

**PLANNING & ZONING MEETING AGENDA**  
**Thursday, August 31, 2023 | 6:00 p.m.**  
**Eldridge City Hall | 305 N 3<sup>rd</sup> Street**

1. Call to Order and Roll Call
2. **Approval of the Minutes from the August 3, 2023 Meeting**
3. **Consideration of approval of the Vacation of Drainage Easement at 717 St. Andrew Circle**
4. **Consideration of approval of Final Plat of Grunwald 2<sup>nd</sup> Addition Planned Residential Overlay**
5. **Consideration of approving Grunwald Grove 2<sup>nd</sup> Addition Planned Residential Overlay Development Plan**

6. Adjournment

Next Meeting: TBD

Karl Donaubaauer  
Tisha Boussetot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller



**Eldridge Planning and Zoning Commission  
August 3, 2023, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on August 3, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Tisha Boussetot, Terry Harbour and Mike Martin. Brad Merrick and Nancy Gruber were absent. Also present were Nevada Lemke, Jeff Martens, Bruce Cheek, Dale Grunwald, Joe Zrostlik and John Carroll.

The minutes from the May 18, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Boussetot. Motion carried 5-0 by voice vote.

Consideration of the Final Plat for CRST First Addition subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens explained that some unused easements would be vacated and new easements would be added combining the previous lots into two lots. A few clarifying questions were asked by the commission about the easements. Motion by Martin to approve the plat. Seconded by Boussetot. Motion carried 5-0 by voice vote.

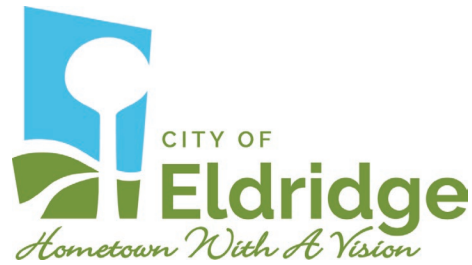
Consideration of the Final Plat for American Acres 2<sup>nd</sup> Addition subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens let the commission know that the lot sizes meet requirements for this district and all easements have been approved by city staff. The commission discussed the water main location and utility easements. Motion by Martin to approve the plat. Seconded by Harbour. Motion carried 5-0 by voice vote.

Consideration of approval of Planned Residential Overlay District for Grunwald 2<sup>nd</sup> Addition Multifamily Housing. Donaubaauer called the public hearing to order at 6:15 p.m. and explained the ground rules of the hearing to the public. Martens gave an overview of the request presenting the application, overlay illustration and city code governing the Planned Residential Overlay District. Discussion was held clarifying the rules for the overlay and the commission compared the concept to the city code. Martens presented an illustration created by City Engineer Greg Schaapveld to help clarify the concept. Gruwald agreed with the summary Martens gave. Donaubaauer closed the public hearing closed at 6:22 p.m. Commission verified that the density and lot sizes meet city requirements. Motion by Martin to approve the rezoning of these lots to a Planned Residential Overlay. Seconded by Miller. Motion carried 5-0 by roll call vote.

Consideration of approval of amended Permitted Uses and Use on Review in I-1 Light Industrial and I-2 General Industrial Districts. Martens presented that the City Council requested a review of the uses in these districts and the current code section for these districts along with recommended changes by city staff. Martens stated that the City Council wanted to verify the Uses and Use on Review for these districts were up to date. Martens also stated that there was a concern within the city about prime industrial ground being purchased and used for ministorage, self-storage and outdoor storage instead of industrial uses that bring a larger increased taxable infrastructure and additional jobs. The commission discussed these issues and the use of gravel and concrete along with fences and landscaping. The commission indicated that they would like to review the city's parking lot requirements in the future. Ultimately Harbour motioned to approve the amendments presented striking the landscaping requirements for outdoor storage. Miller seconded the motion. Motion carried 5-0 by voice vote.

Review of the Lincoln-LeClaire Urban Renewal Area Plan for conformity of the plan to the city's Comprehensive Plan. Martens presented the plan, future use map and how they relate to each other and the cities comprehensive plan. The commission discussed future development in that area and how the city is forecasting that development will take place in relation to this plan. Boussetot made a motion approving that the Lincoln-LeClaire Urban Renewal Plan is in conformity with the City's Comprehensive Plan. Miller seconded the motion. Motion carried 5-0 by voice vote.

Martin made a motion to adjourn at 7:10 p.m. Motion carried 5-0 by voice vote.



To: Plan and Zone Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Vacation of Drainage Easement at 717 St. Andrew Circle  
Date: 8/31/23

Plan and Zone Commission:

City Engineer Greg Schaapveld, City Building Official Ray Nees and I had the opportunity to inspect this property on two different occasions. We agree that the final grading on lots 6, 7 and 8 is different than what was shown on the final plans as Mr. Downs contends. Lot 8, 717 St. Andrews Circle, does drain into the bioswale located on this property while lots 6 and 7 substantially do not. City staff is not aware of any drainage issues on these lots in their 8-year history. It is our opinion that the drainage easement is no longer needed on Lot 8. We can recommend vacation of the drainage easement on Lot 8 leaving the utility easement in place to serve the city's future needs.

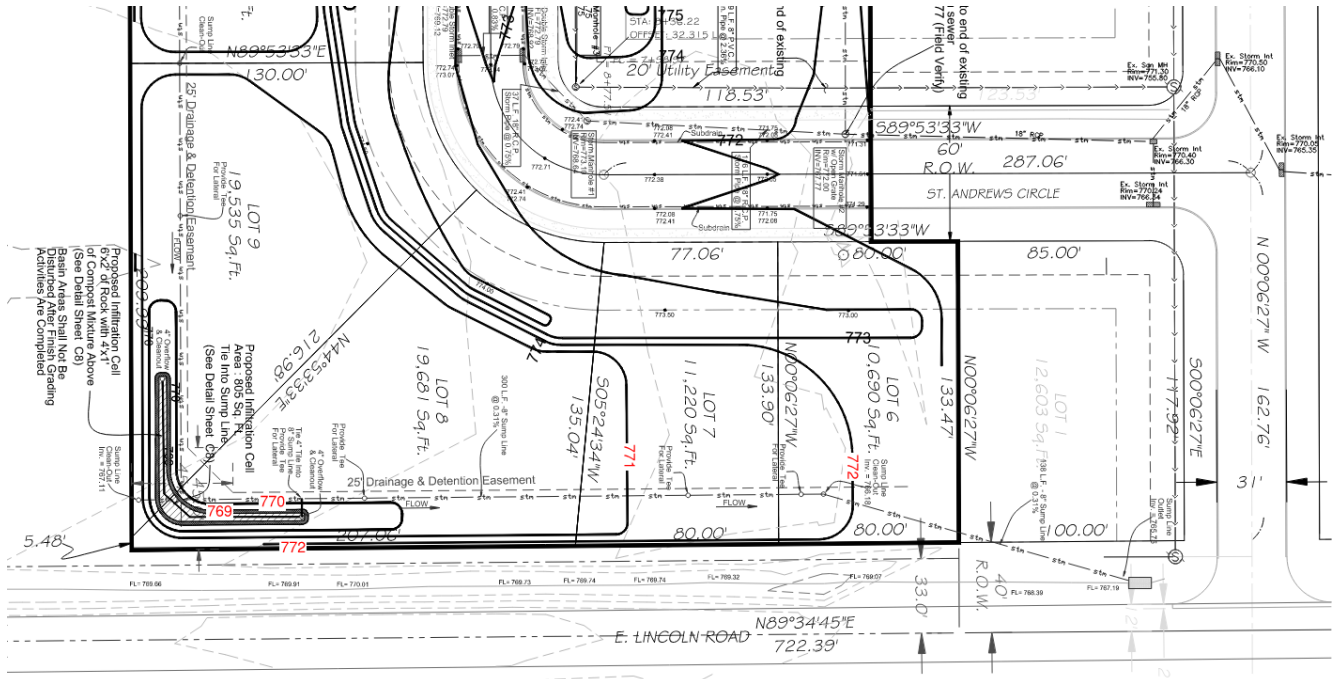
A location map is below for your reference. This property is zoned R-1 Single Family Residential District. The original grading and bioswale plan is shown on the next page followed by the Vacation Application, explanation letters from the Downs and Townsend Engineering and plat.



Karl Donaubaauer  
Tisha Bousselot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller



Karl Donaubauer  
Tisha Boussetlot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller



# Vacation Application Plan and Zone Commission

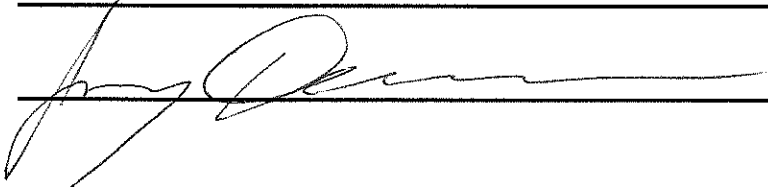
Property Address 717 Saint Andrews Circle

Legal Description of Property Lot 8 of Rustic Green 3rd Addition to the City of Eldridge,  
Scott County, Iowa

Applicant Name Jerry Downs  
 Address 717 Saint Andrews Circle, Eldridge, IA 52748  
 Phone Number 563-424-0614  
 Email Address jerrydowns283@gmail.com  
 Main Contact Person Jerry Downs

Vacation Request Drainage easement along the south and west edges of the  
property.

Reason for Request We feel that the final grading is such that the easement is  
unnecessary.

Signature 

On 8 1/2" x 11" paper, please provide the following:  
 A map showing the property location and surrounding zoning

For office use only			
Fee	\$ 100	Date Filed	<u>8/15/2023</u>
Filing Fee Paid	\$ <u>100</u>	Meeting Date	<u>8/31/2023</u>
Payment Method	<u>Check # 60019</u>		
Courtesy Letters Sent	<u>N/A</u>		

Dawn and Jerry Downs  
717 Saint Andrews Circle, Eldridge, IA 52748 Phone: 563-424-0614

August 14, 2023

Board of Adjustments  
City of Eldridge, Iowa

Dear Board Members,

I hope you are doing well. My wife Dawn and I have lived at 717 Saint Andrews Circle since October of 2016. Prior to the construction of our house being completed, during construction of a fence on our property, we were made aware of the 25' drainage easement on the south and west edges of our property. Over the next few years we explored the possibility of moving our fence to our property line. Through this effort we've learned more details about the situation, including the presence of a portion of a bioswale on the southwest corner of our property.

My conversations with city officials, including Jeff Martens, Ray Nees and Greg Schaapveld; and my own observations have given me the following information:

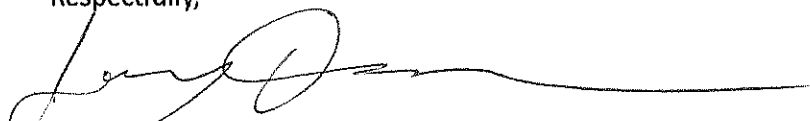
- Our property is Lot 8 of the Rustic Green 3<sup>rd</sup> Addition, and contains approximately half of a bioswale in the southwest corner.
- The original grading plan was designed to allow Lots 6 and 7 to drain to the bioswale on our lot.
- The actual grading results in most of the water from lots 6 and 7 flowing to the ditch alongside East Lincoln Road.
- A fence along our property lines in the existing 25' drainage easement would in no way impede the flow of water to the bioswale on our property.

During our 8 years living here, we have not seen instances of flooding or pooling of water within the easement area. The grading of the land is such that water will not predominately flow from Lots 6 and 7 to the bioswale on our property. I have attached a letter from Christopher Townsend, PE in support of this.

I am writing for your consideration of removing the 25' drainage easement from our property. Our contention is that, given the final grading of the land in this area, drainage from Lots 6 and 7 would not be affected by this action. Water retention on our property would be handled by the existing bioswale.

My wife and I greatly enjoy living in Eldridge. We like the community and the peacefulness of the city. Removal of the easement would allow us to fence our entire back property and would allow us to more fully utilize the area for our grandkids and ourselves.

Respectfully,



Jerry Downs

# TOWNSEND ENGINEERING

June 5, 2023

Jeff Martens  
Assistant City Administrator  
City of Eldridge  
305 N. 3<sup>rd</sup> St.  
Eldridge, IA 52748

Mr. Martens,

I am requesting the City of Eldridge allow for the abandonment of a portion of the drainage easement for Rustic Green 3rd Addition. The section being referenced would run along E. Lincoln Road, and include Lots 6, 7, and 8 of the Rustic Green 1<sup>st</sup> Addition. This exception will allow the property owners to fence in a portion, if not all, of their lots, if desired.

It is my professional opinion that the abandonment of this section of the drainage easement should have no effect on the existing Infiltration Cell located along the south-east side of Lot 8 and will not impact the drainage pattern.

Feel free to contact me with any questions or concerns regarding this matter.

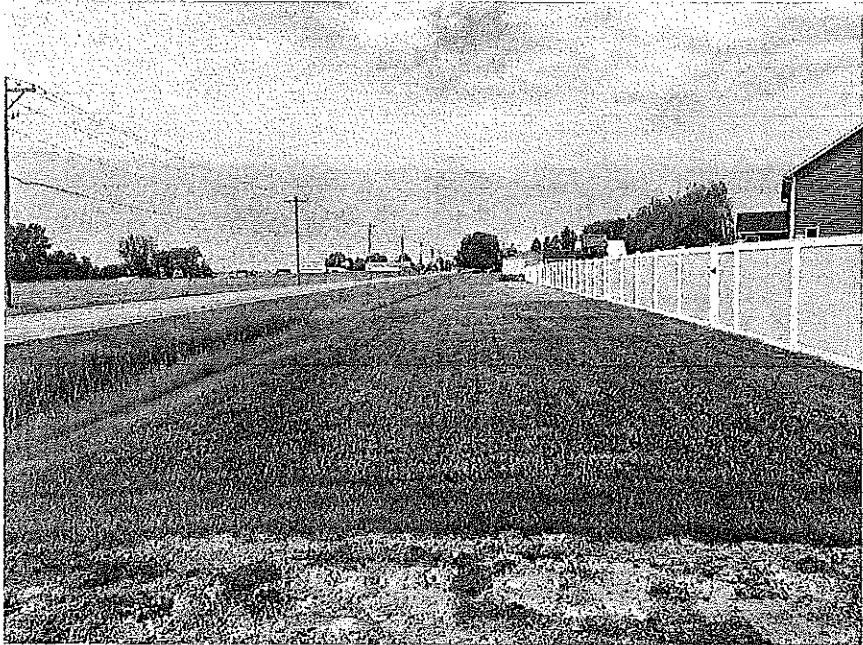
Sincerely,

*Chris Townsend*

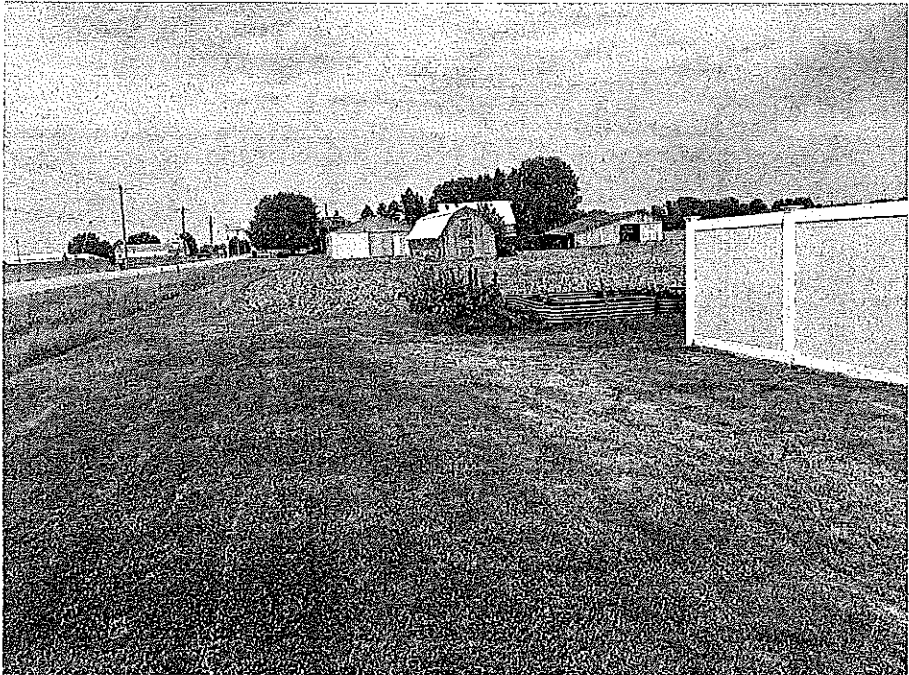
Christopher Townsend, PE  
Townsend Engineering  
(563)386-4236  
[chris@townsendengineering.net](mailto:chris@townsendengineering.net)



