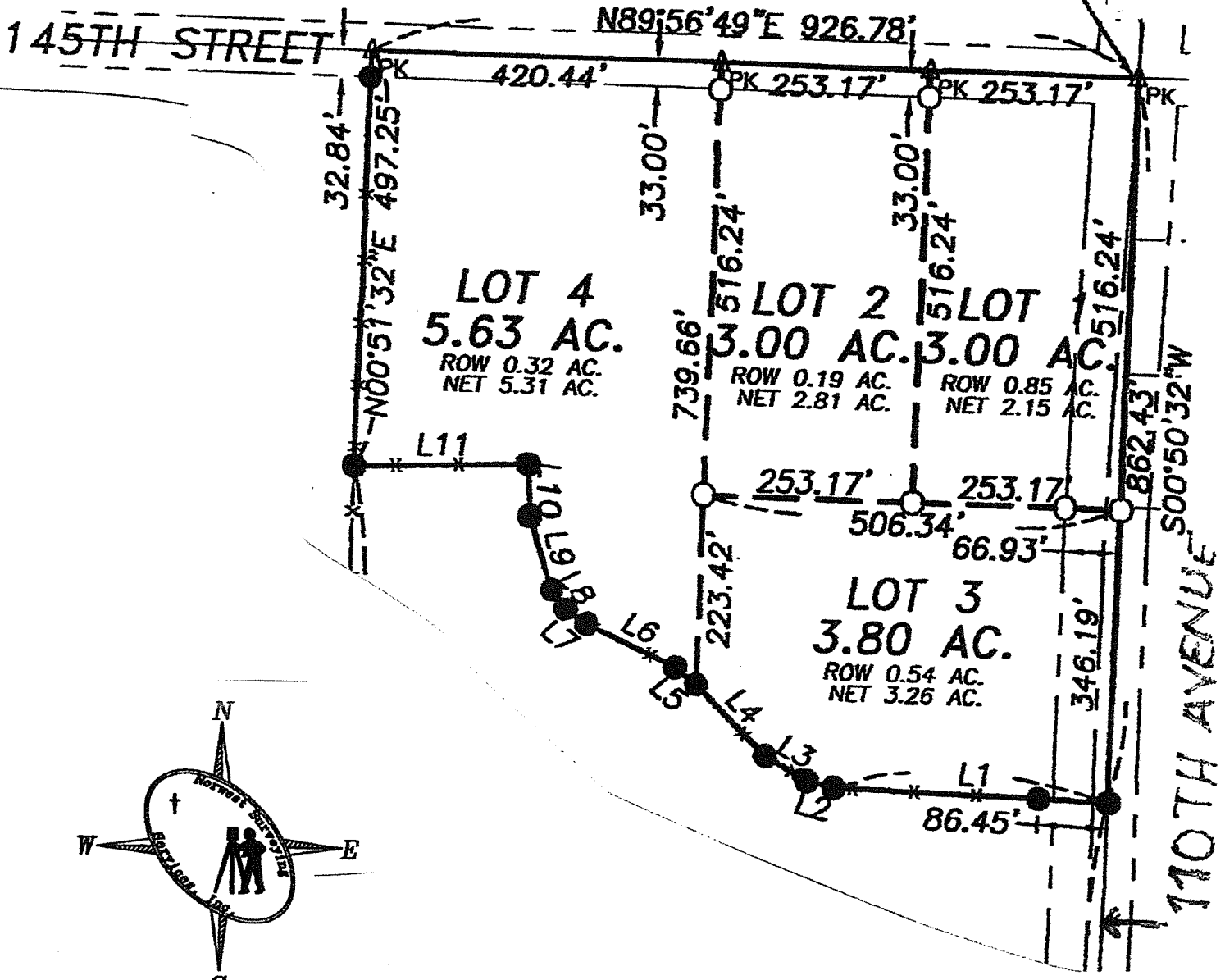
NOTE: BEARINGS ARE ASSUMED

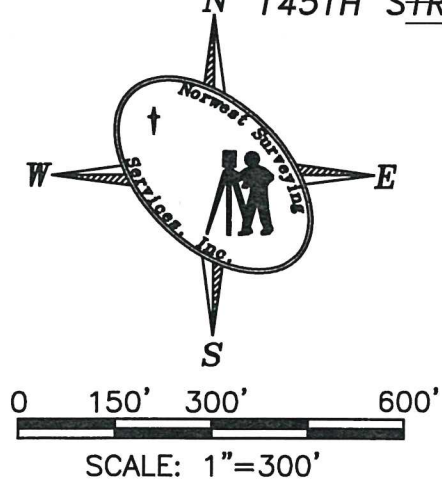
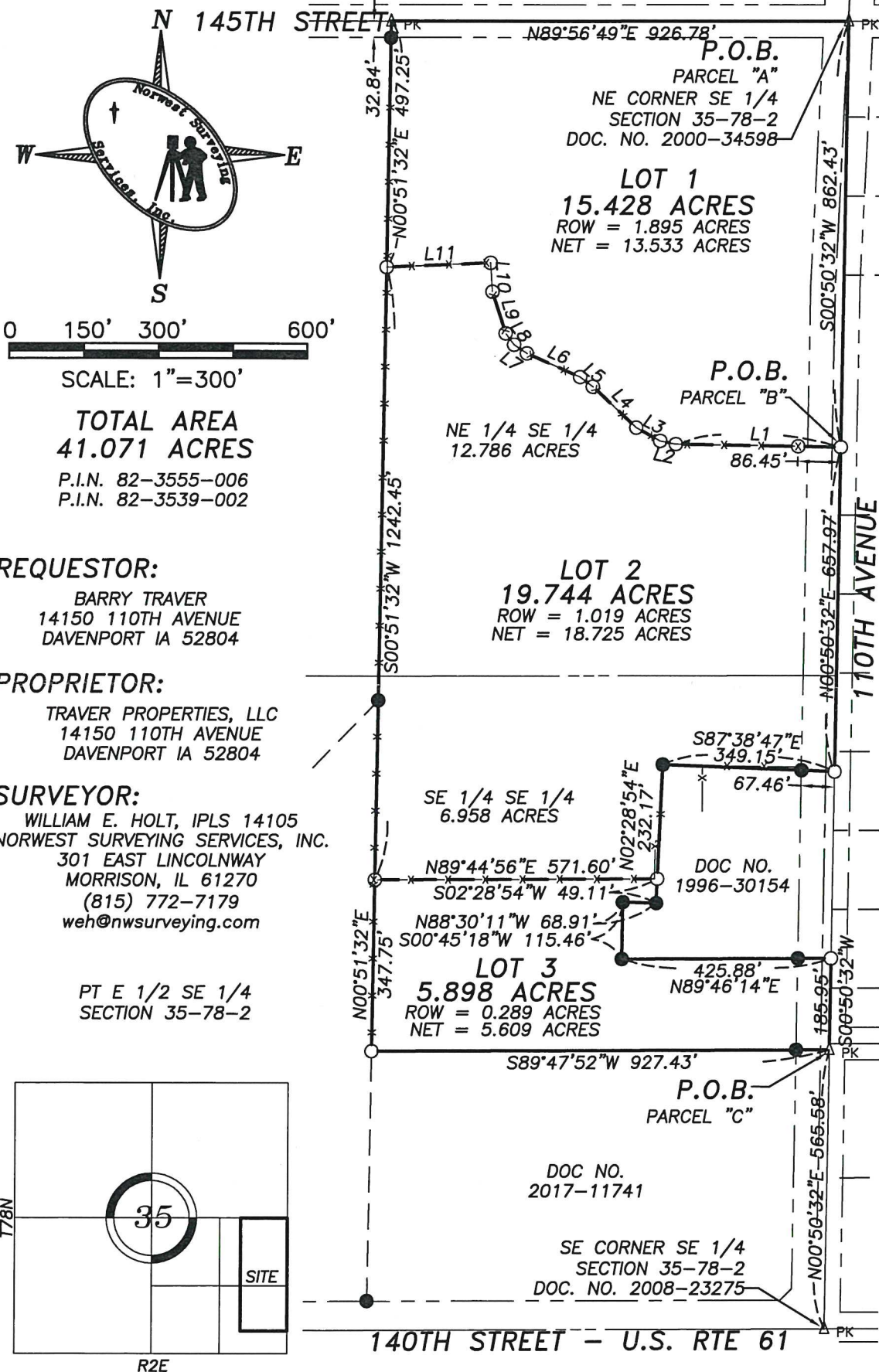
NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 4-19-23	JOB NO. 2023067	DRAWN BY WEH
BOOK NO. FILE	PLAT NO. 2023067	DRAWING NAME 2006314	DRAWING DATE 01 MAY 23
REVISION DATES	CHECKED BY	SCALE 1"=300'	

PROJECT
"WEST WIND HILLS"
TITLE
LOREN RATHJEN

NE CORNER SE 1/4
SECTION 35-78-2
DOC. NO. 2000-34598





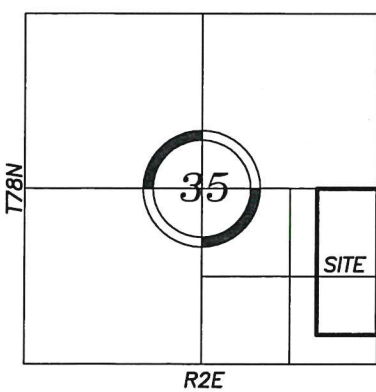
TOTAL AREA
41.071 ACRES
P.I.N. 82-3555-006
P.I.N. 82-3539-002

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.

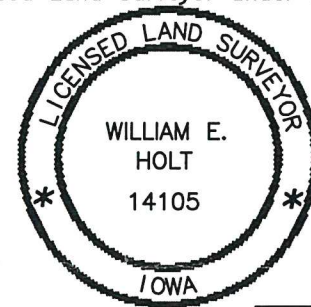
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This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way 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

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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

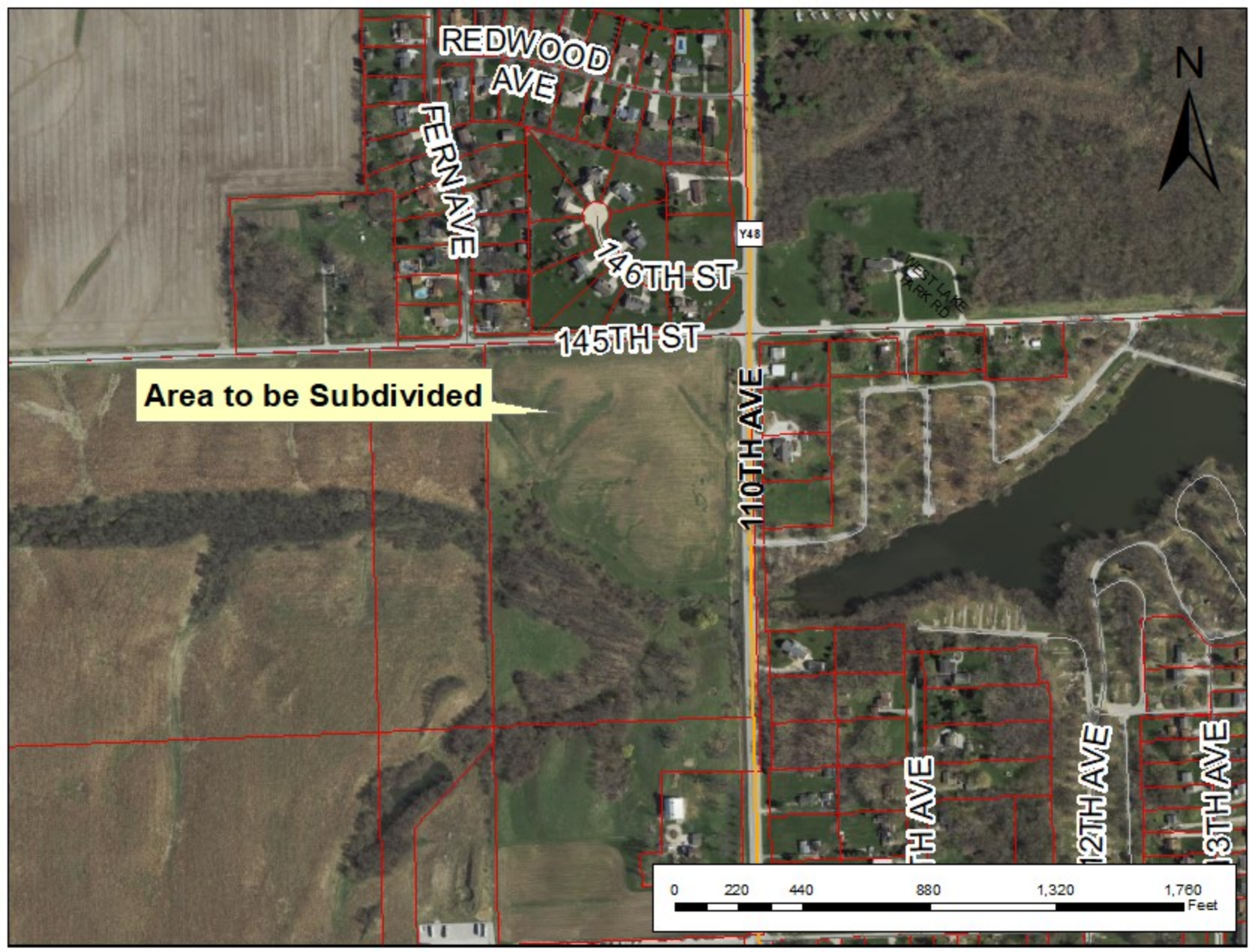
- BOUNDARY OF SURVEY
 - - - LOT/PARCEL LINE
 - MONUMENT FOUND
 - STONE FOUND
 - + SET 5/8" PIN W/CAP
 - - - CHISELED "X"
 - - - SECTION LINE
 - - - RIGHT OF WAY LINE
 - - - FENCE LINE
 - - - BUILDING SETBACK
 - - - UTILITY EASEMENT
 - - - DEED/PLAT DIMENSION
 - ()
- NOTE: BEARINGS ARE ASSUMED

