

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: May 22, 2017

Re: A request by Dexter Acres L.C. for approval of the Final Plat of Dexter Acres 7th Addition, a proposed 34 lot residential subdivision located adjacent to Dexter Acres 4th, 5th, & 6th Addition, Pacha Farms First Addition and 190th Avenue in part of the NE¼ of Section 31 of Butler Township.

The Planning Commission unanimously recommended approval of this Final Plat with conditions in accordance with staff's recommendation. The Preliminary Plat for the entire proposed second phase of Dexter Acres covering 64 acres and containing 105 proposed residential lots was approved May 8, 2003. The first final plat of the second phase of Dexter Acres, Dexter Acres 4th Addition, which contained just over 13 acres and 19 residential lots, was approved July 1, 2003. The second final plat of the second phase of Dexter Acres, Dexter Acres 5th Addition, which contained just over 19 acres and 30 residential lots, was approved July 7, 2004. The third final plat of the second phase of Dexter Acres was approved July 12, 2005 and contained 13 acres and had 24 residential lots. A condition of the Preliminary Plat approval was that the development be completed in phases with no phase containing greater than 20 acres. The County Engineer has reviewed and approved the road construction plans and the estimates of construction costs. The developer has submitted an irrevocable letter of credit to secure the cost of the road and stormwater drainage improvements.

An additional condition of the Preliminary Plat approval was that the Planning Commission hold a public hearing for each Final Plat submittal and notify the neighboring property owners of the hearing time and date for that Final Plat review. At the April 13 hearing there were no comments from any neighboring property owners and only the applicant, Rob Fick spoke and he offered to answer any questions the Commission members had.

Dexter Acres 7th is the last Final Plat of the Dexter Acres second phase begun in 2003. The applicant has met both conditions recommended by the Planning Commission and submitted all the required platting documents necessary for filing the Final Plat following Board approval.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Dexter Acres 7th Addition be approved with the condition that:

1. That the Park View Water Company and the Sanitary District approve the sewer and water system plans; and
2. That the surety for the road and stormwater drainage improvements be posted prior to approval by the Board of Supervisors.



PLANNING & ZONING COMMISSION
STAFF REPORT
April 18, 2017



Applicant: Dexter Acres LC

Request: Final Plat of Dexter Acres 7th Addition

Legal Description: Part of the NE¹/₄ of Section 31, Butler Township

General Location: Adjacent to Dexter Acres 4th, 5th, & 6th Addition, Pacha Farms First Addition and 190th Avenue

Zoning: Park View Residential (PV-R)

Surrounding Zoning:

- North:** Park View Residential (PV-R)
- South:** Park View Residential (PV-R)
- East:** Agricultural Preservation (A-P)
- West:** Park View Residential (PV-R)

GENERAL COMMENTS: This request is for approval of the Final Plat of Dexter Acres 7th Addition, a 34-lot subdivision located within the Park View CAD and it is the proposed fourth and final phase of the 64 acres Dexter Acres II Preliminary Plat. The Final Plat of Dexter Acres 6th Addition, the 24-lot third phase was approved July 12, 2005. The Final plat of Dexter Acres 5th Addition, which contained just over 19 acres and 30 residential lots, was approved July 7, 2004. The Final Plat of Dexter Acres 4th Addition, the 19-lot first phase was approved July 1, 2003. The Preliminary Plat of Dexter Acres II, which included 105 lots, was approved May 8, 2003.

STAFF REVIEW: Staff has reviewed this Final Plat for compliance with the Subdivision Regulations and the conditions of Preliminary Plat approval. Those eight (8) conditions were:

1. A drainage easement be retained on Lots 85-87 for the area shown as a detention basin on those lots; and that at the time of grading particular attention be paid to the drainage on Lots 76 and 77 to insure no additional water flows onto the existing properties to the west;
2. The proposed water system plans be reviewed and approved by the Park View Water Company;
3. The proposed sanitary system plans be reviewed and approved by the Park View Sanitary District;
4. That all outlots be accepted by the Park View Owners Association;
5. That the development be completed with a minimum of four (4) phases so that no greater than twenty (20) acres is disturbed or included in any proposed Final Plat at one time;
6. The County Engineer review and approve all street construction plans prior to construction;
7. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and



PLANNING & ZONING COMMISSION
STAFF REPORT
April 18, 2017



8. The Planning and Zoning Commission conduct a public hearing for all Final Plat Reviews.

This proposed addition contains twenty (20) acres which complies with the condition of Preliminary Plat approval that no greater than twenty (20) acres be disturbed at any one time. This final plat also includes two outlots: Outlot B, which is a continuation of the Park View interior trail system; and Outlot A, a two-acre open space and Stormwater management basin.

