



## **PLANNING & ZONING MEETING AGENDA**

**Thursday, July 17, 2025 | 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 of June 18, 2025, meeting
3. Public Hearing to consider recommending the Comprehensive Plan Future Use Map to change Parcel Numbers 932149001, 932153001, 932155001 from Light Industrial to Heavy Industrial – this portion of the meeting will include public comment.
4. Consideration of recommending approval of Rezoning Application of RIVALDD Farms, Inc. of parcels 932821005, 932805002, 932807001, 932153001, 932155001, 932801002AD and 932149001 from SA Suburban Agriculture to I-2 General Industrial – this portion of the meeting will include public comment.
5. Consideration of recommending approval of Rezoning Application of RG Prime LLC and Slopertown LLC of parcels 932717003AD, 932805003 and 932823003 from SA Suburban Agriculture to I-2 General Industrial – this portion of the meeting will include public comment.
6. Consideration of recommending approval of the Vacation of Drainage and Detention Easement at 721 and 725 St. Andrew Circle.
7. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission  
June 18, 2025, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Planning and Zoning Commission met in open session in Eldridge City Hall at 6:00 p.m. on June 18, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Mike Martin and Scott LaPlante. Brad Merrick and Jennifer Vittorio were absent. Also present was Jeff Martens.

The minutes from the May 15, 2025, meeting were presented for approval. Motion by Martin to approve the minutes as presented. Ferguson seconded. Motion carried 4-0 by voice vote.

Donaubauber asked Martens to present a summary of the request. Martens stated that the developer would like to replat the lots on the west side of North 4<sup>th</sup> Avenue in Ivy Acres to accommodate the construction of additional single-story villa-style condos rather than the two-story townhouse-style condos that were originally platted.

Martens said that the City had some additional construction requirements due to this request that the developer had been informed about. These included:

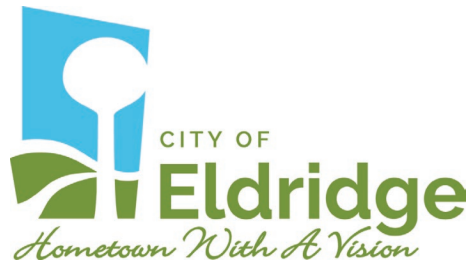
1. Developer will be required to uncover and cap sanitary services they plan to abandon at the main. Public Works will need to inspect and GPS them before they are covered.
2. Developer will be required to uncover and cap water services they plan to abandon at the main after they are shut off at the corporation. Water Department will need to inspect and GPS them before they are covered.
3. Any relocation/removal of transformers or streetlights will be completed by Eldridge Electric and charged to the developer.

Martens said that this would result in a widening of the lots on the west side and the east side would remain the same and homes were currently under construction on the east. Donaubauber confirmed that this would reduce the number of lots from 14 to 12 with an outlot and that the pins marking the lots would be moved. Donaubauber asked why N. 4<sup>th</sup> Ave. wasn't marked on the vicinity map. Martens said that was because the replatted portion was blown up on the replat to show only the affected lot changes and the rest of the original plat would remain as it was. Martin asked if this would then be an addendum to the Part 1 final plat and Martens said it would and once recorded only this portion would change on the assessor's website.

Martin asked if the stormwater calculations had to change and Martens said that he thought the impervious surface was about the same and that the ponds in this area were oversized and would not be affected by these changes.

Martin made a motion to recommend approval of the plat and LaPlante seconded. Motion carried 4-0 by voice vote.

Ferguson made a motion to adjourn the meeting at 6:11 p.m. Seconded by Martin. Motion carried 4-0 by voice vote.



To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: RIVALDD Farms, Inc. rezoning application  
Date: 7/17/25

Dennis Kay, President of RIVALDD Farms, Inc., has applied to rezone seven parcels that they own in the future southwest industrial development area. They plan to continue to farm the property but offer it for sale as a future industrial development site.