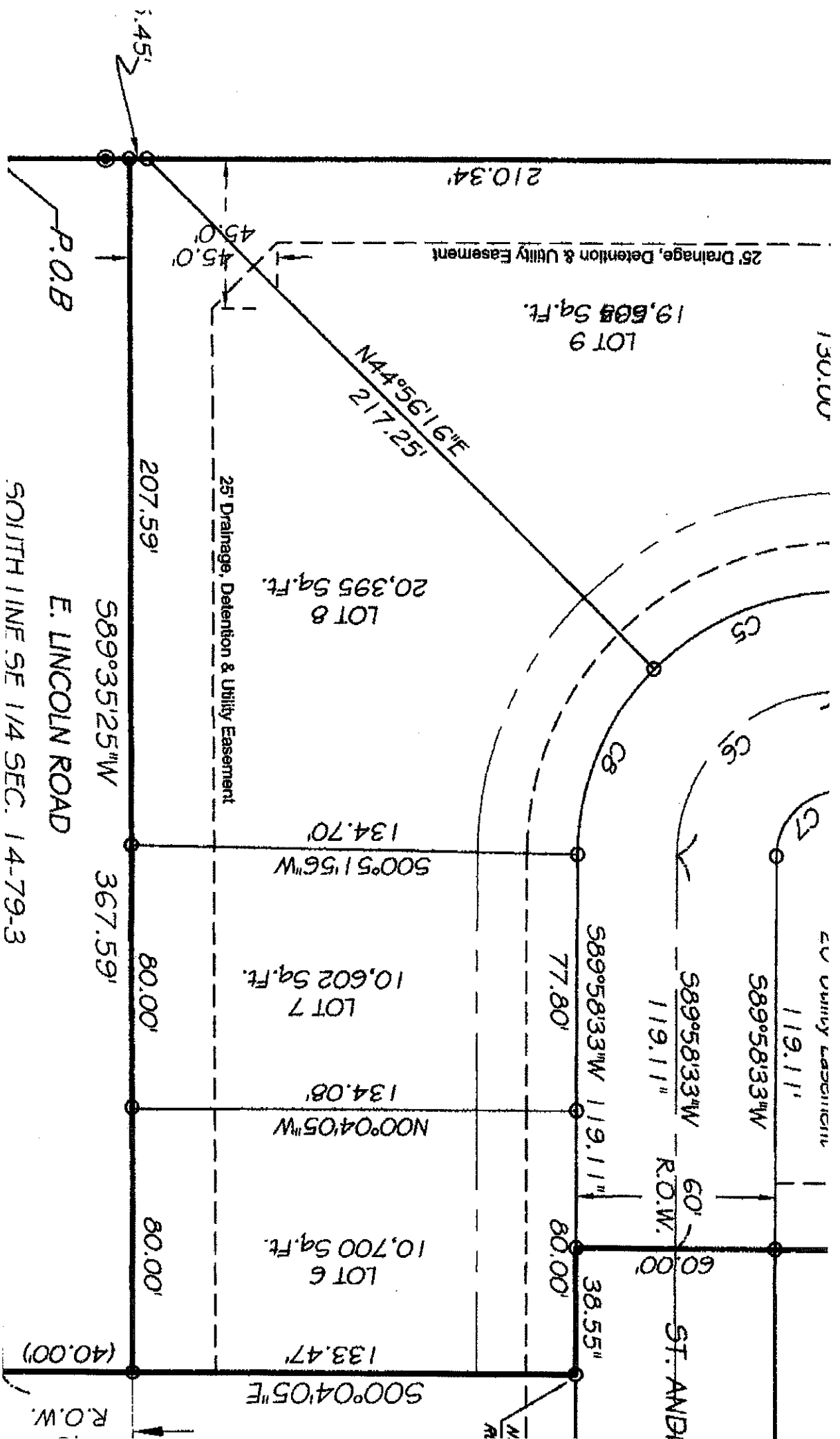
May 25, 2023 – Rustic Green 3<sup>rd</sup>  
Eldridge, Iowa



Looking west along lots 6,7 and 8.



Looking west at the SW corner of Rustic Green 3<sup>rd</sup>.



130.00'

LOT 9  
19,608 Sq. Ft.

N44°56'16"E  
217.25'

25' Drainage, Detention & Utility Easement

210.34'

5.45'

P.O.B

LOT 8  
20,395 Sq. Ft.

25' Drainage, Detention & Utility Easement

207.59'

SOUTH LINE SE 1/4 SEC. 14-79-3

E. LINCOLN ROAD

S89°35'25"W

367.59'

80.00'

80.00'

80.00'

R.O.W.  
(40.00')

500°51'56"W  
134.70'

LOT 7  
10,602 Sq. Ft.

N00°04'05"W  
134.08'

LOT 6  
10,700 Sq. Ft.

500°04'05"E  
133.47'

589°58'33"W

77.80'

38.55"

589°58'33"W  
119.11"

60'  
R.O.W.  
60'

ST. ANDREW

EV Utility Easement

119.11"

589°58'33"W

C5

C6

C7

C8

C9

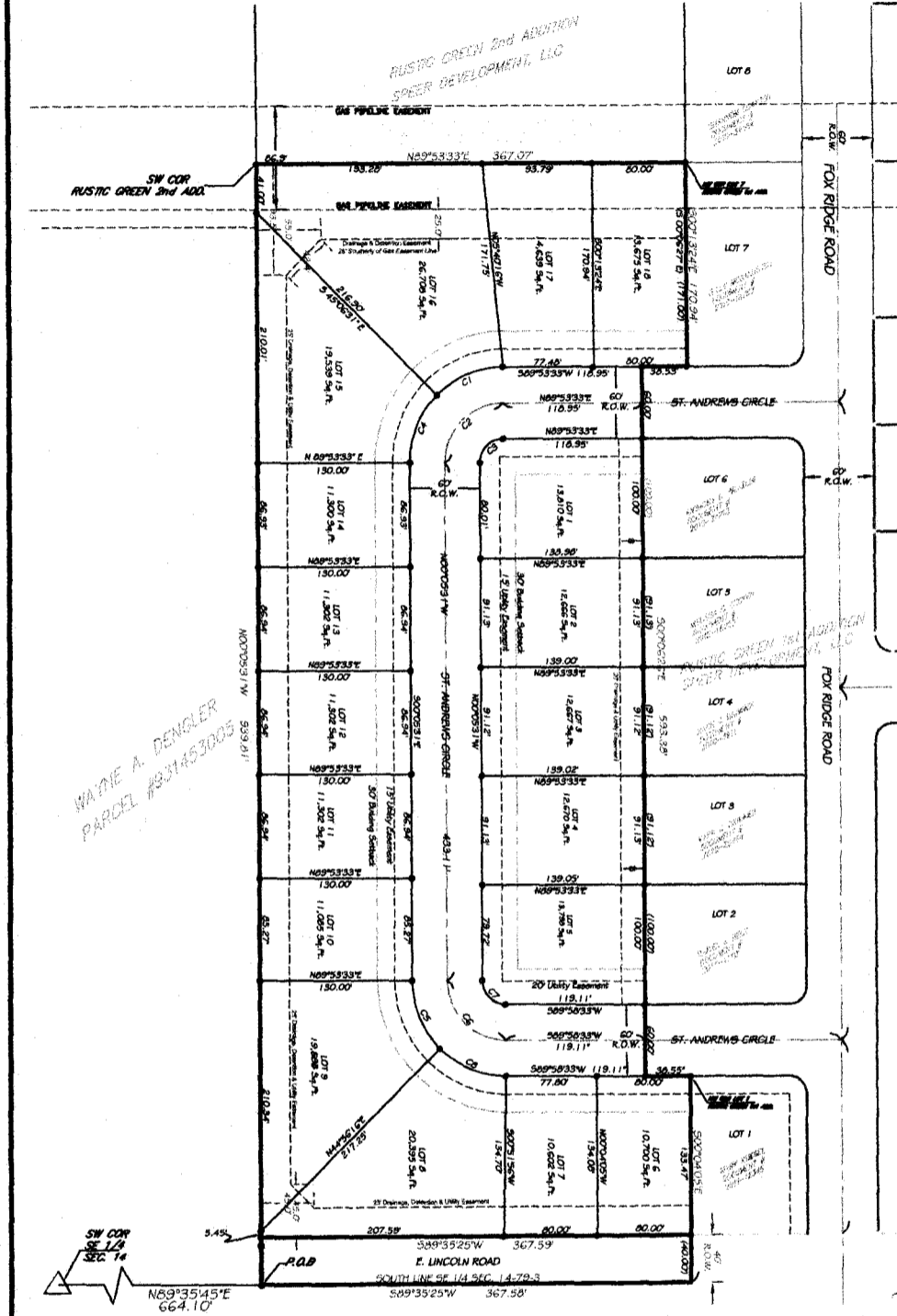
PREPARED BY/RETURN TO: TOWNSEND ENGINEERING, 2224 E. 12TH ST., DAVENPORT, IA 52803 (563) 386-4236

**FINAL PLAT**  
**RUSTIC GREEN 3rd ADDITION**  
 PART OF THE SE QUARTER OF SECTION 14,  
 TOWNSHIP 79 NORTH RANGE 3 EAST OF THE 5th PM  
 TO THE CITY OF ELDRIDGE, COUNTY OF SCOTT,  
 STATE OF IOWA



Doc ID: 020101330016 Type: PLA  
 Recorded: 09/22/2014 at 03:59:37 PM  
 Fee Amt: \$87.00 Page 1 of 16  
 Scott County Iowa  
 Rita A. Vargas Recorder

File **2014-00023706**



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH	DELTA
C1	82.82'	80.00'	S 67°23'38" W	61.22'	45°55'42"
C2	78.53'	50.00'	S 44°54'01" W	70.70'	90°55'76"
C3	31.41'	20.00'	S 44°54'01" W	28.28'	90°54'17"
C4	82.82'	80.00'	S 22°24'15" W	61.22'	45°55'42"
C5	62.75'	80.00'	S 22°43'39" E	61.58'	45°57'05"
C6	78.44'	50.00'	S 45°02'02" E	70.64'	90°48'23"
C7	31.38'	20.00'	S 45°02'02" E	28.28'	90°12'19"
C8	62.75'	80.00'	S 67°40'10" E	61.58'	45°57'05"

- Area of Subdivision- Total: 7.396 Acres +/-  
Lots 1-18: 6.255 Acres +/-  
R.O.W.: 1.141 Acres +/-
- Owner: Speer Development, LLC  
1228 Middle Road  
Bettendorf, IA 52722  
Ph: (563) 740-8545
- Engineer: Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor: Larry Lindemann  
1011 South Elsie  
Davenport, Iowa 52802  
Ph: (563) 340-5880
- Attorney: Marc Gelleman  
1987 Spruce Hills Drive  
Bettendorf, Iowa 52722  
Ph: (563) 359-3646

WATNE A. DEMOLER  
 PARCEL #831453005

APPROVED BY:  
 CITY OF ELDRIDGE, IOWA  
 BY: *[Signature]*  
 DATE: 9-16-14 ATTEST: *[Signature]*

CITY PLAN & ZONE COMMISSION  
 BY: *[Signature]* 9/12/14

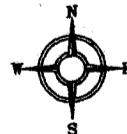
*[Signature]* DATE: 9/9/14

MIDAMERICAN ENERGY APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

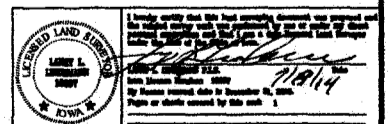
- NOTES
- ALL STREET RIGHT OF WAY IS TO BE DEDICATED TO THE CITY OF ELDRIDGE.
  - SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME A HOME IS PLACED ON THE LOT.
  - ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
  - AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
  - BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANIES FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
  - EACH LOT IS DESIGNATED FOR SINGLE FAMILY USE.
  - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THE MAXIMUM ALLOWED OPERATING PRESSURE OF THE 36" NORTHERN BORDER PIPE = 1,050 psi. AND THE MAXIMUM ALLOWED OPERATING PRESSURE OF THE 10" KINDER MORGAN PIPE = 1,740 psi. THE MATERIALS BEING TRANSPORTED ARE AS FOLLOWS; LIQUID PROPANE, MULTIPLE GRADES OF BUTANE AND SIMILAR LIQUID PETROLEUM PRODUCTS, NATURAL GAS IS ALSO TRANSPORTED.
  - IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN AND OUTSIDE OF THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
  - NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
  - IT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF LOTS 15, 16, 17 AND 18 TO MAINTAIN THE PIPELINE EASEMENT AND KEEPING THIS PORTION OF THE LOT FREE OF WEEDS AND DEBRIS THAT MAY RESTRICT ACCESS.
  - NO STRUCTURES WILL BE ALLOWED TO BE BUILT IN THE PIPELINE EASEMENT AREA. NO GRADING OR TREE PLANTING IS ALLOWED IN THE PIPELINE EASEMENT.
  - NO PART OF THE PIPELINE EASEMENT AREA SHALL BE INCLUDED AS PART OF ANY REQUIRED YARD (FRONT, REAR OR SIDE).
  - ANY LOT HAVING A BASEMENT MUST HAVE SEWER LINE CHECK VALVES INSTALLED ON ALL BASEMENT LINES.
  - NO STRUCTURES WILL BE ALLOWED TO BE BUILT IN THE DRAINAGE AND DETENTION EASEMENT AREA.

**LEGEND:**

- FIELD DIMENSION = 0.00'
- DEED DIMENSION = (0.00')
- MONUMENTS FOUND AS NOTED = \*
- MONUMENTS SET: #4 REBAR W/ RED CAP #10897 = ○
- BOUNDARY LINE = ————
- ROAD CENTER LINE = ————
- EASEMENT LINE = - - - - -
- SETBACK LINE = - - - - -
- SECTION LINE = - - - - -



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



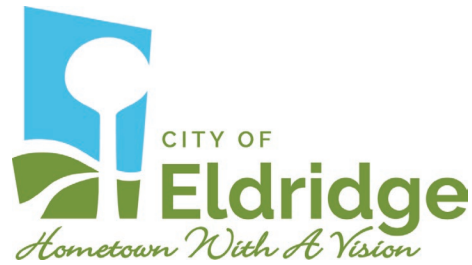
DATE: 07/14/14  
 PROJECT NO: RUSTIC GREEN 3rd  
 DRAWN BY: MDR  
 CHECKED BY: CCL  
 DRAWING LOCATION:

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT  
 FINAL PLAT  
 RUSTIC GREEN 3RD ADDITION  
 ELDRIDGE, IA

DEVELOPER  
 SPEER DEVELOPMENT, LLC  
 1228 MIDDLE ROAD  
 BETTENDORF, IA 52722

SHEET NO.  
 1  
 OF  
 1



To: Plan and Zone Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Grunwald Grove 2<sup>nd</sup> Addition PRO Final Plat and Development Plan  
Date: 8/31/23

Plan and Zone Commission:

The City has received the attached Final Plat Application and Final Plat for Grunwald Grove 2<sup>nd</sup> Addition Planned Residential Overlay. To help visualize this concept City Engineer Greg Schaapveld created an overlay illustration that shows how the townhouses will sit on these lots which is also included. You will see underlying easements that were previously approved as well a new ingress/egress easement that is 30' in width allowing access to the interior lots included on the final plat.

