

## PLANNING & DEVELOPMENT

600 West Fourth Street  
Davenport, Iowa 52801-1106  
E-mail: [planning@scottcountyiaowa.com](mailto:planning@scottcountyiaowa.com)  
Office: (563) 326-8643 Fax: (563) 326-8257



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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: August 24, 2020

**Re: Approval of a Final Plat of a Major Subdivision known as Stoney Creek North Third Addition a 14 lot residential subdivision totaling 16.42 acres, more or less, legally described as part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 6 AND part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6 in Pleasant Valley Township**

At its November 5<sup>th</sup>, 2019 meeting the Planning Commission unanimously recommended approval of the Final Plat for Stoney Creek North Third Addition Subdivision with the six (6) conditions recommended by staff:

1. The City of Bettendorf review and approve the Final Plat;
2. The County Engineer review and approve all street construction plans prior to construction
3. The plat note reading, "All Street R.O.W. be dedicated to Scott County, Iowa, for street purposes" be removed prior to recording as recommended by the County Engineer.
4. The covenants include provision for private road maintenance;
5. Also, the covenants include provision for maintenance of the stormwater management system including the detention ponds and the storm sewer outlets; and
6. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

This recommendation of the Planning Commission expired sixty (60) days after the November 5<sup>th</sup> meeting when the required platting documents were not submitted. This necessitated another review and renewal of the Planning Commission's recommendation which is on its September 1<sup>st</sup> agenda. Staff would expect a favorable recommendation to approve. Staff has determined that all of the conditions included with previous recommendation have been met. The County Engineer stated that all the construction inspection documentation for the project has been received and that the road construction has been completed and all work has been performed in reasonable compliance with the plans and specifications with one exception. The proposed sidewalk along the south right-of-way line of 195th Street connecting the Stoney Creek subdivisions has not been installed and will be constructed by the developer or Home Owners Association at a future time.

Staff will present the Planning Commissions renewed recommendation from its Sept 1<sup>st</sup> meeting to the Board on September 3<sup>rd</sup>. All the required platting documents have already been submitted.

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Timothy Huey  
Director

To: Planning & Zoning Commission

From: Timothy Huey, Planning & Development Director

Date: August 20, 2020

**Re: Agenda Item 5.: Resubmitted Item - Final Plat – Major Subdivision: Application from Tim Dolan DBA Stoney Creek North, LC, for a Final Plat of a Major Subdivision known as Stoney Creek North Third Addition located on two tracts of land ([Parcel# 850623008](#) ; [Parcel # 850639002](#)) totaling 16.42 acres, more or less, legally described as part of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 6 AND part of the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 6 in Pleasant Valley Township. The proposed Plat would subdivide the existing tracts into fourteen (14) new lots and seven (7) outlots.**

**On November 5, 2019, the Planning and Zoning Commission recommended approval of this Final Plat. The application deadline for this Final Plat to be heard by the Board of Supervisors has passed, requiring a resubmittal to the Planning and Zoning Commission.**

Tim Dolan DBA Stoney Creek North, L.C. is resubmitting the Final Plat of Stoney Creek North Third Addition for the Planning and Zoning Commission's review. On November 5, 2019 the Planning and Zoning Commission voted unanimously to approve the Final Plat with the following conditions:

1. The City of Bettendorf review and approve the Final Plat;
2. The County Engineer review and approve all street construction plans prior to construction
3. The plat note reading, "All Street R.O.W. be dedicated to Scott County, Iowa, for street purposes" be removed prior to recording as recommended by the County Engineer.
4. The covenants include provision for private road maintenance ;
5. Also, the covenants include provision for maintenance of the stormwater management system including the detention ponds and the storm sewer outlets; and
6. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

The Planning & Zoning Commission's recommendation has expired, and the Final Plat needs to be reviewed again before it can be heard before the Board of Supervisors. The Planning & Development Staff's recommendation of approval remains unchanged.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
November 5, 2019



- Applicant:** Tim Dolan DBA R & MS Land Co., L.C.
- Request:** Final Plat of Stoney Creek North Third Addition Subdivision, a 14 lot residential subdivision.
- Legal Description:** Part of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 6 AND part of the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 6 all in Pleasant Valley Township
- General Location:** South of 195<sup>th</sup> Street (Forest Grove Road) and West of Stoney Creek North II Subdivision.
- Zoning:** Single Family Residential (R-1)
- Surrounding Zoning:**
- North:** Agricultural General (A-G)
  - South:** Single Family Residential (R-1)
  - East:** Single Family Residential (R-1)
  - West:** Single Family Residential (R-1)

**GENERAL COMMENTS:** This request is for approval of a Final Plat for a 14 lot residential subdivision on a 39 acre parcel zoned Single-Family Residential (R-1). The property has frontage and access to Forest Grove Road. The Final Plat shows a loop street with two entrances to Forest Grove Road. The proposed street configuration has five (5) lots inside the loop and the remaining nine (9) lots on the exterior of the loop. Lots range in size from 0.69 acres to 1 acre. The property is adjacent to Stoney Creek North II to the east, Carriage Meadows Heights to the west, and Spencer Creek Estates to the south. The original Stoney Creek Subdivision, with 29 residential lots, is located south and east of this property.

The Final Plat does show seven (7) outlots (A-G) ranging in size from 0.04 acres to 0.96 acres. Part of outlots A through F contain the 100 year flood plain limits. Outlots F and G contain a detention pond. In addition, Outlots B through F can be used for future extension of sanitary sewer along Spencer Creek.

The Preliminary Plat was approved by the Planning and Zoning Commission on May 7, 2019 and the Board of Supervisors on June 13, 2019 with the following conditions:

1. An improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County Road easement be provided;
2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted in conjunction with the road construction plans;
3. The proposed wastewater treatment facilities meet Health Department requirements;
4. Iowa American Water system service be extended to serve this subdivision;



PLANNING & ZONING COMMISSION  
STAFF REPORT  
November 5, 2019



- 
5. The City of Bettendorf review and approve the Preliminary and Final Plat;
  6. The County Engineer review and approve all street construction plans prior to construction
  7. The covenants include provision for private road maintenance;
  8. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and
  9. That a sanitary sewer extension easement in the Spencer Creek watershed be provided.

**STAFF REVIEW:** Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and the Zoning Ordinance for Final Plat approval. All of the proposed lots exceed the minimum lot size required by Health Department Regulations and the R-1 zoning district requirements. The plat does make provision for access through this property to the adjacent undeveloped land to the southwest. However, development of that area would require construction of a bridge across Spencer Creek. Outlot A is intended to allow the future extension of a shared driveway to the property when a bridge is constructed.

**Street and intersection layout**

Both Stoney Creek North and Stoney Creek North II had loop streets with a single intersection to Forest Grove Road. As stated above, the current configuration would have two intersections with Forest Grove Road. All lots will only have access to the interior loop road. The lots that are also adjacent to Forest Grove Road will not be permitted to have direct access on to this County Road. The road would adhere to the Rural Address System and be named 250<sup>th</sup> Avenue.

The County Engineer is not recommending that these subdivision roads be accepted onto the County Secondary Road system. Road maintenance will therefore have to be provided by a homeowners association.

The County Engineer also had comments regarding the maximum grade of the subdivision road shown as 8%. SUDAS preferred maximum is 5% but cites 12% as acceptable. Thus the 8% is acceptable but not recommended because it can cause issues in slippery driving conditions.

**Wastewater disposal systems**

Subdivisions containing less than forty (40) lots may install individual on-site systems that meet County Health Department regulations. The applicant is proposing that each lot will be served by a private on-site absorption wastewater system unless a sand filter wastewater treatment system is approved by the County Health Department. The Health Department has expressed the preference of limiting grading to limit the need for sand filter waste water systems. The Health Department had expressed concern with individual systems during the review of the previous two Stoney Creek Subdivisions. Those concerns related to the steep slopes and poor soil conditions on the property.