These would include parcels numbered 932821005-19.74 acres, 932805002-32.25 acres, 932807001-40.00 acres, 932153001-34.20 acres, 932155001-35.00 acres, 932801002AD-32.00 acres and 932149001-39.00 acres totaling 232.19 total acres with brief legal descriptions of:

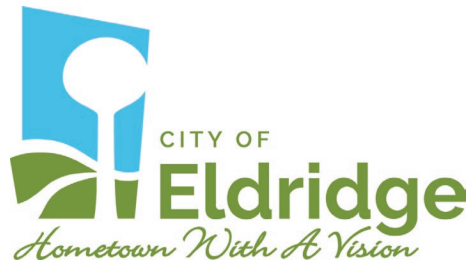
932821005 - Sec:28 Twp:79 Rng:03SW NE N OF ROAD EX4.65 AC TRACT DOC#13050-86  
932805002 - Sec:28 Twp:79 Rng:03NW NE EXCEPT 7.289ACTRACT DEED #150-91  
932807001 - Sec:28 Twp:79 Rng:03NE NE  
932153001 - Sec:21 Twp:79 Rng:03S 35A SW SE  
932155001 - Sec:21 Twp:79 Rng:03S 35A SE SE  
932801002AD - Sec:28 Twp:79 Rng:03PT NW NW & PT SW NW N OF RD  
932149001 - Sec:21 Twp:79 Rng:03SW SW

from SA-Suburban Agriculture District to I-2 General Industrial District. City Staff has reviewed these requests and are recommending approval.

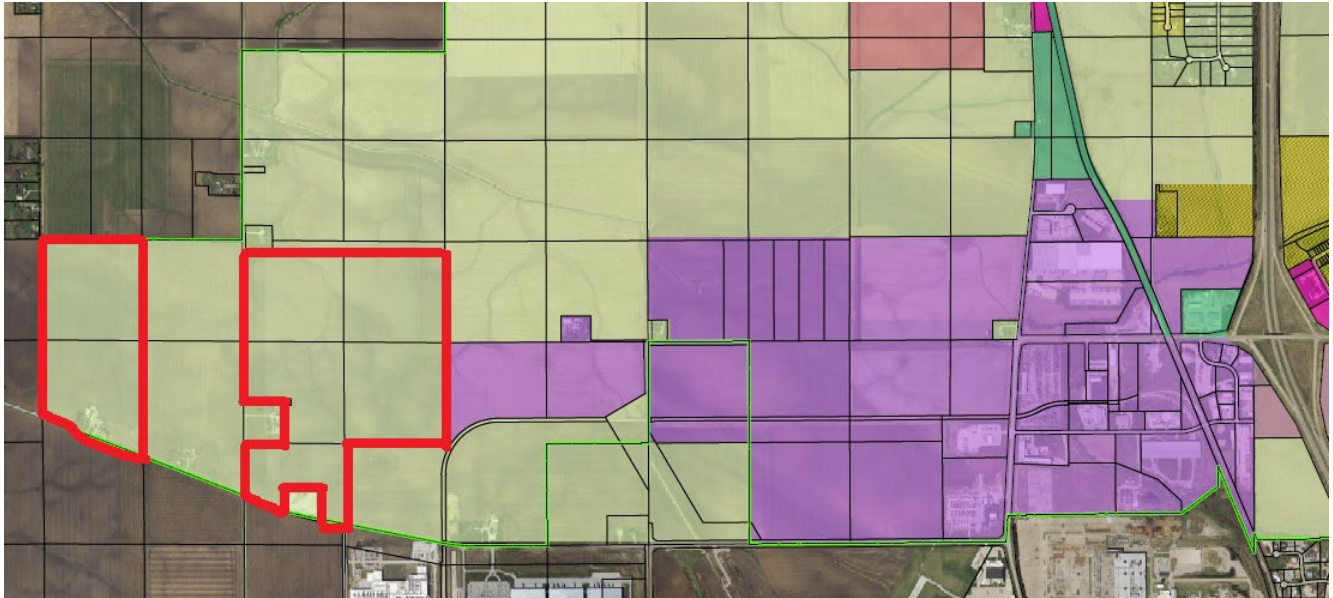
This would require the Future Land Use Map in the Comprehensive Plan adopted in 2011 to be amended for the three northernmost parcels in this request, which would be numbers 932149001, 932153001 and 932155001. Please see the illustrations included in the application packet below.

The Future Land Use map designates these three northernmost parcels as Light Industrial. It is recommended the Future Use Map be amended to reflect this change in zoning if approved. A parcel of Light Industrial will remain north of these parcels to act as a buffer between the Heavy Industrial area and the future use High Density Residential that is shown in orange on the map.