The County Engineer has reviewed and approved the road construction and erosion control plans for the 7th Addition. Road and utility construction can be initiated but are not expected to be completed prior to Final Plat approval. Therefore surety to secure the improvements included in this 7th Addition will have to be submitted prior to Final Plat approval by the Board of Supervisors.

Staff has noted that the proposed names of Cait Drive and Cait Court for two non-contiguous streets is needlessly confusing. Staff has asked that another name be proposed for one of those two streets.

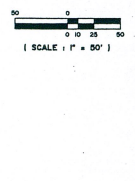
The County Engineer has determined that the erosion control plan complies with the condition set forth at the time the Preliminary Plat for this development was approved. At the time of Preliminary Plat approval the developer and his engineer were advised that the erosion control measures along the entire west boundary of this plat will have to be carefully monitored to ensure they stay in place, especially after heavy rains. The Natural Resources Conservation Service also has been provided a copy of these plans. Staff has not received any comments from the NRCS.

Since a community water system and central sewer system serve these lots, the Health Department did not have any comments on this Final Plat. The applicant's engineer has provided copies of the utility construction plans to the Park View Water Company and the Sanitary District.

The Planning Commission, at its discretion, requested a public hearing and notice of such hearing be sent out for each Final Plat of the Dexter Acres II Preliminary Plat. Staff has mailed out notice to property owners within 500 feet of the property and published notice in the North Scott Press. Staff has received some calls with questions about this application but none of the callers have expressed any objections or concerns.

RECOMMENDATION: Staff recommends that the Final Plat of Dexter Acres 7th Addition be approved with the condition that the surety for the road and utility improvements be posted prior to approval by the Board of Supervisors and that the Park View Water Company and the Sanitary District approve the sewer and water system plans.

Submitted by:
Timothy Huey, Director
April 13, 2017



FINAL PLAT OF DEXTER ACRES SEVENTH ADDITION TO SCOTT COUNTY, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 31
TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5th P.M.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	989.90'	1°-32'-10"	199.32'	198.99'	N.05°-47'-46"E	100.00'
2	989.90'	1°-32'-10"	199.32'	198.99'	N.05°-47'-46"E	100.00'
3	125.00'	65°-28'-58"	142.86'	135.21'	N.58°-55'-20"E	80.37'
4	15.00'	90°-00'-00"	23.56'	23.56'	N.44°-58'-20"W	15.00'
5	15.00'	90°-00'-00"	23.56'	23.56'	N.44°-58'-20"W	15.00'
6	15.00'	90°-00'-00"	23.56'	23.56'	N.44°-58'-20"W	15.00'
7	15.00'	90°-00'-00"	23.56'	23.56'	N.44°-58'-20"W	15.00'
8	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
9	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
10	989.90'	02°-28'-05"	41.54'	41.54'	N.10°-19'-50"E	20.68'
11	989.90'	02°-28'-05"	41.54'	41.54'	N.10°-19'-50"E	20.68'
12	18.33'	90°-27'-55"	28.90'	28.90'	N.45°-08'-30"W	18.44'
13	95.00'	63°-56'-35"	106.31'	100.68'	N.07°-40'-00"E	59.36'
14	15.00'	90°-27'-55"	13.47'	13.02'	N.00°-03'-30"W	7.23'
15	95.00'	63°-56'-35"	106.31'	100.68'	N.07°-40'-00"E	59.36'
16	95.00'	63°-56'-35"	106.31'	100.68'	N.07°-40'-00"E	59.36'
17	95.00'	63°-56'-35"	106.31'	100.68'	N.07°-40'-00"E	59.36'
18	95.00'	63°-56'-35"	106.31'	100.68'	N.07°-40'-00"E	59.36'
19	95.00'	63°-56'-35"	106.31'	100.68'	N.07°-40'-00"E	59.36'
20	15.00'	90°-27'-55"	13.47'	13.02'	N.00°-03'-30"W	7.23'
21	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
22	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
23	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
24	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
25	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
26	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
27	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
28	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
29	109.90'	05°-59'-25"	106.63'	106.58'	N.03°-01'-20"E	53.36'
30	959.90'	07°-02'-22"	15.80'	15.72'	N.07°-30'-50"E	59.47'
31	959.90'	07°-02'-22"	15.80'	15.72'	N.07°-30'-50"E	59.47'
32	959.90'	07°-02'-22"	15.80'	15.72'	N.07°-30'-50"E	59.47'
33	959.90'	07°-02'-22"	15.80'	15.72'	N.07°-30'-50"E	59.47'
34	959.90'	07°-02'-22"	15.80'	15.72'	N.07°-30'-50"E	59.47'

