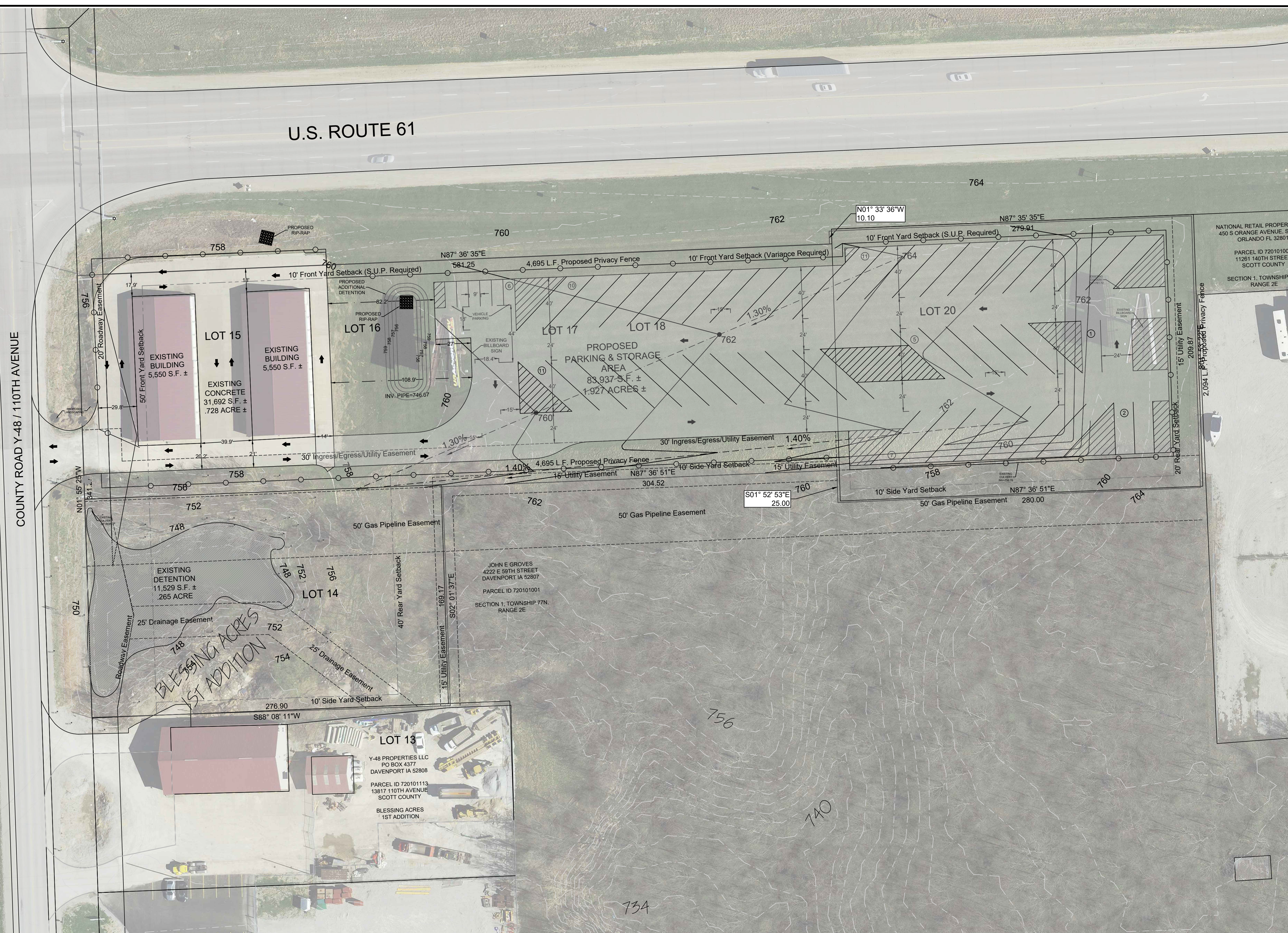
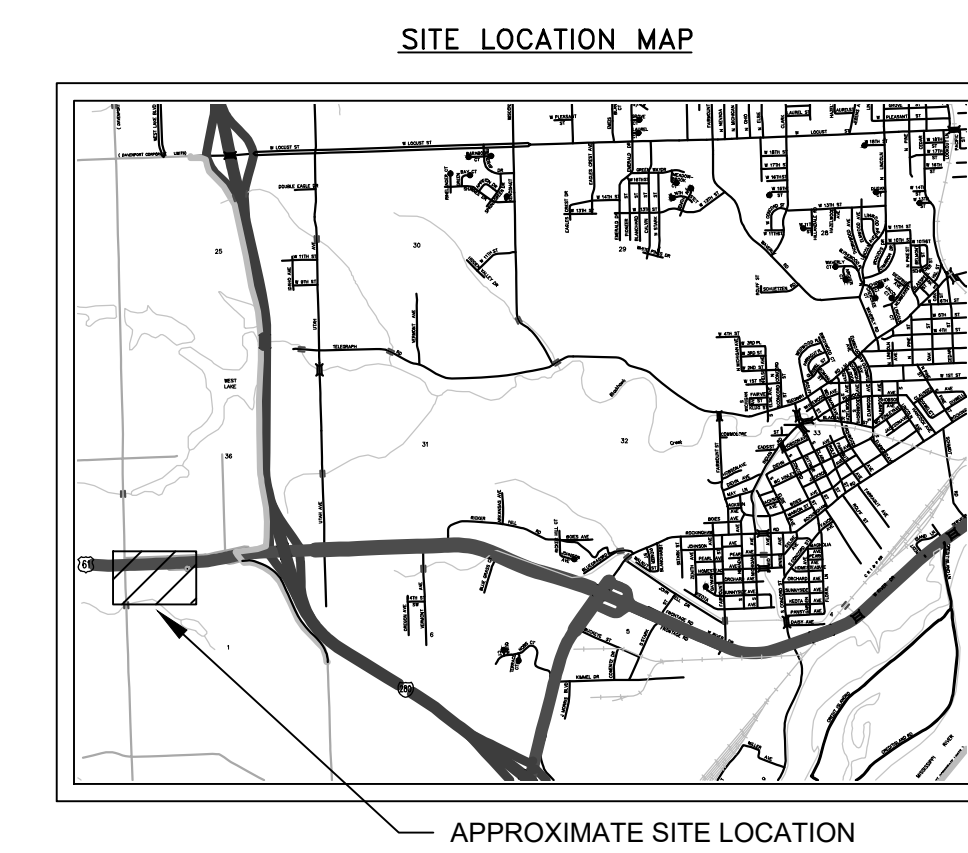