As part of the Planned Residential Overlay process, the city code also requires that the Planning and Zoning Commission and City Council approve a development plan. You will find a "Development Plan" sheet which illustrates how each building sits on the property in relation to the set back lines and easements. Also included are a set of building plans which are currently under review by city staff and are not approved at this point.

Karl Donaubaauer  
Tisha Boussetlot  
Terry Harbour

Mike Martin  
Nancy Gruber

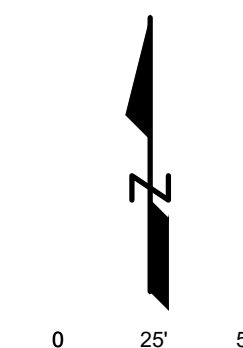
Brad Merrick  
Duane Miller

**FINAL PLAT**  
**GRUNWALD GROVE 2ND**  
**PLANNED RESIDENTIAL OVERLAY ADDITION**  
 BEING A REPLAT OF LOTS 23, 24, 25 & 26  
 GRUNWALD GROVE 2ND ADDITION, DOC NO 2023-12674.  
 CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

SET BACKS: R-3

	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

THE SUM OF THE SIDE YARD SETBACK IN R-3 SHALL BE 12' OR GREATER



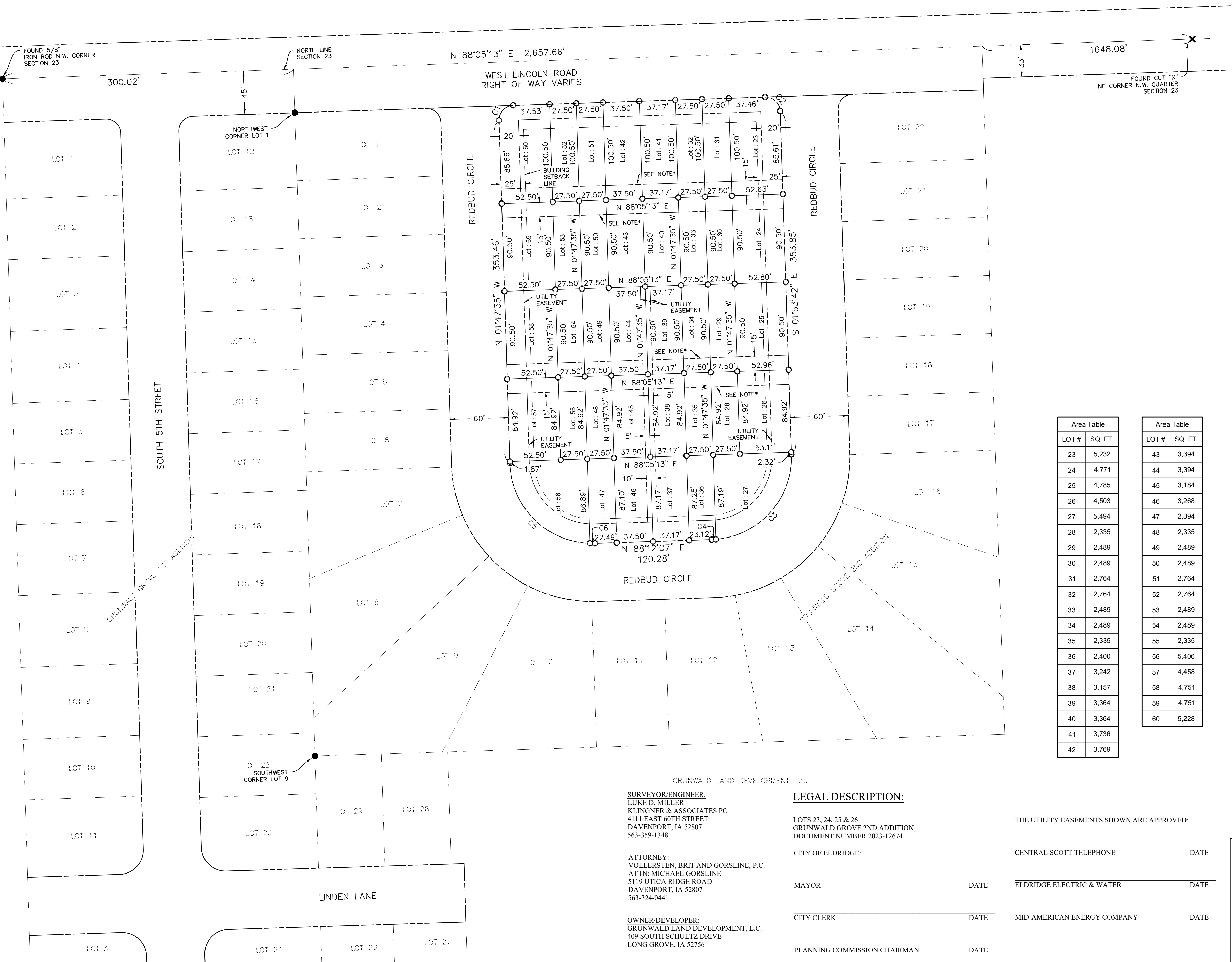
**PRELIMINARY  
NOT FOR  
RECORDING**

- LEGEND**
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
  - FOUND 5/8" IRON ROD
  - FOUND 1/2" IRON ROD
  - FOUND MAGNAIL
  - SURVEY BOUNDARY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING LOT LINES
  - - - SECTION LINE
  - - - SETBACK LINE

Description: Lots 23, 24, 25 & 26 Grunwald Grove 2nd Addition  
 Requestor: Grunwald Land Development L.C.  
 Proprietor: Grunwald Land Development L.C.  
 Surveyor: Luke D. Miller  
 Survey Company: Klingner & Associates, P.C.  
 Return To: 4111 East 60th Street, Davenport, Iowa 52807  
 mliller@klingner.com (563) 359-1348

**AREA TABLE**

RIGHT OF WAY	AC.
LOT 1-60	2.95AC.
TOTAL	2.95 AC.



**NOTE\***  
 INGRESS/EGRESS EASEMENT  
 30' IN WIDTH, BEING 15' ON EACH SIDE OF  
 PROPOSED LOT LINE

**Curve Table**

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.39'	15.00'	89°22'32"	S43°22'58"W	21.09'
C2	23.45'	15.00'	89°33'52"	N47°07'16"W	21.13'
C3	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C4	4.38'	85.00'	2°57'16"	S86°43'29"W	4.38'
C5	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'
C6	5.01'	85.00'	3°22'38"	S89°53'26"W	5.01'

Area Table	Area Table		
LOT #	SQ. FT.	LOT #	SQ. FT.
23	5,232	43	3,394
24	4,771	44	3,394
25	4,785	45	3,184
26	4,503	46	3,268
27	5,494	47	2,394
28	2,335	48	2,335
29	2,489	49	2,489
30	2,489	50	2,489
31	2,764	51	2,764
32	2,764	52	2,764
33	2,489	53	2,489
34	2,489	54	2,489
35	2,335	55	2,335
36	2,400	56	5,406
37	3,242	57	4,458
38	3,157	58	4,751
39	3,364	59	4,751
40	3,364	60	5,228
41	3,736		
42	3,769		

**GENERAL NOTES**

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 SUBDIVISION CONTAINS 2.95 ACRES, MORE OR LESS.  
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.  
 THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES, FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.  
 ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.  
 ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.  
 WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.  
 INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.  
 THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 23,31,32,41,42,51,52,60.

GRUNWALD LAND DEVELOPMENT L.C.

**SURVEYOR/ENGINEER:**  
 LUKE D. MILLER  
 KLINGNER & ASSOCIATES PC  
 4111 EAST 60TH STREET  
 DAVENPORT, IA 52807  
 563-359-1348

**ATTORNEY:**  
 VOLLERSTEN, BRIT AND GORSLINE, P.C.  
 ATTN: MICHAEL GORSLINE  
 5119 UTICA RIDGE ROAD  
 DAVENPORT, IA 52807  
 563-324-0441

**OWNER/DEVELOPER:**  
 GRUNWALD LAND DEVELOPMENT, L.C.  
 409 SOUTH SCHULTZ DRIVE  
 LONG GROVE, IA 52756

**LEGAL DESCRIPTION:**

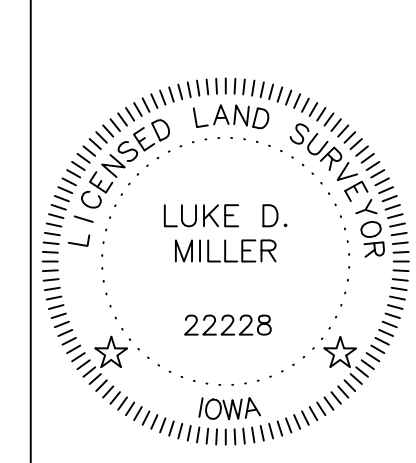
LOTS 23, 24, 25 & 26  
 GRUNWALD GROVE 2ND ADDITION,  
 DOCUMENT NUMBER 2023-12674.

CITY OF ELDRIDGE:

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL SCOTT TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_  
 ELDRIDGE ELECTRIC & WATER \_\_\_\_\_ DATE \_\_\_\_\_  
 MID-AMERICAN ENERGY COMPANY \_\_\_\_\_ DATE \_\_\_\_\_



BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

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.

**DRAFT**

Signature: \_\_\_\_\_  
 Luke D. Miller  
 Date: \_\_\_\_\_ Reg. No. 22228  
 My license renewal date is December 31, 2023  
 Pages or sheets covered by this seal:  
 THIS SHEET ONLY.

**KLINGNER & ASSOCIATES, P.C.**  
 Engineers • Architects • Surveyors  
 Davenport, Iowa  
 4111 East 60th St  
 563.359.1348  
 www.klingner.com  
 Quincy, IL, Galveston, TX, Burlington, IA, Peoria, IA, Hannibal, MO, Columbia, MO

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**REVISION HISTORY**

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**FINAL PLAT**

**PLANNED RESIDENTIAL OVERLAY ADDITION**

**GRUNWALD LAND DEVELOPMENT, L.C.**

**409 SOUTH SCHULTZ DRIVE**

**LONG GROVE, IOWA 52756**

Non-Reduced Sheet Size: 24" x 36"  
 Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
JLR	JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

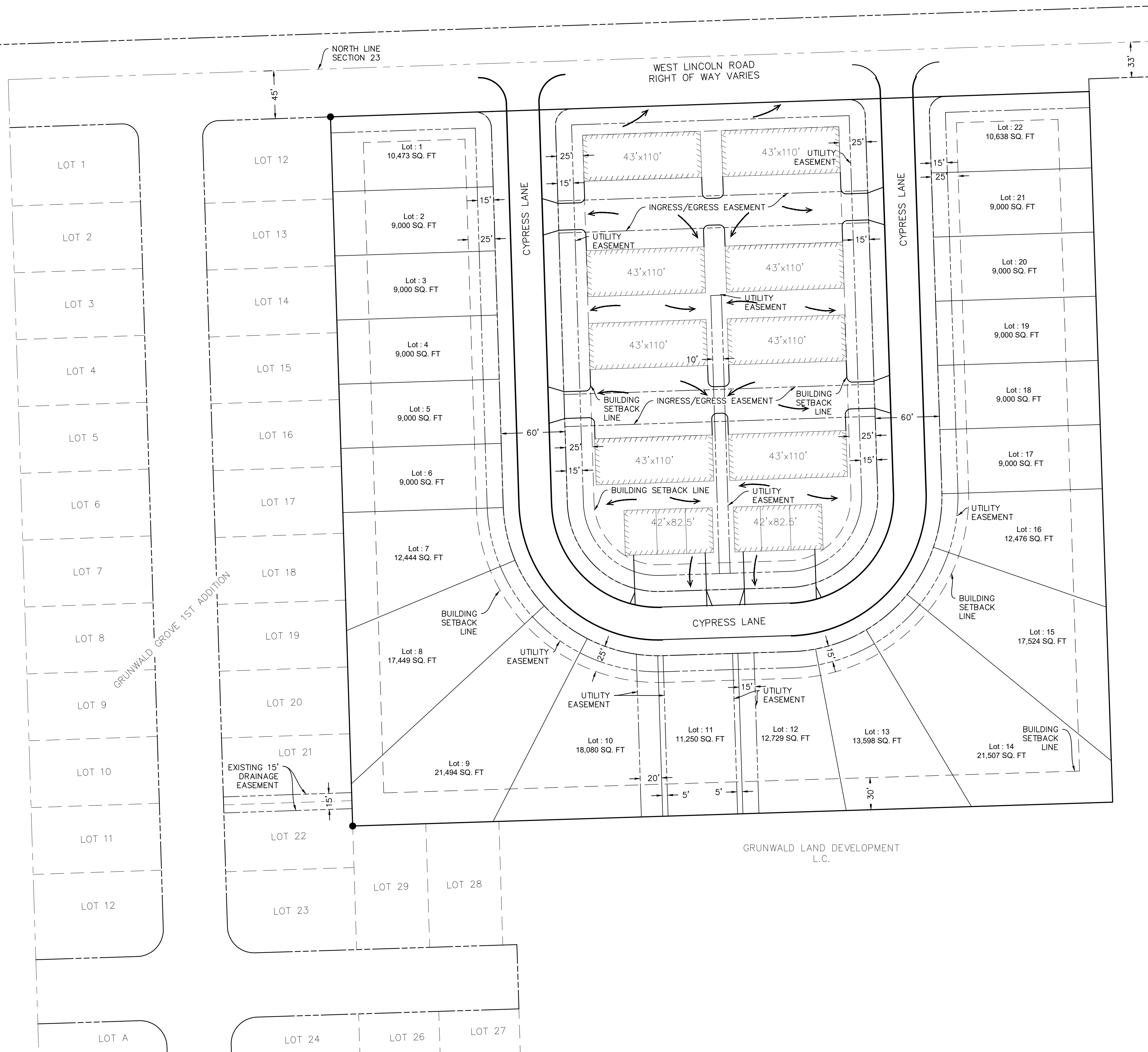
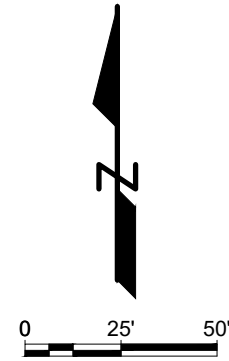
**FINAL PLAT**

PROJECT NO.  
21-6118-OVERLAY-7-26-23

08-25-2023

**SHEET**  
1 OF 1

# DEVELOPMENT PLAN GRUNWALD GROVE 2ND PLANNED RESIDENTIAL OVERLAY ADDITION



**SET BACKS: R-3**

	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

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**REVISION HISTORY**

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**DEVELOPMENT PLAN  
GRUNWALD LAND DEVELOPMENT, L.C.  
409 SOUTH SCHULTZ DRIVE  
LONG GROVE, IOWA 52756**

Non-Reduced Sheet Size: 24" x 36"  
Full sized plans have been prepared using standard scales.  
Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