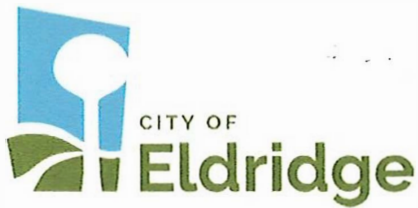
Please see the following application, location map and future land use map included with the application.



This area is currently zoned SA-Suburban Agriculture District as shown in the screenshot below. Much of the surrounding area has already been rezoned to I-2 General Industrial District.



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	



# REZONING APPLICATION

## Plan and Zone Commission

Property Address 0 Slopertown Rd, Eldridge, IA

Rezoning Request From Ag To I-2

Legal Description of Property 932821005-19.74 acres, 932805002-32.25 acres, 932807001-40.00 acres, 932153001-34.20 acres,  
93215501-35.00 acres, 932801002AD-32.00 acres, 932149001-39.00 acres = 232.19 TOTAL ACRES

Applicant Name RIVALDD Farms, Inc.

Address 1310 Wisconsin Ave.

Phone Number 563-579-7285

Email Address sheldenenterprises@gmail.com

Main Contact Person Dennis Kay, President

Title Holder's (If different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature of Applicants (s)

A handwritten signature in blue ink, appearing to be "Dennis Kay", is written over a horizontal line.

Intended property use continue to farm property but offer for sale as industrial development site

(please be specific) \_\_\_\_\_

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156

Payment Method check

Courtesy Letters Sent 7/10/25

Date Filed 6/23/25

Meeting Date 7/18/25

The 7 parcels within the city limits are as follows:

932821005 – 19.74 acres

932805002 – 32.25 acres

932807001 – 40.00 acres

932153001 – 34.20 acres

932155001 – 35.00 acres

932801002AD – 32.0 Acres

932149001 – 39.00 acres

TOTAL - 232.19 ACRES

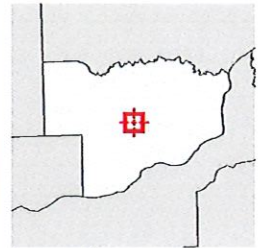




# Scott County / City of Davenport, Iowa



## Overview



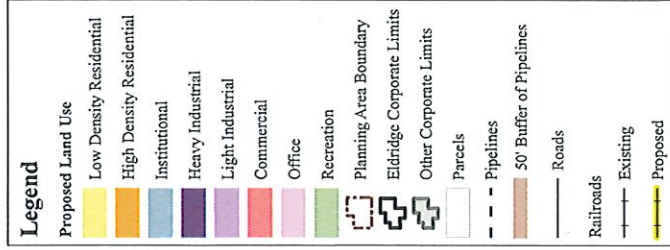
## Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
  - Interstate
  - US Highway
  - State Highway
  - County Route
  - Major road
  - Local roads
  - Ramp
  - Alleyway/Access Road
  - Bike/Pedestrian Trail
  - Driveway
- Rights of Way
- Major Rivers and Streams**
  - River Centerline
  - River Boundary
  - Major Stream
- Minor Streams, Other**
  - Minor Stream
  - Small Lake/Pond
  - Drainageways, etc
  - Island
- Major Rivers and Lakes**
  - Lake
  - Major Stream
  - River
  - Minor Lakes and Ponds
- Parcels
- Parcel Point



Map 4.2

# Eldridge, Iowa Proposed Land Use



Data Sources: National Pipeline Mapping System (NPMS)  
 Parcel Data - Scott County GIS  
 Other Data - Bi-State Regional Commission