SITE PLAN

VTJ PROPERTIES
13991 110th Avenue
TO SCOTT COUNTY, IA

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)



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

LEGEND:

--- EASEMENT	⊗ EXISTING GAS VALVE	--- EXISTING CONTOUR LINE
--- SETBACK LINE	○ EXISTING WATER VALVE	--- PROPOSED CONTOUR LINE
--- CENTERLINE	○ EXISTING UTILITY POLE	○ 715.00 TC SPOT ELEVATION TOP OF CURB
--- PROPERTY BOUNDARY	○ EXISTING LIGHT POLE	○ 715.00 FL SPOT ELEVATION FL @ GUTTER
--- EXISTING FENCE	○ EXISTING TREE	○ 715.00 TW SPOT ELEVATION SIDEWALK
--- EXISTING SANITARY	○ EXISTING BUSH	○ 715.00 FF FINISHED FLOOR ELEVATION
--- PROPOSED SANITARY	○ EXISTING MANHOLE	
--- EXISTING STORM SEWER	○ EXISTING FIRE HYDRANT	
--- PROPOSED STORM SEWER	● FOUND PROPERTY PIN	
--- EXISTING WATER	⊕ CONTROL POINT	
--- PROPOSED WATER		
--- EXISTING GAS LINE		
--- EXISTING ELECTRIC		

C-2 Zoning Requirements

Front Yard Setback: 50' Minimum

Side Yard Setback: 10' Minimum

Rear Yard Setback: 20' Minimum

Parking:
Total Proposed Vehicle Parking Spaces = 6
Total Proposed Storage Parking Spaces = 47

Special Uses / Variances

North Front Setback: Special-Use Permit to allow the existing 50' setback be reduced to 10' to accommodate additional parking spaces.

Dustless Parking Lot: Special-Use Permit to allow the use of asphalt millings in lieu of paving.

Other: No lighting or signage to be added.

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER R. TOWNSEND
14864
IOWA

Christopher R. Townsend, P.E.
Date: 8-25-2023
License number: 14864
My license renewal date is December 31, 2024.
Pages or Sheets covered by this seal: C1-C4

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 8/25/2023
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

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

NO.	REVISIONS: DESCRIPTION	DATE

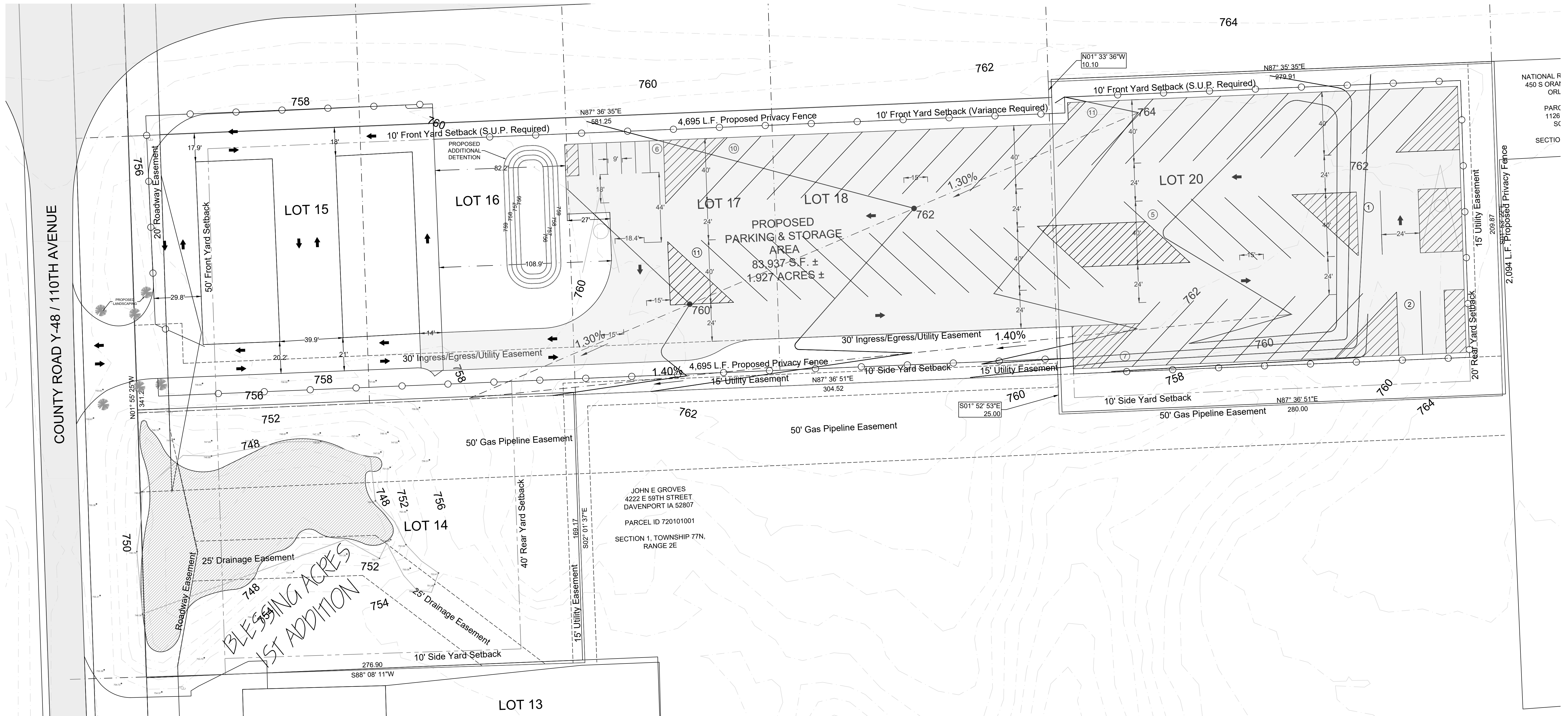
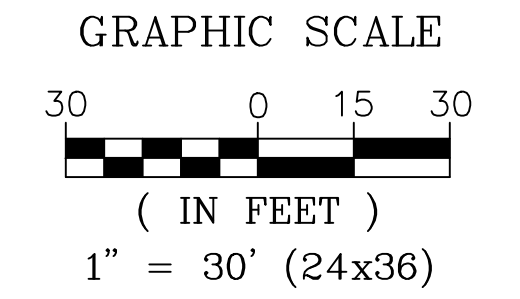
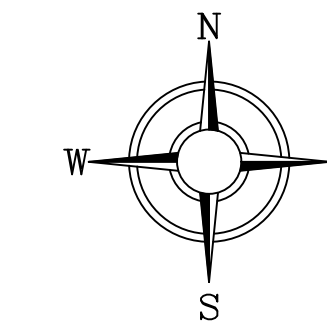
PROJECT
SITE PLAN
13991 110TH AVENUE
DAVENPORT, IOWA 52804