**DEVELOPMENT  
PLAN**

21-6118-DEVELOPMENT  
PLAN OVERLAY

5-16-22

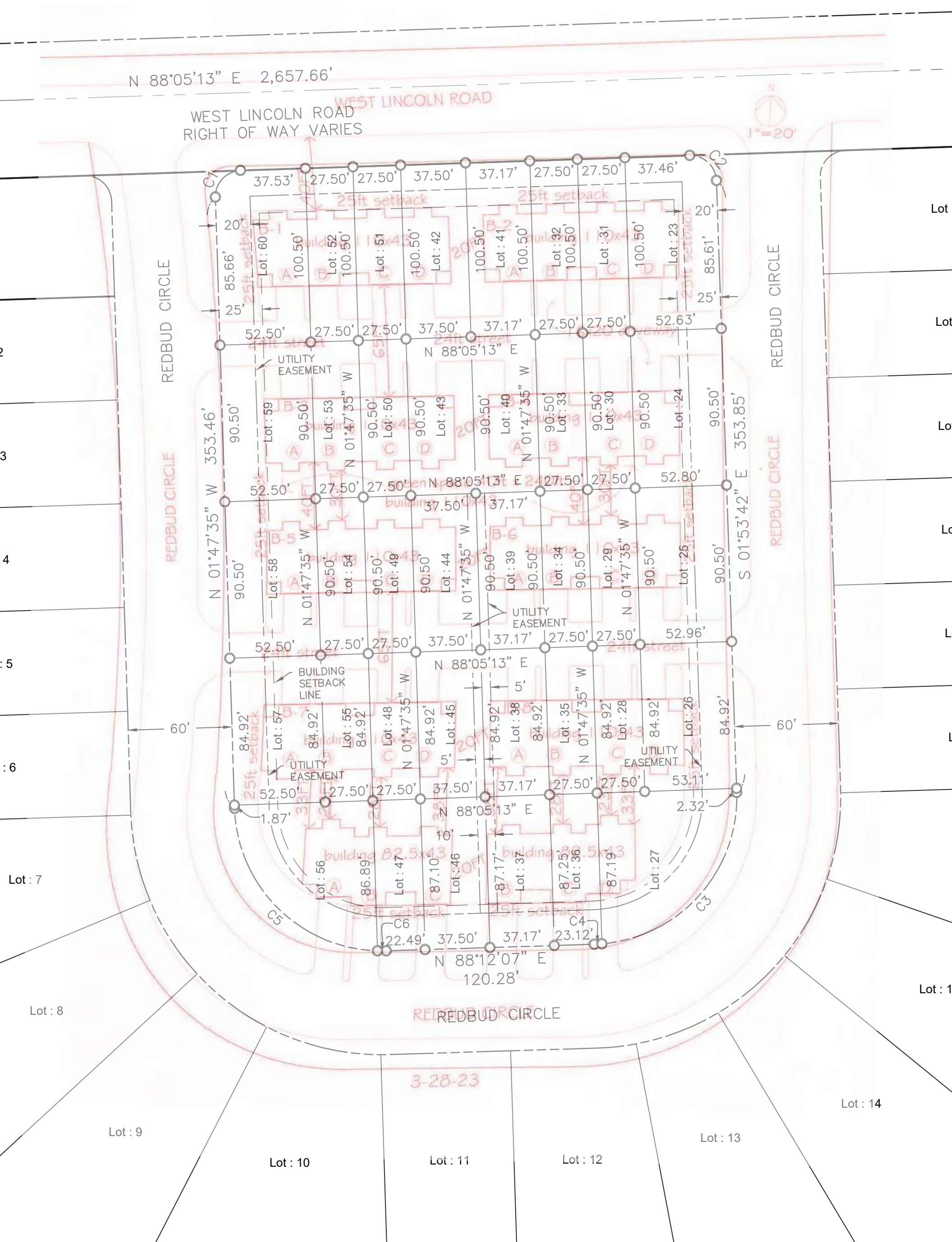
**SHEET  
1 OF 1**

**KLINGNER  
& ASSOCIATES, P.C.**  
Engineers • Architects • Surveyors  
Davenport, Iowa  
4111 East 60th St  
563.359.1348  
www.klingner.com  
Quincy, IL, Galesburg, IA, Burlington, IA  
Pella, IA, Hamma, MO, Columbia, MO

AREA TABLE

RIGHT OF WAY	0.0 AC.
LOT 1-60	2.95 AC.
TOTAL	2.95 AC.

# GRUNWALD GROVE 2ND ADDITION PLANNED RESIDENTIAL OVERLAY DISTRICT PART OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH CITY OF ELDRIDGE, SCOTT COUNTY, IOWA





# Final Plat Application - City of Eldridge

Name of Subdivision: Grunwald Grove 2nd Addition - Townhome lots

Number of lots in subdivision: 60

Current Zoning: R-3 change to PRO

Who should be contacted regarding this plat: Dale Grunwald

Phone Number: 563-343-1006

Email Address: ranch5r@netins.net and dgrunwald@mail.com

Name of Developer: Grunwald Land Development

Developer's contact: Dale Grunwald

Address: 409 S Schultz Drive, Long Grove, IA 52756

Phone Number: 563-343-1006

Email Address: ranch5r@netins.net and dgrunwald@mail.com

Name of Engineer preparing construction drawings: Klingner & Associates, P.C.

Address: 4111 E 60th St, Davenport, IA

Phone Number: 563-359-1348

Email Address: lmiller@klingner.com

Name of land surveyor preparing plat: Klingner & Associates, P.C.

Address: 4111 E 60th St, Davenport, IA

Phone Number: 563-359-1348

Email Address: lmiller@klingner.com

Name of person preparing legal documents: Monique Gorsline

Address: 5119Ulrica Ridge Road, Davenport, IA 52807

Phone Number: 563-342-0441

Email Address: monique@vb-law.com

Filing fee included with this application: \$ 100<sup>00</sup>

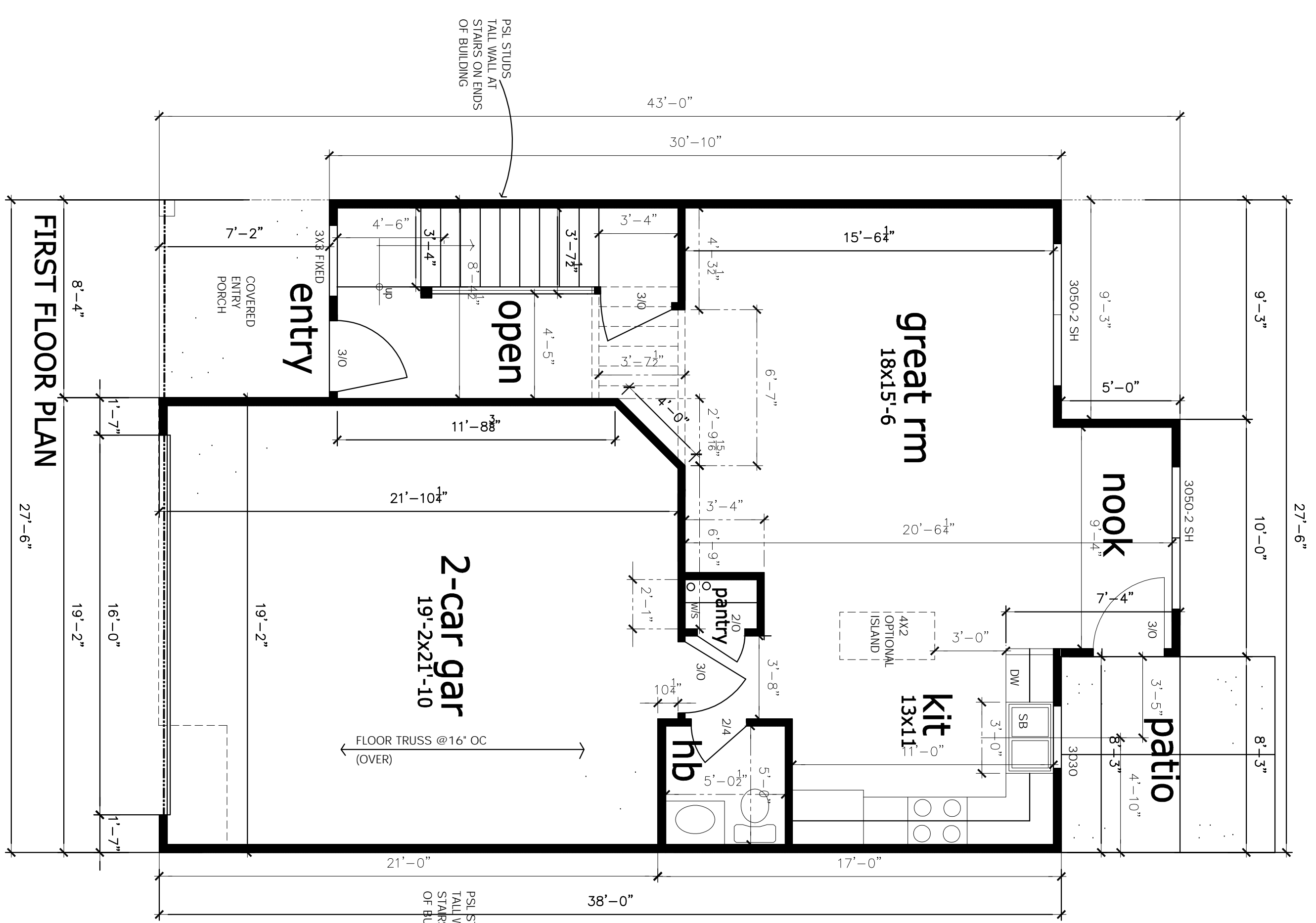
The following shall be filed with this application:

- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

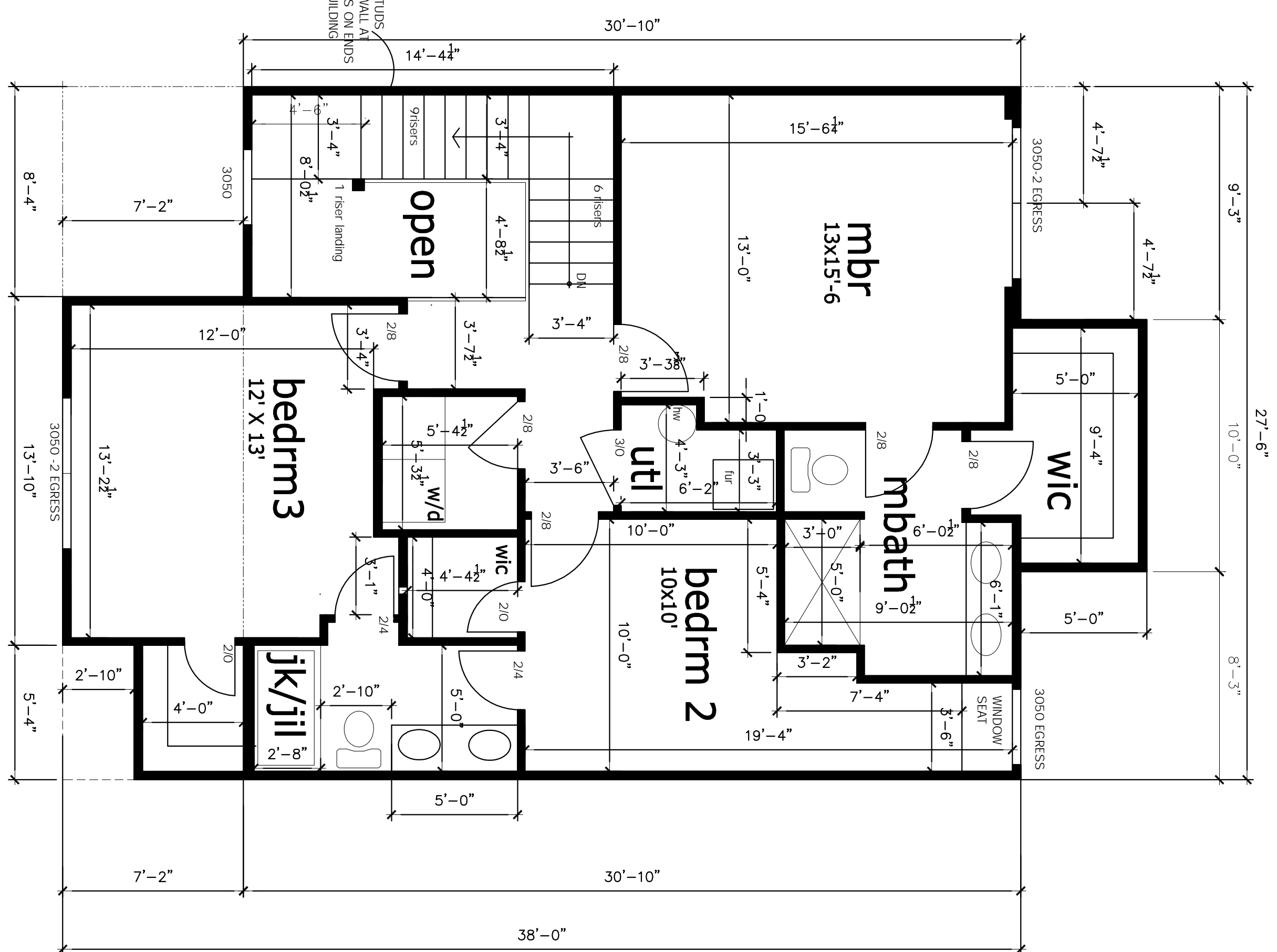
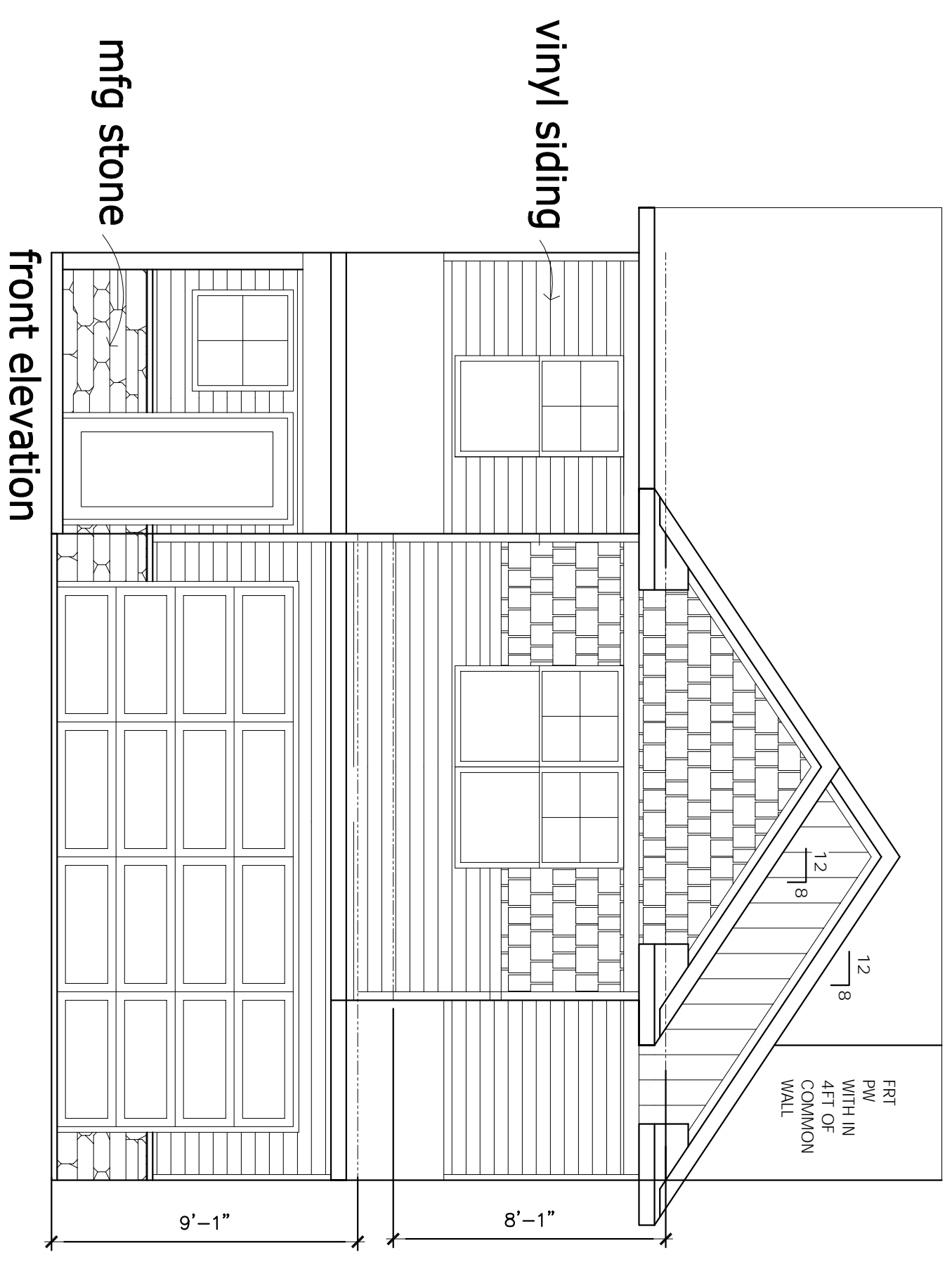
Filing Fee Paid \$ 100 CK 1605

