

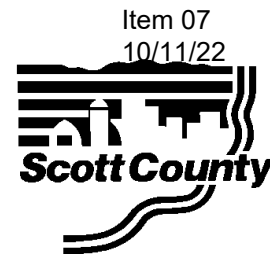
PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: planning@scottcountyia.gov

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



Chris Mathias
Director

To: Mahesh Sharma, County Administrator

From: Chris Mathias, Planning Director

Date: September 29, 2022

Re: Approval of a three-year extension of approval of the Preliminary Plat of Fields Edge Addition

The applicant for Fields Edge Addition has submitted a request for extension of the Preliminary Plat approval. The Subdivision Regulations allow approval of the Preliminary Plat to be effective for one year, except the Board of Supervisors, upon request of the subdivider and advice of the Planning Director may grant an extension of that time limit. The Preliminary Plat for this subdivision was originally approved September 17, 2020. At this point staff is recommending a three-year extension to allow adequate time for submittal of the Final Plat. If a Final Plat is not submitted within the next year, staff would recommend that the Preliminary Plat be re-reviewed by the Planning and Zoning Commission.

Staff would recommend approval of a three-year extension.

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To: Planning & Zoning Commission

From: Taylor Beswick, Planning & Development Specialist

Date: August 27, 2020

Re: Staff Review and Recommendation for the Resubmittal of the Preliminary Plat of Field's Edge Addition

Ryan Dolan DBA Edgebrooke Homes has resubmitted a Preliminary Plat for a Major Subdivision known as Field's Edge Addition. On July 7th the Planning and Zoning Commission voted 4-1 to recommend denial without prejudice due to concerns with the lack of erosion control. On July 23rd in accordance with the Planning and Zoning Commission's recommendation, the Board of Supervisors voted unanimously to deny the Preliminary Plat of Field's Edge Addition.

Included with the resubmittal of the Preliminary Plat for Field's Edge Addition is a Stormwater Pollution Prevention Plan, an Erosion Control Plan, and Erosion Control Plan details. These plans have been distributed to the Commissioners and County Departments for review.

Staff has visited the development site recently and observed silt fencing installed at the site. Also of note, significant grading is currently occurring on 40-plus acres of property proposed for a single-family residential development in the City of Bettendorf. This property is located directly west of the Field's Edge Development, across Criswell Street, and drains into the same unnamed water source as the Field's Edge Addition development.

The County Engineer has reviewed the Stormwater Prevention Plan and the Erosion Control Plan and notes the Erosion Control Plan requires the contractor to inspect the erosion control devices on a weekly basis and after each rainfall. The County Engineer is requesting that copies of the contractor erosion reports be submitted to her office on a weekly basis.

The County Engineer also notes the temporary turnaround is not acceptable as shown on the Preliminary Plat. The hammerhead design is acceptable, but requires a hard surface. Gravel is not acceptable.

No additional comments have been received at this time from the other departments, agencies, or the public.

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RECOMMENDATION: Staff recommends that the Preliminary Plat of Field's Edge Addition be approved with the following six (6) conditions:

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;
2. The private covenants include provision for road maintenance of the private road;
3. The private covenants include provision for road maintenance of the shared private driveway between owners of lot 3 and lot 4;
4. The County Engineer review and approve all street construction plans following preliminary plat approval and prior to construction;
5. The applicant submit weekly erosion control performance reports to the County Engineer; and
6. The temporary hammerhead turnaround be constructed with an approved hard surface.

Submitted by:
Taylor Beswick,
August 27, 2020

Site Photo 1 / 3 : Silt Fencing Along South Property



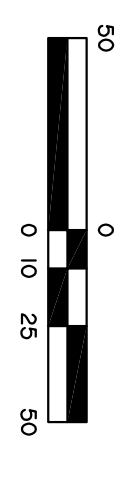
Field's Edge Addition Preliminary Plat Site Photos - 09/01/2020 P&Z Meeting

Site Photo 2 / 3 : Grading at Bettendorf R-1 Site



Site Photo 3 / 3 : Grading at Bettendorf R-1 Site





(SCALE : 1" = 50')
 (APRIL 22, 2020)
 (REVISED APRIL 28, 2020)
 (SCOTT COUNTY COMMENTS)
 (REVISED MAY 11, 2020)
 (CITY OF BETTENDORF COMMENTS)
 (REVISED MAY 29, 2020)
 (SCOTT COUNTY COMMENTS)