RESERVED FOR RECORDER

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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



REDWOOD
AVE

FERN AVE

146TH ST

145TH ST

110TH AVE

111TH AVE

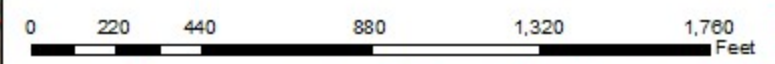
112TH AVE

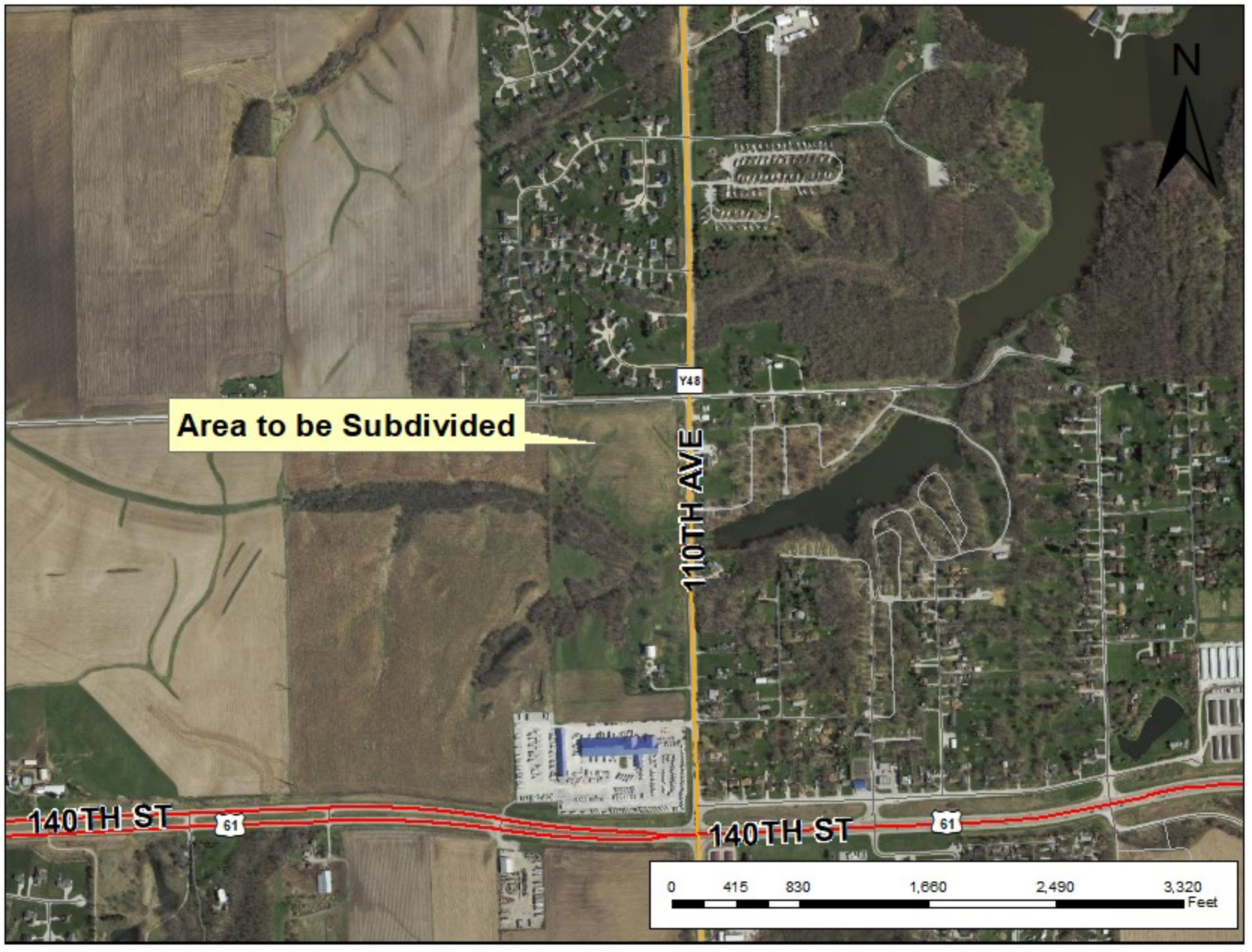
113TH AVE

Area to be Subdivided

Y48

WEST LAKE
PARK RD





Area to be Subdivided

Y48

110TH AVE

140TH ST

61

140TH ST

61

0 415 830 1,660 2,490 3,320 Feet

Zoning

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



Area to be Subdivided

Y48

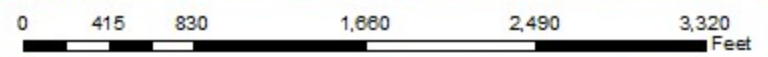
110TH AVE

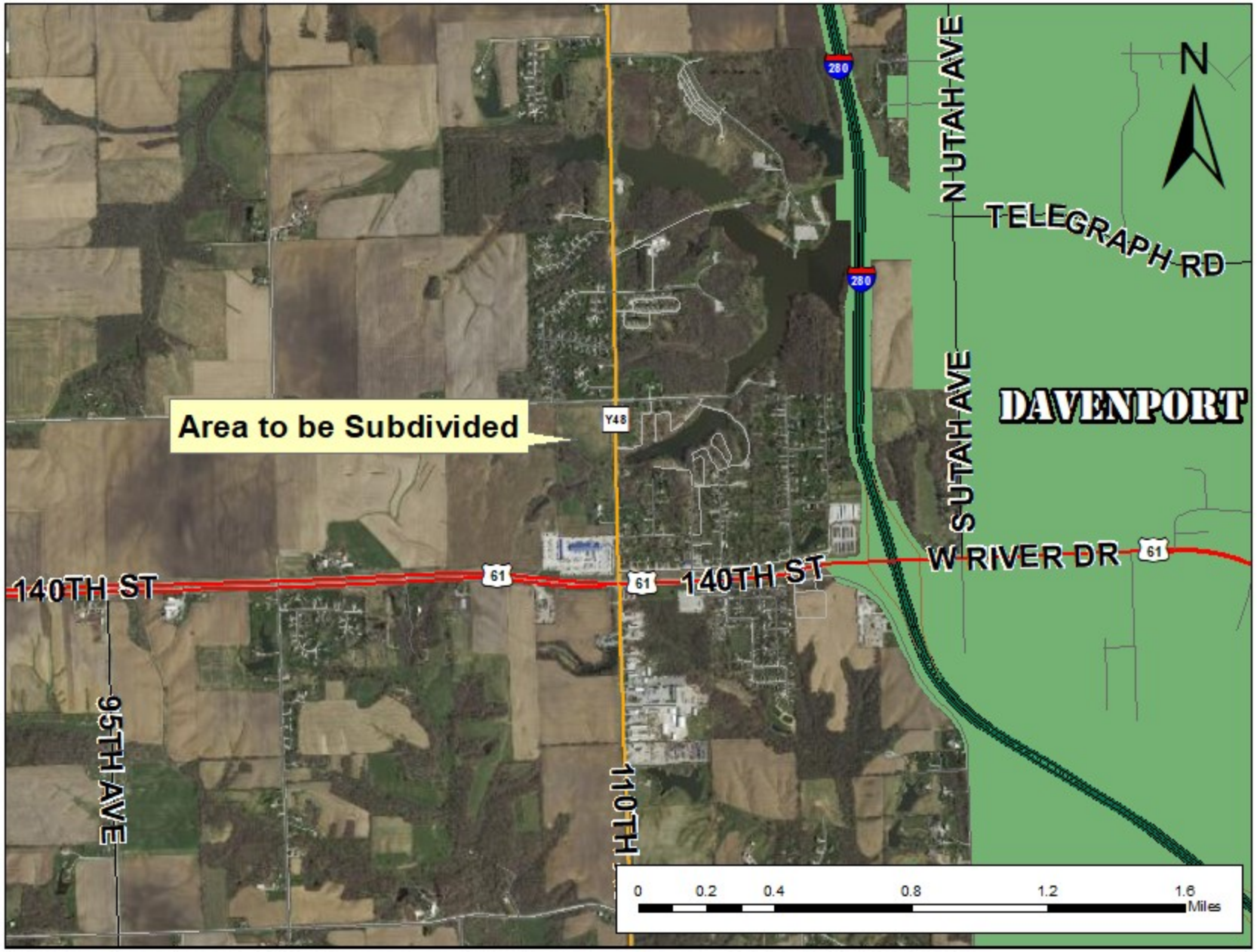
140TH ST

61

140TH ST

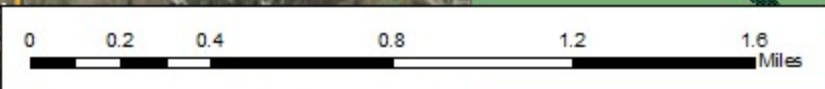
61





Area to be Subdivided

DAVENPORT



PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.gov

Office: (563) 326-8643

Fax: (563) 326-8257



Chris Mathias
Director

**NOTICE OF PLANNING AND ZONING COMMISSION
PUBLIC MEETING FOR REVIEW OF A FINAL PLAT OF A MAJOR SUBDIVISION**

Public Notice is hereby given as required by Section 6-31 of the County Code (Zoning Ordinance), that the Scott County Planning and Zoning Commission will hold a public meeting to review a proposed final plat of a major subdivision on **Tuesday, June 6, 2023 at 5:30 PM**. The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 West 4th Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will consider an application from **Steve and Lisa Zelle (DBA Legacy Development)** for a Final Plat review of a Major Subdivision known as **Olathea Overlook**. The plat would subdivide an existing 39-acre parcel, more or less, into six (6) new lots. The property is zoned Residential Single-Family (R-1) and each new lot would retain one (1) development right for a single-family dwelling. All lots would have access via a private road built to county standards, located to the east of 277th Avenue. The property is legally described as Lot 4 of the Amended Final Plat of Great River Hills, an addition to Scott County, Iowa, being part of the SW ¼ of the fractional Section 14 and part of the SE ¼ of Section 15, all in LeClaire Township. The Commission held a public hearing and recommended approval of the Preliminary Plat on April 18, 2023, followed by approval by the Board of Supervisors on May 11, 2023.

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.