Date Filed: 8/25/23

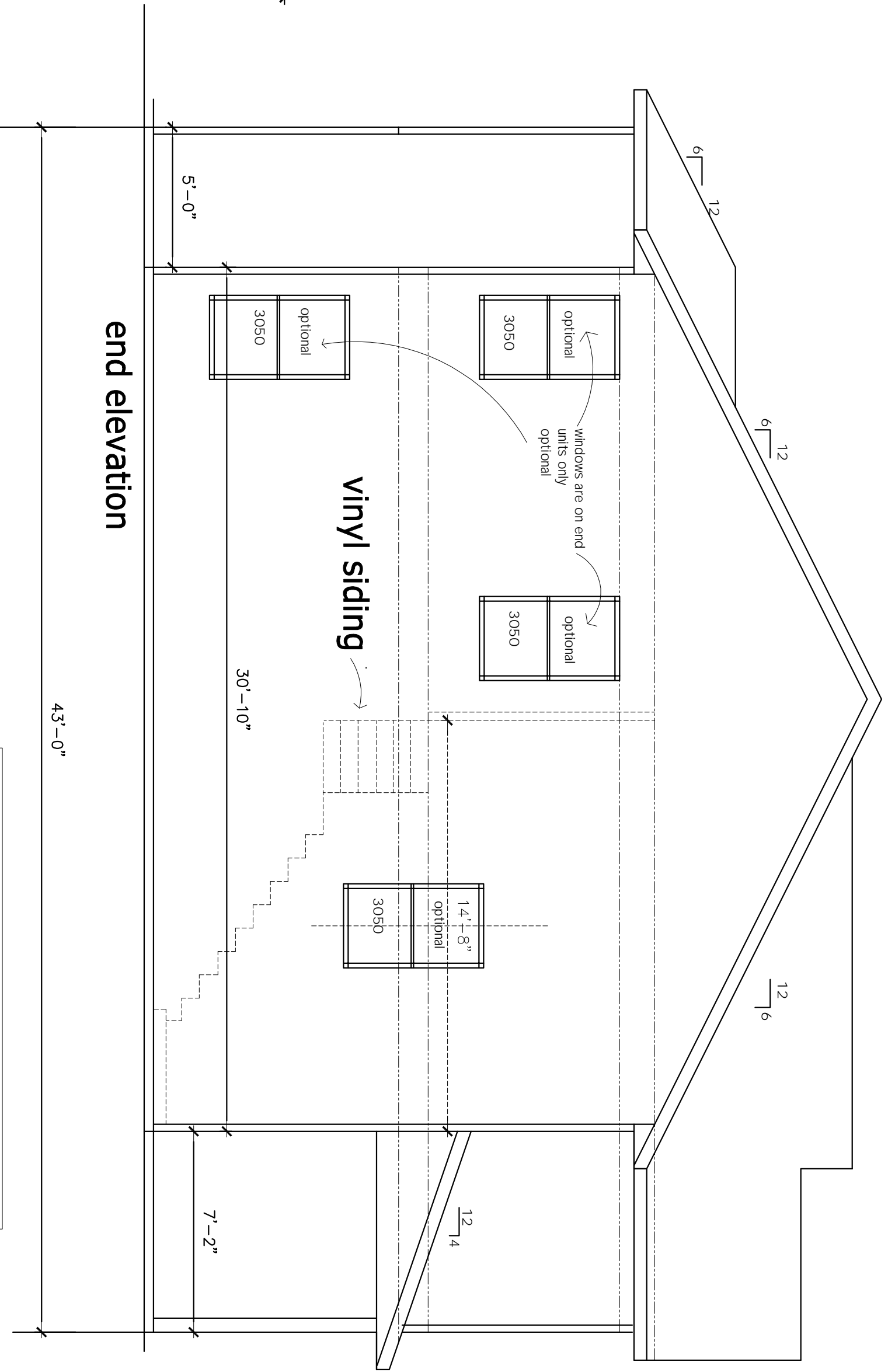
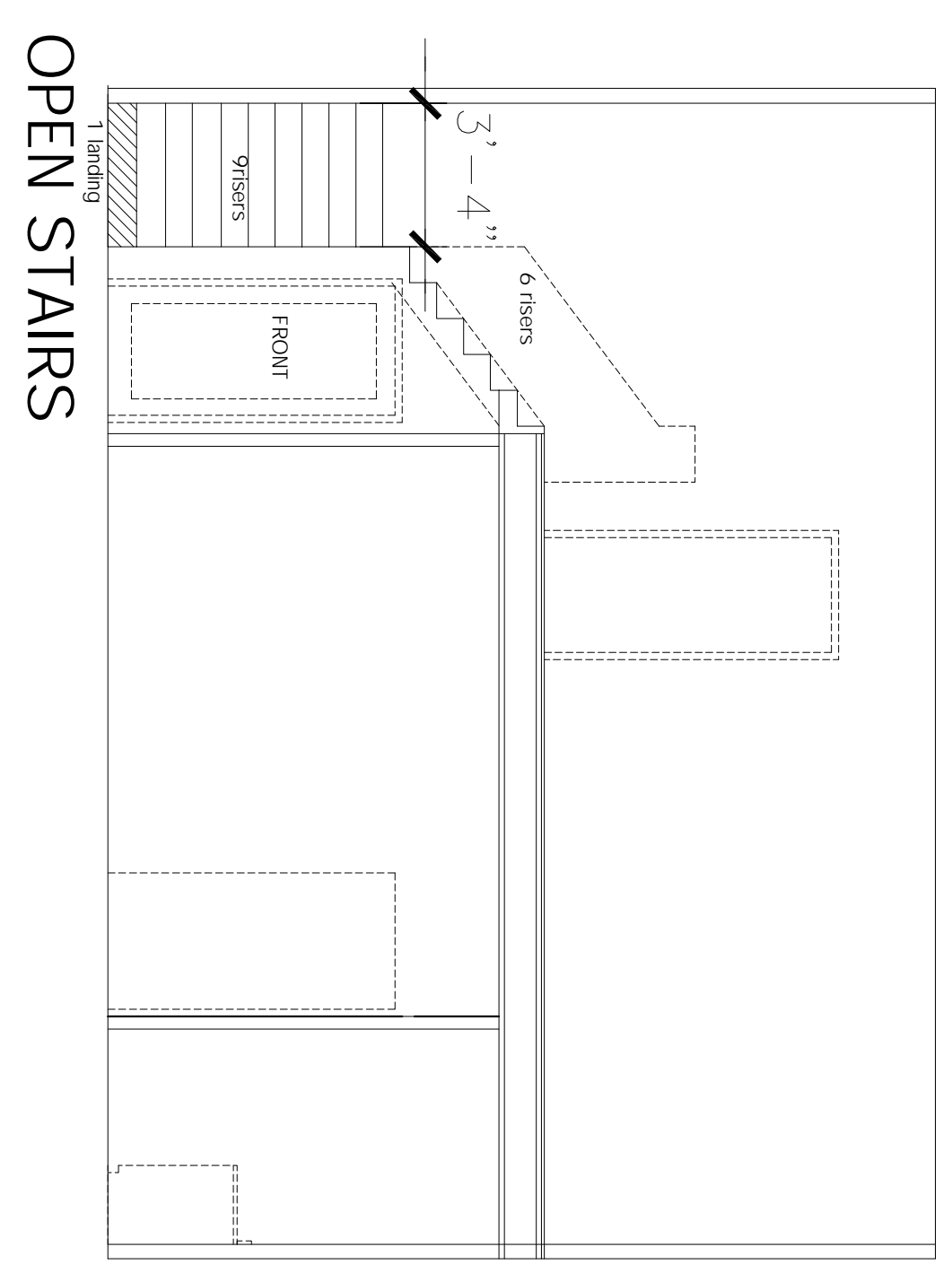
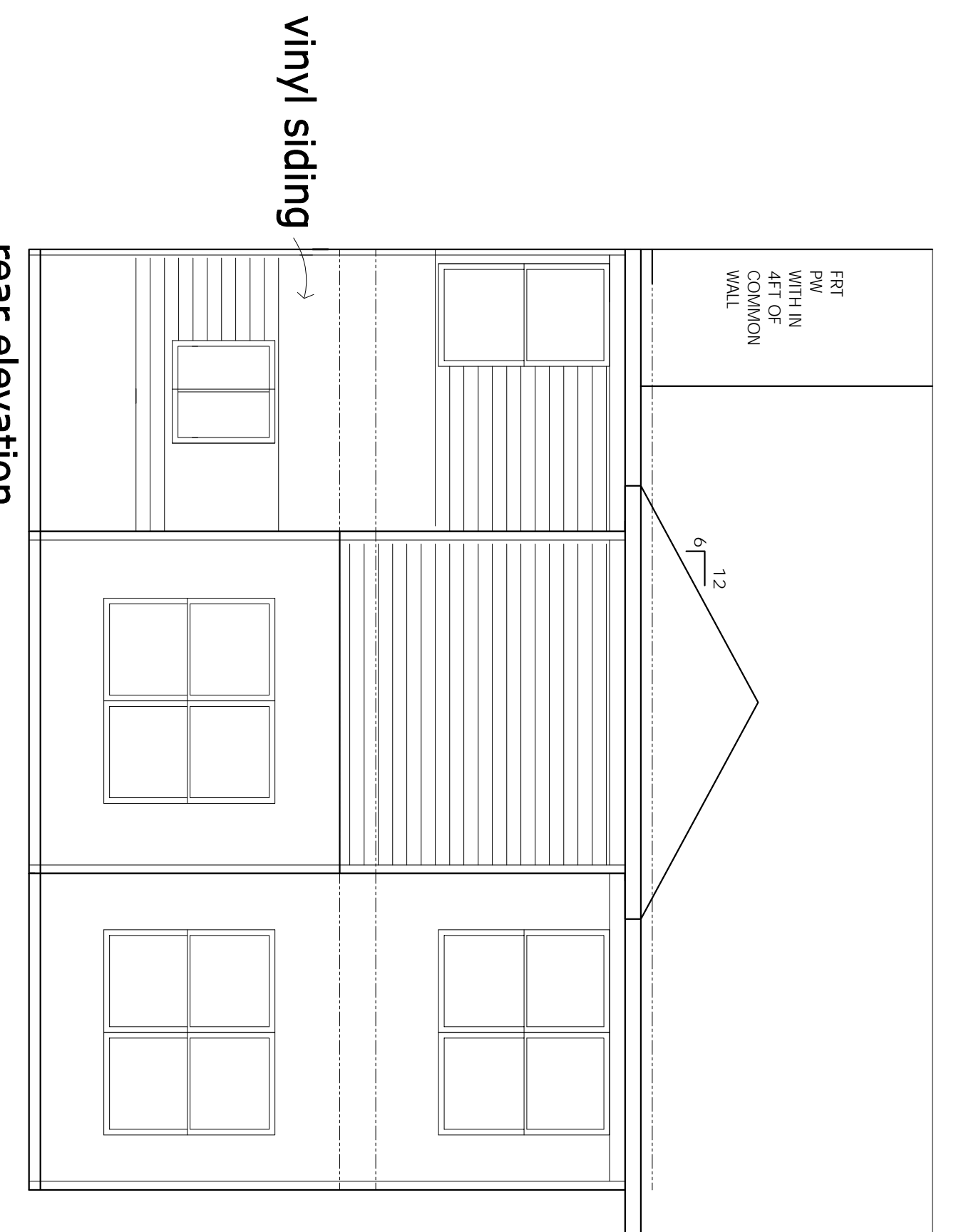