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### **Stormwater management**

The Subdivision regulations require all internal street to be adequately drained and that detention facilities adequate to capture the runoff from a one hundred (100) year rain event at post-developed flows shall be place in the subdivision. The release rate from that detention area shall not exceed the volume produced by a five (5) year event calculated at pre-developed flows. The County Engineer has reviewed the stormwater management plan and found them to comply with the requirements of the ordinance. In addition, the County Engineer would like to see the covenants indicate who is responsible for maintenance of the detention ponds and the storm sewer outlets.

### **Water**

The applicant proposes to serve the lots with water from the Iowa American water system which is currently located along Forest Grove Road. This will also allow the subdivision to be served with fire hydrants. The City of Bettendorf stipulated in its approval the location and spacing of those hydrants.

### **Easements along Streams**

Spencer Creek runs along the south boundary of this property. The limits of the designated 100-year floodplain are shown on the Final Plat in outlots A through F. Outlots B through F can be used for future extension of sanitary sewer along Spencer Creek.

### **Erosion and sediment control plan**

The subdivision regulations require the submission of an erosion and sediment control plan prior to Preliminary Plat approval. Those plans have been submitted in conjunction with the road construction plans. Those plans include information regarding the soil types, the specifications for temporary and permanent erosion and sedimentation control and the proposed timing schedule and development sequence.

### **Protection of natural vegetation cover**

The subdivision regulations allow no more than fifteen percent (15%) of the naturally occurring tree cover to be removed as a result of roadway construction and building site preparation. If the removal of more than 15% is deemed necessary then the removal shall be mitigated by replacing one native tree of similar specie for every three trees removed. The area being developed for roads and house sites within this subdivision has been tilled for row crops for many years so therefore this provision of the subdivision regulations does not apply.

### **Open space requirements**

All residential subdivisions with fifteen lots or greater must provide a minimum area of 10,000 square feet of open space plus 2,000 square feet for every lot over fifteen. With fourteen (14) lots this subdivision is not required to meet the open space requirement. This Final Plat does not show any common open space and is not required to with only 14 lots.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
November 5, 2019



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However a 15 foot wide pedestrian trail and utility easement is shown in the Final Plat along the north boundary of the subdivision, adjacent to the County road (195<sup>th</sup> Street) easement extending along the north boundary. This would allow pedestrian access between the three subdivisions without residents having to go out onto the County road. The developer previously has constructed a pedestrian bridge over Spencer Creek for access between the two subdivisions, Stoney Creek and Stoney Creek North.

**City of Bettendorf Review**

This property lies within the platting jurisdiction of the City of Bettendorf. Staff received comment from the City of Bettendorf Development Review Committee for the Subdivision to ensure adequate fire protection with the installation of four (4) fire hydrants.

Though not required, staff has notified the adjacent property owners within five hundred feet (500') of this property of this Final Plat request. Staff has not, as of yet, received any calls or comments on this request.

**RECOMMENDATION:** Staff recommends that the Final Plat for Stoney Creek North Third Addition Subdivision be approved with the following conditions:

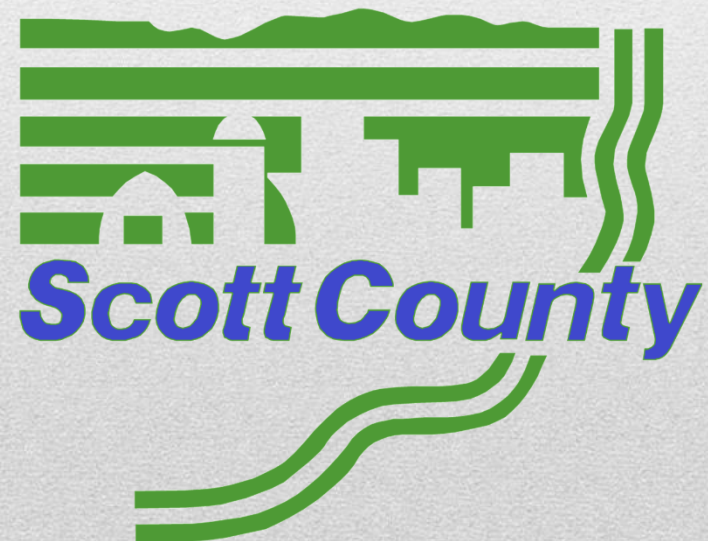
1. The City of Bettendorf review and approve the Final Plat;
2. The County Engineer review and approve all street construction plans prior to construction
3. The plat note reading, "All Street R.O.W. be dedicated to Scott County, Iowa, for street purposes" be removed prior to recording as recommended by the County Engineer.
4. The covenants include provision for private road maintenance ; and
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Submitted by:  
Timothy Huey, Director  
October 31, 2019

# **Scott County Planning & Zoning Commission**

**November 5, 2019**

**7:00 PM**



# Final Plat - Major

- **Applicant:** Tim Dolan DBA R & MS Land Co., L.C.
- **Request:** Final Plat of a Major Subdivision to be known as Stoney Creek North Third Addition, a 14 lot residential subdivision
- **Legal Description:** Part of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 6 AND part of the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 6 all in Pleasant Valley Township
- **General Location:** South of 195th Street (Forest Grove Road) and West of Stoney Creek North II Subdivision
- **Existing Zoning:** Single-Family Residential (R-1)
- **Surrounding Zoning:**
  - North: Agriculture-General District (A-G)
  - South: Single-Family Residential District (R-1)
  - East: Single-Family Residential District (R-1)
  - West: Single-Family Residential District (R-1)

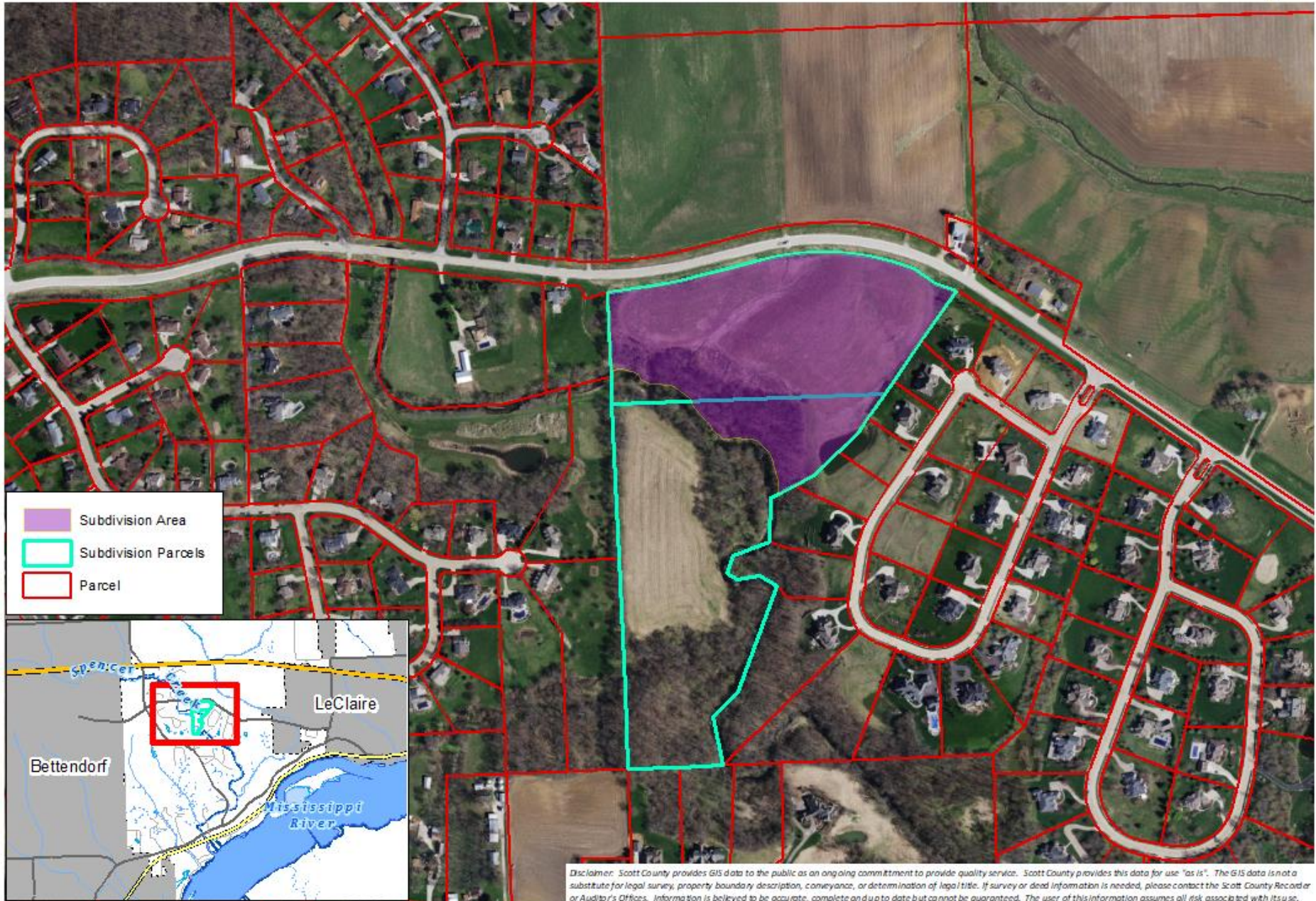
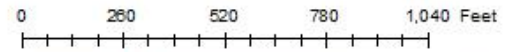