OWNER - DEVELOPER

EDGEBROOKE HOMES LLC

P.O. BOX 944

BETTENDORF, IOWA 52722

PHONE NO: (563) 449 - 2061

ATTN: RYAN DOLAN

LEANN WINGER
 SHERRY SCOTT

(ZONED R-1 COUNTY)

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 7, Township 78 North, Range 5 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 7, said point being the POINT OF BEGINNING of the tract of land hereinafter described. thence North 02°-01'-05" West 403.00 feet along the west line of the Northwest Quarter of said Section 7; thence North 99°-00'-10" East 297.95 feet; thence North 01°-59'-50" West 147.00 feet; thence North 99°-00'-10" East 384.00 feet; thence South 02°-04'-45" East 410.25 feet; thence North 97°-26'-45" East 703.50 feet; thence South 01°-59'-55" East 64.22 feet; thence South 01°-59'-55" West 104.43 feet to a point on the south line of the Northwest Quarter of said Section 7; thence South 42°-49'-45" West 104.43 feet to a point on the south line of the Northwest Quarter of said Section 7; thence South 07°-38'-25" West 1252.24 feet along the south line of the Northwest Quarter of said Section 7 to the point of beginning. Containing 9.17 acres, more or less.

PRELIMINARY PLAT OF

FIELDS EDGE ADDITION

SCOTT COUNTY, IOWA

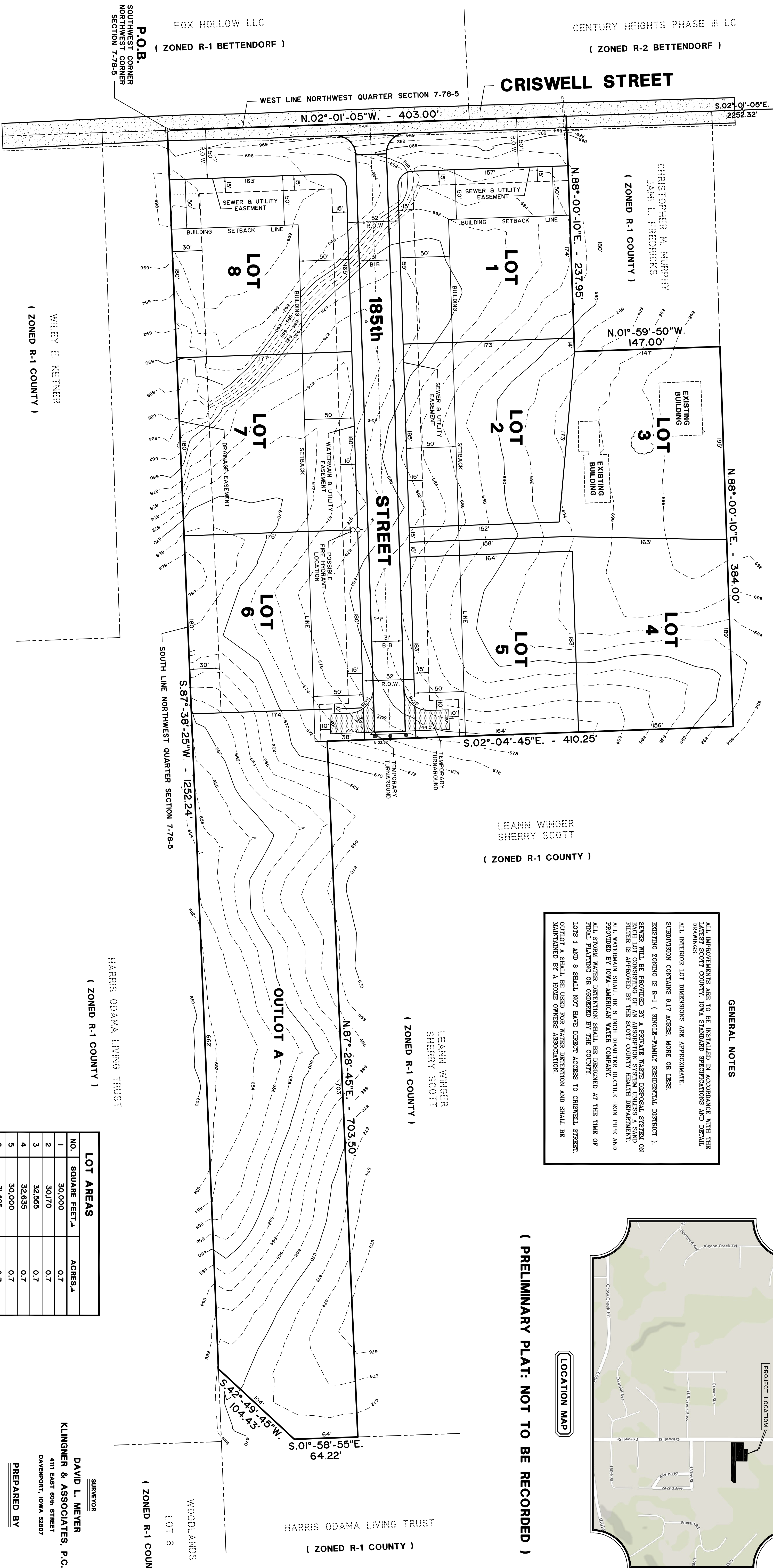
BEING PART OF THE NORTHWEST QUARTER OF SECTION 7
 TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
 ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.
 SUBDIVISION CONTAINS 9.17 ACRES, MORE OR LESS.
 EXISTING ZONING IS R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT).
 SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON LOTS 1 THROUGH 8. THE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED AS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.
 ALL WATERMAIN SHALL BE 8" NON-DRAINER DUCTILE IRON PIPE AND PROVIDED BY IOWA-AMERICAN WATER COMPANY.
 ALL STORM WATER DRAINAGE SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING OR OVERSEEN BY THE COUNTY.
 LOTS 1 AND 8 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET. OUTLOT A SHALL BE USED FOR WATER DETENTION AND SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.