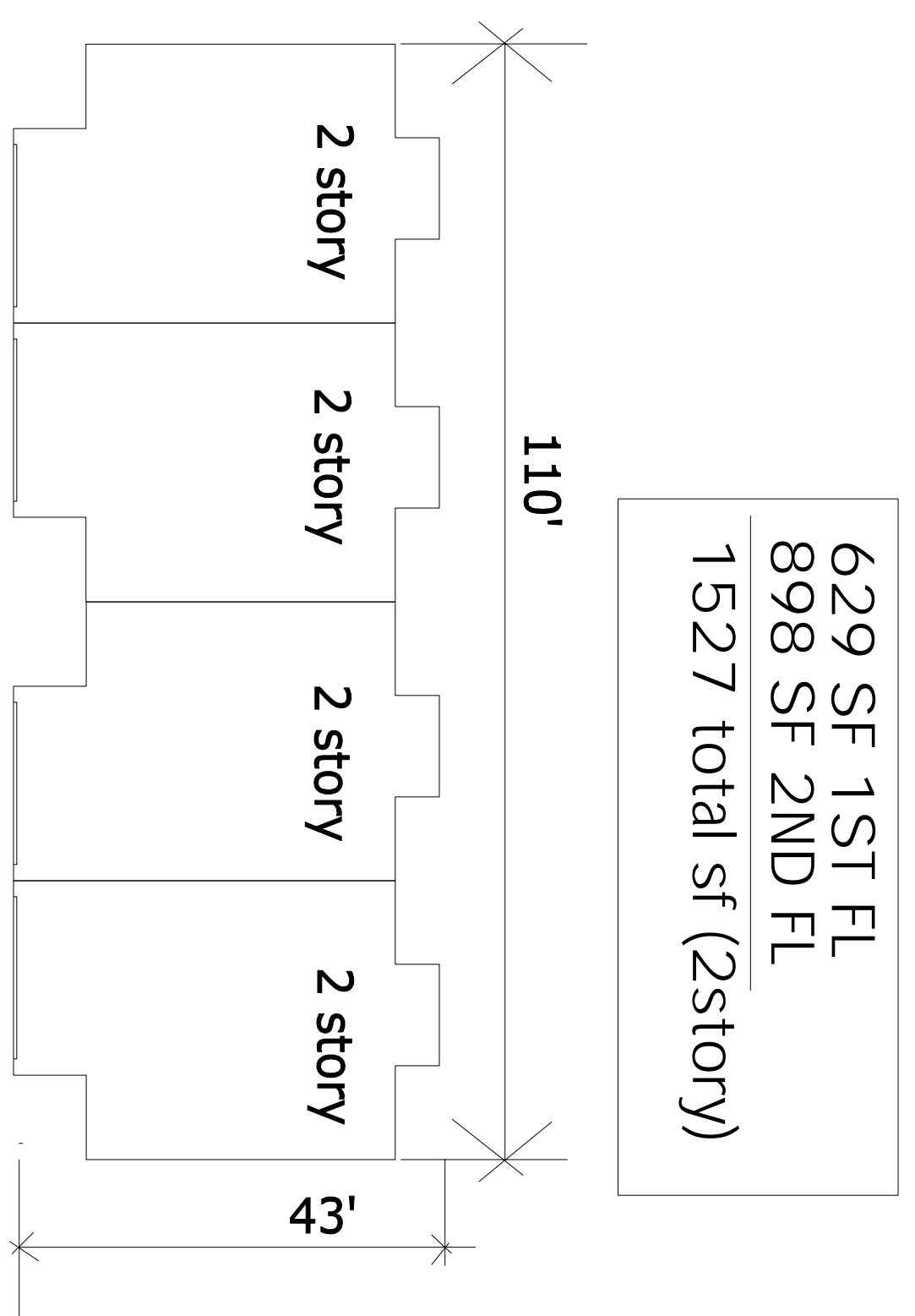
# 2 story



# 2 story



## end elevation



## schematic layout

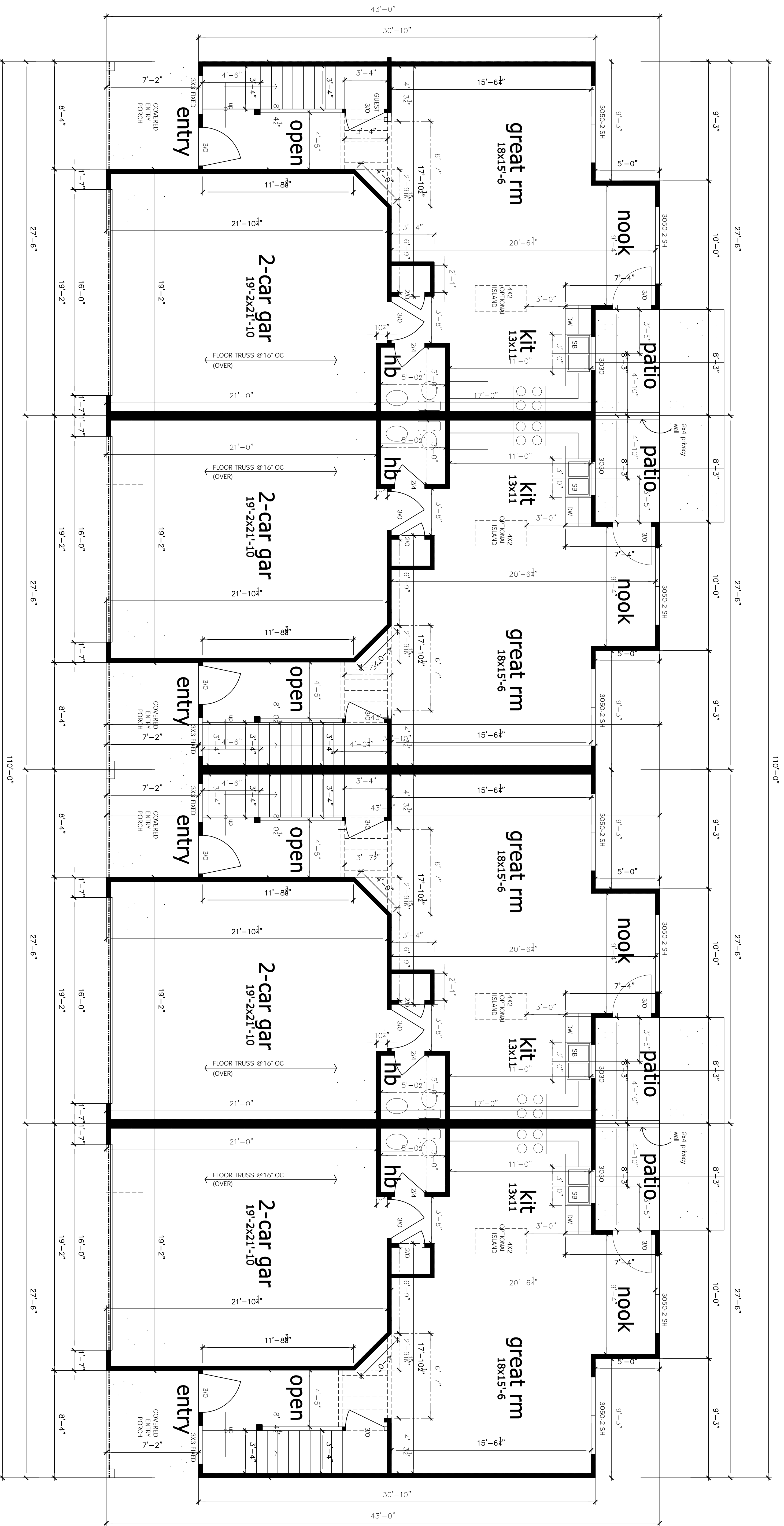
629 SF 1ST FL  
898 SF 2ND FL  
1527 total sf (2story)

4-plex

ENCORE HOMES LLC  
JIM RASCHE BUILDER  
563-343-1622

3-17-23
REVISIONS
3-18-23
3-20-23
3-28-23
7-10-23
7-27-23
8-14-23

# A1



# first floor plan

4-plex

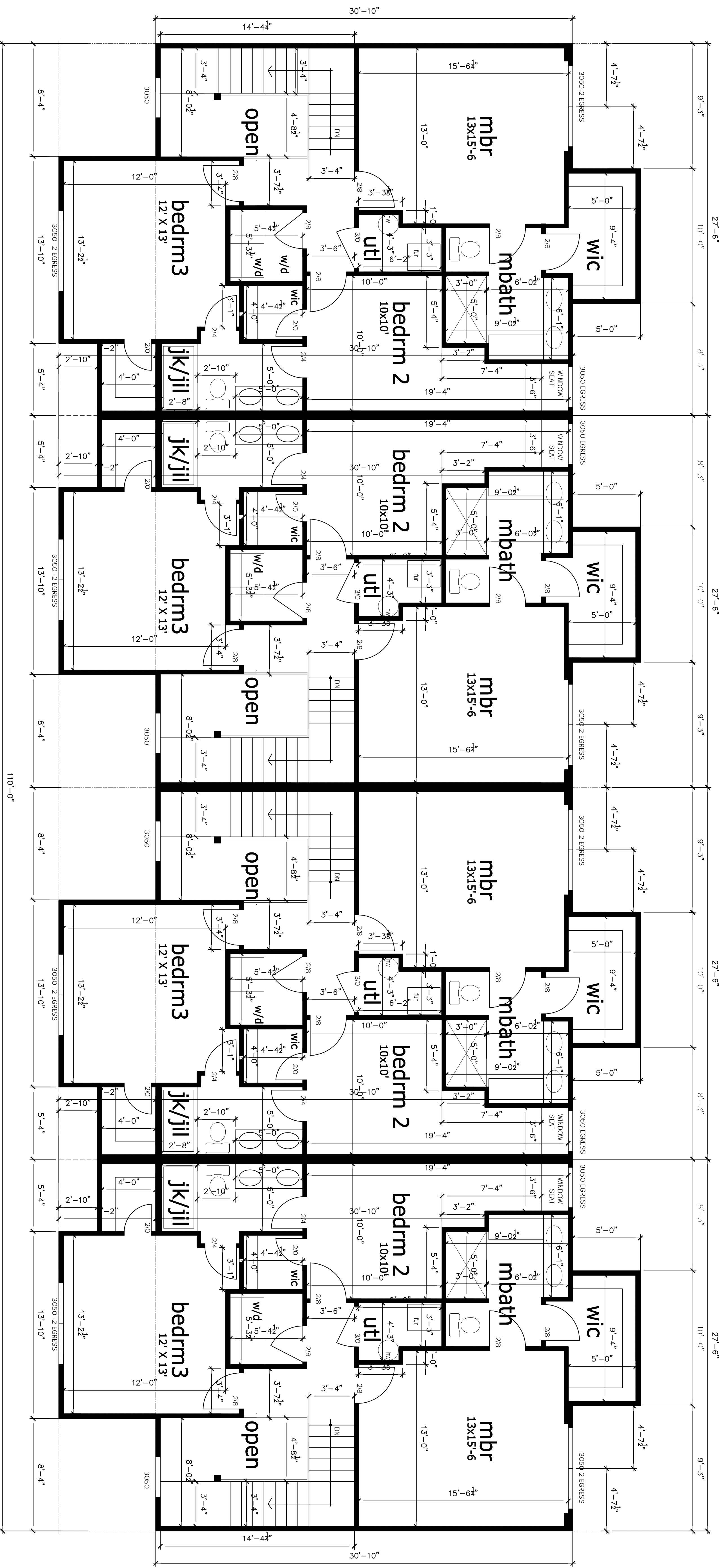
ENCORE HOMES LLC  
 JIM RASCHE BUILDER  
 563-343-1622

BuildEncore@gmail.com

3-17-23

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3-20-23
7-10-23
7-27-23
8-14-23

A2



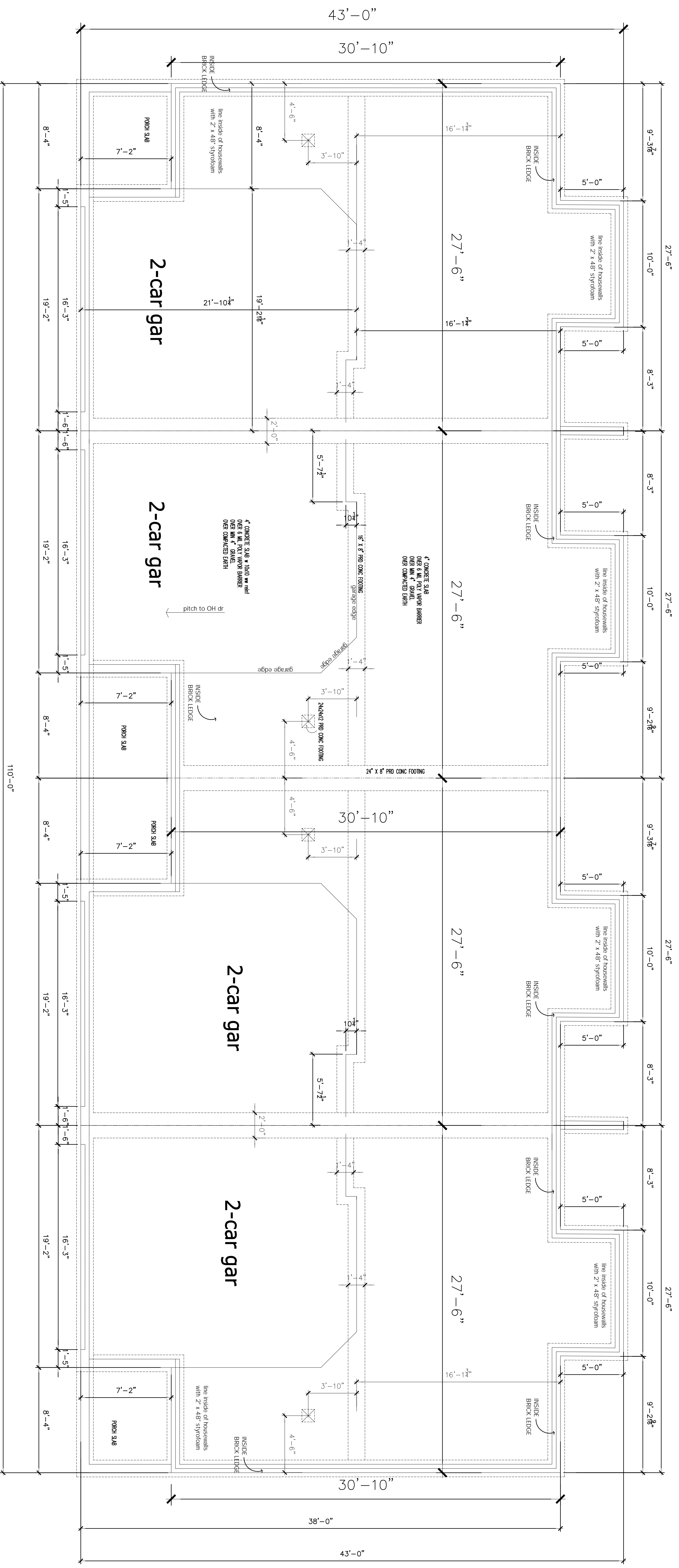
# Second floor plan

4-plex

ENCORE HOMES LLC  
 JIM RASCHE BUILDER  
 563-343-1622  
 BuildEncore@gmail.com

3-17-23
REVISIONS
3-20-23
7-10-23
7-27-23
8-14-23

A3



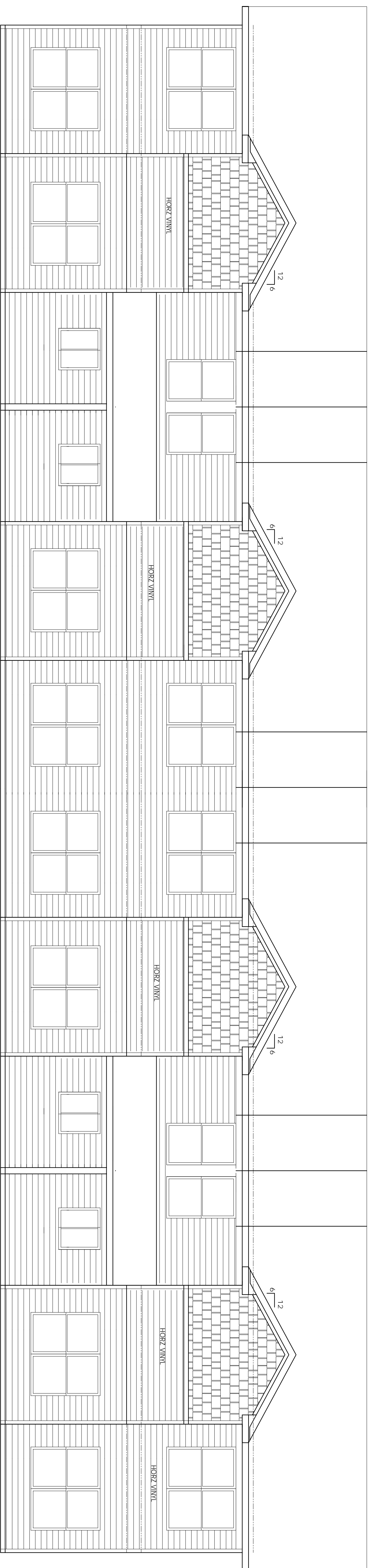
# slab foundatin plan

3-18-23a
REVISIONS
3-20-23
7-10-23
7-27-23
8-14-23

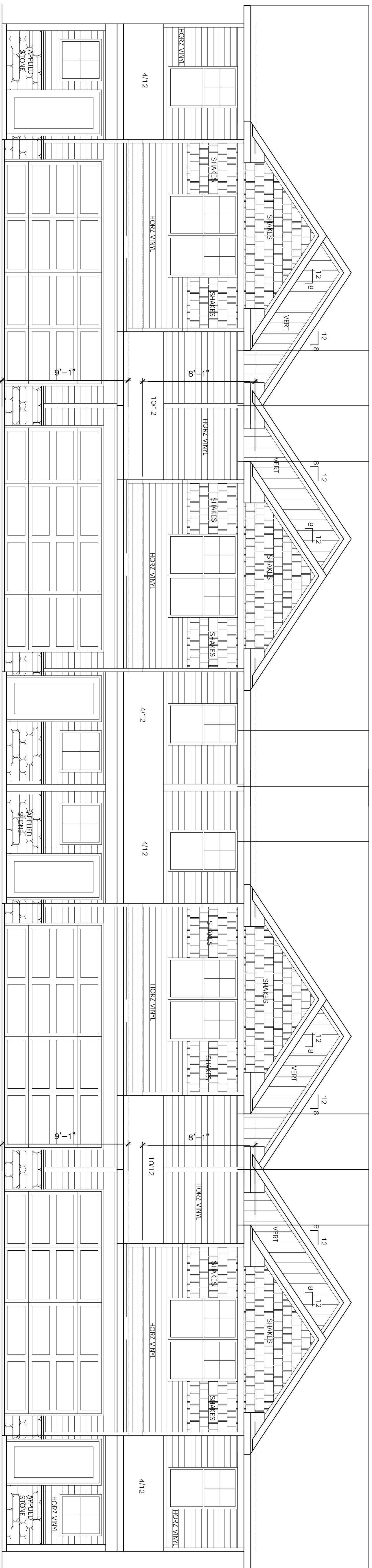
ENCORE HOMES LLC  
 JIM RASCHE BUILDER  
 563-343-1622  
 BuildEncore@gmail.com