OWNER - DEVELOPER
DEXTER ACRES, L.C.
3211 EAST 35th STREET COURT
DAVENPORT, IOWA
ATTN: ROB FICK

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THIS (5/8" IRON PIN)
IRON MONUMENTS SET SHOWN THIS (5/8" IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 20.82 ACRES, MORE OR LESS.

FOR THIS SURVEY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31-80-4 WAS ASSUMED TO BEAR N.89°-37'-00"E.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR SCOTT COUNTY, IOWA, FOR STREET PURPOSES.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO SCOTT COUNTY, IOWA, FOR STREET PURPOSES.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

OUTLOTS A AND B ARE TO BE TRANSFERRED TO THE PARK VIEW OWNERS ASSOCIATION, INC. BY SEPARATE DOCUMENT AND ARE DESIGNATED AS A SEWER, DRAINAGE AND UTILITY EASEMENT.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

David L. Meyer, P.E. & L.S., License Number 7252
Date: **MARCH 17, 2017**
My license expires: **12/31/2018**

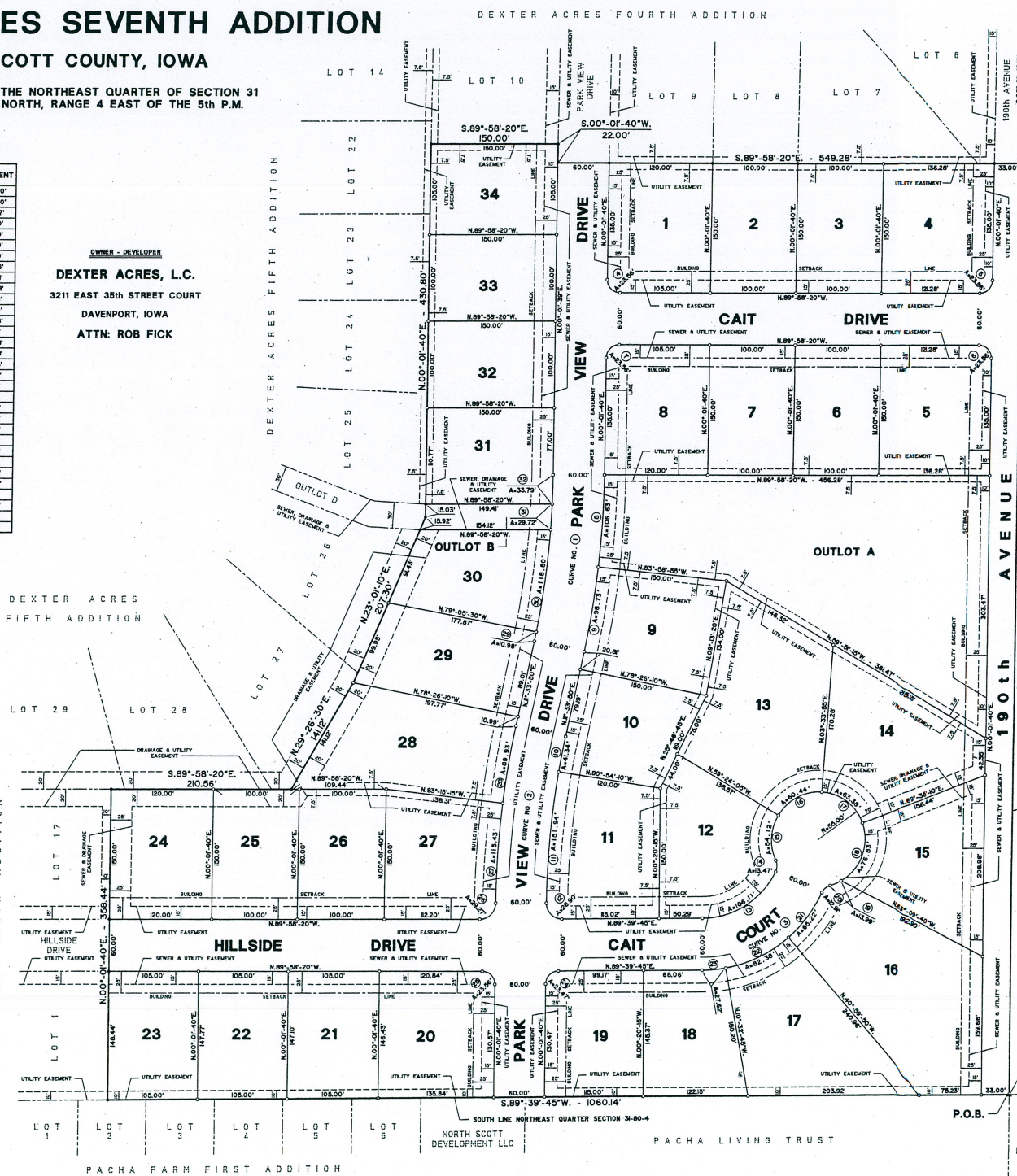
THIS SHEET ONLY
Pages or sheets covered by this seal:



MEDIACOM _____ **CENTRAL SCOTT TELEPHONE** _____
BY _____ BY _____
DATE _____ DATE _____

MIDAMERICAN ENERGY COMPANY _____ **ALLIANT ENERGY** _____
BY _____ BY _____
DATE _____ DATE _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MEDIACOM ENERGY COMPANY



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	17,950	19	16,505
2	15,000	20	8,795
3	15,000	21	15,440
4	20,395	22	15,480
5	20,395	23	15,500
6	15,000	24	15,000
7	15,000	25	15,000
8	17,950	26	15,000
9	18,860	27	15,795
10	15,920	28	24,730
11	20,370	29	18,085
12	19,835	30	17,170
13	50,905	31	16,810
14	24,150	32	15,000
15	23,860	33	15,000
16	34,000	34	15,750
17	24,240	A	63,180
18	15,875	B	4,460

NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 31-80-4
(FOUND CONCRETE NAIL IN PAVEMENT)

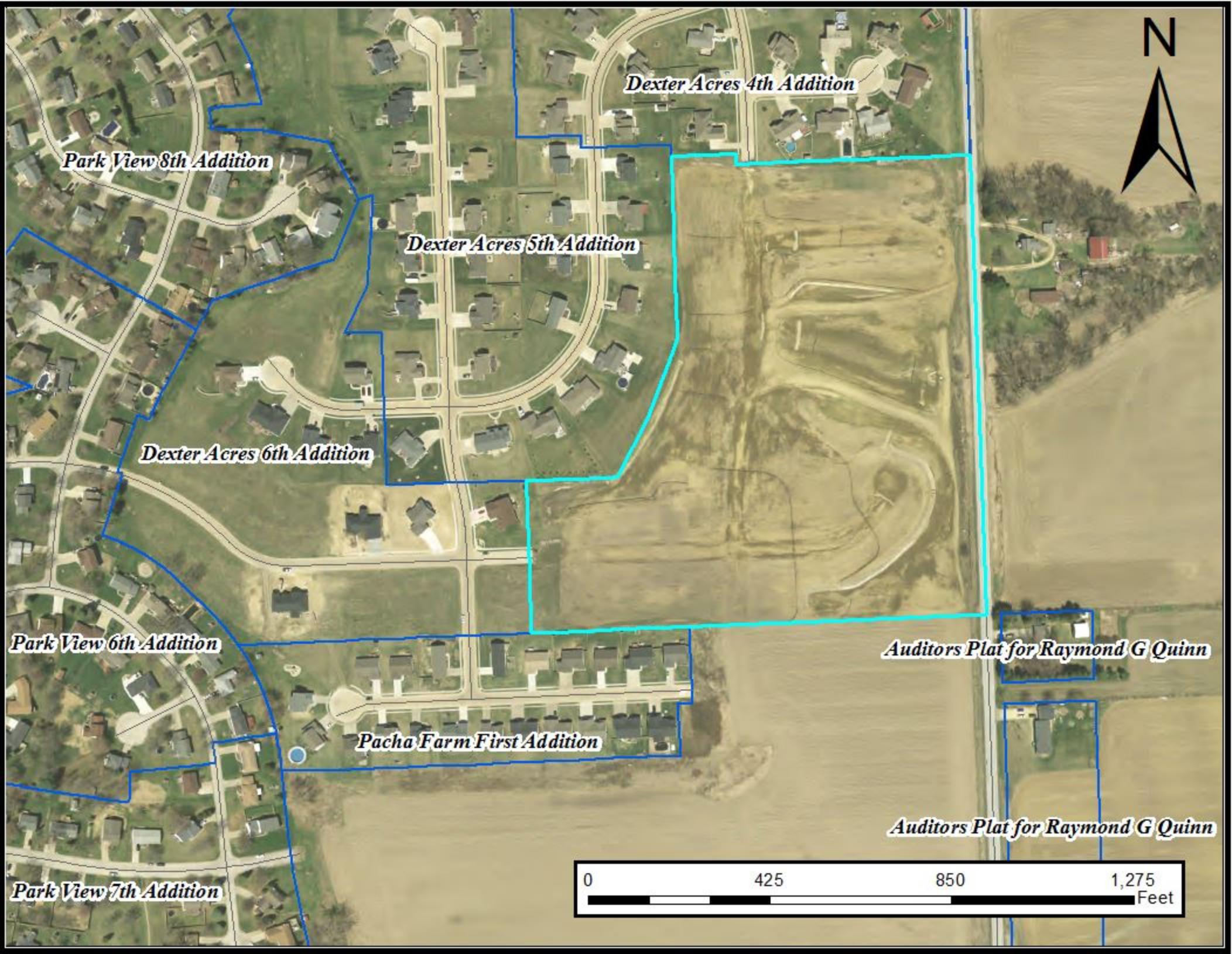
SOUTHEAST CORNER
NORTHEAST QUARTER
SECTION 31-80-4
(FOUND P.C. NAIL IN ASPHALT PAVEMENT)

E.L.O.F. D. OLSON F.A.R.H. L.L.C.

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

LOT 1
AUDITOR'S PLAT
FOR RAYMOND G.
QUINN

WVCE 05284



Park View 8th Addition

Dexter Acres 4th Addition

Dexter Acres 5th Addition

Dexter Acres 6th Addition

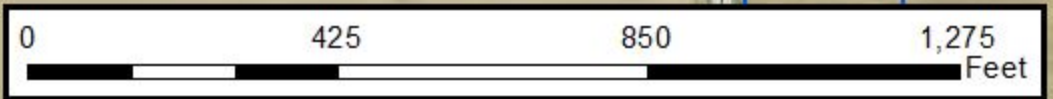
Park View 6th Addition

Pacha Farm First Addition

Auditors Plat for Raymond G Quinn

Auditors Plat for Raymond G Quinn