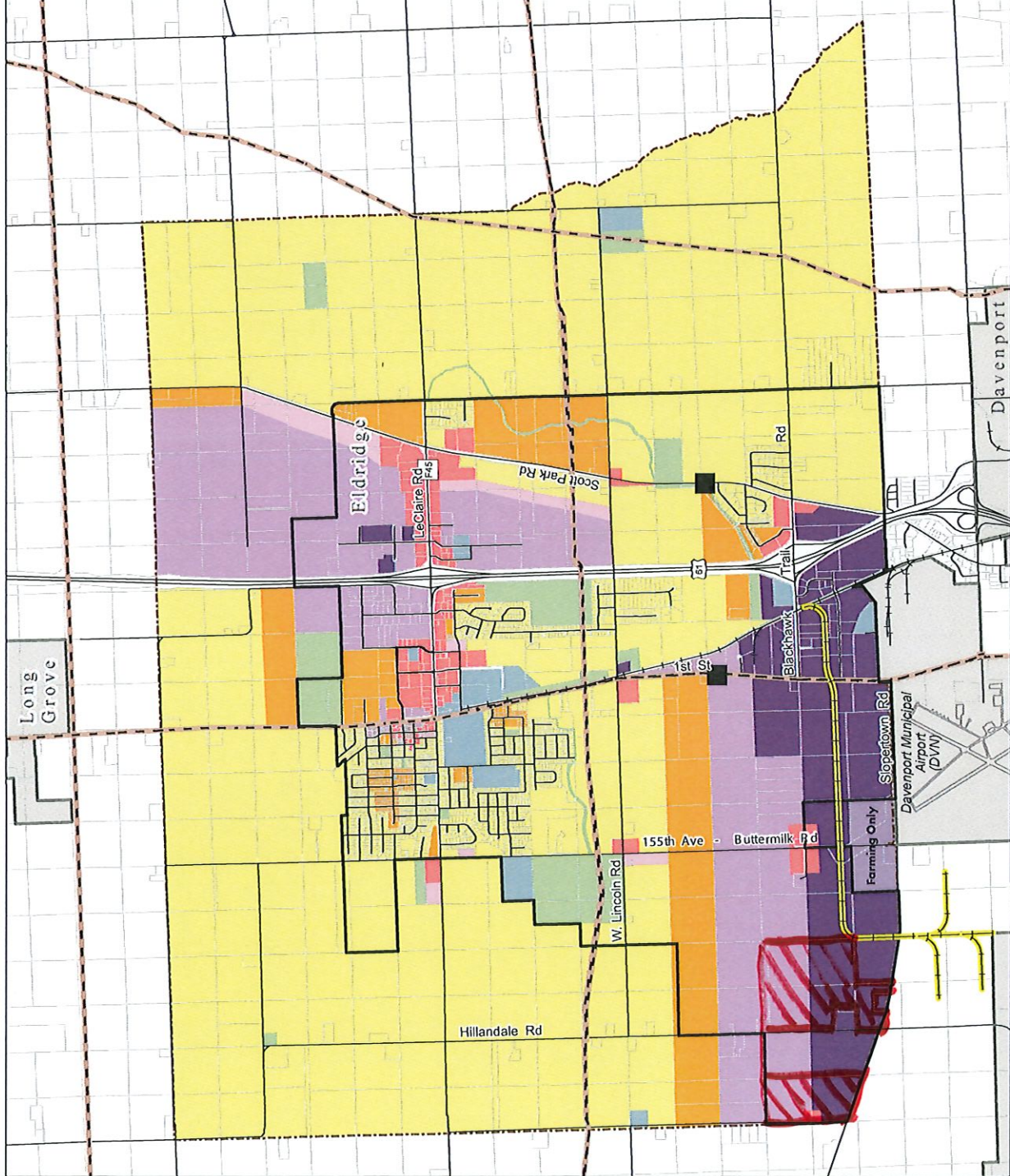


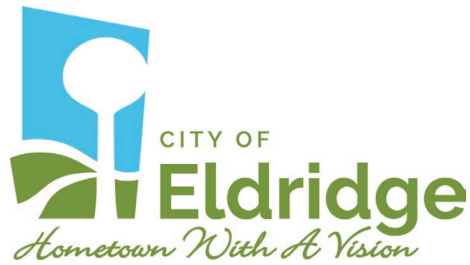
Map prepared by:



October 2011

Disclaimer: This map is for reference only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 Bi-State Regional Commission disclaims  
 all responsibility for the accuracy or  
 completeness of the data shown herein.





To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: RG Prime LLC/Slopertown LLC rezoning application  
Date: 7/17/25

Neal Keppy, stakeholder in RG Prime LLC and Slopertown LLC, has applied to rezone three parcels that they own in the future southwest industrial development area. They plan to continue to farm the property but offer it for sale as a future industrial development site.