DEVELOPER
VTJ PROPERTIES
17730 REFLECTION AVENUE
BENNINGTON, NEBRASKA 68007

SHEET NO.
C1

VTJ PROPERTIES
13991 110th Avenue
 TO SCOTT COUNTY, IA

GENERAL NOTES
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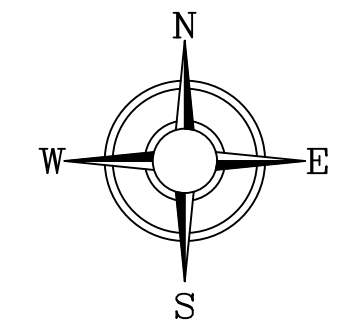
NATIONAL PLAN
 450 S ORA
 PARC
 1126
 SC
 SECTION

2,094 L.F. Proposed Privacy Fence

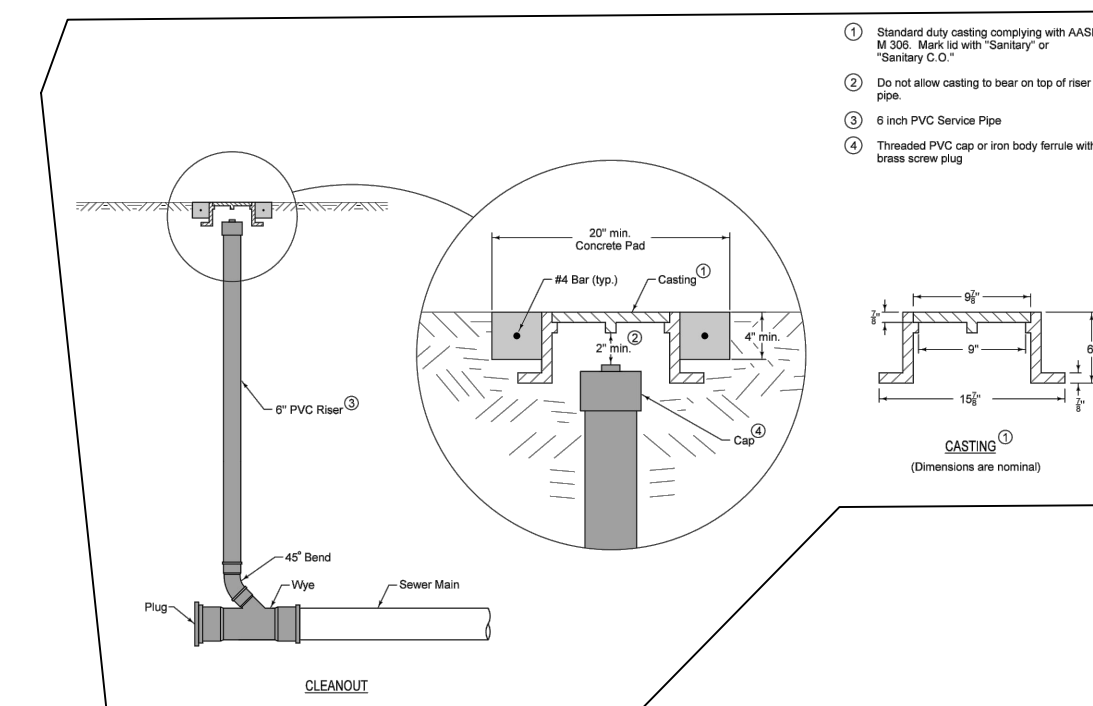
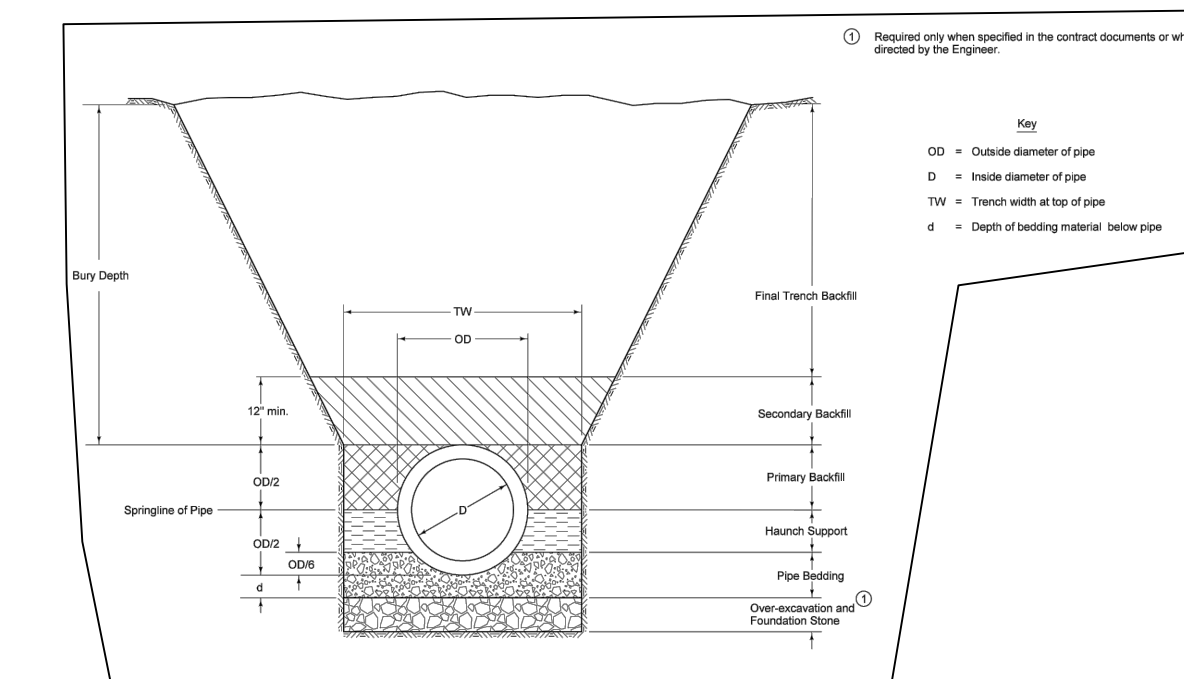
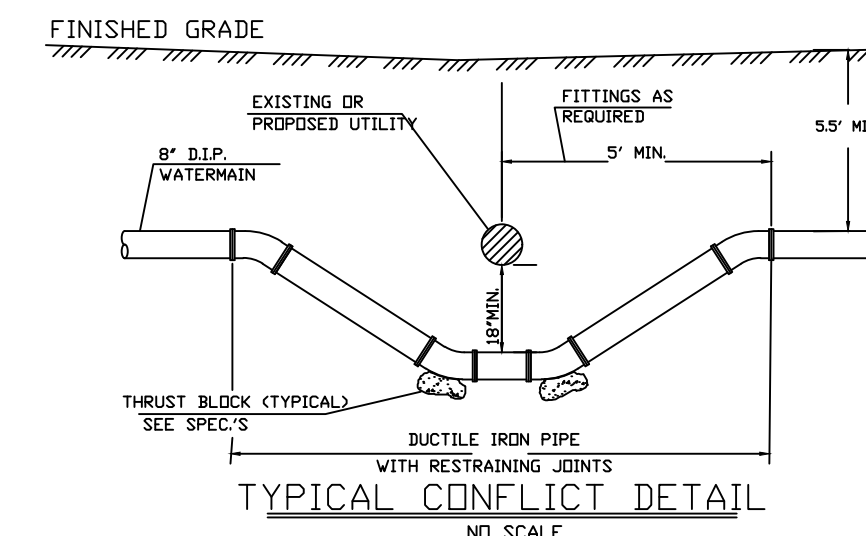
*BLESSING ACRES
 1ST ADDITION*

NO.	REVISIONS: DESCRIPTION	DATE

UTILITY PLAN
VTJ PROPERTIES
13991 110th Avenue
 TO SCOTT COUNTY, IA



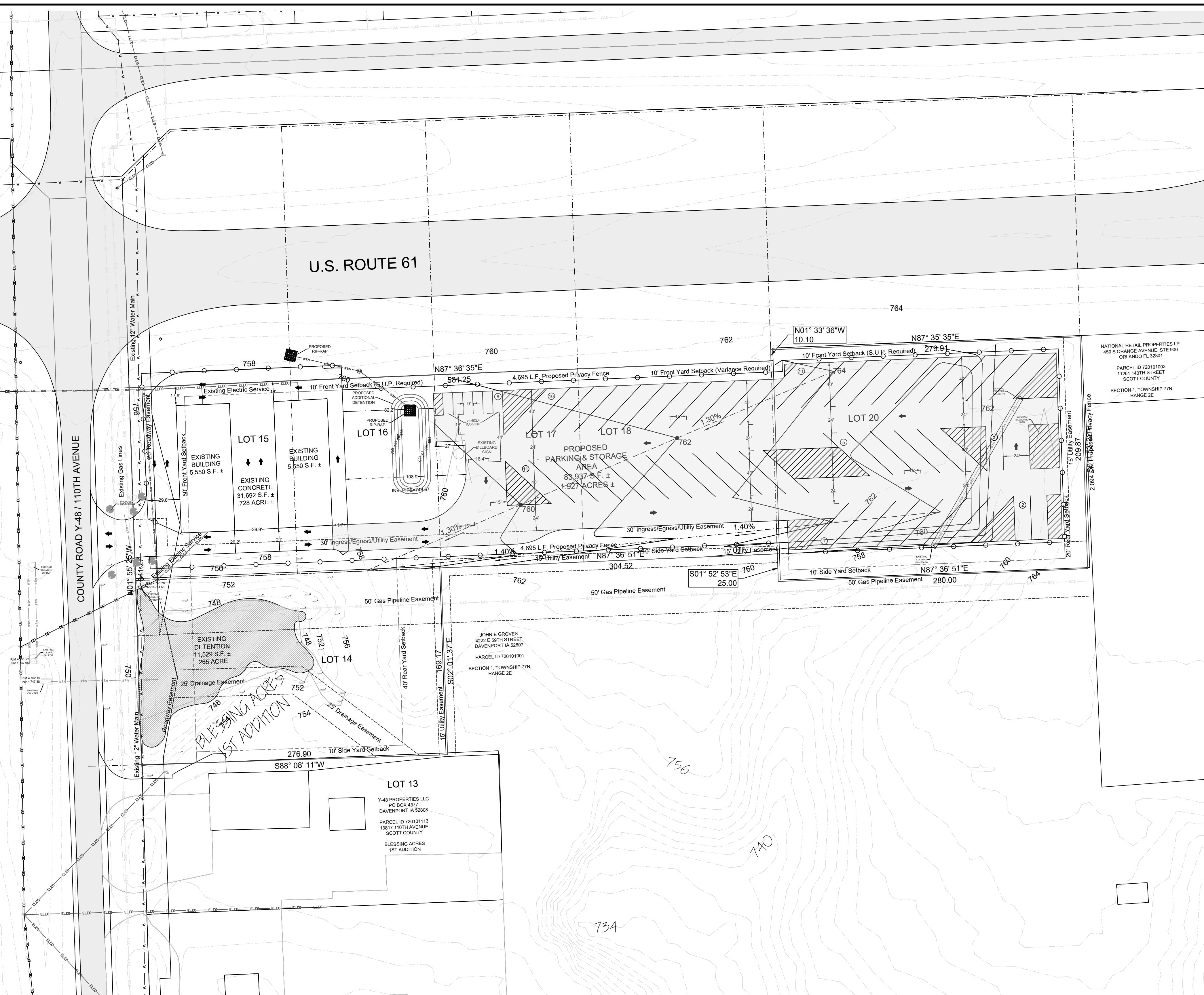
GRAPHIC SCALE
 50 0 25 50
 (IN FEET)
 1" = 50' (24x36)