OLATHEA OVERLOOK

FINAL PLAT

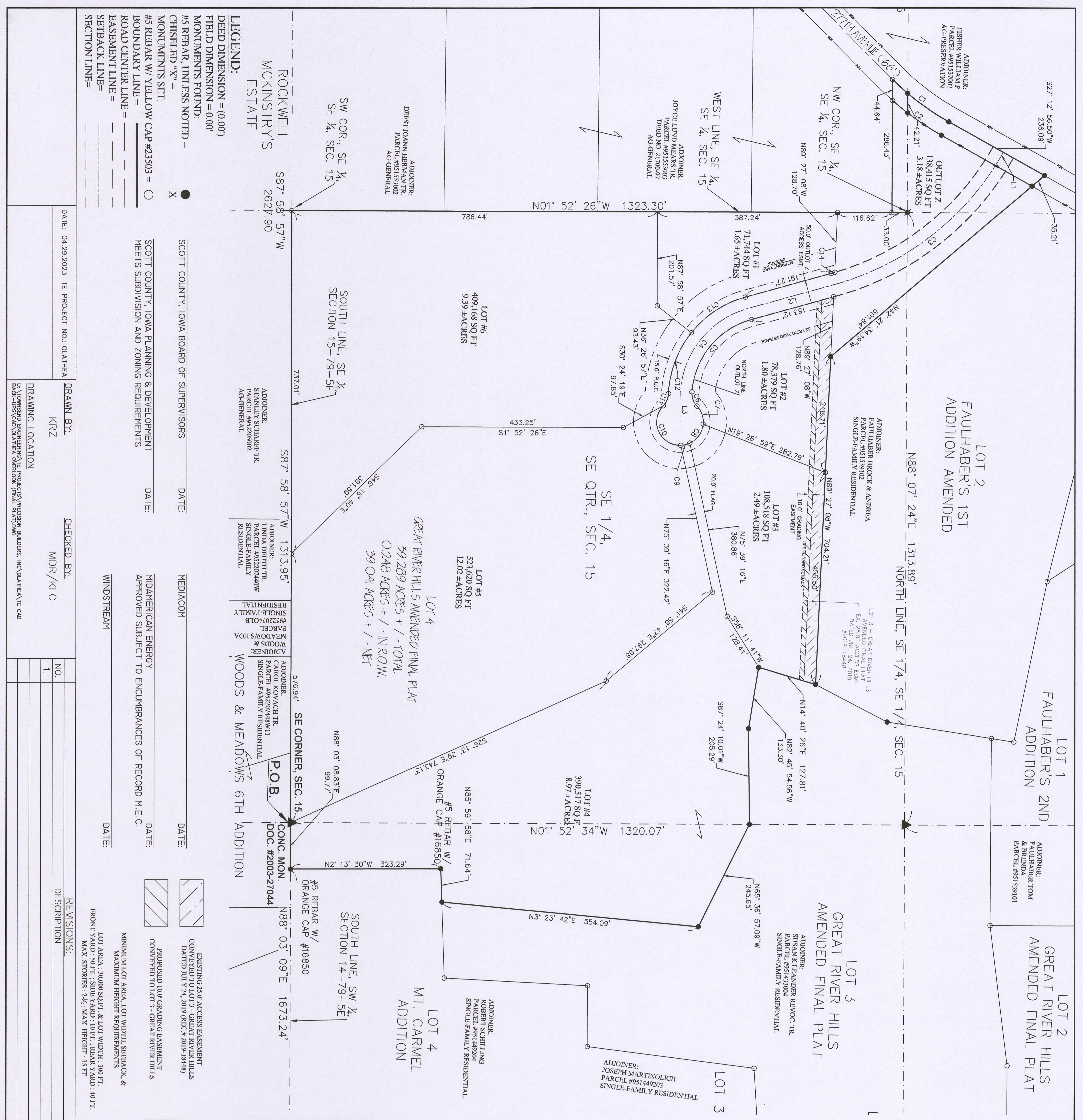
PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A REPLAT OF LOT 4 OF THE GREAT RIVER HILLS AMENDED FINAL PLAT, AN ADDITION TO SCOTT COUNTY, IOWA

PLAT INFORMATION

- | | |
|---|--|
| 1. Owner:
Steve & Lisa Zelle
3285 Fields Drive
Bettendorf, Iowa 52722
Ph: (563) 332 - 3200 | 3. Surveyor-Of-Record:
Michael D. Richmond, PLS
Tommsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388 - 4236 |
| 2. Engineer-Of-Record:
Christopher R. Tommsend, P.E.
Tommsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388 - 4236 | 4. Attorney-Of-Record:
Curt A. Doppel
Stanley Lande & Hunter
201 West 2nd Street, Suite 1000
Davenport, Iowa 52801
Ph: (563) 324 - 1000 |

GENERAL NOTES:

- LEGAL DESCRIPTION OF EXISTING PROPERTY:
- PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A REPLAT OF LOT 4 OF THE GREAT RIVER HILLS AMENDED FINAL PLAT, AN ADDITION TO SCOTT COUNTY, IOWA.
- SUBDIVISION CONTAINS 39.946 ACRES (1,720,361 S.F.) TOTAL WITH 0.248 ACRES (10,798 S.F.) OF ROADWAY EASEMENT AND A NET AREA OF 39.246 ACRES (1,709,559 S.F.).
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE PRIVATE LANE SHALL BE NAMED IN ACCORDANCE WITH THE RURAL ADDRESSING SYSTEM FOR UNINCORPORATED SCOTT COUNTY.
- 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 S.M.C. AND REPORT ANY DIFFERENCES AT ONCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR-OF-RECORD'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PRINCETON, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, IN THE EVENT OF CONFLICTING CODES, THE STRICHER SHALL PREvail.
- OVERLAY UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC (PRIMARY/SECONDARY/PAD-MOUNTED EQUIPMENT & STREET LIGHTS), TELEPHONE, AND CABLE TELEVISION SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-4 - SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL. IN CASE OF CONFLICT BETWEEN THE LINES SHOWN AND FUTURE CODE REQUIREMENTS, THE CODE REQUIREMENTS SHALL GOVERN.
- STORM WATER DETENTION SHALL BE PROVIDED BY EXISTING REGIONAL RETENTION POND, LOCATED ON LOT 2 OF THE FAULHABER'S FIRST ADDITION AMENDED, VIA AGREEMENT, TO BE RECORDED PRIOR TO FINAL PLAT APPROVAL.
- POTABLE WATER TO BE PROVIDED BY PRIVATE WELL SYSTEMS, CONFORMING WITH THE SCOTT COUNTY, IOWA PRIVATE WATER SUPPLY WELL STANDARD SPECIFICATIONS, LATEST EDITION.
- STORM WATER DETENTION SHALL BE PROVIDED BY EXISTING REGIONAL RETENTION POND, LOCATED ON LOT 2 OF THE FAULHABER'S FIRST ADDITION AMENDED, VIA AGREEMENT, TO BE RECORDED PRIOR TO FINAL PLAT APPROVAL.
- OUTLOT 2 IS RESERVED FOR STORMWATER CONVEYANCE/DRAINAGE, PUBLIC INGRESS/EGRESS, AND PUBLIC SERVICES/UTILITIES TO THE SUBDIVISION.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR WAIVE ANY RIGHT-OF-WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE COUNTY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES, OR ALLOW GROUND TO BE RE-PLATED.
- FURTHER SUBDIVISION OF PLATED LOTS SHOWN HEREIN IS NOT PERMITTED.



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 = ————

SCOTT COUNTY, IOWA BOARD OF SUPERVISORS
 DATE: _____
 MEETS SUBDIVISION AND ZONING REQUIREMENTS
 DATE: _____
 MIDAMERICAN ENERGY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.
 DATE: _____
 WINDSTREAM
 DATE: _____

DATE: 04-29-2023 PROJECT NO.: OLATHEA
 DRAWN BY: KRZ
 CHECKED BY: MDR/KLC
 DRAWING LOCATION: _____
 BY: _____

NO.	REVISIONS:	DESCRIPTION	DATE
1.			

MINIMUM LOT AREA, LOT WIDTH, SETBACK & MAXIMUM HEIGHT REQUIREMENTS
 LOT AREA: 30,000 SQ. FT. & LOT WIDTH: 100 FT.
 FRONT YARD: 25 FT. MAX. STORIES: 2-4; MAX. HEIGHT: 35 FT.
 CONVEYED TO LOT 3 - GREAT RIVER HILLS DATED JULY 24, 2019 (REC. # 2019-18449)
 PROPOSED 10' GRADING EASEMENT CONVEYED TO LOT 3 - GREAT RIVER HILLS

Curve #	Length (FT)	Radius (FT)	Delta	Chord Direction	Chord Length (FT)
C1	151.26	573.00	15.22	N34° 49' 41"E	151.81
C2	129.59	666.00	12.25	N35° 20' 30"E	129.34
C3	459.40	600.00	43.87	S39° 25' 30"E	448.26
C4	260.15	200.00	74.53	S54° 45' 13"E	242.19
C5	214.07	175.00	70.09	N55° 32' 00"W	200.97
C6	33.39	40.00	4.783	S68° 30' 35"W	32.43
C7	42.44	50.00	48.63	S68° 54' 38"W	41.17
C8	52.15	50.00	59.76	N56° 53' 47"W	49.82
C9	20.14	50.00	23.08	S15° 28' 45"E	20.00
C10	118.59	50.00	135.99	N64° 00' 35"E	92.69
C11	29.02	40.00	41.57	S68° 49' 34"E	28.39
C12	141.61	225.00	36.06	S71° 34' 52"E	139.28
C13	141.61	225.00	36.06	N35° 31' 14"W	139.28
C14	8.16	575.00	0.81	N17° 53' 49"W	8.16

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402), NAD 83 (2011) EPOCH 2010.00.

GRAPHIC SCALE
 1" = 100' (ARCH D)

DEVELOPER: STEVE & LISA ZELLE
 3285 FIELDS DRIVE
 BETTENDORF, IOWA

SHEET NO. 1 OF 1

DECLARATION OF RESTRICTIVE & PROTECTIVE COVENANTS

Steven & Lisa Zelle, Legacy Development of the Quad Cities, LLC

To the Public

The undersigned are the record owners of title of all lots in the tract designated as Olathea Overlook to Scott County, Iowa being a Re-plat of Great River Hills Amended Lot 4 - Parcel #951555002 (39.43 Acres) & located in Part of the Southwest Quarter of Fractional Section 14 and Part of the Southeast Quarter of Section 15, all in Township 79 North, Range 5 East of the Fifth Principal Meridian, in Scott County, Iowa, as recorded Document No. 2023-__TBD__ in the office of the Recorder of Scott County, Iowa.

Now, therefore, the said Steven & Lisa Zelle, husband & wife, and Legacy Development of the Quad Cities, LLC, do hereby file this Instrument as Restrictive & Protective Covenants as to any & all lots & plots located in said Auditor's Plat of Olathea Overlook to Scott County, Iowa & the use of such lots & plots in said Plat is hereby restricted as follows:

1. The road must be maintained by the owners of Lots 1, 2, 3, 4, 5 & 6 pursuant to the **"TBD" Road Maintenance Association Agreement**. Prior to exercising the access rights granted in 2019-18448 access easement, dated July 24, 2019, the owner of Lot 3 – Great River Hills shall enter into the "TBD" Road Maintenance Association Agreement.
2. No further subdividing shall be permitted of any of the lots in the subdivision.
3. The stormwater facility located within Outlot Z must be maintained by the homeowner's association; however, daily upkeep of the stormwater facility may be performed by the owners of Lots 1 & 2 provided a signed agreement amongst the owners. Any necessary rehabilitation of the stormwater facility (i.e., pipe replacement, de-sedimentation, etc.) and its burden shall be shared amongst the homeowners.
4. Alteration of any stormwater facility's topographical features (e.g., detention pond & drainage swales), as set forth in the Olathea Overlook Engineering Plans, shall not be allowed. Stormwater facilities shall be used solely for the conveyance and detention of precipitation and stormwater runoff; any unauthorized use of any stormwater facility is not permitted. Private/Personal portable and nonportable structures are not permitted within any stormwater facility. Storage of any kind is not permitted within any

stormwater facility. Drainage swales along the length of "TBD" named road shall not be allowed, with the exception of Scott County approved entrances. Any approved entrances constructed over a stormwater facility must provide an adequately sized stormwater conveyance structure (e.g., pipe-culvert) and supporting stormwater calculations verifying the adequacy of said stormwater conveyance structure.