These would include parcels numbered 932717003AD – 52.15 acres, 932805003 – 7.29 acres and 932823003 – 34.99 acres, totaling 94.43 total acres with brief legal descriptions of:

932717003AD - Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L

932805003 - Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'-W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A)

932823003 - Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW

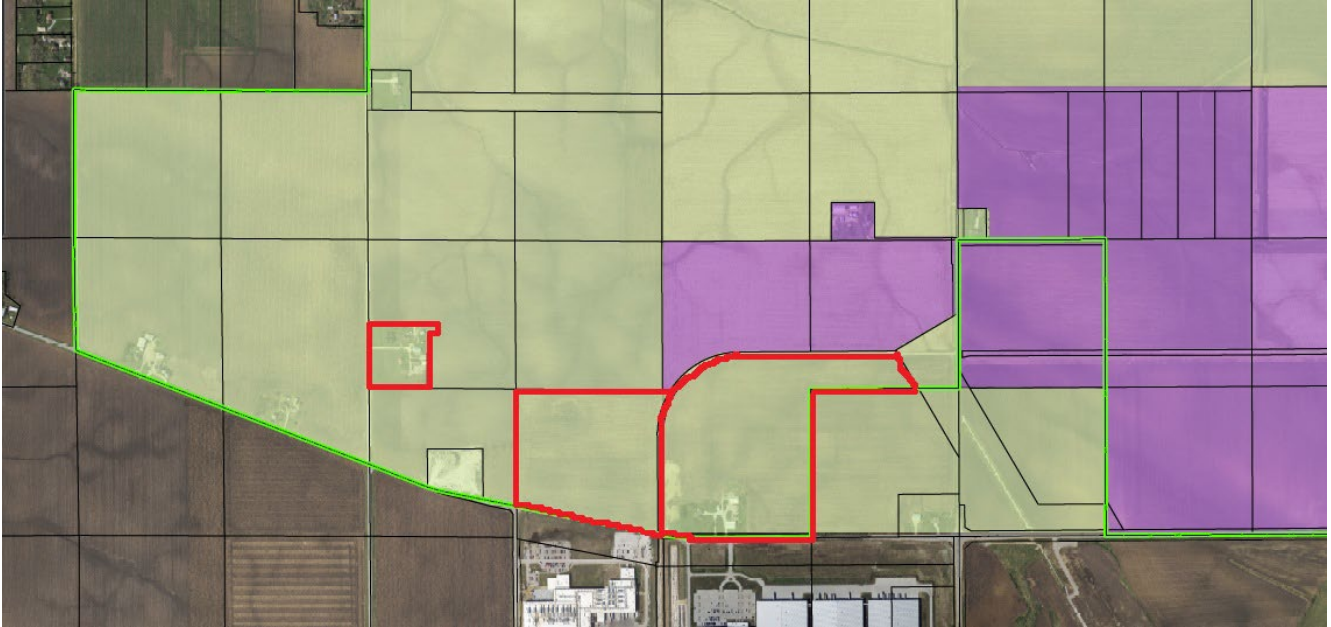
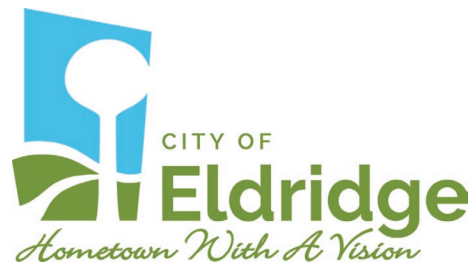
from SA-Suburban Agriculture District to I-2 General Industrial District. City Staff has reviewed these requests and are recommending approval.

The Future Land Use map designates these parcels as Heavy Industrial which aligns with this application.