GENERAL NOTES

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PIPE SIZE	MINIMUM COVER	MINIMUM COVER	MINIMUM COVER	MINIMUM COVER	MINIMUM COVER
12"	48"	48"	48"	48"	48"
15"	48"	48"	48"	48"	48"
18"	48"	48"	48"	48"	48"
21"	48"	48"	48"	48"	48"
24"	48"	48"	48"	48"	48"
30"	48"	48"	48"	48"	48"
36"	48"	48"	48"	48"	48"
42"	48"	48"	48"	48"	48"
48"	48"	48"	48"	48"	48"
54"	48"	48"	48"	48"	48"
60"	48"	48"	48"	48"	48"
72"	48"	48"	48"	48"	48"
84"	48"	48"	48"	48"	48"
96"	48"	48"	48"	48"	48"
108"	48"	48"	48"	48"	48"
120"	48"	48"	48"	48"	48"



LEGEND:

--- EASEMENT	⊗ EXISTING GAS VALVE	--- EXISTING CONTOUR LINE
--- SETBACK LINE	⊙ EXISTING WATER VALVE	--- PROPOSED CONTOUR LINE
--- CENTERLINE	⊕ EXISTING UTILITY POLE	○ 715.00 TC SPOT ELEVATION TOP OF CURB
--- PROPERTY BOUNDARY	⊙ EXISTING LIGHT POLE	○ 715.00 FL SPOT ELEVATION FL @ GUTTER
--- EXISTING FENCE	⊙ EXISTING TREE	○ 715.00 TW SPOT ELEVATION SIDEWALK
--- EXISTING SANITARY	⊙ EXISTING BUSH	○ 715.00 FF FINISHED FLOOR ELEVATION
--- PROPOSED SANITARY	⊙ EXISTING MANHOLE	
--- EXISTING STORM SEWER	⊙ EXISTING FIRE HYDRANT	
--- PROPOSED STORM SEWER	⊙ FOUND PROPERTY PIN	
--- EXISTING WATER	⊙ CONTROL POINT	
--- PROPOSED WATER		
--- EXISTING GAS LINE		
--- EXISTING ELECTRIC		

All Sanitary Sewer, Storm Sewer, Water Service & Paving Shall Be Completed In Conformance With The Current Standards & Specifications Of Scott County, Iowa.

UTILITY CONTACTS
 MidAmerican Energy - Electric & Gas
 2811 5th Avenue
 Rock Island, IL 61201
 (309) 793-3707

MediaCom - Cable, Internet, & Phone
 3900 26th Avenue
 Moline, IL 61265
 (309) 743-4750

Century Link - Internet
 3908 Utica Ridge Road
 Bettendorf, IA 52722
 (563) 355-6402



DATE: 8/25/2023
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

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

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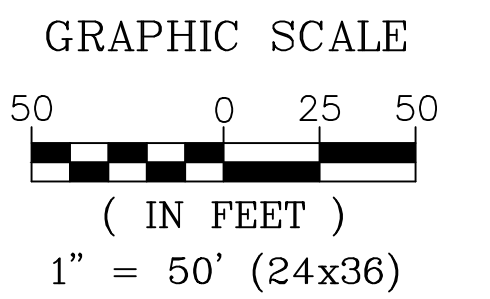
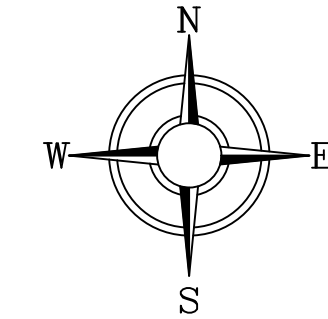
PROJECT
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 DAVENPORT, IOWA 52804