5. The Developers have the right to review all building plans/elevations, prior to the commencement of any building construction, & reserve the right to approve or disapprove said plans.
6. Homes must be 2,000 square feet or larger.
7. Swimming Pools & Spas are allowed. Swimming Pools must be screened with a safety barrier in accordance with applicable ASTM standards and local, state, and federal requirements.
8. No building shall be erected on any lot unless the design & location are in harmony with existing structures & locations within the given tract of land & it does not violate these Protective Covenants.
9. Out-Buildings are permitted but must resemble the house color.
10. Should the City of Le Claire annex the subdivision in the future & require the installment of sidewalks, then each homeowner shall be obligated to install the sidewalk per Le Claire City Standards, along the access easement line/right of way line as determined by the City Engineer, at the homeowners' expenses.
11. The road may have a gravel surface while the Lots 1-6's respective residences are under construction. Owners of their respective residences shall perform a pre-construction survey of the roadway and clearly document any observed roadway damages/deficiencies. Remediation of any roadway damages/deficiencies incurred during construction, which are still present during the post-construction survey will be the responsibility of the offending property owner. Following the completion of the majority of primary residences, the road shall be paved with asphalt & finalized per the engineered plans provided by the Olathea Overlook Engineer-of-Record. The initial road construction shall be completed by a licensed contractor, selected by the developer, at the developer's expense. The expense of maintaining said road after the road's installation shall be the responsibility of the owners of Lots 1, 2, 3, 4, 5 & 6, on an equal basis. Said

maintenance may include but is not limited to; snow/ice removal, sealing & patching, shoulder work, ditch maintenance, & the replacement of said road with an equal or better system, at the end of its design life.

12. Yards must be maintained to be presentable. Some native wildflowers & prairie grasses shall be permitted, but nuisance weeds must be maintained. This paragraph is applicable to Lots 1, 2, 3, 4, 5, & 6.
13. The titleholder of each lot, vacant or improved, shall keep their lot free of weeds & debris.
14. Outlot Z must be maintained by the homeowner's association.
15. Domestic pets and livestock animals (to include but not limited to poultry, cattle, horses, rabbits, alpaca, etc.) may be kept on premise if the available land meets or exceeds the standards established by Scott County Ordinances, Chapter 6.
16. All livestock animals must be provided with shelter and well-maintained fencing to contain the animals on the owner's premises.
17. All homeowners must maintain their property in a manner that is acceptable to all the owners in the subdivision.
18. Vehicles & Equipment on the property must be in running condition & used weekly unless stored in a shed or garage. No excess junk shall be allowed in the yard or on-premises of all lots.
19. Boats & RVs are excepted & are allowed to be parked outside.
20. No Home Occupations or At-Home Businesses shall be established without the formal approval by the County of Scott, per the requirements of the Scott County Zoning Ordinances for Residential R-1 Zoning. Any formally approved home occupation or at-home business operations shall be conducted in line with the allowed activities set forth in the respective business' permit. Additionally, any formally approved home occupation or at-home business shall not violate or exceed the limitations and requirements established for a Home Occupation, Minor.
21. Careers with "work from home" or "remote working" is not considered an At-Home Business.
22. These covenants are to run with the land & shall be binding on all parties & all persons claiming under them until July 1, 2043, at which time said covenants shall be

automatically extended for successive periods of ten years unless, by vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

23. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions hereinbefore July 1, 2043, it shall be lawful for any other persons or person owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction & either to prevent him or them from so doing or to recover damages or other dues for such violation.
24. Invalidation of any one of these covenants by judgment or Court Order shall not invalidate any of the remaining provisions which shall remain in full force & effect.

Dated: _____ day of _____, 20__.

Steven R. Zelle

Lisa L. Zelle

State of Iowa

County of Scott ss:

On this ___ day of _____, 20__, before me, the undersigned Notary Public in & for said County & State, personally appeared, Steven R. Zelle & Lisa L. Zelle, husband & wife, and as managing members of Legacy Development of the Quad Cities, LLC. & state that the foregoing Declaration of Restrictive & Protective Covenants were signed by each of them as their voluntary Act & Deed.

Notary Public In & For The State of Iowa



May 15, 2023

Legacy Development of the QC, LLC
3285 Fields Dr.
Bettendorf, IA 52722

Attention: Steve and Lisa Zelle

**Reference: Olathea Overlook
Le Claire, IA**

To Whom it May Concern,

I am writing to certify that I have reviewed the cost estimate of the road construction project at Olathea Overlook for cost estimates submitted by Steve & Lisa Zelle and Legacy Development of the QC, LLC. Included in this cost estimate are detailed costs for paving, excavation, and erosion control. Both the estimate of remaining costs and the costs completed to date are tabulated. Based on my analysis, I can confirm that the estimate is accurate and reflects the expected costs associated with this project.

I am confident that the costs reflected in this estimate are reflective of the costs associated with this project and that construction work can be completed within the allocated budget. Should you have any further questions or concerns regarding this matter, please do not hesitate to contact me.

Sincerely,

Carr Engineering

A handwritten signature in blue ink that reads "Chad M. Carr".

Chad M. Carr, P.E.
Iowa License No. 17816
Renewal Date: 12/31/2023



Encl.

5/15/2023

Olathea Overlook
Princeton, Iowa
Costs Certified by:

Chad Carr



Per Unit Prices & Total Costs Agreed Upon By Awarded Contract Based On The Form Of Proposal
Provided By G&H Construction Co. Inc. & Taylor Ridge Paving & Construction, LLC.

ITEM	UNIT	Est. Qty.	Unit Price	Estimated Percent Completion	Engineer's Estimate of Remaining Costs	Completed Costs to Date
Water Main (N/A - Private Well)						
WATER MAIN TOTAL =					\$ -	
Sanitary Sewer (N/A - Private Septic Sewer)						
SANITARY SEWER TOTAL =					\$ -	
H.M.A. Paving						
Mobilization	EA.	2.0	\$ 3,000.00	0.00%	\$ 6,000.00	
4" HMA (1MESAL) Class 1 Surface & Binder Course	S.Y.	3,447.3	\$ 32.00	0.00%	\$ 110,314.56	
Compacted Aggregate Subbase (6" Grad. 13a, 2" Grad. 13b, 2" Grad. 11)	C.Y.	958.0	\$ 52.00	66.67%	\$ 16,603.67	\$33,212.33
PAVING TOTAL =					\$ 132,918.23	
Excavation						
Site Preparation & Installation Labor (Tree Clearing, Grade/Fill, Storm, Rock)						\$135,887.00
Excavation - Cut	C.Y.	2,090.0	\$ 2.00	50.00%	\$ 2,090.00	\$2,090.00
Excavation - Fill	C.Y.	1,080.0	\$ 3.00	100.00%	\$ -	\$3,240.00
Excavation - Net Export	C.Y.	1,010.0	\$ 10.00	50.00%	\$ 5,050.00	\$5,050.00
6" Top Soil - Remove	C.Y.	1,350.0	\$ 4.00	100.00%	\$ -	\$5,400.00
6" Top Soil - Replace	C.Y.	780.0	\$ 6.00	50.00%	\$ 2,340.00	\$2,340.00
EXCAVATION TOTAL =					\$ 9,480.00	
Erosion Control						
Erosion Control - Silt Fence	L.F.		\$ 1.50	0.00%	\$ -	
Temp Construction Entrance	EA.	1.0	\$ 1,000.00	100.00%	\$ -	
Class D Revetment Stone On Fabric	TONS	120.0	\$ 60.00	25.00%	\$ 5,400.00	\$1,000.00
Seeding, Fertilizing, & Mulching	AC.	7.1	\$ 1,000.00	75.00%	\$ 1,781.25	\$5,325.00
EROSION CONTROL TOTAL =					\$ 7,181.25	
Storm Sewer						
36" R.C.P. Storm Culvert Pipe	L.F.	184.0	\$ 45.29	100.00%	\$ -	\$8,333.36
18" R.C.P. Storm Culvert Pipe	L.F.	30.0	\$ 40.00	100.00%	\$ -	\$1,200.00
36" R.C.P. Culvert End Section	EA.	2.0	\$ 981.15	100.00%	\$ -	\$1,962.30
18" R.C.P. Culvert End Section	EA.	2.0	\$ 500.00	100.00%	\$ -	\$1,000.00
STORM SEWER TOTAL =					\$ -	
TOTAL COSTS OF REMAINING WORK=					\$ 149,579.48	\$206,039.99

DRAFT

5/12/2023

Olathea Overlook
Princeton, Iowa
Costs Certified by:

Chad Carr



Per Unit Prices & Total Costs Agreed Upon By Awarded Contract Based On The Form Of Proposal
 Provided By G&H Construction Co. Inc. & Taylor Ridge Paving & Construction, LLC.

ITEM	UNIT	Est. Qty.	Unit Price	Estimated Percent Completion	Engineer's Estimate of Remaining Costs	Completed Costs to Date
<u>Water Main (N/A - Private Well)</u>						
WATER MAIN TOTAL =						
<u>Sanitary Sewer (N/A - Private Septic Sewer)</u>						
SANITARY SEWER TOTAL =						
<u>H.M.A. Paving</u>						
Mobilization	EA.	2.0	\$ 3,000.00	0.00%	\$ 6,000.00	
4" HMA (1MESAL) Class 1 Surface & Binder Course	S.Y.	3,447.3	\$ 32.00	0.00%	\$ 110,314.56	
Compacted Aggregate Subbase (6" Grad. 13a, 2" Grad. 13b, 2" Grad. 11)	C.Y.	958.0	\$ 52.00	66.67%	\$ 16,603.67	\$33,212.33
PAVING TOTAL =						
<u>Excavation</u>						
Site Preparation & Installation Labor (Tree Clearing, Grade/Fill, Storm, Rock)						
Excavation - Cut	C.Y.	2,090.0	\$ 2.00	50.00%	\$ 2,090.00	\$135,887.00
Excavation - Fill	C.Y.	1,080.0	\$ 3.00	100.00%	\$ -	\$2,090.00
Excavation - Net Export	C.Y.	1,010.0	\$ 10.00	50.00%	\$ 5,050.00	\$3,240.00
6" Top Soil - Remove	C.Y.	1,350.0	\$ 4.00	100.00%	\$ -	\$5,050.00
6" Top Soil - Replace	C.Y.	780.0	\$ 6.00	50.00%	\$ 2,340.00	\$5,400.00
EXCAVATION TOTAL =						
<u>Erosion Control</u>						
Erosion Control - Silt Fence	L.F.		\$ 1.50	0.00%	\$ -	
Temp Construction Entrance	EA.	1.0	\$ 1,000.00	100.00%	\$ -	
Class D Revetment Stone On Fabric	TONS	120.0	\$ 60.00	25.00%	\$ 5,400.00	\$1,000.00
Seeding, Fertilizing, & Mulching	AC.	7.1	\$ 1,000.00	75.00%	\$ 1,781.25	\$5,325.00
EROSION CONTROL TOTAL =						
<u>Storm Sewer</u>						
36" R.C.P. Storm Culvert Pipe	L.F.	184.0	\$ 45.29	100.00%	\$ -	\$8,333.36
18" R.C.P. Storm Culvert Pipe	L.F.	30.0	\$ 40.00	100.00%	\$ -	\$1,200.00
36" R.C.P. Culvert End Section	EA.	2.0	\$ 981.15	100.00%	\$ -	\$1,962.30
18" R.C.P. Culvert End Section	EA.	2.0	\$ 500.00	100.00%	\$ -	\$1,000.00
STORM SEWER TOTAL =						
TOTAL COSTS OF REMAINING WORK=					\$ 149,579.48	\$206,039.99

ESTIMATE



Service Address

Olathea
Le Claire, IA

Prepared For

Steve - Precision
Builders
(563) 529-5305

Taylor Ridge Paving & Construction LLC

602 2nd St W, P.O. Box 476
Andalusia, IL 61232
Phone: +309-795 -1516/Office
Email: Please see below emails, reply to
corresponding estimator
Web: sites.google.com/trpave.com/trpave/home

Estimate # 1884J

Date 03/10/2023

Description	Total
10" Rock Supply, install and compact 10" of rock base. Approximately 31,026sqft.	\$49,950.00
Pavement, HMA, Base Course, 2" Supply and install 2" asphalt for approximately 31,026sqft.	\$46,350.00
Subtotal	\$96,300.00
Total	\$96,300.00

Notes:

Budget for 2025 to top with 2" surface.
\$55,250
Fabric not included

Jeff Aring
Project Manager/Estimator
309-312-0026
jeff@trpave.com

Scott Pfitzenmaier
Project Manager/Estimator
309-737-8100
scott@trpave.com

By signing this document, the customer agrees to the services and terms & conditions outlined in this document.

The Terms & Conditions must be downloaded below in the license section.