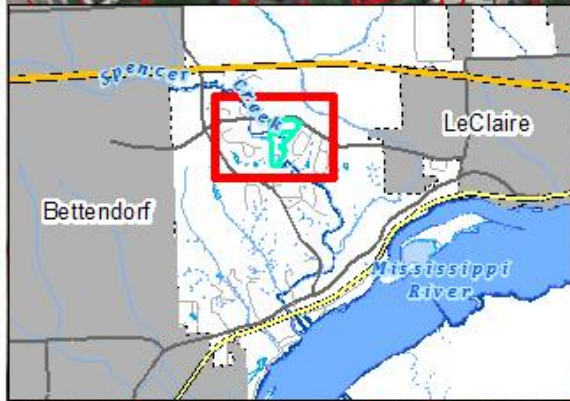
# Location - Stoney Creek North Third Addition Final Plat

Scott County, Iowa

1 inch = 434 feet



- Subdivision Area
- Subdivision Parcels
- Parcel



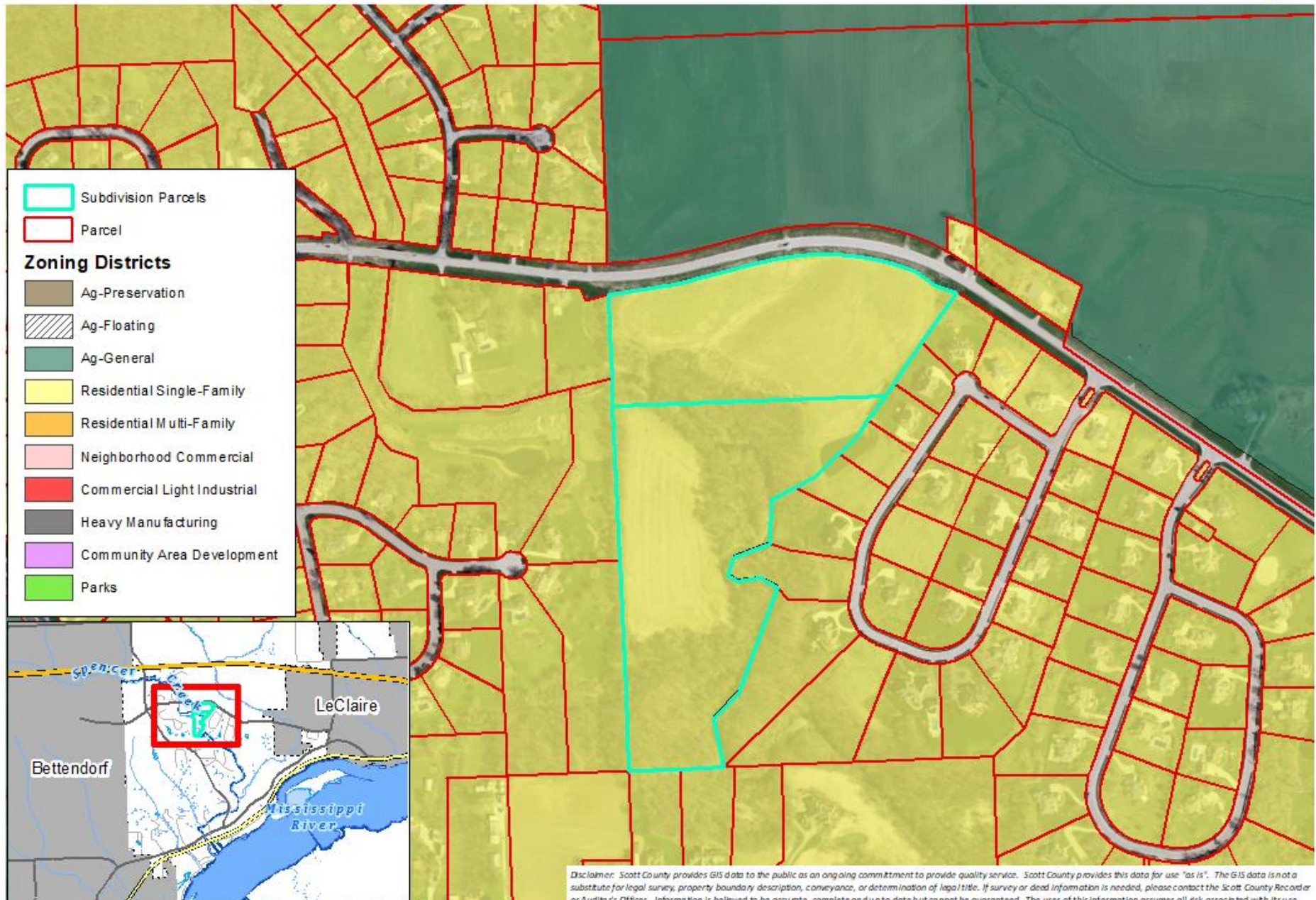
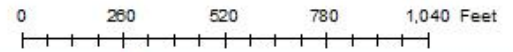
Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.



# Zoning - Stoney Creek North Third Addition Final Plat

Scott County, Iowa

1 inch = 434 feet

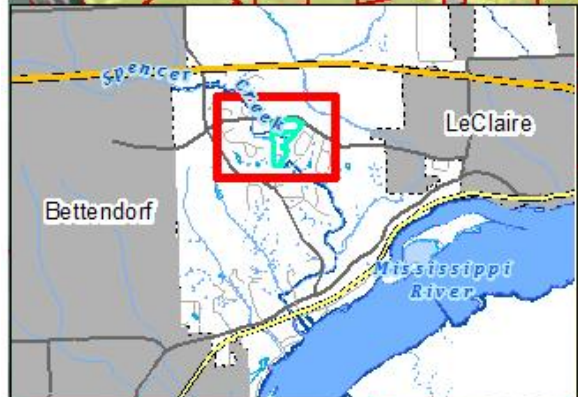


**Legend**

- Subdivision Parcels
- Parcel

**Zoning Districts**

- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks



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# FINAL PLAT OF STONEY CREEK NORTH THIRD ADDITION TO SCOTT COUNTY, IOWA

BEING PART OF THE EAST HALF OF SECTION 6  
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

OWNER - DEVELOPER

**STONEY CREEK NORTH, L.C.**

P.O. BOX 708  
BETTENDORF, IOWA 52722  
ATTN: TIM DOLAN

### GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ( 5/8" IRON PIN ).  
IRON MONUMENTS SET SHOWN THUS ( 5/8" x 30" IRON PIN ).  
DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
SUBDIVISION CONTAINS 16.42 ACRES, MORE OR LESS.