DEVELOPER
 VTJ PROPERTIES
 17730 REFLECTION AVENUE
 BENNINGTON, NEBRASKA 68007

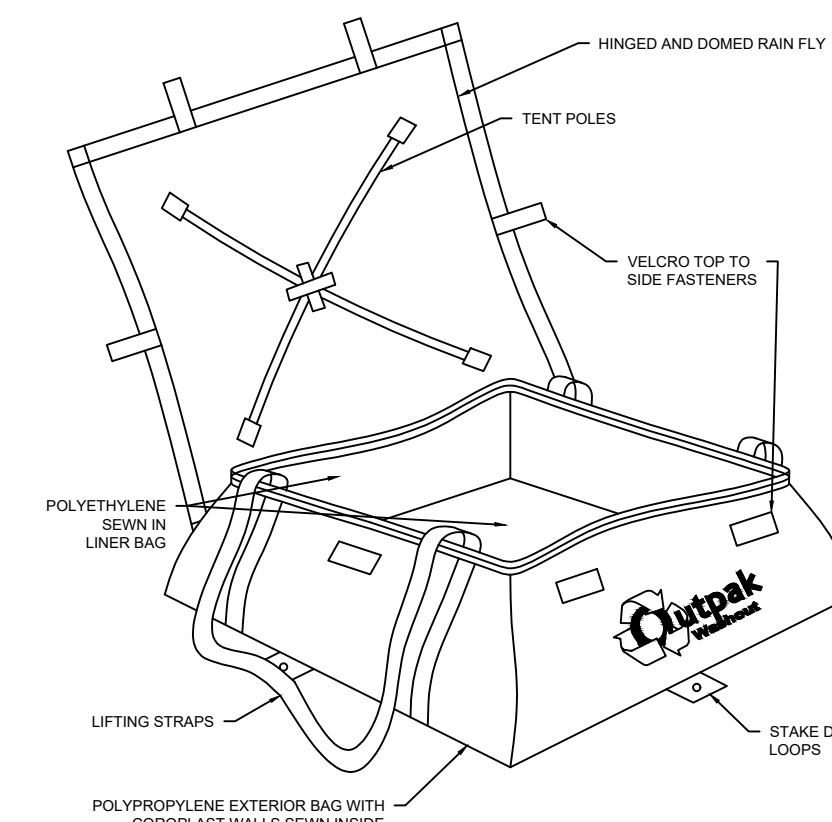
SHEET NO.
 C3

EROSION CONTROL PLAN

VTJ PROPERTIES
13991 110th Avenue
TO SCOTT COUNTY, IA



- CONCRETE WASHOUT NOTES:**
1. THE CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
 2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
 3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
 4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
 5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
 8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.



ADDITIONAL CONCRETE WASHOUT NOTES:

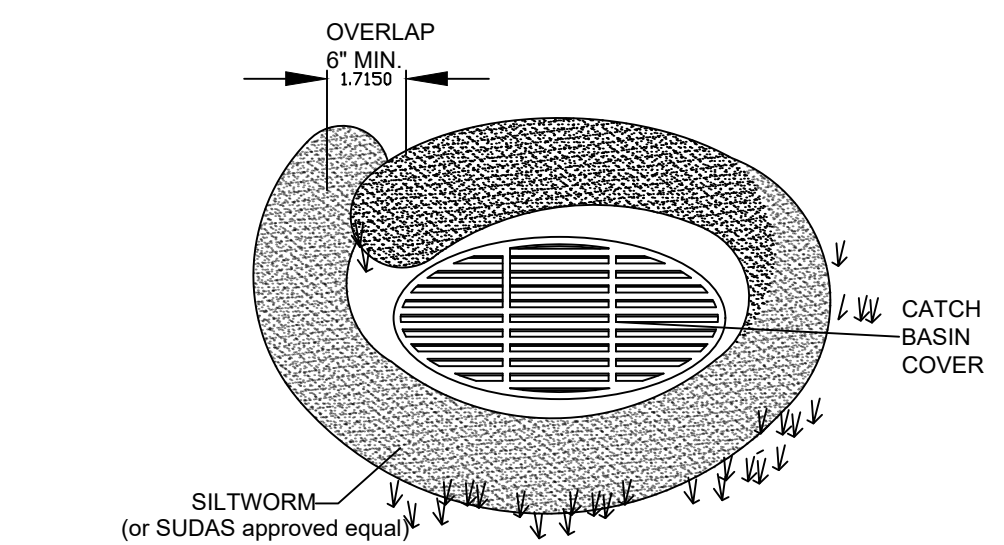
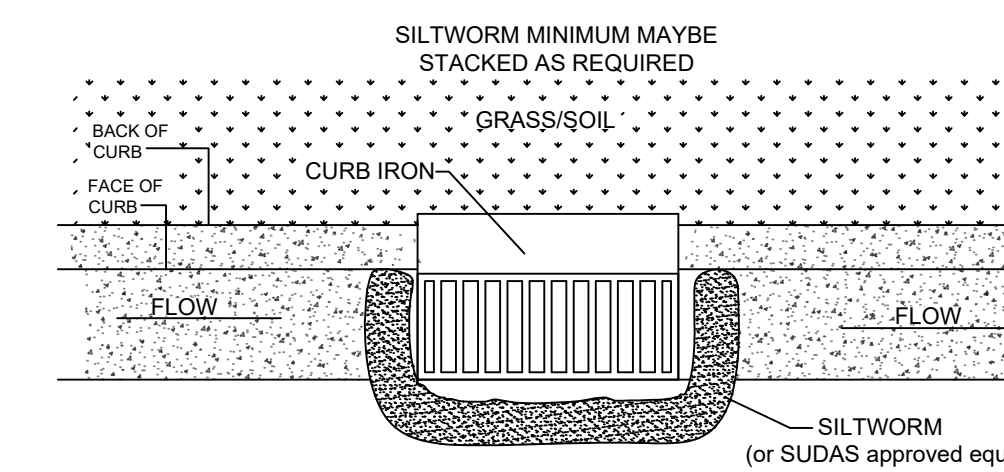
1. WORK SHALL CONSIST OF FURNISHING AND INSTALLING AN OUTPAK ALL-WEATHER WASHOUT IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMITY WITH THE PLANS.
2. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, WASHOUT SETUP AND REMOVAL AND DISPOSAL OF WASHOUT.
3. CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO START OF WORK, THAT THE WASHOUT MEETS THE REQUIREMENTS OF THIS SPECIFICATION.
4. THE WASHOUT LOCATION IS AS SHOWN ON THE PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DRAWINGS OR EROSION & SEDIMENT CONTROL PLAN DRAWING.
5. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE SIZE, TYPE, AND QUANTITIES HAVE BEEN RECEIVED.
6. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.
7. THE WASHOUT SHOULD BE LOCATED AWAY FROM STORM DRAINS, GUTTERS, OR OTHER STORMWATER CONVEYANCES AS MUCH AS PRACTICAL. DEPLOYMENT AREA SHOULD BE CLEAR OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT AS MUCH AS PRACTICAL. DEPLOYMENT AREA SHOULD BE CLEAR OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT AS MUCH AS PRACTICAL.
8. STAKE DOWN WASHOUT AS NECESSARY. CHECK WASHOUT UNIT FOR LEAKS ENSURING WASH WATER IS NOT LEAKING OUT OF UNIT. DO NOT MOVE THE WASHOUT WHEN WET. IF THE WASHOUT IS MOVED, NOTE THE NEW LOCATION IN THE SWPPP DOCUMENTS AND NOTIFY THE ENGINEER OF RECORD.
9. THE WASHOUT MAY BE USED FOR MULTIPLE WASHOUT EVENTS AND CONCRETE PLACEMENT EVENTS. ENSURE THAT THE DOCUMENTS AND NOTIFY THE ENGINEER OF RECORD.