Taylor Ridge Paving is not responsible for correcting water holes with a cross slope of less than 1%.

Taylor Ridge Paving will not be responsible for persons or vehicles that walk on or drive through wet seal and the damage it may cause.

This work is weather sensitive. Cracks must be completely dry for application of hot-pour sealant and sealer cannot be applied if raining or rain is imminent within several hours. Schedules will be adjusted accordingly.

When filling cracks/joints with hot-pour sealant, it's extremely difficult to maintain an even uniform fill with the sealant. Some areas of the repair will be lower and/or higher than others. Also, when squeegeeing this material, it tends to leave material wider than the crack/joint (a band-aid effect, black in color). Neither is detrimental to the repair. It is possible when filling cracks in large asphalt areas that small cracks could not be filled or missed. It is impossible to fill every crack.

Any costs, not included in this proposal, that occur if the city becomes involved will be passed on to the owner.

If soft areas are encountered or develop during construction and/or rock or hard pan are encountered. You will be notified, and correction will be accomplished on a pre-arranged basis in addition to the quoted price.

TERMS: Net 15 days. A 1.5% per month service/interest charge will be applied to all past due accounts. All legal and attorney fees incurred to collect past due accounts are the liability of the buyer.

Taylor Ridge Paving & Construction LLC

Steve - Precision Builders

1.1 Project/Site Information

Project Information:

Project/Site Name: **Olathea Overlook**

Project Street/Location: **277th Avenue**

City: **Le Claire** State: **Iowa** Zip Code: **52753**

County or Similar Subdivision: **Scott County**

Latitude/Longitude (Use **one** of three possible formats, and specify method)

Latitude:

1. **41 ° 38 ' 35 " N** (degrees, minutes, seconds)

2. ° ' " N (degrees, minutes, decimal)

3. ° N (decimal)

Longitude:

1. **90 ° 21 ' 30 " W** (degrees, minutes, seconds)

2. ° ' " W (degrees, minutes, decimal)

3. ° W (decimal)

Method for determining latitude/longitude:

USGS topographic map (specify scale: _____) EPA Web site GPS

Other (please specify): Google Earth Online Services

Is the project located in Indian country? Yes No

If yes, name of Reservation, or if not part of a Reservation, indicate "not applicable." _____

Is this project considered a federal facility? Yes No

NPDES project or permit tracking number:

(This is the unique identifying number assigned to your project by your permitting authority after you have applied for coverage under the appropriate NPDES construction general permit.)

1.2 Contact Information/Responsible Parties

Project Information:

Operator(s):

Steve & Lisa Zelle

P.O. Box 237

Le Claire, Iowa 52753

Direct Line: (563)-332-3200

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1.3 Nature and Sequence of Construction Activity

Project Information:

Describe the general scope of the work for the project, major phases of construction, etc:

The general scope of work includes the development of a six-lot residential subdivision with one outlot, located on approximately 39.29-Acres. Construction will include roadway grading and paving, installation of underground utilities, and residential home construction.

Residential Commercial Industrial Road Construction

Estimated Project Start Date: **04-01-2023**

Estimated Project Completion Date: **10-31-2024**

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

Project Information:

Soil type(s):

- 767F3—Mula Silt Loam, 18 to 25 percent slopes, severely eroded.
- M163C—Fayette Silt Loam, till plain, 5 to 9 percent slopes.
- M163C2—Fayette Silt Loam, till plain, 5 to 9 percent slopes, eroded.
- M163E2—Fayette Silt Loam, till plain, 14 to 18 percent slopes, eroded.
- M163E3—Fayette Silt Loam, till plain, 14 to 18 percent slopes, severely eroded.\
- M163F2—Fayette Silt Loam, till plain, 18 to 25 percent slopes, eroded.
- M163G—Fayette Silt Loam, till plain, 25 to 40 percent slopes.

Slopes (describe current slopes and note any changes due to grading or fill activities):

- **Currently, the site currently slopes to the south, southeast, east, north, and northeast. Current drainage patterns will not change with proposed grading and fill activities. See grading plan for existing topography.**

Drainage Patterns (describe current drainage patterns and note any changes dues to grading or fill activities):

- **Currently, the site currently slopes to the south, southeast, east, north, and northeast. Current drainage patterns will not change with proposed grading and fill activities. See grading plan for proposed alterations.**

Vegetation:

- **The site was formerly utilized as a recreational golf course. The current ground is primarily agricultural pasture and timber.**

1.5 Construction Site Estimates

Project Information:

The following are estimates of the construction site:

Construction Site Area to be disturbed	2.33-Acres
Total Project Area	39.29-Acres
Percentage impervious area before construction	1.03%
Runoff coefficient before construction	0.09-0.25
Percentage impervious area after construction	6.03%
Runoff coefficient after construction	0.05-0.40

1.6 Receiving Waters (continued)

Project Information:

Description of receiving waters:

- **On-site stormwater will be directed to a private stormwater system before draining into an off-site regional retention pond, thence into Lund Creek, thence into the Upper Mississippi River.**

Description of impaired waters or waters subject to TMDLs: N/A.

1.7 Site Features and Sensitive Areas to be Protected

Project Information:

Description of unique features and measures to protect them:

- **There are no unique features located on this property that need special protection.**

1.8 Potential Sources of Pollution

Project Information:

Potentials sources of sediment to stormwater runoff:

During operation, as much as feasible, the non-storm water discharges, which include water flushed from water lines, pavement and equipment washing, should be directed as much as possible towards vegetated areas and away from drainage ways. Potentially hazardous materials on the site include fuel and lubricants. All reasonable precautions will be taken to prevent spills. Any spilled material will be immediately directed away from stormwater intakes, detention basins, or drainage ways. Spilled materials will be cleaned and, if

necessary, soil remediation practices will be used. A record of spills will be maintained by the Prime Contractor.

1.8 Potential Sources of Pollution (continued)

Potential pollutants and sources, other than sediment, to stormwater runoff:

- **Potentially hazardous materials on the construction site include fuel, lubricants, curing compounds, fertilizers, grease, and cleaning solvents. All reasonable precautions will be taken to prevent spills. Any spilled material will be immediately directed away from stormwater intakes, detention basins, or drainage ways. Spilled materials will be cleaned and, if necessary, soil remediation practices will be used. A record of spills will be maintained by the Prime Contractor.**

1.9 Endangered Species Certification

Project Information:

Are endangered or threatened species and critical habitats on or near the project area?

Yes No

Describe how this determination was made: **The project area is part of a previously subdivided golf course with no unique or microhabitat noted.**

1.10 Historic Preservation

Project Information:

Are there any historic sites on or near the construction site?

Yes No

- **Describe how this determination was made: The project area is part of a previously subdivided golf course. A pedestrian survey of the project area was conducted with no evidence of historic structures, such as foundation remnants, wells or domestic refuse noted. In addition, lithic or ceramic debris indicative of prehistoric occupation was not noted.**

1.11 Maps

Project Information:

- **See site plan attached for a site map of the project.**

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

Project Information:

1. *Minimize Disturbed Area and Protect Natural Features and Soil:*

Describe the areas that will be disturbed with each phase of construction and the methods (signs, fences, etc.) that you will use to protect those areas that should not be disturbed. Describe natural features identified earlier and how each will be protected during construction activity. Also, describe how topsoil will be preserved. Include these areas and associated BMPs on your site map(s) also. (See SWPPP Guide, Chapter 4, ESC Principle 1 for more information.)

- **The construction area is an approximate 33.29-acre tract that will have silt fence placed at specific down-slope locations along the exterior perimeter of the construction area, as shown on the erosion control plan, to keep sediment on-site. Proposed storm culverts will be protected with the use of silt sock or comparable device as soon as they have been installed. Phase I will include grading and fill activities to establish an agricultural entrance into the property to allow for the continued production of alfalfa and grass livestock feed. The agricultural entrance will follow the future subdivision road alignment, passing through an existing ravine, and will require the installation of 176-L.F. of 36-IN RCP Culvert to reestablish the drainage path through said ravine. Phase II will build off the Phase I work and include grading to form the ditch drainage system along the future private subdivision road. An aggregate subbase will be installed along the length of the future subdivision road to provide a temporary road into the property to a point where the future cul-de-sac for the final roadway will be located. Residential home construction will commence following the installation of the temporary road, prior to the construction of the final road surface. Phase III will involve the paving activities for the final roadway driving surface, and final grade stabilization of any remaining disturbed areas. Stabilization of finished grades will occur across all three phases.**

Describe the intended construction sequencing and timing of major activities, including grading activities, road, and utility installation, and building phases.

Phase I (Agricultural Entrance Pre-Construction) Approx. February 1, 2021 – March 2023

1. **Install stabilized construction entrances prior to starting grading activities.**
2. **Construct the erosion control measures as indicated on the site prior to grading activities.**
3. **Pre-construction Inspection – A representative from the City of Le Claire or Scott County shall be called for a pre-construction inspection to observe that the initial Phase I controls are installed accordingly, prior to beginning earth-disturbing activities.**
4. **Clear and grub the site as necessary for construction.**
5. **Over-excavate material out of low-lying areas within ravine.**
6. **Install 36" culvert pipe.**
7. **Perform grading and fill activities to construct the agricultural entrance along the alignment of the future subdivision road.**

Phase II (Construction Grading) Approx. April 2023 – April 2024

-
1. Inspect and maintain stabilized construction entrance during construction activities.
 2. Inspect and maintain erosion control measures around existing storm structures.
 3. Inspect and maintain perimeter erosion control measures on the site, specifically near the areas where construction activities are high.
 4. Temporarily seed as required or needed, weather permitting.
 5. Perform grading activities to establish ditch drainage system along future subdivision road, southeast of the ravine. Install aggregate subbase of the future subdivision road, that will serve as a temporary driving surface during residential home construction.

Phase III (Construction Paving & Close-Out)
31, 2024

Approx. April 2024 – October

1. Begin final grading.
2. Prepare the roadway subbase for paving.
3. Pave roadway.
4. Complete grading and install permanent seeding and plantings as required.
5. All erosion and sediment control (ESC) devices will remain in place and properly working until the site is stabilized and field seed has been placed on all disturbed areas. See erosion plan for seed types.
6. USEPA considers that a site has been finally stabilized when all land disturbing activities are complete and a uniform perennial vegetative cover with a density of 70 percent of the cover for unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures.
7. Post-Construction Inspection: Scott County and the City of Le Claire shall be contacted for a post-construction inspection to observe that 70% cover has been reached prior to removing perimeter controls.
8. A “Notice of Discontinuation” (NOD), shall be filed within 30 days of stabilization and a copy of the NOD needs to be submitted to Scott County and the City of Le Claire.

2. *Control Stormwater Flowing Onto and Through the Project:*

Describe structural practices (i.e., diversions, berms, ditches, storage basins) including design specifications and details used to divert flows from exposed soils, retain or detain flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site.

The following procedures will be used to maintain the effectiveness of the Plan:

1. Vegetation will be removed only as required to perform work anticipated within the next 21-days.
2. Temporary stabilization seeding will be used immediately in all disturbed areas (including stockpiles) if work is not anticipated in the next 14 days. Surface roughening of sloping areas by either tracking, grooving, or stepping will be completed at the end of each work day.

-
3. After placement, stabilization seeding will be inspected each week for washouts and bare spots. Repairs will be undertaken immediately following inspections. Inspection log will be placed in a conspicuous location on site.
 4. Silt fencing or silt sock will be inspected every seven days and after each 1/2-inch or greater rainstorm. Silt will be removed from the BMP when it reaches 1/3 of the design capacity of the fence. BMP will be placed prior to land-disturbing activities.
 5. Operation personnel, sub-contractors, equipment operators, utility companies, and other local contractors shall be presented a copy of this plan. The signatures of the above-mentioned individuals should be included on the sub-contractor signature sheets and all individuals should understand that they will be required to comply with the following:
 - a.) All temporarily stockpiled soils from recycling operations will be placed in areas of least slope and located away from concentrated flows of water. Precautions shall be taken to minimize erosion on all embankment materials, spoil piles, etc. with staked hay bales or silt fences, or other techniques of proven effectiveness.
 - b.) When needed, silt fences or silt sock will be placed at the site in other locations not shown on the plan where erosion is occurring.
 - c.) All erosion and sediment control measures will be inspected weekly by each contractor responsible for the excavation or exposed soils and after each rainfall to locate damages and conduct maintenance operations.
 - d.) Existing vegetation will be utilized to control sheet and rill erosion within lot boundaries. After any construction is started all disturbed areas will be monitored and seeded
 - e.) Operators will be required to take adequate measures to prevent excessive erosion caused by water runoff.
 6. In the event of snow cover where work has stopped, stabilization measures must be initiated as soon as practicable thereafter.