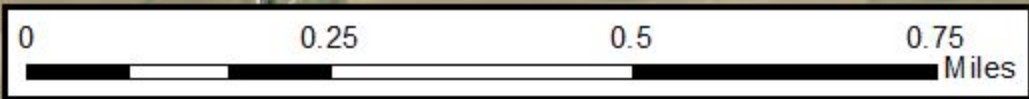
Park View 7th Addition





270TH ST

SCOTT PARK RD
Y68



Zoning

- Ag-Preservation
- Ag-General
- Residential Single-Family
- Community Area Development
- Parks



267TH ST

F41

SCOTT PARK RD

Y68

270TH ST



CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Carol Earnhardt, Chair of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on June 1, 2017 in which it approved the Final Plat of **DEXTER ACRES 7TH ADDITION** as follows:

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 1st day of June, 2017 considered the Final Plat of **DEXTER ACRES 7TH ADDITION**, a thirty four (34) lot subdivision in the part of the NE 1/4 of Section 31, 80 North, Range 4 East of the 5th Principal Meridian (Butler Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the final plat of said subdivision.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This Resolution shall take effect immediately.

Signed this 1st day of June, 2017

SCOTT COUNTY, IOWA

BY: _____
Carol Earnhardt, Chair

ATTESTED BY: _____
Roxanna Moritz, Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE _____

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
June 1, 2017
APPROVING THE FINAL PLAT OF DEXTER 7TH ADDITION

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