4-plex

A4



# rear elevation north building concept



Front elevation

4-plex

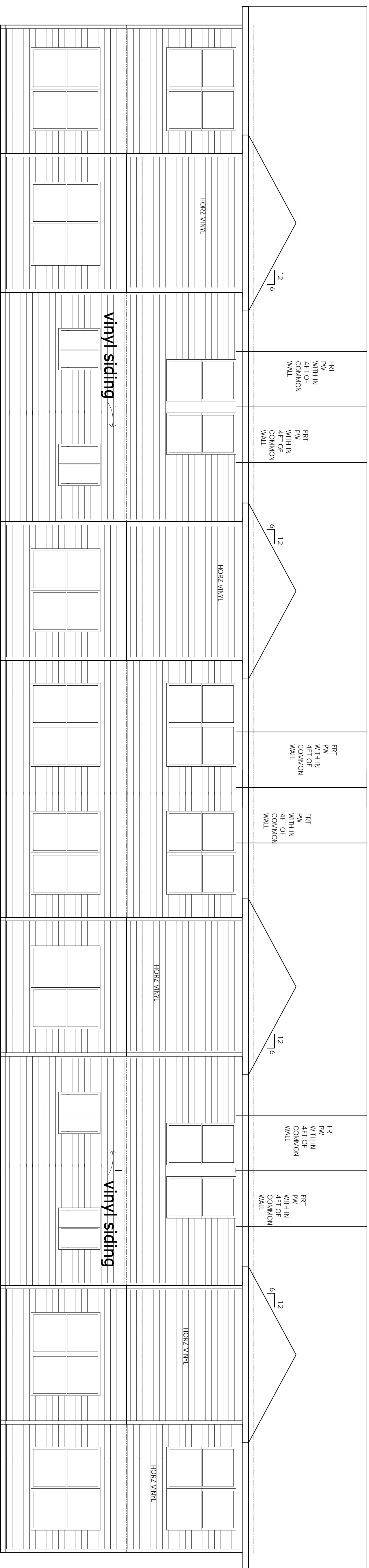
ENCORE HOMES LLC  
 JIM RASCHE BUILDER  
 563-343-1622

BuildEncore@gmail.com

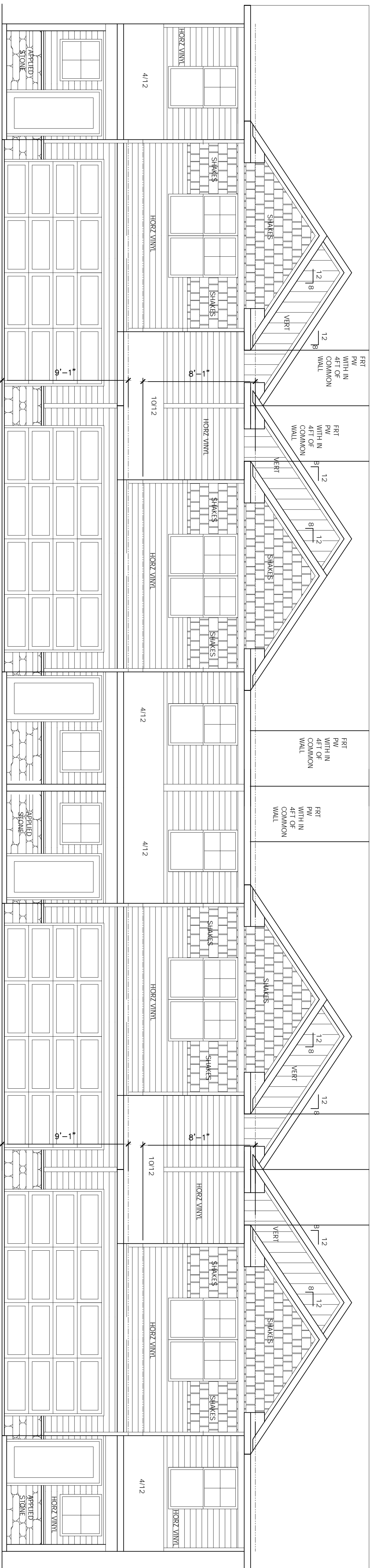
3-20-23

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 3-19-23  
 7-10-23  
 7-27-23  
 8-14-23

A5



rear elevation



front elevation

4-plex

ENCORE HOMES LLC  
 JIM RASCHE BUILDER  
 563-343-1622

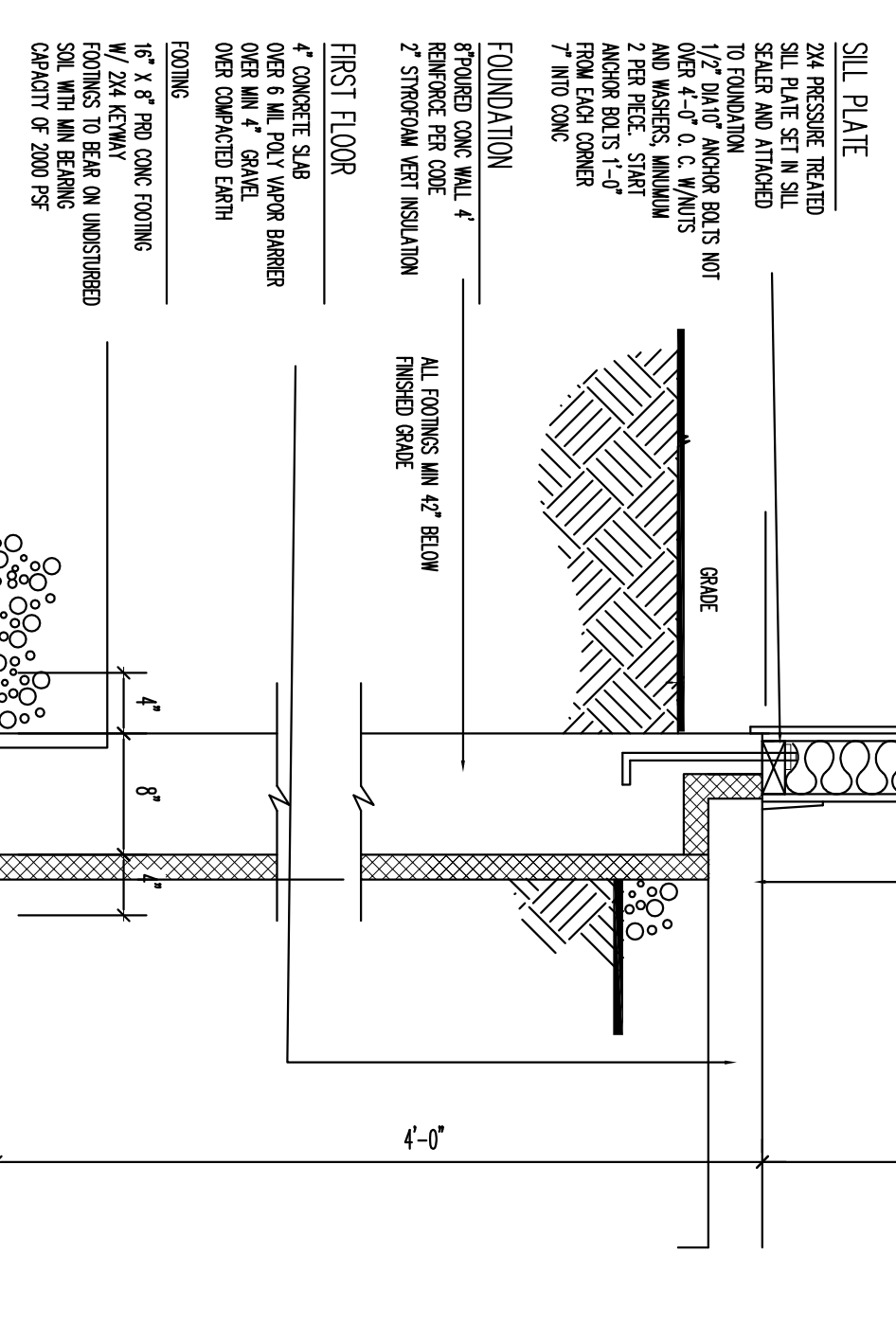
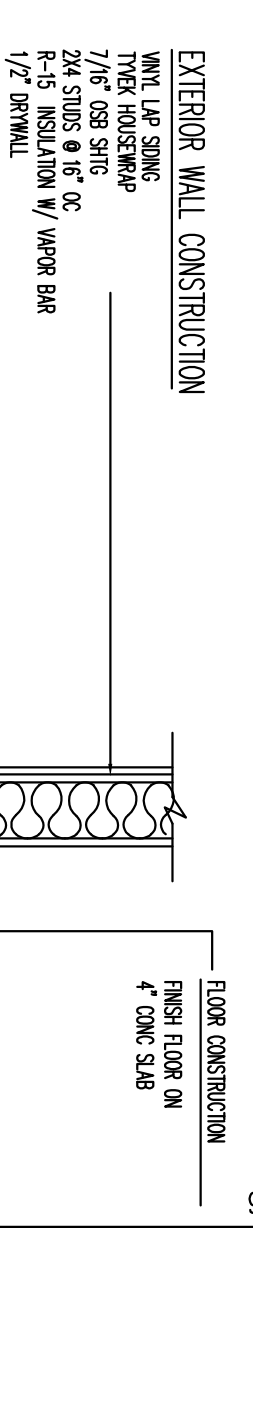
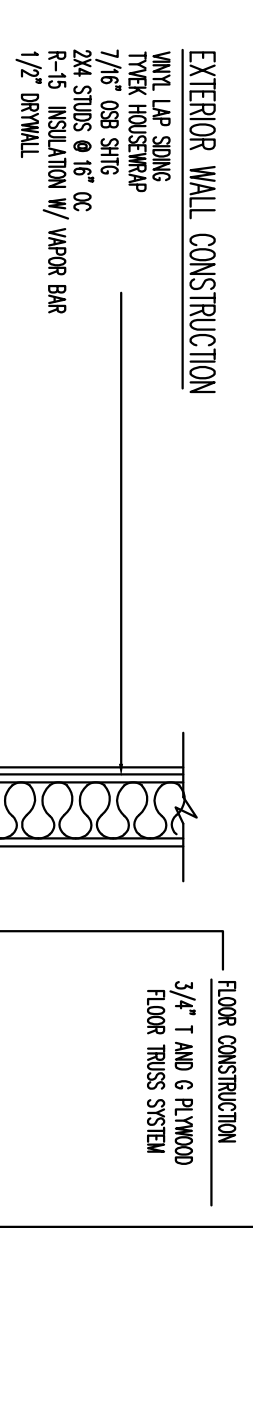
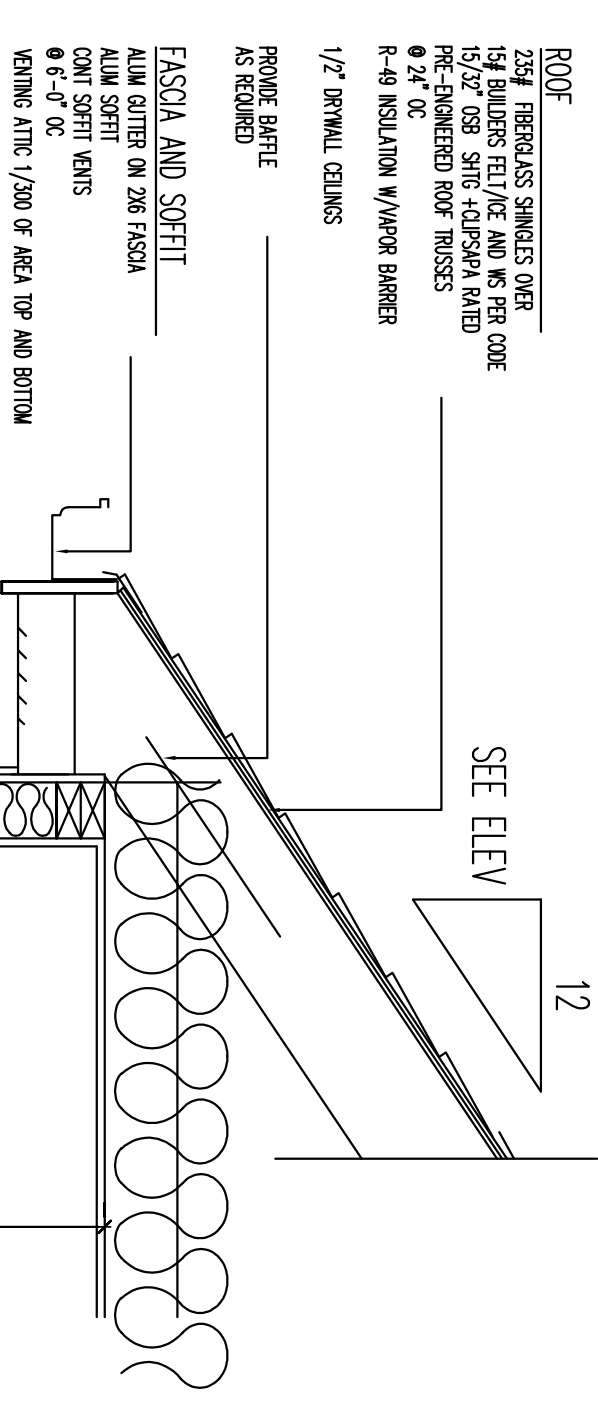
BuildEncore@gmail.com