3. *Stabilize Soils:*

Describe controls (i.e., temporary seeding with native vegetation, hydroseeding, etc.) to stabilize exposed soils where construction activities have temporarily or permanently ceased. Also, describe measures to control dust generation. Use of impervious surfaces for stabilization should be avoided whenever possible.

- BMP Description: **Hydro-Seeding**

Permanent Temporary

- Installation Schedule: **Hydro Seeding shall be used to stabilize exposed soils where construction activities have temporarily and or permanently ceased.**

-
- Maintenance and Inspection: **Inspections shall be made every 7 days and after any rain events of 1/4-inch or more. Follow-up hydroseed applications will need to be made at any wash-out area to maintain a uniform blanket of protection.**
 - Responsible Staff: **The General contractor will oversee inspecting the approved sediment control BMP.**

4. *Protect Slopes:*

Describe controls (i.e., erosion control blankets, tackifiers, etc.) including design specifications and details that will be implemented to protect all slopes.

- BMP Description: **Silt Fence at base, hydro-seeding or tackifiers during winter months as required.**
- Installation Schedule: **After grading has ceased for seeding or tackifiers. Prior to any construction activities for silt fence.**
- Maintenance and Inspection: **Inspections shall be made every 7 days and after any rain events of 1/4-inch or more. Silt shall be removed from the fence when it has reached 1/3 its designed capacity.**
- Responsible Staff: **Owner, Site Supervisor and/or General Contractor will be in charge of inspecting silt fences.**

5. *Protect Storm Drain Inlets:*

Describe controls (i.e., inserts, rock-filled bags, or block and gravel, etc.) including design specifications and details that will be implemented to protect all inlets receiving stormwater from the project during the entire duration of the project.

- BMP Description: **Silt Sock or Intake Inserts**
- Installation Schedule: **Immediately after the intakes have been installed.**
- Maintenance and Inspection: **Inspections shall be made every 7 days and after any rain events of 1/4-inch or more. Silt shall be removed from the fence when it has reached 1/3 its designed capacity. Silt fence shall be placed prior to land-disturbing activities.**
- Responsible Staff: **Owner, Site supervisor and/or General Contractor**

6. *Establish perimeter controls and sediment barriers:*

Describe structural practices (i.e., silt fences or fiber rolls) including design specifications and details to filter and trap sediment before it leaves the construction site. (See SWPPP Guide, Chapter 4, ESC Principle 7 for more information.)

- BMP Description: **Silt Fence or silt sock**
- Installation Schedule: **Prior to any construction activities**

- **Maintenance and Inspection:** Inspections shall be made every 7 days and after any rain events of 1/4-inch or more. Silt shall be removed from the fence when it has reached 1/3 its designed capacity. Silt fence shall be placed prior to land-disturbing activities.
- **Responsible Staff:** The general contractor will oversee inspecting the approved sediment control BMP.

7. *Retain Sediment On-Site and Control Dewatering Practices:*

- **All dewatering activities shall be done in a manner that does not negatively impact the water quality of the water table or cause erosion or transport sediment or other pollutants. Sediment removal shall be provided using the following practices or combination of practices depending on the sediment, dewatering method, location, and amount of dewatering: Where sumps are used, they shall meet the requirements of SUDAS. In addition, where space is available, Temporary Sediment Traps shall be used to detain water and remove sediment from pumping and diversion operations. Where there is limited space a Portable Sediment Tank shall be used to retain sediment from dewatering operations. POLYACRYLAMIDE (PAM) for turbidity reduction and sediment control may also be used, as appropriate. Where there is low, intermittent amounts of dewatering, pumps with filtration bags shall be used. Filtration bags shall be attached to pump discharges and surrounded with a secondary form of containment or on a stabilized area. Filter bags shall not be placed, whole or partially, within aquatic areas (wetlands, streams, etc.) The material for the filtration bag shall meet the requirements of SUDAS with a minimum tensile strength of 200 lbs. The filtration bag shall be sized per manufacturer recommendations and based on the size of the pump. The largest size pump to be used with a filtration bag shall be a 4-inch diameter. Removal of Dewatering Facilities-The Temporary dewatering areas shall be removed after they have served their purpose. The dewatering areas shall be graded and stabilized with appropriate erosion control practices. The dewatering sites after removal shall not create any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.**
- **Installation Schedule:** Prior to any de-watering
- **Maintenance and Inspection:** The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water. The frequency of inspections and specific tasks shall be identified. 1. Inspections shall be conducted to ensure proper operation and compliance with any permits or water quality standards. 2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required. 3. Outlet areas shall be checked, and repairs shall be made in a timely manner, as needed. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment. 5. Dewatering bags shall be removed and replaced when half full of sediment or when the pump discharge has reduced to an impractical rate .6. If the receiving area is showing any signs of cloudy water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed. 7. Sediment shall be disposed of in accordance with all applicable laws and regulations.
- **Responsible Staff:** The general contractor will be in charge of inspecting the approved sediment control BMP.

8. ***Establish Stabilized Construction Exits:***

Describe location(s) of vehicle entrance(s) and exit(s), procedures to remove accumulated sediment off-site (i.e., vehicle tracking), and stabilization practices (i.e., stone pads and/or wash racks) to minimize off-site vehicle tracking of sediments and discharges to stormwater.

- **BMP Description: A 20'x 50' temporary gravel construction entrance shall be installed at the entrance of the site off of 277th Avenue as shown on the Erosion Control Plan. Dirt and mud tracked onto the streets will be removed as necessary and swept clean at the end of each day. Additional rock should be used when excessive mud has accumulated prohibiting the construction entrance from working as designed. Filter fabric shall be used under the aggregate to minimize the migration of stone into the underlying soil by heavy vehicle loads. The filter fabric shall meet the requirements of materials identified in SUDAS. The graveled access shall be installed as soon as possible, before the start of site disturbance.**
- **Installation Schedule: Install track-out before the start of phase I.**
- **Maintenance and Inspection: If the gravel becomes sparse or inundated with sediment, it will be replaced on an as-needed basis to prevent tracking. The entrance shall remain in place and be maintained until the disturbed area is stabilized by permanent best management practices.**
- **Responsible Staff: General Contractor will be responsible for laying the gravel entrance. All sub-contractors will be notified of these procedures before entering the job site. Sub-contractors shall be responsible for following SWPPP guidelines.**

9. ***Additional BMPs:***

Describe additional BMPs that may not fit into the above categories.

- **BMP Description: N/A.**
- **Installation Schedule: N/A.**
- **Maintenance and Inspection: N/A.**
- **Responsible Staff: N/A.**

SECTION 3: GOOD HOUSEKEEPING BMPS

3.1 *Good Housekeeping BMPs*

Project Information:

1. *Material Handling and Waste Management:*

Describe measures (i.e., trash disposal, sanitary wastes, recycling, and proper material handling) to prevent the discharge of solid materials to waters of the U.S., except as authorized by a permit issued under section 404 of the CWA. (See SWPPP Guide, Chapter 5, P2 Principle 1)

- **BMP Description:** A dumpster will be located on the construction site for the disposal of garbage and construction debris. Dumpsters shall be covered to prevent stormwater contamination. The debris shall be disposed of in accordance with federal, state and local regulations. No hazardous wastes may be disposed of in sanitary landfills. Do not dispose of rubble in wetlands, floodplains or drainage ways without Iowa DNR or jurisdictional approval. All materials hauled off-site shall be secured to prevent littering. A portable toilet will also be on site. Both the dumpster and the toilet will be located away from the storm water intakes and within the silt fence protection area. Potentially hazardous materials on the construction site include fuel, lubricants, curing compounds, fertilizers, grease, and cleaning solvents. All reasonable precautions will be taken to prevent spills. Any spilled material will be immediately directed away from stormwater intakes, detention basins, or drainage ways. Spilled materials will be cleaned and, if necessary, soil remediation practices will be used. A record of spills will be maintained by the Prime Contractor. (National Response Center) 1-800-424-8802
- **Installation Schedule:** As Needed
- **Responsible Staff:** Owner, Site Supervisor and/or General Contractor

2. *Establish Proper Building Material Staging Areas:*

Describe construction materials expected to be stored on-site and procedures for the storage of materials to minimize exposure of the materials to stormwater.

- **BMP Description:** Materials will be stored at a high point on the property protected by silt fence as needed.
- **Installation Schedule:** Prior to any material delivery.
- **Maintenance and Inspection:** Inspections shall be made every 7 days. Silt shall be removed from the fence when it has reached 1/3 its designed capacity.
- **Responsible Staff:** Owner, Site Supervisor and/or General Contractor

3. *Designate Washout Areas:*

- **BMP Description:** OUTPAK All Weather Washout: Washouts are used to contain concrete liquids when chutes, drums or hoses of concrete trucks or equipment are rinsed out after delivery to a construction site. Washout facilities store solids for disposal and prevent runoff

of liquids associated with concrete activities from entering storm sewers or waterways. All projects where concrete delivery trucks wash out at the project site.

- **Installation Schedule:** Portable OUTPAK All Weather Washout will require stabilized access for the washout facilities. To be located on level ground a minimum of 50 feet from storm drain inlets, open drainage facilities, or water bodies. If this minimum distance is not attainable, the facility shall be located as far from the drainage facilities as possible. Additional inspections will be required at sites which do not meet the minimum distance between drainage areas and washout facilities. Each OUTPAK shall be located away from construction traffic or access areas to prevent disturbance or tracking. Each OUTPAK shall have appropriate signage to inform equipment operators of the washout location.
- **Maintenance and Inspection:** Inspect OUTPAK All Weather Washout for tears or damage every 7 days. Check area surrounding facility for signs of effluent escaping containment. Verify that all washout facilities are located per SWPPP. Check that the washouts are restricted to designated washout location(s). Check the depth of solids to ensure the volume is sufficient for the next pour. Inspect washouts prior to pour to ensure sufficient volume is available to contain washout. Inspect washout area following pour to evaluate effectiveness. Remove washout water from high volume facilities with a vacuum truck and dispose of properly. Do not discharge wastewater into the environment. (Note: acidity, not particulates, is environmentally hazardous) Do not discharge washout water into the environment; facilitate evaporation of low volume washout water. Clean and remove any discharges within 24 hours of discovery. Remove temporary concrete washout facilities when no longer needed and restore disturbed areas to original condition.
- **Responsible Staff:** Owner, Site Supervisor and/or General Contractor

4. *Establish proper equipment/vehicle fueling and maintenance practices:*

Describe equipment/vehicle fueling and maintenance practices that will be implemented to control pollutants to stormwater (e.g., secondary containment, drip pans, spill kits, etc.) (See SWPPP Guide, Chapter 5, P2 Principle 4 for more information.)

- **BMP Description:** Fueled off-site whenever possible. Any onsite storage tank must have proper and approved secondary containment should fueling take place on site. A proper fuel spill clean-up kit shall be on site and readily available.
- **Installation Schedule:** As Needed.
- **Maintenance and Inspection:** All reasonable precautions will be taken to prevent spills. Hazardous materials will not be stored near sensitive areas, drainage patterns, or structures. Any spilled material will be immediately directed away from stormwater intakes, detention basins, or drainage ways. Spilled materials will be cleaned and, if necessary, soil remediation practices will be used. A record of spills will be maintained by the Prime Contractor. Scott County, the City of Le Claire and the Iowa DNR will be notified as well as any other appropriate agency in the event of a release. A proper fuel spill clean-up kit shall be on site and readily available.
- **Responsible Staff:** Owner, Site Supervisor and/or General Contractor

5. ***Allowable non-stormwater discharges and control equipment/vehicle washing:***

- **BMP Description: During construction, as much as feasible, the non-stormwater discharges, which include water flushed from water lines, pavement and equipment washing, and groundwater (de-watering), should be directed as much as possible towards vegetated areas and away from drainage ways.**
- **Installation Schedule: As Needed.**
- **Maintenance and Inspection: N/A.**
- **Responsible Staff: Owner, Site Supervisor and/or General Contractor**

6. ***Spill Prevention and Control Plan:***

Describe the spill prevention and control plan to include ways to reduce the chance of spills, stop the source of spills, contain and clean up spills, dispose of materials contaminated by spills, and train personnel responsible for spill prevention and control. (See SWPPP Guide, Chapter 5, P2 Principle 6 for more information.)