FOR THIS SURVEY THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 6-78-5 WAS ASSUMED TO BEAR S.00°-03'-20"W.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE TV. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

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

LOTS ARE ZONED R-1 ( SINGLE - FAMILY RESIDENTIAL DISTRICT ) SCOTT COUNTY ZONING.

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

SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM UNLESS A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.

THE LOWEST ALLOWABLE FLOOR ELEVATION FOR STRUCTURES BUILT ON LOTS 4 THROUGH 9 ARE SHOWN IN A BOX ON EACH RESPECTIVE LOT. THE ELEVATIONS SHOWN ARE 1 FOOT ABOVE THE 100 YEAR ELEVATION AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR SCOTT COUNTY, IOWA, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 100238-0005 F, EFFECTIVE DATE FEBRUARY 15, 2011.

LOTS 1, 9, 10, 11, 13 AND 14 SHALL NOT HAVE DIRECT ACCESS TO 195th STREET.  
LOTS 4 THROUGH 9 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS G THROUGH B RESPECTIVELY.

OUTLOT A SHALL BE USED FOR FUTURE ACCESS TO THE PROPERTY TO THE SOUTH OF THIS SUBDIVISION.

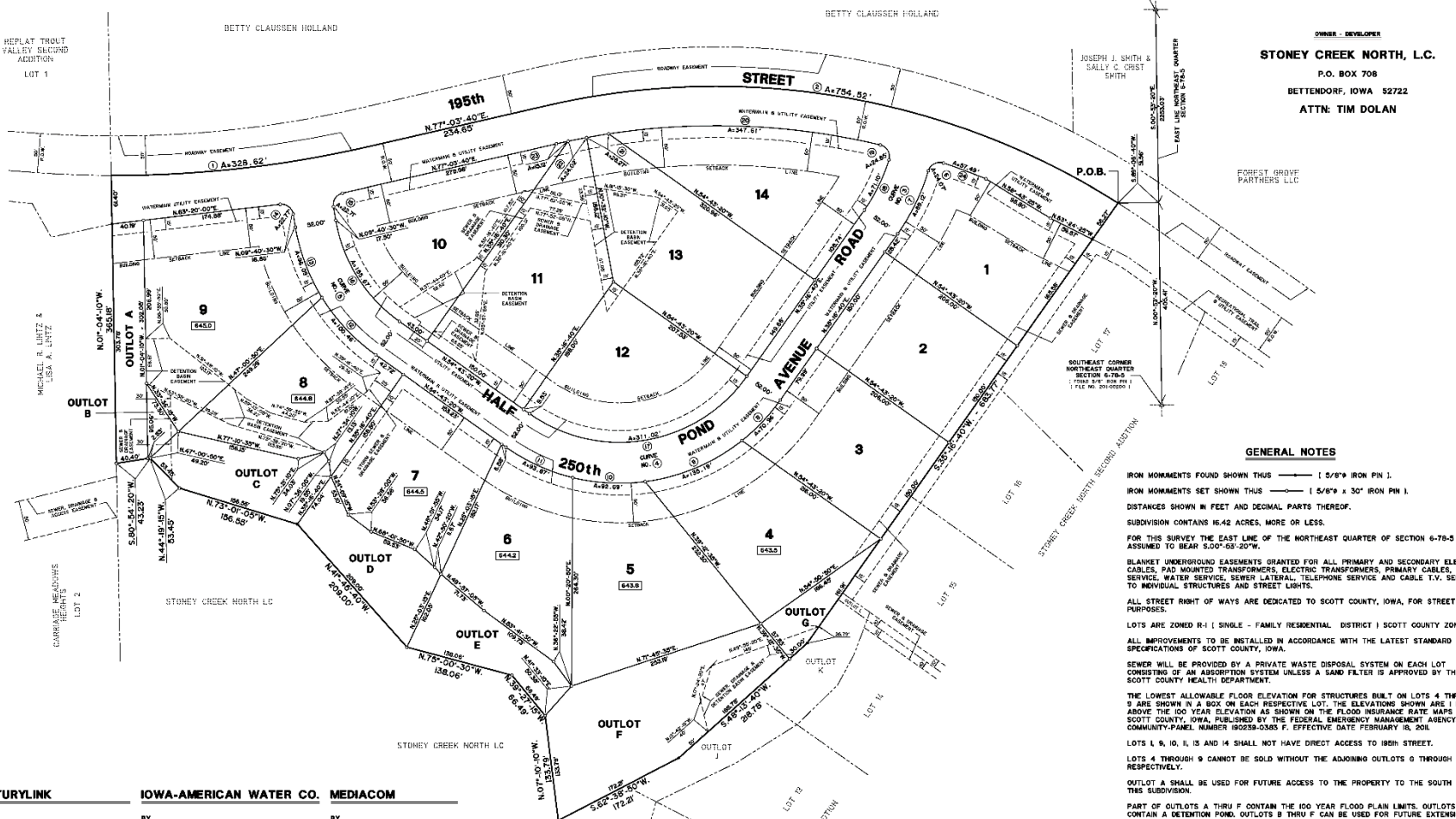
PART OF OUTLOTS A THRU F CONTAIN THE 100 YEAR FLOOD PLAIN LIMITS. OUTLOTS F & G CONTAIN A DETENTION POND. OUTLOTS B THRU F CAN BE USED FOR FUTURE EXTENSION OF SANITARY SEWER ALONG SPENCER CREEK.

PREPARED BY  
**VERBEKE & MEYER**  
**CONSULTING ENGINEERS, P.C.**  
4111 EAST 80th STREET  
DAVENPORT, IOWA 52807  
PHONE NUMBER: ( 563 ) 383 - 1348  
VMCE 18113

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	280.00'	82°-41'-20"	96.09'	96.09'	N.32°-41'-10"W	48.05'
14	18.00'	96°-59'-30"	22.77'	20.65'	N.85°-40'-30"E	14.27'
15	18.00'	96°-44'-10"	22.71'	20.60'	N.83°-41'-30"E	14.27'
16	98.00'	48°-02'-40"	16.57'	16.57'	N.32°-19'-58"W	9.20'
17	98.00'	90°-00'-00"	38.00'	290.00'	N.80°-00'-00"E	190.00'
18	224.00'	18°-4'-8"	73.00'	70.80'	N.28°-11'-40"E	35.80'
19	15.00'	93°-46'-28"	24.56'	18.00'	N.29°-47'-40"W	16.52'
20	958.00'	228°-00'-28"	347.86'	345.47'	N.87°-40'-00"W	175.93'
21	958.00'	00°-47'-28"	28.27'	18.27'	N.80°-06'-00"E	14.14'
22	958.00'	07°-31'-48"	24.02'	24.02'	N.78°-44'-40"E	15.01'
23	958.00'	00°-57'-28"	15.12'	15.12'	N.77°-32'-20"E	7.56'
24	958.00'	03°-38'-00"	87.46'	87.46'	N.64°-33'-40"W	28.79'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1432.00'	37°-24'-40"	328.42'	327.50'	N.83°-38'-00"E	165.53'
2	905.00'	48°-46'-00"	264.82'	235.60'	N.60°-19'-20"W	388.19'
3	280.00'	18°-46'-00"	84.37'	83.97'	N.89°-27'-40"E	42.98'
4	284.00'	90°-00'-00"	284.00'	284.78'	N.80°-40'-00"E	224.00'
5	224.00'	48°-02'-40"	176.17'	171.67'	N.32°-19'-58"W	92.69'
6	15.00'	18°-24'-30"	24.07'	23.57'	N.62°-49'-40"E	13.52'
7	278.00'	18°-20'-00"	89.22'	88.73'	N.28°-01'-40"E	44.87'
8	280.00'	18°-10'-48"	70.88'	70.72'	N.43°-14'-30"E	35.72'
9	280.00'	30°-58'-00"	133.13'	133.00'	N.87°-08'-00"E	66.25'
10	280.00'	21°-44'-30"	92.63'	92.46'	N.88°-28'-40"W	46.88'
11	280.00'	37°-30'-48"	93.87'	93.71'	N.69°-28'-40"W	47.49'
12	280.00'	21°-30'-28"	92.46'	92.29'	N.63°-12'-30"W	46.96'