3-20-23

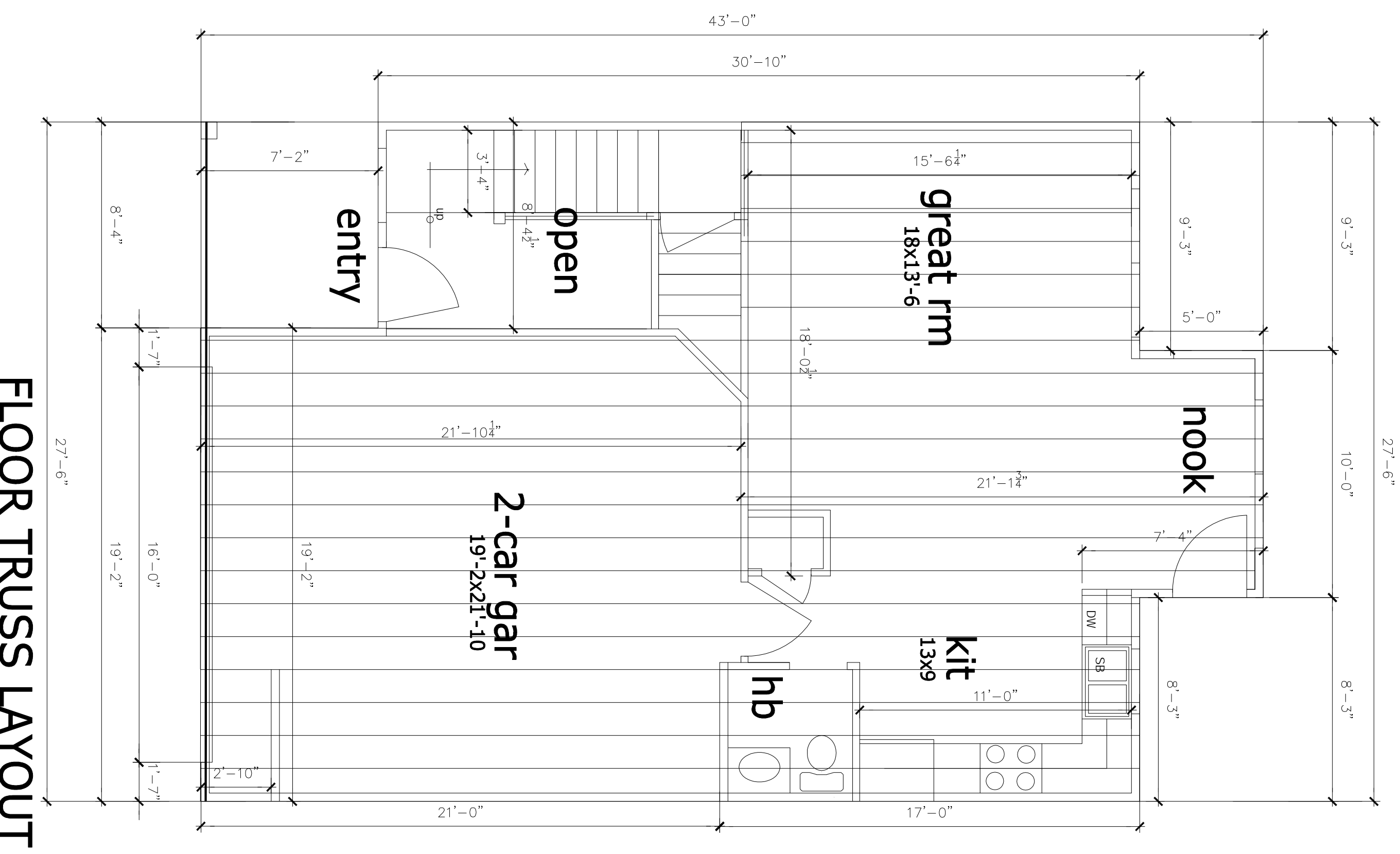
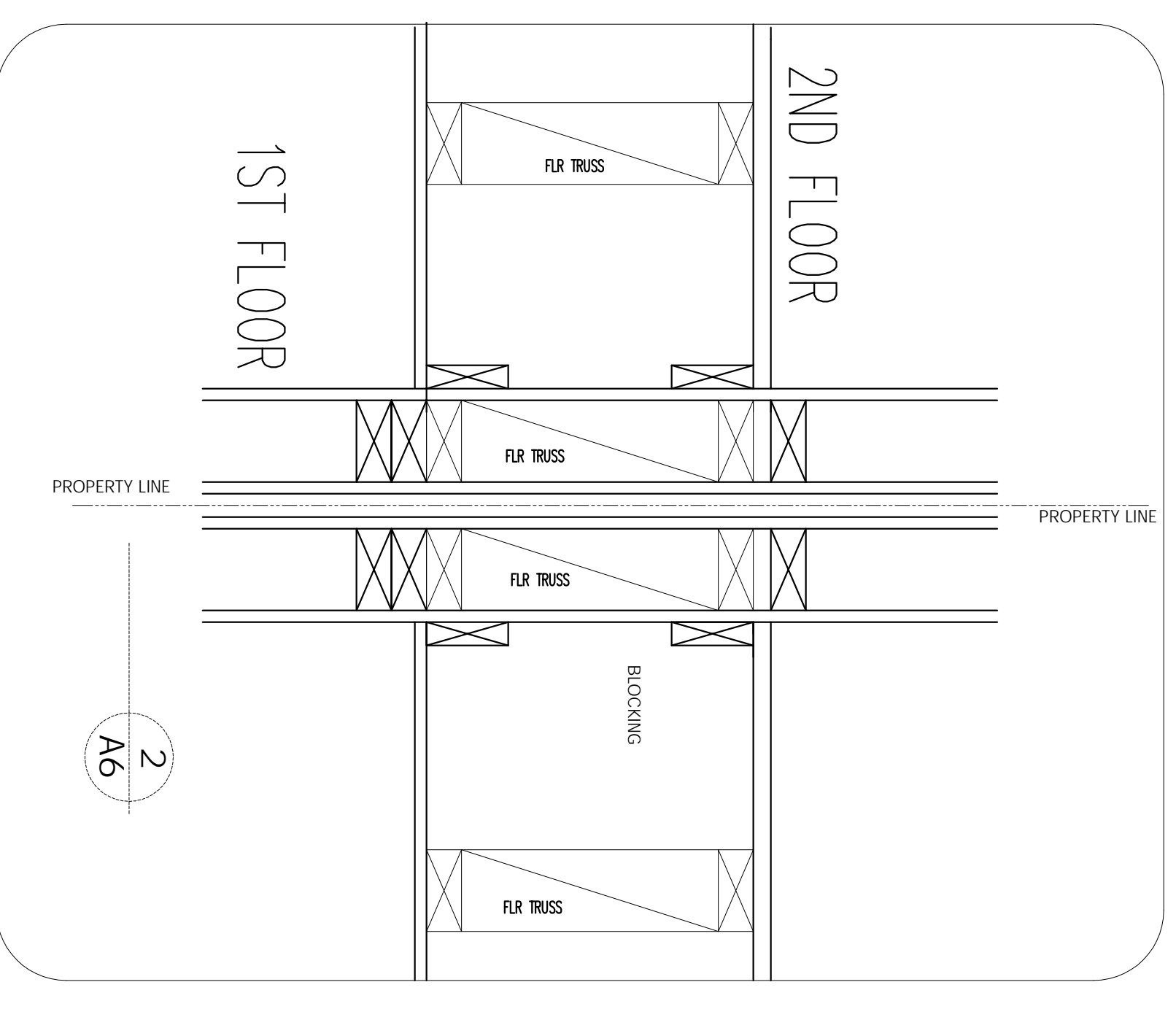
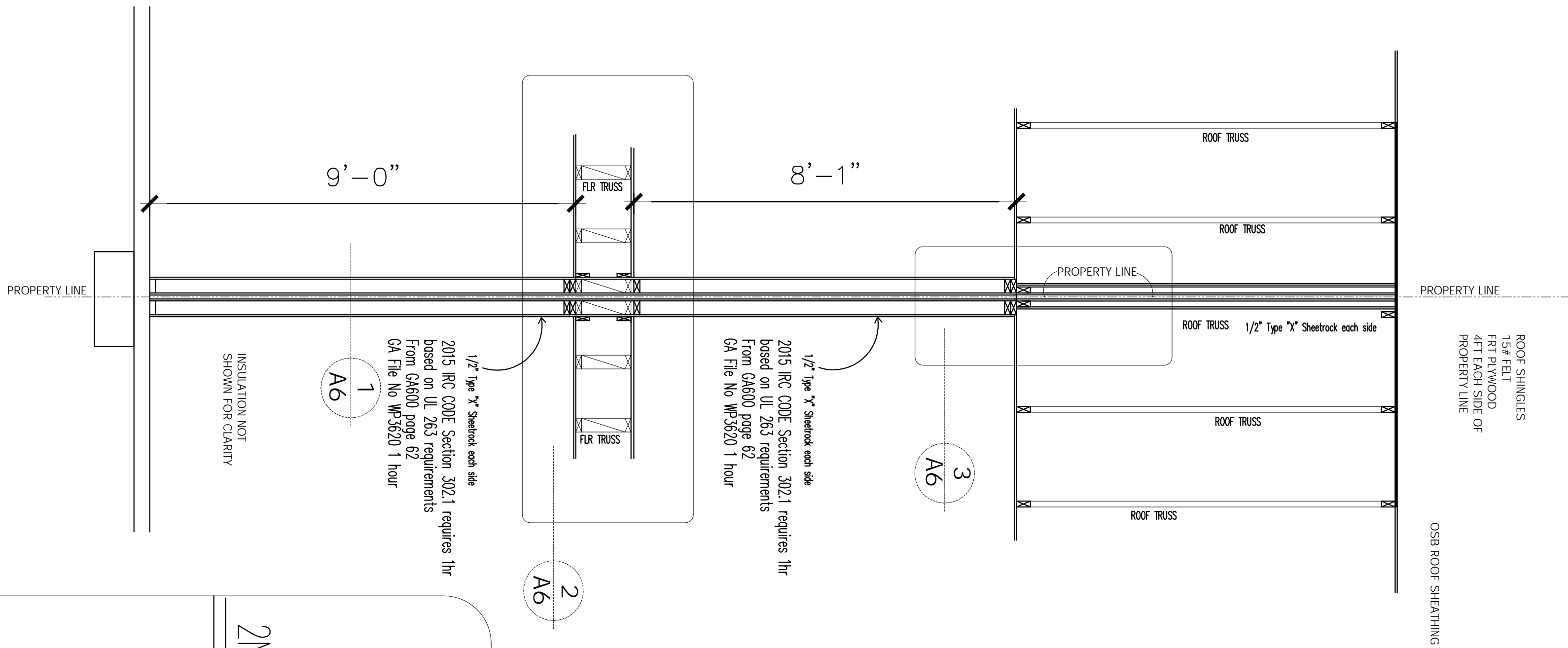
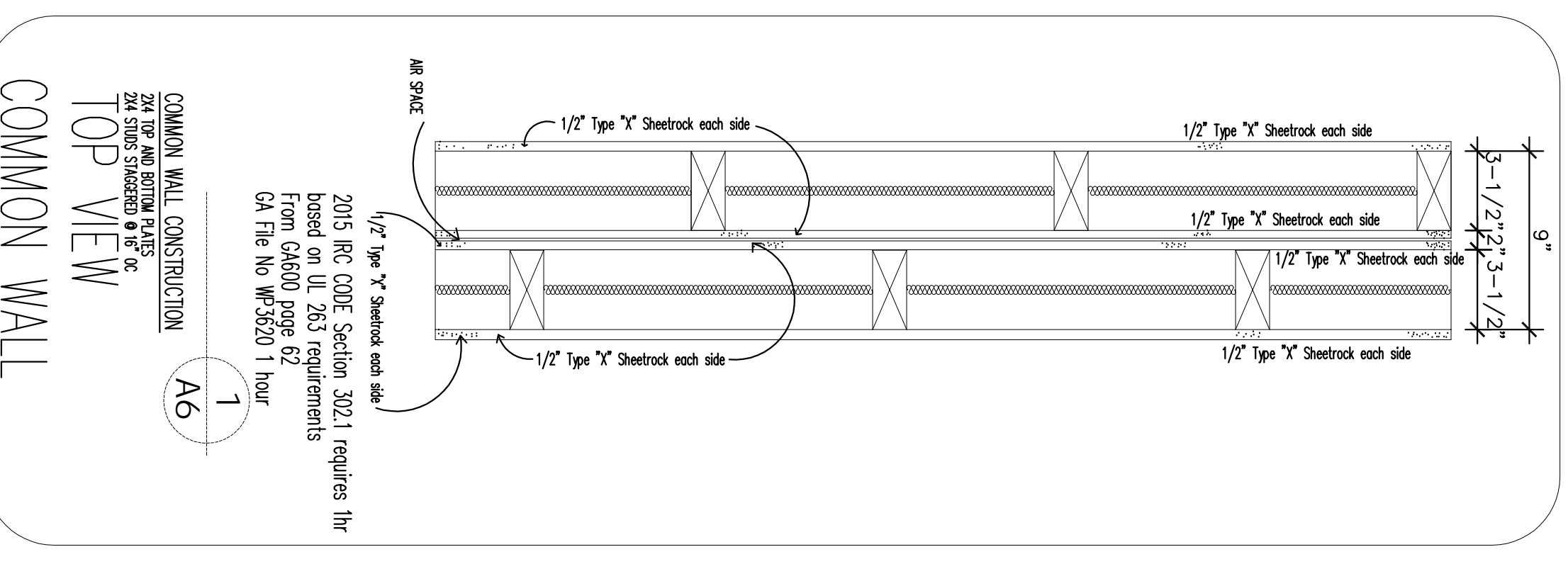
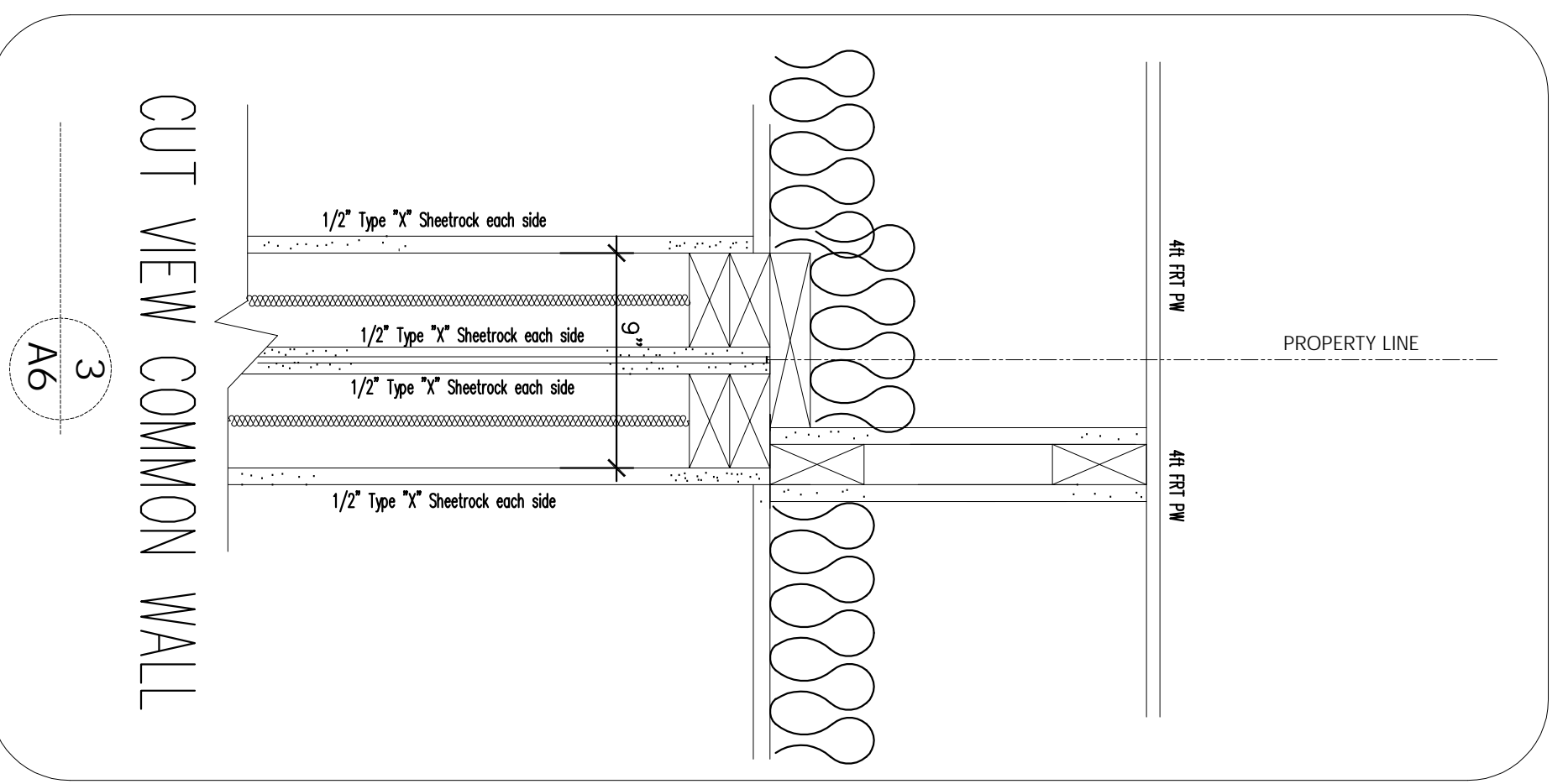
REVISIONS  
 3-19-23  
 7-10-23  
 7-27-23  
 8-14-23

A5

12



SECTION  
NTS



FLOOR TRUSS LAYOUT

3-17-23
REVISIONS
3-20-23
7-10-23
7-27-23
8-11-23
8-14-23

ENCORE HOMES LLC  
JIM RASCHE BUILDER  
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BuildEncore@gmail.com

4-plex

A6