- **Potentially hazardous materials on the construction site include fuel, lubricants, curing compounds, fertilizers, grease, and cleaning solvents. All reasonable precautions will be taken to prevent spills. Any spilled material will be immediately directed away from stormwater intakes, detention basins, or drainage ways. Spilled materials will be cleaned and, if necessary, soil remediation practices will be used. In case of a fuel spill or leak during fueling, all fuel would be cleaned up and contained with dry granular material. A spill kit containing barrier materials shall be kept on site at a designated location that the General Contractor will label on the SWPPP at the site. A record of spills will be maintained by the Prime Contractor. Report spills to the City of Long Grove authorities as soon as possible to limit the impact on the environment and the cost of the cleanup.**
- **National Response Center: 1-800-424-8802.**
- **Emergency Services (Police, Fire, Ambulance Service): 911**
- **IDNR: (515) 725-8694**

3.2 Allowable Non-Stormwater Discharge Management

Project Information:

List allowable non-stormwater discharges and the measures used to eliminate or reduce them and to prevent them from becoming contaminated:

- **During construction, as much as feasible, the non-stormwater discharges, which include water flushed from water lines, pavement and equipment washing, and groundwater (de-watering), should be directed as much as possible towards vegetated areas and away from drainage ways.**

SECTION 4: SELECTING POST-CONSTRUCTION BMPs

Project Information:

- BMP Description: **Permanent seeding of graded/filled areas.**
- Installation Schedule: **Immediately after construction, weather permitting.**
- Maintenance and Inspection: **Owner, Site Supervisor and/or General Contractor**
- Responsible Staff: **Owner, Site Supervisor and/or General Contractor**

SECTION 5: INSPECTIONS and MAINTENANCE

5.1 Inspections

Project Information:

1. Inspection Personnel:

Identify the person(s) who will be responsible for conducting inspections and describe their qualifications. **The general contractor shall be responsible for inspecting all BMPs.**

2. Inspection Schedule and Procedures:

Inspections shall be made every 7 days. Silt shall be removed from the approved sediment control BMP when it has reached 1/3 its designed capacity. A report must be written weekly and made available. Any and all deficiencies found during inspections will be reported fixed within 7 days. Changes to the SWPPP to remedy the deficiency will be reported to the Iowa DNR, Scott County, and the City of Le Claire.

General Contractor shall inform the site manager of any problems as well as make a paper trail or record of such problem and what was done to correct said problem.

Inspection Report Certification Statement

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Certification Statement:

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Name of Inspector: _____ Title of Inspector: _____

Qualifications of Inspector: _____

Inspector's Signature: _____

DATE	DESCRIPTION	SIGNATURE
	SEE ATTACHED INSPECTION REPORT LOG	

5.2 Maintenance of Controls

Project Information:

Maintenance Procedures: Inspections shall be made every 7 days. During weekly inspections, all BMP's will be inspected, repaired or replaced if required. Silt shall be removed from the approved sediment control BMP when it has reached 1/3 its designed capacity. A report must be written for each weekly inspection and made available. Any and all deficiencies found during inspections will be reported and fixed within 7 days or before the next rain event. Changes to the SWPPP to remedy the deficiency will be reported to the Iowa DNR, Scott County, and the City of Le Claire.

5.2.1 Winterization

Winterization activities are critical to projects that carry over more than one construction season. In some areas, winterization can even be needed on projects of one season or less in length, due to adverse weather conditions. Prior to seasonal shutdown or downtime of one month or longer, place winterization devices or other applicable BMPs to prevent or minimize site disturbance. Inlet protection shall be removed prior to on-set of plowing activities and replaced when the threat of snow has passed. Winterization BMPs shall be placed prior to the season or extended shutdowns. The General Contractor shall inspect all winterization BMPs prior to approval.

5.3 Corrective Action Log

Project Information:

Corrective Action Log:

Corrective Action Report Certification Statement

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

DATE	DESCRIPTION	SIGNATURE

SECTION 6: Recordkeeping and Training

6.1 Recordkeeping

Project Information:

Dates when major grading activities occur:

- **Phase II Grading to begin after 01 April 2023, or when the weather permits.**

Dates when construction activities temporarily or permanently cease on a portion of the site

- **Construction will be continuous as weather permits until completion.**

6.2 Log of Changes to the SWPPP

Project Information:

Log of changes and updates to the SWPPP

- **Any revisions made to the erosion control plan or to the location of BMP on site shall be labeled on the Erosion Control Plan and a log shall be kept on site.**
- **SWPPP documents will be stored onsite within a mailbox at the construction entrance at 277th Avenue or made available online and accessible via a QR Code posted on a sign at the construction entrance at 277th Avenue. Reports and SWPPP documentation shall be made available to any compliance officer within 3 hours of request.**

6.3 Training

Project Information:

Describe the Training Conducted:

- **General stormwater and BMP awareness training for staff and subcontractors: General stormwater and BMP training will be conducted by the owner, and/or site supervisor before the start of construction activities.**
- **Detailed training for staff and subcontractors with specific stormwater responsibilities As needed by the owner, and/or site supervisor before the start of construction activities.**

Individual(s) Responsible for Training:

- **The Owner, and/or Site Supervisor**

SECTION 7: FINAL STABILIZATION

Project Information:

- When construction is completed, a minimum of 4 inches of topsoil will be applied to all unpaved areas of the property by the owner.
- When construction is completed and topsoil has been applied, field seed will be placed on all disturbed areas. See erosion plan for seed types.

SECTION 8: CERTIFICATION AND NOTIFICATION

Project Information:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: **Kyle Zelle, E.I.T.**

Title: **Designer of Record**

Signature: _____ Date: **March 5th, 2023**

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____ Title: _____

Signature: _____ Date: _____

Owner Certifications

This Plan was prepared in accordance with the requirements of the US Environmental Protection Agency, the Iowa Department of Natural resources, and all local regulations.

I certify under penalty of law that this document and all attachments were prepared under my directions or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SIGNED: _____ **DATE:** _____

TITLE: _____ **PHONE:** _____

Certification Statement For Site Manager:

I certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) permit that authorizes the stormwater discharges associated with industrial activity from the construction site as a part of this certification. Further, by my signature, I understand that I am becoming a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the stormwater pollution prevention plan developed under this NPDES permit and the terms of this NPDES permit.

SIGNED: _____ **DATE:** _____

TITLE: _____ **PHONE:** _____

COMPANY: _____

ADDRESS: _____

Certification Statement For Contractor

I certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NDPES) permit that authorizes the stormwater discharges associated with industrial activity from the construction site as a part of this certification. Further, by my signature, I understand that I am becoming a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NDPES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the stormwater pollution prevention plan developed under this NDPES permit and the terms of this NDPES permit.

SIGNED: _____ **DATE:** _____

TITLE: _____ **PHONE:** _____

COMPANY: _____

ADDRESS: _____

Certification Statement For Sub-Contractor

I certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NDPES) permit that authorizes the stormwater discharges associated with industrial activity from the construction site as a part of this certification. Further, by my signature, I understand that I am becoming a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NDPES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the stormwater pollution prevention plan developed under this NDPES permit and the terms of this NDPES permit.

SIGNED: _____ **DATE:** _____

TITLE: _____ **PHONE:** _____

COMPANY: _____

ADDRESS: _____

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

Legacy Development of the Quad Cities LLC
Lisa Zelle
PO BOX 237
LECLAIRE IA 52753

ORDER NUMBER 154745

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.



PUBLIC NOTICE OF STORM WATER DISCHARGE

Steve & Lisa Zelle, of Le Claire, Iowa plan to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under the NDPEs General Permit No. 2 "Storm Water Discharge Associated with Construction Activities".

The storm water discharge will be from the construction of a six-lot subdivision, Olathea Overlook to County of Scott, State of Iowa. The area is part of the Southeast 1/4 of the Southeast 1/4, of Section 15, Township 79 North, Range 5 East of the 5th Principal Meridian. The storm water will discharge into an offsite regional retention feature then into Lund Creek, which is a tributary of the Mississippi River.

Comments may be submitted to the Storm Water Discharge Coordinator, IOWA DEPARTMENT OF NATURAL RESOURCES, Environmental Protection Division, Henry A. Wallace Bldg., 502 E. 9th Street, Des Moines, IA 50319-0034. The Public may review the Notice of Intent from 8 A.M. to 4:30 P.M., Monday through Friday, at the above address after it has been received by the department.

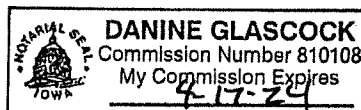
Section: Notices & Legals
Category: 2627 Miscellaneous Notices
PUBLISHED ON: 05/11/2023

TOTAL AD COST: 37.56
FILED ON: 5/11/2023

Subscribed and sworn to before me by said affiant this 11 day of May 2023



Notary Public in and for Scott County, Iowa





May 12, 2023

STEVE ZELLE
3297 FIELDS DRIVE
BETTENDORF, IA 52722

Re: Authorization of a Storm Water Discharge Associated With Construction Activity
Iowa Department of Natural Resources, NPDES General Permit No. 2
DNR Authorization Number: IA - 42807 - 42424
Facility Name and Location: OLATHEA RESIDENTIAL 6-LOT SUBDIVISION - CONSTRUCTION, LE CLAIRE,
IA

This letter is to acknowledge that a complete Notice of Intent to be covered under Iowa's NPDES Storm Water General Permit No. 2 has been received. Please use the DNR Authorization Number provided above for any future correspondence on this project. By making this Notice of Intent with the DNR, you are committing to meet the terms and conditions in General Permit No. 2. If you do not have a copy of General Permit No. 2 please go to <http://www.iowadnr.gov/Environmental-Protection/Water-Quality/NPDES-Storm-Water/Permits-Guidance-Forms> or call (515)204-9234 and request that a copy be sent to you.

In accordance with the terms and conditions in General Permit No. 2, a pollution prevention plan was to have been developed before the Notice of Intent was submitted to the department. The plan is to be implemented at the start of construction and updated accordingly. The pollution prevention plan and other records are to be kept on-site where the storm water discharge occurs. Unless otherwise requested, you do not need to provide a copy to the DNR.

When the construction project has reached final stabilization as defined in the permit, you must submit a Notice of Discontinuation to the DNR (refer to the summary guidance document). Final stabilization is not achieved for residential and commercial developments until all houses and buildings have been constructed and ground surrounding them has been finally stabilized.

If you have questions, please call me at 515-587-0570 or email at karen.lodden1@dnr.iowa.gov.

Sincerely,

Karen Lodden
NPDES Section

Enclosure: Permit Authorization Sheet

File No. CON 11 - 34 -- 42807
IDNR Field Office # 6



DEPARTMENT OF NATURAL RESOURCES
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
NOTICE OF GENERAL PERMIT COVERAGE UNDER
GENERAL PERMIT NO. 2

STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY

This notice of general permit coverage for a storm water discharge associated with construction activity is issued pursuant to the authority of section 402 (b) of the Clean Water Act (U.S.C. 1342(b)), Iowa Code 455B.174, and subrule 567--64.4(2), Iowa Administrative Code. A Notice of Intent has been filed with the Iowa Department of Natural Resources that this storm water discharge complies with the terms and conditions of NPDES General Permit No. 2. Authorization is hereby issued to discharge storm water associated with industrial activity as defined in Part VIII of the Iowa Department of Natural Resources NPDES General Permit No. 2 in accordance with the terms and conditions set forth in the permit.