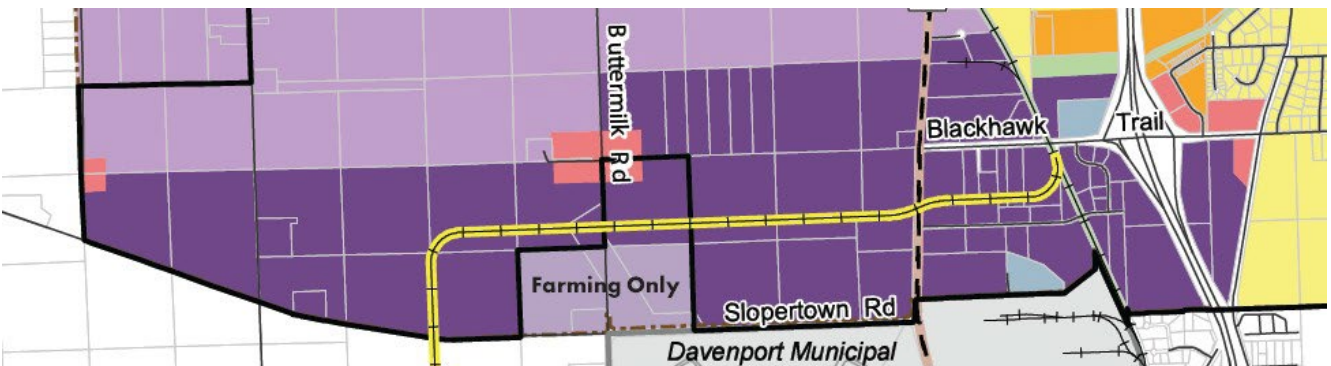
This area is currently zoned SA-Suburban Agriculture District as shown in the screenshot below. Much of the surrounding area has already been rezoned to I-2 General Industrial District. Below the current zoning map screenshot, you will see a screenshot of the Future Land Use Map.

The application then follows with locations and descriptions from the Scott County Assessor's website.





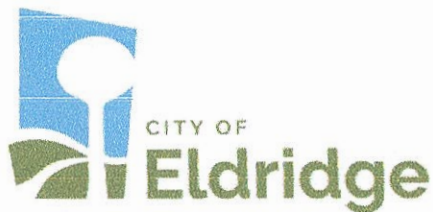
City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
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C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	



Karl Donaubauer  
Scott LaPlante

Mike Martin  
Jennifer Vittorio

Brad Merrick  
Dean Ferguson



# REZONING APPLICATION

## Plan and Zone Commission

Property Address 2024 Slopertown Rd Eldridge IA 52748

Rezoning Request From SA To I-2

Legal Description of Property Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL  
S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L

Applicant Name Slopertown LLC

Address 13258 Slopertown Rd Davenport, IA 52806

Phone Number 563-529-2214

Email Address nealkeppy@gmail.com

Main Contact Person Neal Keppy

Title Holder's (If different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature of Applicants (s) *Neal C Keppy*

Intended property use Agriculture now, preparing for industrial use

(please be specific) \_\_\_\_\_

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

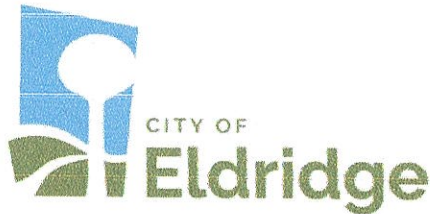
Filing Fee Paid \$ 156

Payment Method Check

Courtesy Letters Sent 7/10/25

Date Filed 6/30/25

Meeting Date 7/17/25



# REZONING APPLICATION

## Plan and Zone Commission

Parcel # 932823003

Property Address 3605 Hillandale Rd Eldridge IA 52748 / NE 1/4 Sect 28 T-79-N R3E

Rezoning Request From SA To I-2

Legal Description of Property Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'-W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A) and Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW

Applicant Name RG Prime LLC

Address 13258 Slopertown Rd Davenport, IA 52806

Phone Number 563-529-2214

Email Address nealkeppy@gmail.com

Main Contact Person Neal Keppy

Title Holder's (If different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature of Applicants (s)

Neal C Keppy

\_\_\_\_\_

\_\_\_\_\_

Intended property use  
(please be specific)

Agriculture now, preparing for industrial use

\_\_\_\_\_

\_\_\_\_\_

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156

Payment Method Check

Courtesy Letters Sent 7/10/25

Date Filed 6/30/25

Meeting Date 7/17/25





# Scott County / City of Davenport, Iowa



RG Prime LLC 7.3 Acres  
3605 Hillandale Rd

## Overview



## Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
  - Interstate
  - US Highway
  - State Highway
  - County Route
  - Major road
  - Local roads
  - Ramp
  - Alleyway/Access Road
  - Bike/Pedestrian Trail
  - Driveway
- Rights of Way
- Major Rivers and Streams**
  - River Centerline
  - River Boundary
  - Major Stream
- Minor Streams, Other**
  - Minor Stream
  - Small Lake/Pond
  - Drainageways, etc
  - Island
- Major Rivers and Lakes**
  - Lake
  - Major Stream
  - River
  - Minor Lakes and Ponds
- Parcels
- Parcel Point