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	32,819	11	42,180
2	30,300	12	34,803
3	3,030	13	34,803
4	33,056	14	-
5	33,880	15	8,115
6	32,090	16	1,183
7	30,140	17	1,368
8	30,495	18	14,970
9	43,370	19	5,680
10	35,090	20	36,733
11	40,380	21	5,920



HEFLAT TROUT VALLEY SECOND ADDITION LOT 1

BETTY CLAUSSEN HOLLAND

BETTY CLAUSSEN HOLLAND

NORTHEAST CORNER NORTHEAST QUARTER SECTION 6-78-5 ( FILE NO. 28-00891 )

JOSEPH J. SMITH & GALEY C. SMITH

SOUTHEAST CORNER NORTHEAST QUARTER SECTION 6-78-5 ( FROM S. & 70th ST. FILE NO. 28-02820 )

P.O.B.

FOREST GROUP PARTNERS LLC

**CENTURYLINK**      **IOWA-AMERICAN WATER CO.**      **MEDIACOM**

BY \_\_\_\_\_ BY \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

**MIDAMERICAN ENERGY COMPANY**      **PLAN & ZONE COMMISSION**      **CITY OF BETTENDORF, IOWA**

BY \_\_\_\_\_ BY \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST \_\_\_\_\_  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY \_\_\_\_\_  
MIDAMERICAN ENERGY COMPANY

I hereby certify that this land subdivision 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.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
By license renewal date is November 30, 2020  
THIS SHEET ONLY  
Page or sheet covered by this act:



## Staff Review

- **This request is for approval of a Final Plat for a 14 lot residential subdivision on a 39 acre parcel zoned Single-Family Residential (R-1). The property has frontage and access to Forest Grove Road.**
  - **The Final Plat shows a loop street with two entrances to Forest Grove Road. The proposed street configuration has five (5) lots inside the loop and the remaining nine (9) lots on the exterior of the loop. Lots range in size from 0.69 acres to 1 acre.**
  - **The property is adjacent to Stoney Creek North II to the east, Carriage Meadows Heights to the west, and Spencer Creek Estates to the south. The original Stoney Creek Subdivision, with 29 residential lots, is located south and east of this property.**
-

- **The Final Plat does show seven (7) outlots (A-G) ranging in size from 0.04 acres to 0.96 acres. Part of outlots A through F contain the 100 year flood plain limits. Outlots F and G contain a detention pond. In addition, Outlots B through F can be used for future extension of sanitary sewer along Spencer Creek.**

- **The Preliminary Plat was approved by the Planning and Zoning Commission on May 7, 2019 and the Board of Supervisors on June 13, 2019 with the following conditions:**
    - **1. An improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County Road easement be provided;**
    - **2. An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted in conjunction with the road construction plans;**
    - **3. The proposed wastewater treatment facilities meet Health Department requirements;**
    - **4. Iowa American Water system service be extended to serve this subdivision;**
-

- **(6/13/19 Conditions Continued)**
    - **5. The City of Bettendorf review and approve the Preliminary and Final Plat;**
    - **6. The County Engineer review and approve all street construction plans prior to construction**
    - **7. The covenants include provision for private road maintenance;**
    - **8. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and**
    - **9. That a sanitary sewer extension easement in the Spencer Creek watershed be provided.**
-

# Site Photo 1 / 4 : Looking South from 195<sup>th</sup> Ave





# Site Photo 2 / 4 : Looking West onto 195<sup>th</sup> Ave



# Site Photo 3 / 4 : Looking East to Stoney Creek North II



# Site Photo 4 / 4 : Looking North Across 195<sup>th</sup> Ave



## Staff Review

- **Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and the Zoning Ordinance for Final Plat approval. All of the proposed lots exceed the minimum lot size required by Health Department Regulations and the R-1 zoning district requirements.**
- **The plat does make provision for access through this property to the adjacent undeveloped land to the southwest. However, development of that area would require construction of a bridge across Spencer Creek. Outlot A is intended to allow the future extension of a shared driveway to the property when a bridge is constructed.**

- ***Street and Intersection Layout***

- Both Stoney Creek North and Stoney Creek North II had loop streets with a single intersection to Forest Grove Road. As stated above, the current configuration would have two intersections with Forest Grove Road. All lots will only have access to the interior loop road. The lots that are also adjacent to Forest Grove Road will not be permitted to have direct access on to this County Road. The road would adhere to the Rural Address System and be named 250th Avenue.
- The County Engineer is not recommending that these subdivision roads be accepted onto the County Secondary Road system. Road maintenance will therefore have to be provided by a homeowners association.
- The County Engineer also had comments regarding the maximum grade of the subdivision road shown as 8%. SUDAS preferred maximum is 5% but cites 12% as acceptable. Thus the 8% is acceptable but not recommended because it can cause issues in slippery driving conditions.

- ***Wastewater Disposal Systems***

- Subdivisions containing less than forty (40) lots may install individual on-site systems that meet County Health Department regulations. The applicant is proposing that each lot will be served by a private on-site absorption wastewater system unless a sand filter wastewater treatment system is approved by the County Health Department. The Health Department has expressed the preference of limiting grading to limit the need for sand filter waste water systems. The Health Department had expressed concern with individual systems during the review of the previous two Stoney Creek Subdivisions. Those concerns related to the steep slopes and poor soil conditions on the property.

- ***Stormwater management***

- The Subdivision regulations require all internal street to be adequately drained and that detention facilities adequate to capture the runoff from a one hundred (100) year rain event at post-developed flows shall be place in the subdivision. The release rate from that detention area shall not exceed the volume produced by a five (5) year event calculated at pre-developed flows. The County Engineer has reviewed the stormwater management plan and found them to comply with the requirements of the ordinance. In addition, the County Engineer would like to see the covenants indicate who is responsible for maintenance of the detention ponds and the storm sewer outlets.

- ***Water***

- The applicant proposes to serve the lots with water from the Iowa American water system which is currently located along Forest Grove Road. This will also allow the subdivision to be served with fire hydrants. The City of Bettendorf stipulated in its approval the location and spacing of those hydrants.

- ***Easements Along Streams***

- Spencer Creek runs along the south boundary of this property. The limits of the designated 100-year floodplain are shown on the Final Plat in outlots A through F. Outlots B through F can be used for future extension of sanitary sewer along Spencer Creek.

- ***Erosion and Sediment Control Plan***

- The subdivision regulations require the submission of an erosion and sediment control plan prior to Preliminary Plat approval. Those plans have been submitted in conjunction with the road construction plans. Those plans include information regarding the soil types, the specifications for temporary and permanent erosion and sedimentation control and the proposed timing schedule and development sequence.



- ***Protection of natural vegetation cover***
- The subdivision regulations allow no more than fifteen percent (15%) of the naturally occurring tree cover to be removed as a result of roadway construction and building site preparation. If the removal of more than 15% is deemed necessary then the removal shall be mitigated by replacing one native tree of similar specie for every three trees removed. The area being developed for roads and house sites within this subdivision has been tilled for row crops for many years so therefore this provision of the subdivision regulations does not apply.