Owner:

**PRECISION BUILDERS INC
3297 FIELDS DRIVE
BETTENDORF IA 52722
(563)529-5305**

Contact:

**STEVE ZELLE
3297 FIELDS DRIVE
BETTENDORF IA 52722
(563)529-5305**

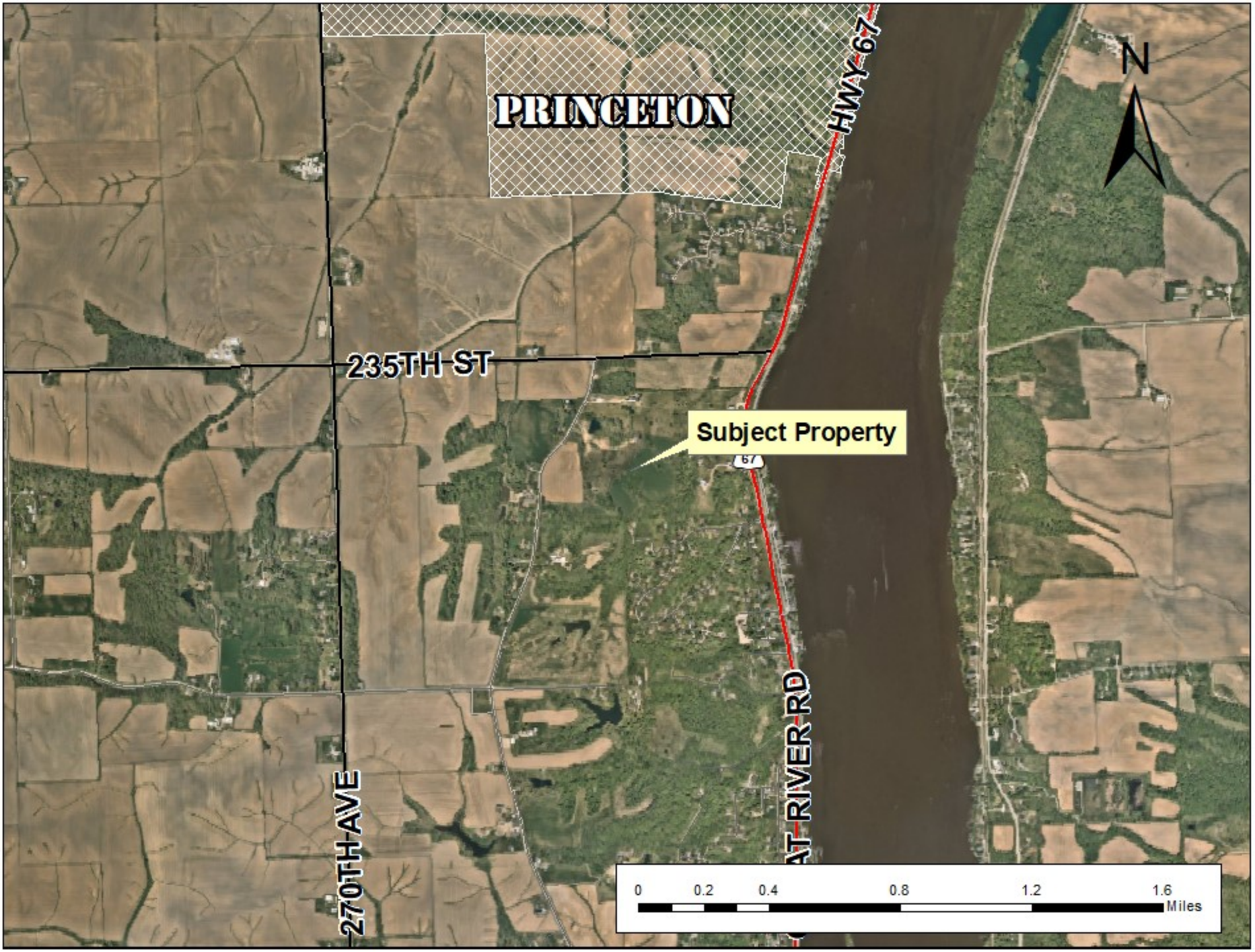
Permit Coverage Issued To:

**OLATHEA RESIDENTIAL 6-LOT SUBDIVISION - CONSTRUCTION
23333 277TH AVE
in LE CLAIRE, CEDAR COUNTY
located at**

1/4 Section	Section	Township	Range
SE	15	79	5E
For additional location data, please refer to		the storm water database.	

Coverage Provided Through: 5/15/2028
NPDES Permit Discharge Authorization Number: 42807 - 42424
Discharge Authorization Date: 5/15/2023

Project Description: RESIDENTIAL HOUSING DEVELOPMENT - 2.3 ACRES



PRINCETON

HWY 67

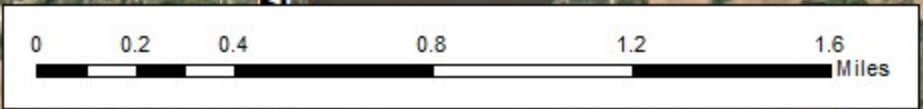
235TH ST

Subject Property

67

270TH AVE

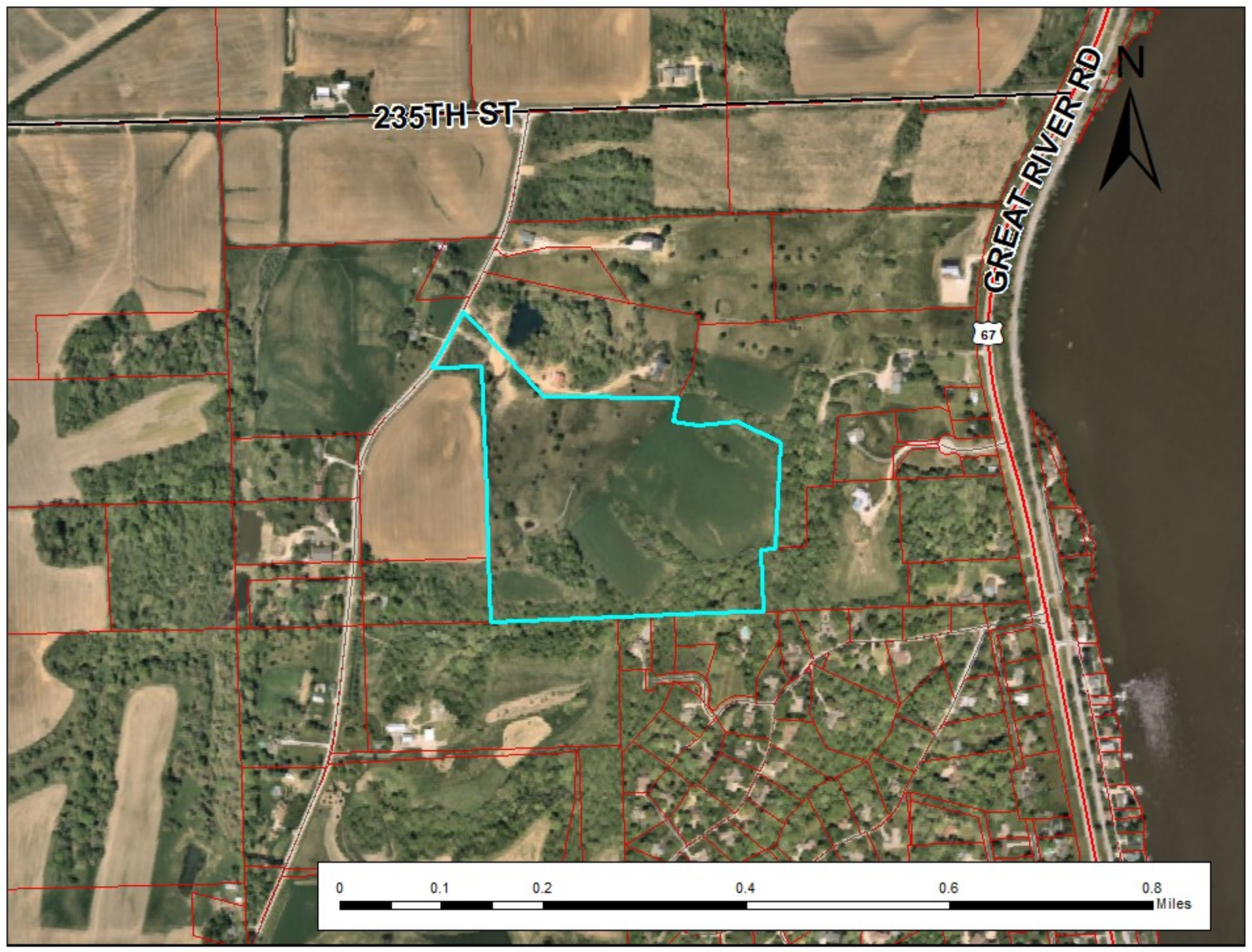
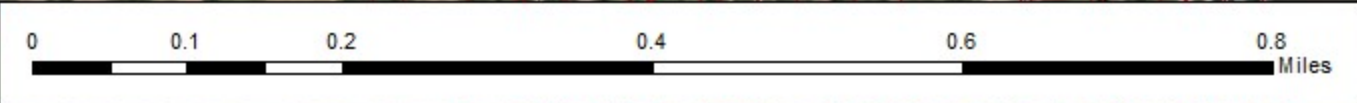
AT RIVER RD

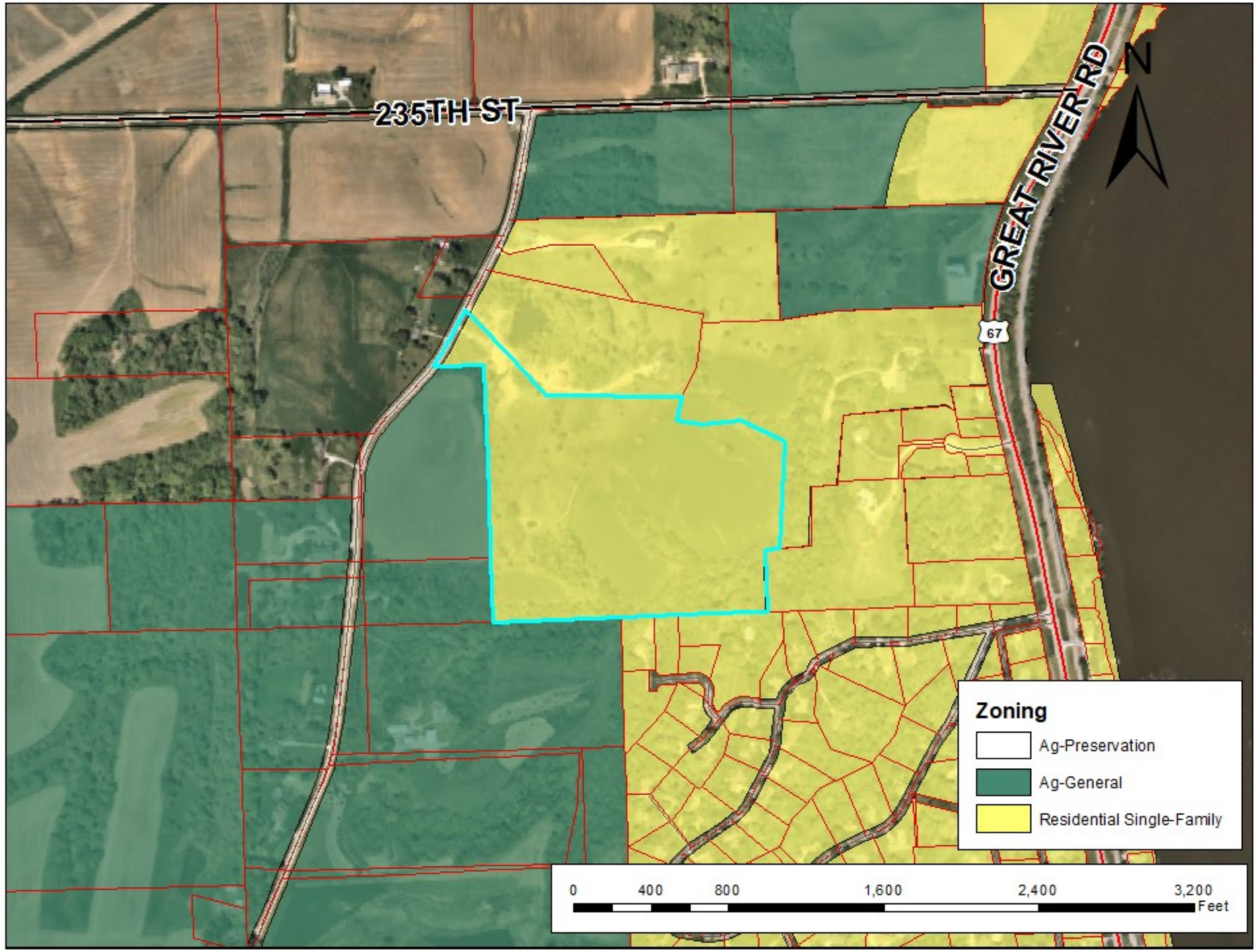


235TH ST

67

GREAT RIVER RD





235TH ST

GREAT RIVER RD

67

Zoning

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