(PRELIMINARY PLAT: NOT TO BE RECORDED)



WHILEY E. KETNER
 (ZONED R-1 COUNTY)

HARRIS ODAMA LIVING TRUST
 (ZONED R-1 COUNTY)

LEANN WINGER
 SHERRY SCOTT
 (ZONED R-1 COUNTY)

WOODLANDS
 LOT 8
 (ZONED R-1 COUNTY)

SURVEYOR
 DAVID L. MEYER
 KLINGNER & ASSOCIATES, P.C.
 4111 EAST 60th STREET
 DAVENPORT, IOWA 52807

PREPARED BY

KLINGNER & ASSOCIATES, P.C.

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

LOT AREAS

| NO. | SQUARE FEET, ± | ACRES, ± |
|-----|----------------|----------|
| 1 | 30,000 | 0.7 |
| 2 | 30,170 | 0.7 |
| 3 | 32,565 | 0.7 |
| 4 | 32,535 | 0.7 |
| 5 | 30,000 | 0.7 |
| 6 | 31,425 | 0.7 |
| 7 | 31,700 | 0.7 |
| 8 | 31,930 | 0.7 |
| A | 99,170 | 2.3 |

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
October 13, 2022

**GRANTING A THREE-YEAR EXTENSION OF THE APPROVAL OF THE
PRELIMINARY PLAT OF FIELDS EDGE ADDITION.**

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

Section 1. The Scott County Board of Supervisors approved the Preliminary Plat of Fields Edge Addition on September 17, 2020.

Section 2. Section 9-14.G. of the Scott County Subdivision Ordinance states the Board of Supervisors upon written request of the subdivider and advice of the Planning Director may grant an extension of time to the effective duration of approval of a Preliminary Plat.

Section 4. The Board of Supervisors has received a written request to extend the approval of the Preliminary Plat of Fields Edge Addition and the Planning Director has reviewed and recommended approval of this request.

Section 5. The Board of Supervisors hereby extends the duration of approval of the Preliminary Plat of Fields Edge for three (3) years to September 17, 2023.

Section 6. This resolution shall take effect immediately.