- ***Open space requirements***
- All residential subdivisions with fifteen lots or greater must provide a minimum area of 10,000 square feet of open space plus 2,000 square feet for every lot over fifteen. With fourteen (14) lots this subdivision is not required to meet the open space requirement. This Final Plat does not show any common open space and is not required to with only 14 lots.
- However a 15 foot wide pedestrian trail and utility easement is shown in the Final Plat along the north boundary of the subdivision, adjacent to the County road (195th Street) easement extending along the north boundary. This would allow pedestrian access between the three subdivisions without residents having to go out onto the County road. The developer previously has constructed a pedestrian bridge over Spencer Creek for access between the two subdivisions, Stoney Creek and Stoney Creek North.

- **City of Bettendorf Review**

- This property lies within the platting jurisdiction of the City of Bettendorf. Staff received comment from the City of Bettendorf Development Review Committee for the Subdivision to ensure adequate fire protection with the installation of four (4) fire hydrants.
- Though not required, staff has notified the adjacent property owners within five hundred feet (500') of this property of this Final Plat request. Staff has not, as of yet, received any calls or comments on this request.

# FINAL PLAT OF STONEY CREEK NORTH THIRD ADDITION TO SCOTT COUNTY, IOWA

BEING PART OF THE EAST HALF OF SECTION 6  
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

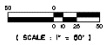
OWNER - DEVELOPER

**STONEY CREEK NORTH, L.C.**

P.O. BOX 708  
BETTENDORF, IOWA 52722  
ATTN: TIM DOLAN

### GENERAL NOTES

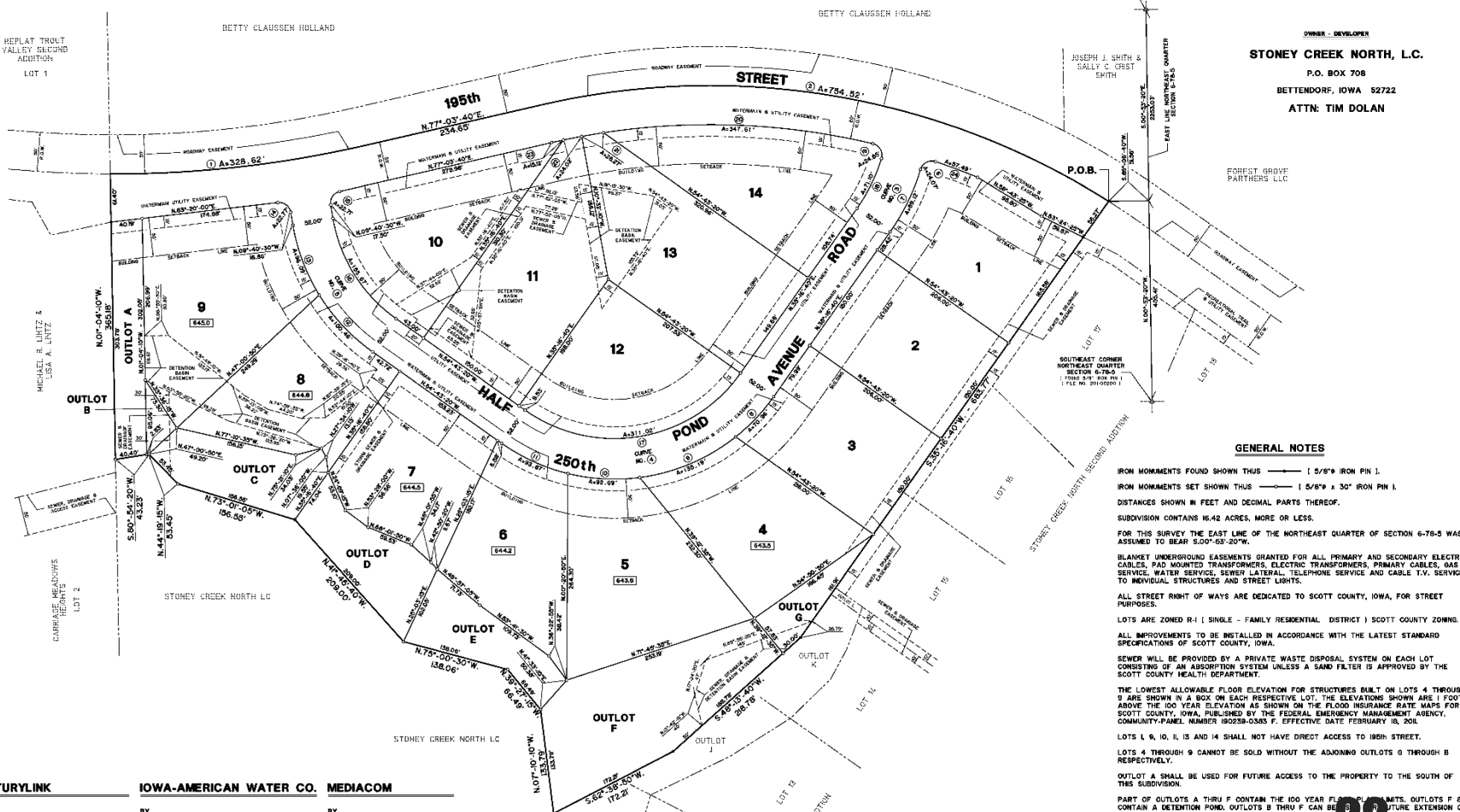
- IRON MONUMENTS FOUND SHOWN THUS ( 5/8" IRON PIN ).
- IRON MONUMENTS SET SHOWN THUS ( 5/8" x 30" IRON PIN ).
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 16.42 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 6-7B-5 WAS ASSUMED TO BEAR S.00°-03'-20"W.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO SCOTT COUNTY, IOWA, FOR STREET PURPOSES.
- LOTS ARE ZONED R-1 ( SINGLE - FAMILY RESIDENTIAL DISTRICT ) SCOTT COUNTY ZONING.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF SCOTT COUNTY, IOWA.
- SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM UNLESS A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.
- THE LOWEST ALLOWABLE FLOOR ELEVATION FOR STRUCTURES BUILT ON LOTS 4 THROUGH 9 ARE SHOWN IN A BOX ON EACH RESPECTIVE LOT. THE ELEVATIONS SHOWN ARE 1 FOOT ABOVE THE 100 YEAR ELEVATION AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR SCOTT COUNTY, IOWA, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 100238-00A5 F, EFFECTIVE DATE FEBRUARY 15, 2018.
- LOTS 1, 9, 10, 11, 13 AND 14 SHALL NOT HAVE DIRECT ACCESS TO 195th STREET.
- LOTS 4 THROUGH 9 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS G THROUGH B RESPECTIVELY.
- OUTLOT A SHALL BE USED FOR FUTURE ACCESS TO THE PROPERTY TO THE SOUTH OF THIS SUBDIVISION.
- PART OF OUTLOTS A THRU F CONTAIN THE 100 YEAR FLOOD ELEVATION LIMITS. OUTLOTS F & G CONTAIN A DETENTION POND. OUTLOTS B THRU F CAN BE USED FOR FUTURE EXTENSION OF SANITARY SEWER ALONG SPENCER CREEK.