Parcel ID	932805003	Alternate ID	n/a	Owner Address	RG PRIME LLC
Sec/Twp/Rng	28-79-03	Class	R		2024 SLOPERTOWN RD
Property Address	3605 S HILLANDALE RD	Acreage	7.292		ELDRIDGE IA 52748
	ELDRIDGE	Graphic Acres	7.292		
District	ELN				
Brief Tax Description	Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'-W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A) (Note: Not to be used on legal documents)				

Date created: 6/30/2025  
Last Data Uploaded: 6/30/2025 7:06:18 AM



# Scott County / City of Davenport, Iowa



## Overview



## Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
  - Interstate
  - US Highway
  - State Highway
  - County Route
  - Major road
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  - Ramp
  - Alleyway/Access Road
  - Bike/Pedestrian Trail
  - Driveway
- Rights of Way
- Major Rivers and Streams**
  - River Centerline
  - River Boundary
  - Major Stream
- Minor Streams, Other**
  - Minor Stream
  - Small Lake/Pond
  - Drainageways, etc
  - Island
- Major Rivers and Lakes**
  - Lake
  - Major Stream
  - River
  - Minor Lakes and Ponds
- Parcels
- ♦ Parcel Point

RG Prime LLC 35 Acres

~~NE~~ 1/4 Sect. 28 T-79-N, R3E

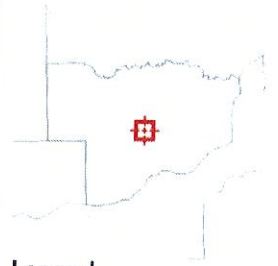
Parcel ID	932823003	Alternate ID	n/a	Owner Address	RG PRIME LLC
Sec/Twp/Rng	28-79-3	Class	A		2024 SLOPERTOWN RD
Property Address		Acreage	34.99		ELDRIDGE IA 52748
		Graphic Acres	34.848		
District	ELNA				
Brief Tax Description	Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW				
	(Note: Not to be used on legal documents)				

Date created: 6/30/2025  
Last Data Uploaded: 6/30/2025 7:06:18 AM

































## Overview



## Legend

-  Political Township
-  Corporate Limits
-  County Boundary
-  Railroad
- All Roads**
  -  Interstate
  -  US Highway
  -  State Highway
  -  County Route
  -  Major road
  -  Local roads
  -  Ramp
  -  Alleyway/Access Road
  -  Bike/Pedestrian Trail
  -  Driveway
-  Rights of Way
- Major Rivers and Streams**
  -  River Centerline
  -  River Boundary
  -  Major Stream
- Minor Streams, Other**
  -  Minor Stream
  -  Small Lake/Pond
  -  Drainageways, etc
  -  Island
- Major Rivers and Lakes**
  -  Lake
  -  Major Stream
  -  River
- Minor Lakes and Ponds**
  -  Minor Lakes and Ponds
-  Parcels
-  Parcel Point

Slopertown LLC 52 Acres

NW 1/4 Sect 27 T-79-N, R3E

Parcel ID	932717003AD	Alternate ID	n/a	Owner Address	SLOPERTOWN LLC
Sec/Twp/Rng	27-79-03	Class	A		13258 SLOPERTOWN RD
Property Address	2024 W SLOPERTOWN RD	Acreage	52.15		DAVENPORT IA 52806
	ELDRIDGE	Graphic Acres	52.317		
District	ELNA				
Brief Tax Description	Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L (Note: Not to be used on legal documents)				

Date created: 6/30/2025

Last Data Uploaded: 6/30/2025 7:06:18 AM



# Vacation Application

## Plan and Zone Commission

Property Address 721 & 725 St. Andrews Circle

Legal Description of Property lot 7 + lot 6 Roshie Green 3rd

Applicant Name Bruce Speer & The Henry's (James)