EROSION CONTROL NOTES:

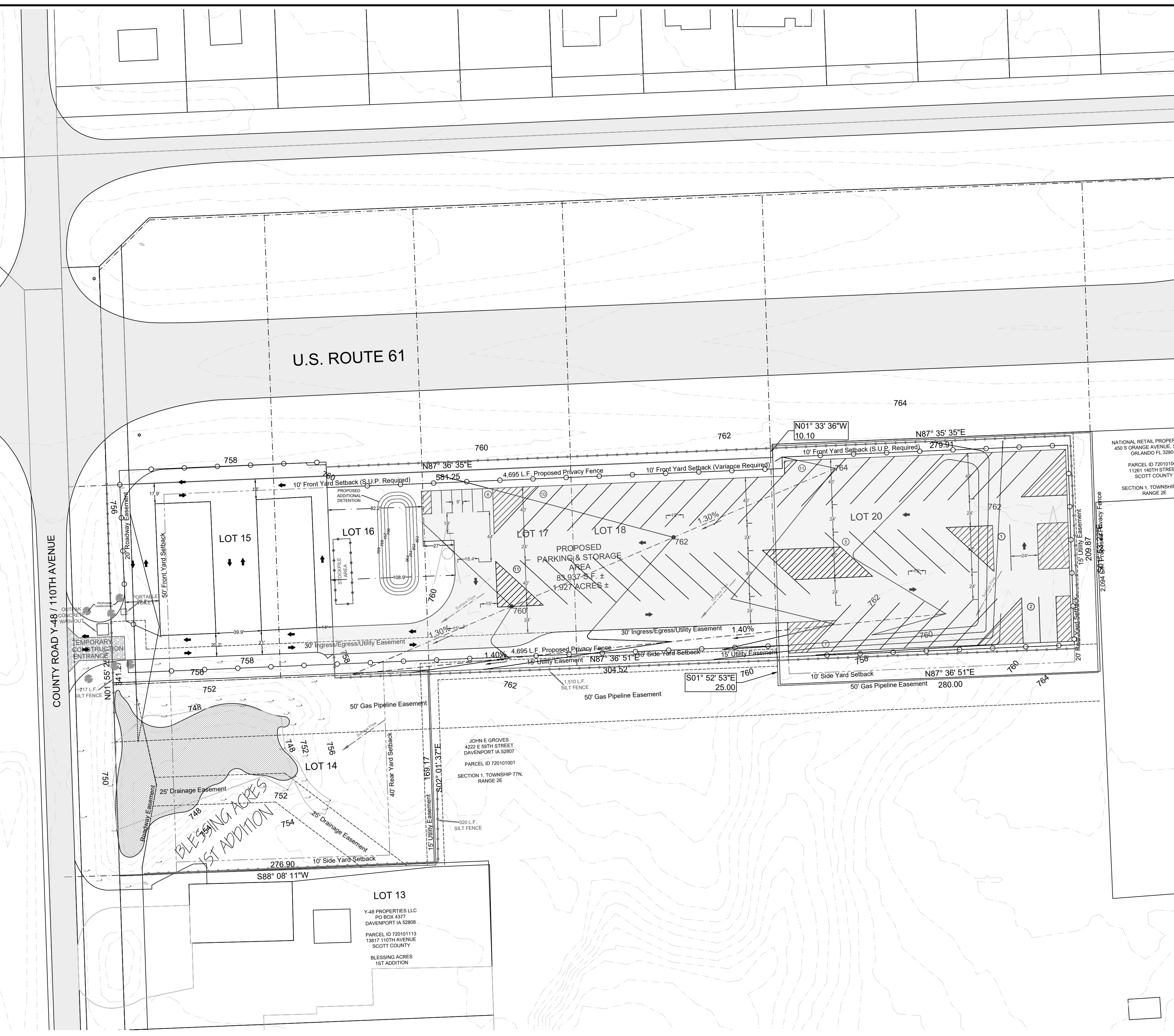
1. THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF DAVENPORT AND THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITIONS.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
3. THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
4. PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
5. ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
7. STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWER OR WATERWAYS. STOCK PILES SHALL BE PROTECTED WITH TEMPORARY SEEDING WITHIN 0 DAYS IF NOT SCHEDULED TO BE USED WITHIN 14 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCK PILED.
8. TOTAL AREA DISTURBED DURING GRADING OPERATIONS OF PHASE I = 2.701 ACRES. AN NPDES PERMIT No. 2 WILL BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
9. TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITHIN 0 DAYS AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING WITHIN 14 DAYS. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