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	32,899	12	42,180
2	30,900	13	34,300
3	30,330	14	34,800
4	33,056	-	-
5	39,380	A	8,115
6	32,090	B	1,183
7	30,940	C	18,386
8	30,490	D	14,970
9	43,370	E	5,660
10	39,090	F	36,739
11	40,380	G	5,920

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1132.00'	37°-24'-43"	388.62'	127.00'	N.83°-38'-00"E	65.53'
2	905.00'	48°-46'-00"	784.82'	175.60'	N.80°-18'-20"W	388.19'
3	280.00'	18°-42'-00"	84.37'	23.97'	N.82°-27'-40"E	42.98'
4	284.00'	50°-02'-00"	138.89'	136.78'	N.80°-10'-40"E	124.00'
5	224.00'	43°-02'-40"	176.17'	111.67'	N.82°-12'-58"W	92.69'
6	15.00'	18°-24'-30"	24.07'	23.57'	N.82°-49'-40"E	15.32'
7	278.00'	18°-20'-00"	89.22'	88.73'	N.28°-01'-40"E	44.87'
8	330.00'	18°-10'-48"	70.88'	70.72'	N.43°-14'-30"E	33.72'
9	350.00'	30°-58'-00"	133.13'	133.00'	N.87°-08'-00"E	69.23'
10	280.00'	21°-44'-30"	121.63'	121.61'	N.88°-28'-20"W	64.88'
11	280.00'	37°-30'-48"	158.87'	158.77'	N.65°-28'-40"W	47.49'
12	280.00'	37°-30'-28"	152.46'	152.37'	N.63°-12'-38"W	40.90'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
13	280.00'	37°-41'-20"	96.09'	95.09'	N.20°-41'-10"W	48.63'
14	18.00'	90°-59'-30"	22.77'	20.65'	N.85°-40'-30"W	14.23'
15	18.00'	98°-44'-12"	22.71'	20.60'	N.32°-41'-30"E	14.27'
16	98.00'	48°-02'-40"	185.57'	185.07'	N.32°-11'-58"W	92.01'
17	98.00'	90°-00'-00"	38.02'	38.02'	N.80°-01'-00"E	198.00'
18	224.00'	18°-4'-40"	73.07'	70.80'	N.28°-11'-40"E	35.89'
19	15.00'	93°-46'-28"	24.56'	24.56'	N.29°-47'-40"W	15.02'
20	905.00'	22°-00'-28"	347.81'	345.47'	N.87°-40'-00"W	175.97'
21	905.00'	06°-47'-28"	28.27'	28.27'	N.80°-06'-00"E	14.14'
22	905.00'	07°-31'-48"	24.02'	24.02'	N.78°-46'-40"E	12.01'
23	905.00'	00°-57'-28"	15.12'	15.12'	N.77°-32'-20"E	7.56'
24	905.00'	03°-38'-00"	87.46'	87.46'	N.64°-33'-40"W	28.79'



**CENTURYLINK**      **IOWA-AMERICAN WATER CO.**      **MEDIACOM**

BY \_\_\_\_\_ BY \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

**MDAMERICAN ENERGY COMPANY**      **PLAN & ZONE COMMISSION**      **CITY OF BETTENDORF, IOWA**

BY \_\_\_\_\_ BY \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST \_\_\_\_\_  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY \_\_\_\_\_  
MEDIAMERICAN ENERGY COMPANY      DATE \_\_\_\_\_

I hereby certify that this land subdivision 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.

Signature: \_\_\_\_\_  
David L. Meyer, P.E. & L.S., License Number 7658  
Date: \_\_\_\_\_  
By license renewal date is November 30, 2020  
THIS SHEET ONLY  
Page or sheet covered by this seal:



**22** PREPARED BY  
**VERBEKE & MEYER**  
**CONSULTING ENGINEERS, P.C.**  
4111 EAST 80th STREET  
DAVENPORT, IOWA 52807  
PHONE NUMBER: ( 563 ) 389 - 1348  
VMCE 18113

**Staff recommends that the Final Plat for Stoney Creek North Third Addition Subdivision be approved with the following conditions:**

- 1. The City of Bettendorf review and approve the Final Plat;**
- 2. The County Engineer review and approve all street construction plans prior to construction;**
- 3. The plat note reading, “All Street R.O.W. be dedicated to Scott County, Iowa, for street purposes” be removed prior to recording as recommended by the County Engineer;**
- 4. The covenants include provision for private road maintenance;**
- 5. Also, the covenants include provision for maintenance of the stormwater management system including the detention ponds and the storm sewer outlets; and**
- 6. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.**

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# **Staff Recommendation**

# FINAL PLAT OF STONEY CREEK NORTH THIRD ADDITION TO SCOTT COUNTY, IOWA

BEING PART OF THE EAST HALF OF SECTION 6  
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

**OWNER - DEVELOPER**  
**STONEY CREEK NORTH, L.C.**  
P.O. BOX 148  
BETTENDORF, IOWA 52722  
ATTN: TIM DOLAN

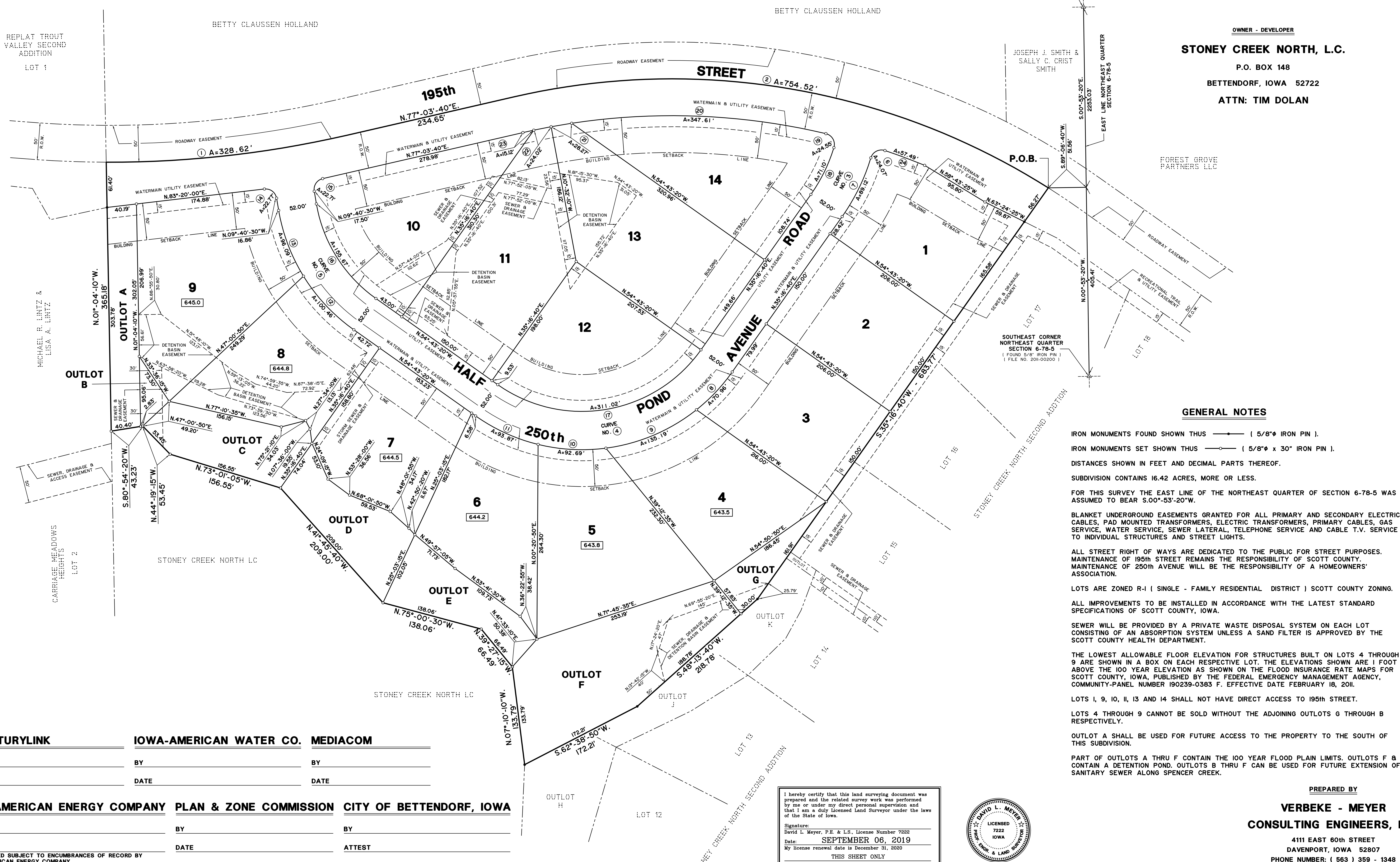
### GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS ( 5/8"Ø IRON PIN ).
- IRON MONUMENTS SET SHOWN THUS ( 5/8"Ø x 30" IRON PIN ).
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 16.42 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 6-78-5 WAS ASSUMED TO BEAR S.00°53'-20"W.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE PUBLIC FOR STREET PURPOSES. MAINTENANCE OF 195th STREET REMAINS THE RESPONSIBILITY OF SCOTT COUNTY. MAINTENANCE OF 250th AVENUE WILL BE THE RESPONSIBILITY OF A HOMEOWNERS' ASSOCIATION.
- LOTS ARE ZONED R-1 ( SINGLE - FAMILY RESIDENTIAL DISTRICT ) SCOTT COUNTY ZONING.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF SCOTT COUNTY, IOWA.
- SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM UNLESS A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.
- THE LOWEST ALLOWABLE FLOOR ELEVATION FOR STRUCTURES BUILT ON LOTS 4 THROUGH 9 ARE SHOWN IN A BOX ON EACH RESPECTIVE LOT. THE ELEVATIONS SHOWN ARE 1 FOOT ABOVE THE 100 YEAR ELEVATION AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR SCOTT COUNTY, IOWA, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 190239-0383 F. EFFECTIVE DATE FEBRUARY 18, 2011.
- LOTS 1, 9, 10, 11, 13 AND 14 SHALL NOT HAVE DIRECT ACCESS TO 195th STREET.
- LOTS 4 THROUGH 9 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS G THROUGH B RESPECTIVELY.
- OUTLOT A SHALL BE USED FOR FUTURE ACCESS TO THE PROPERTY TO THE SOUTH OF THIS SUBDIVISION.
- PART OF OUTLOTS A THRU F CONTAIN THE 100 YEAR FLOOD PLAIN LIMITS. OUTLOTS F & G CONTAIN A DETENTION POND. OUTLOTS B THRU F CAN BE USED FOR FUTURE EXTENSION OF SANITARY SEWER ALONG SPENCER CREEK.

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	32,185	12	32,680
2	30,900	13	42,180
3	31,130	14	36,525
4	33,055	-	-
5	39,360	A	12,115
6	30,090	B	1,915
7	30,165	C	15,315
8	30,495	D	14,975
9	43,370	E	13,520
10	36,050	F	36,735
11	40,360	G	5,920

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1432.50'	13°-08'-40"	328.62'	327.90'	N.83°-38'-00"E.	165.03'
2	955.00'	45°-16'-05"	754.52'	735.05'	N.80°-18'-20"W.	398.19'
3	250.00'	19°-18'-00"	84.21'	83.81'	N.25°-37'-40"E.	42.51'
4	224.00'	90°-00'-00"	351.86'	316.78'	N.80°-16'-40"E.	224.00'
5	224.00'	45°-02'-45"	176.11'	171.61'	N.32°-11'-55"W.	92.89'
6	15.00'	91°-56'-55"	24.07'	21.57'	N.62°-45'-10"E.	15.52'
7	276.00'	18°-30'-00"	89.12'	88.73'	N.26°-01'-40"E.	44.95'
8	250.00'	16°-15'-45"	70.96'	70.72'	N.43°-24'-35"E.	35.72'
9	250.00'	30°-58'-55"	135.19'	133.55'	N.67°-02'-00"E.	69.29'
10	250.00'	21°-14'-30"	92.69'	92.16'	N.86°-51'-20"W.	46.88'
11	250.00'	21°-30'-45"	93.87'	93.31'	N.65°-28'-40"W.	47.49'
12	250.00'	23°-01'-25"	100.46'	99.79'	N.43°-12'-35"W.	50.92'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
13	250.00'	22°-01'-20"	96.09'	95.50'	N.20°-41'-10"W.	48.65'
14	15.00'	86°-59'-30"	22.77'	20.65'	N.53°-10'-15"W.	14.23'
15	15.00'	86°-44'-10"	22.71'	20.60'	N.33°-41'-35"E.	14.17'
16	198.00'	45°-02'-45"	155.67'	151.69'	N.32°-11'-55"W.	82.11'
17	198.00'	90°-00'-00"	311.02'	280.01'	N.80°-16'-40"E.	198.00'
18	224.00'	18°-11'-10"	71.01'	70.80'	N.26°-11'-10"E.	35.85'
19	15.00'	93°-45'-25"	24.55'	21.90'	N.29°-47'-10"W.	16.02'
20	905.00'	22°-00'-25"	347.61'	345.47'	N.87°-40'-05"W.	175.97'
21	905.00'	01°-47'-25"	28.27'	28.27'	N.80°-26'-00"E.	14.14'
22	905.00'	01°-31'-15"	24.02'	24.02'	N.78°-46'-40"E.	12.01'
23	905.00'	00°-57'-25"	15.12'	15.12'	N.77°-32'-20"E.	7.56'
24	905.00'	03°-38'-20"	57.49'	57.48'	N.69°-33'-40"W.	28.75'

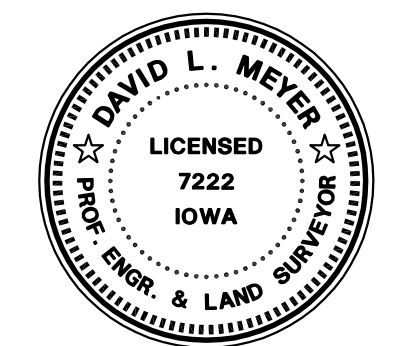


<b>CENTURYLINK</b>	<b>IOWA-AMERICAN WATER CO.</b>	<b>MEDIACOM</b>
BY _____	BY _____	BY _____
DATE _____	DATE _____	DATE _____
<b>MIDAMERICAN ENERGY COMPANY</b>	<b>PLAN &amp; ZONE COMMISSION</b>	<b>CITY OF BETTENDORF, IOWA</b>
BY _____	BY _____	BY _____
DATE _____	DATE _____	DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY		
DATE _____	DATE _____	DATE _____
ATTEST _____		
DATE _____		

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.

Signature: \_\_\_\_\_  
 David L. Meyer, P.E. & L.S., License Number 7222  
 Date: **SEPTEMBER 06, 2019**  
 My license renewal date is December 31, 2020

THIS SHEET ONLY  
Pages or sheets covered by this seal:



**PREPARED BY**  
**VERBEKE - MEYER**  
**CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET  
DAVENPORT, IOWA 52807  
PHONE NUMBER: ( 563 ) 359 - 1348

**CERTIFICATE OF APPROVAL BY SCOTT COUNTY**

I, Tony Knobbe, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution September 3, 2020 in which it approved the Final Plat of 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 3rd day of September, 2020 considered the Final Plat of STONEY CREEK NORTH THIRD ADDITION, a fourteen lot residential subdivision totaling 16.42 acres, more or less, legally described as part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 6 and part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6, 78 North, Range 5 East of the 5th Principal Meridian (Pleasant Valley 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 3<sup>rd</sup> day of September, 2020

SCOTT COUNTY, IOWA

BY: \_\_\_\_\_  
Tony Knobe, Chairman

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**  
**September 3, 2020**  
**APPROVING THE FINAL PLAT OF STONEY CREEK NORTH THIRD ADDITION**

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 3<sup>rd</sup> day of September, 2020 considered the Final Plat of **STONEY CREEK NORTH THIRD ADDITION**, a fourteen lot residential subdivision totaling 16.42 acres, more or less, legally described as part of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 6 and part of the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 6, 78 North, Range 5 East of the 5<sup>th</sup> Principal Meridian (Pleasant Valley 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. This resolution shall take effect immediately.