TABLE "A" - TEMPORARY SEEDING SPECIES, RATES AND DATES

SPECIES	POUNDS PER ACRE	POUNDS PER 1000 S.F.	SEEDING DATES
OATS	90	90	EARLY SPRING - JULY 1
CEREAL RYE	90	90	EARLY SPRING - SEPT. 30
WHEAT	90	90	EARLY SPRING - SEPT. 30
PERENNIAL RYE GRASS	25	25	EARLY SPRING - SEPT. 30
PERMANENT SEEDING MIXTURE:			
ALTA FESCUE	50 LBS/ACRE		
PERENNIAL RYE GRASS	30 LBS/ACRE		
CREeping RED FESCUE	20 LBS/ACRE		
OATS, SPRING	48 LBS/ACRE		

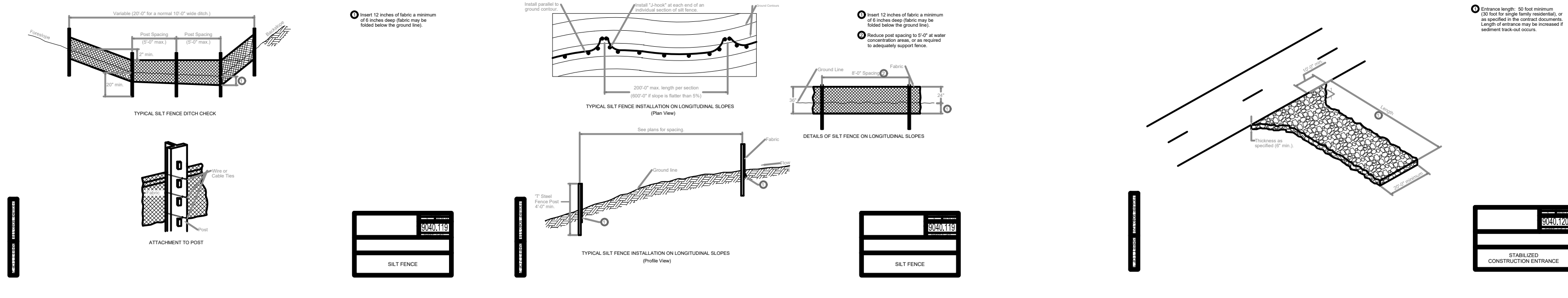


10. PERMANENT SEEDING MIXTURE: ALTA FESCUE 50 LBS/ACRE, PERENNIAL RYE GRASS 30 LBS/ACRE, CREeping RED FESCUE 20 LBS/ACRE, OATS, SPRING 48 LBS/ACRE.
11. WHEN SEEDINGS ARE MADE ON CRITICAL OR ADVERSE SOIL CONDITIONS, MULCH MATERIAL WILL BE APPLIED IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOILS ON VERY FLAT AREAS MAY NOT NEED TO BE MULCHED.
12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEANED OR REPLACED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. SEDIMENT CLEANUP SHALL BE PERFORMED AT THE END OF EACH CONSTRUCTION DAY TO REMOVE SEDIMENTS FROM EXISTING PAVEMENT. STABILIZATION STONE CONSTRUCTION ENTRANCES MAY BE REQUIRED TO PREVENT OFFSITE TRACKING OF SEDIMENTS AND DUST DURING CONSTRUCTION. THICKNESS SHALL BE 6 INCHES OR GREATER, WIDTH SHALL BE A MINIMUM OF 14 FEET, AND LENGTH SHALL BE A MINIMUM OF 50 FEET. DUST CONTROL MEASURES SUCH AS IRRIGATION MAY ALSO BE REQUIRED.
15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
16. THE CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR WATER POLLUTION CONTROL SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY INVOLVING THEIR WATER POLLUTION CONTROL ITEMS. THESE DESIGNATED PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN WATER POLLUTION CONTROL DEVICES ON A 24-HOUR PER DAY BASIS.
17. THE LOCATION OF CONSTRUCTION PARKING, EQUIPMENT & MATERIAL STORAGE, HAZARDOUS MATERIAL/CHEMICAL STORAGE, SANITARY FACILITIES, JOB TRAILER, AND SNOW STOCKPILES SHALL BE INDICATED ON THE EROSION CONTROL PLAN AND SWPPP DOCUMENTS BY THE ONSITE MANAGER WHEN THE LOCATION BECOMES KNOWN.
18. BACK OF CURB PROTECTION MUST BE ADDED AS NEEDED THROUGHOUT THE SUBDIVISION DEVELOPMENT AND HOME BUILDING ACTIVITIES.



LEGEND:

--- EASEMENT	--- SETBACK LINE	--- CENTERLINE	--- PROPERTY BOUNDARY	--- EXISTING FENCE	--- EXISTING SANITARY	--- PROPOSED SANITARY	--- EXISTING STORM SEWER	--- PROPOSED STORM SEWER	--- EXISTING WATER	--- PROPOSED WATER	--- EXISTING GAS LINE	--- EXISTING ELECTRIC			
--- EXISTING GAS VALVE	--- EXISTING WATER VALVE	--- EXISTING UTILITY POLE	--- EXISTING LIGHT POLE	--- EXISTING TREE	--- EXISTING BUSH	--- EXISTING MANHOLE	--- EXISTING FIRE HYDRANT	--- FOUND PROPERTY PIN	--- CONTROL POINT	--- EXISTING CONTOUR LINE	--- PROPOSED CONTOUR LINE	--- SPOT ELEVATION TOP OF CURB	--- SPOT ELEVATION FL @ GUTTER	--- SPOT ELEVATION SIDEWALK	--- FINISHED FLOOR ELEVATION



TOWNSEND ENGINEERING
CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 8/25/2023
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

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DAVENPORT, IOWA 52804

DEVELOPER
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SHEET NO.
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