Address 721 St. Andrews 725 St. Andrews

Phone Number 503-529-4194

Email Address speerhous@gmail.com

Main Contact Person Bruce Speer

Vacation Request Manage Easement

Reason for Request Match up to neighbor's

Signature [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

Filing Fee Paid \$ 100

Payment Method check

Courtesy Letters Sent N/A

Date Filed 6/30/2025

Meeting Date 7/17/2025



# 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.

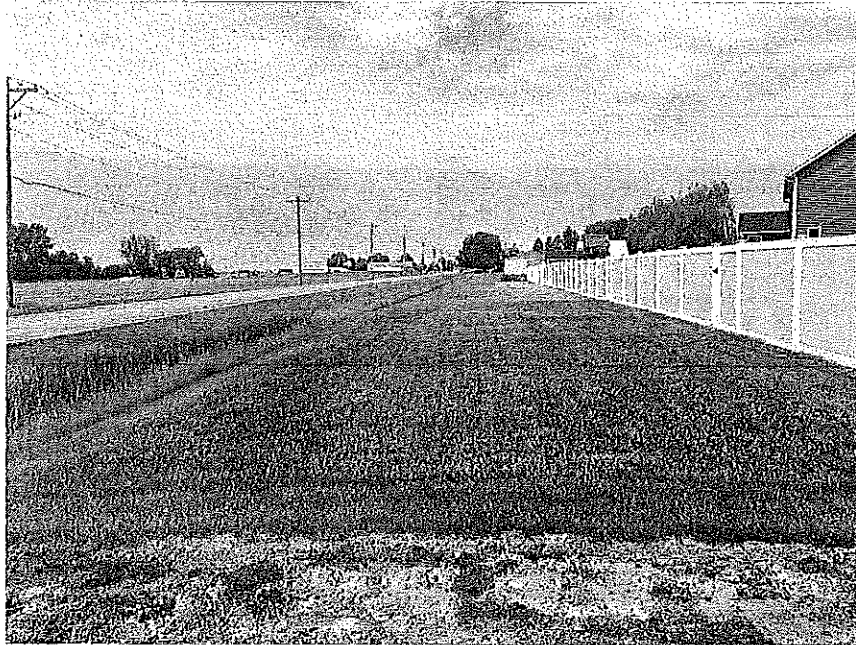
Sincerely,

*Chris Townsend*

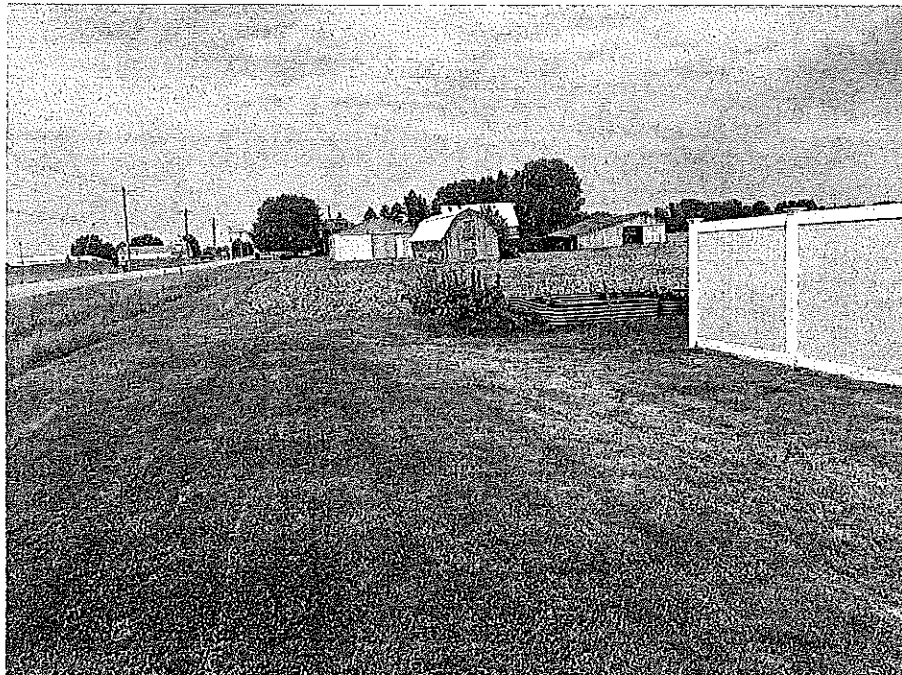
Christopher Townsend, PE  
Townsend Engineering  
(563)386-4236  
[chris@townsendengineering.net](mailto:chris@townsendengineering.net)

# TOWNSEND ENGINEERING

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



Looking west along lots 6,7 and 8.



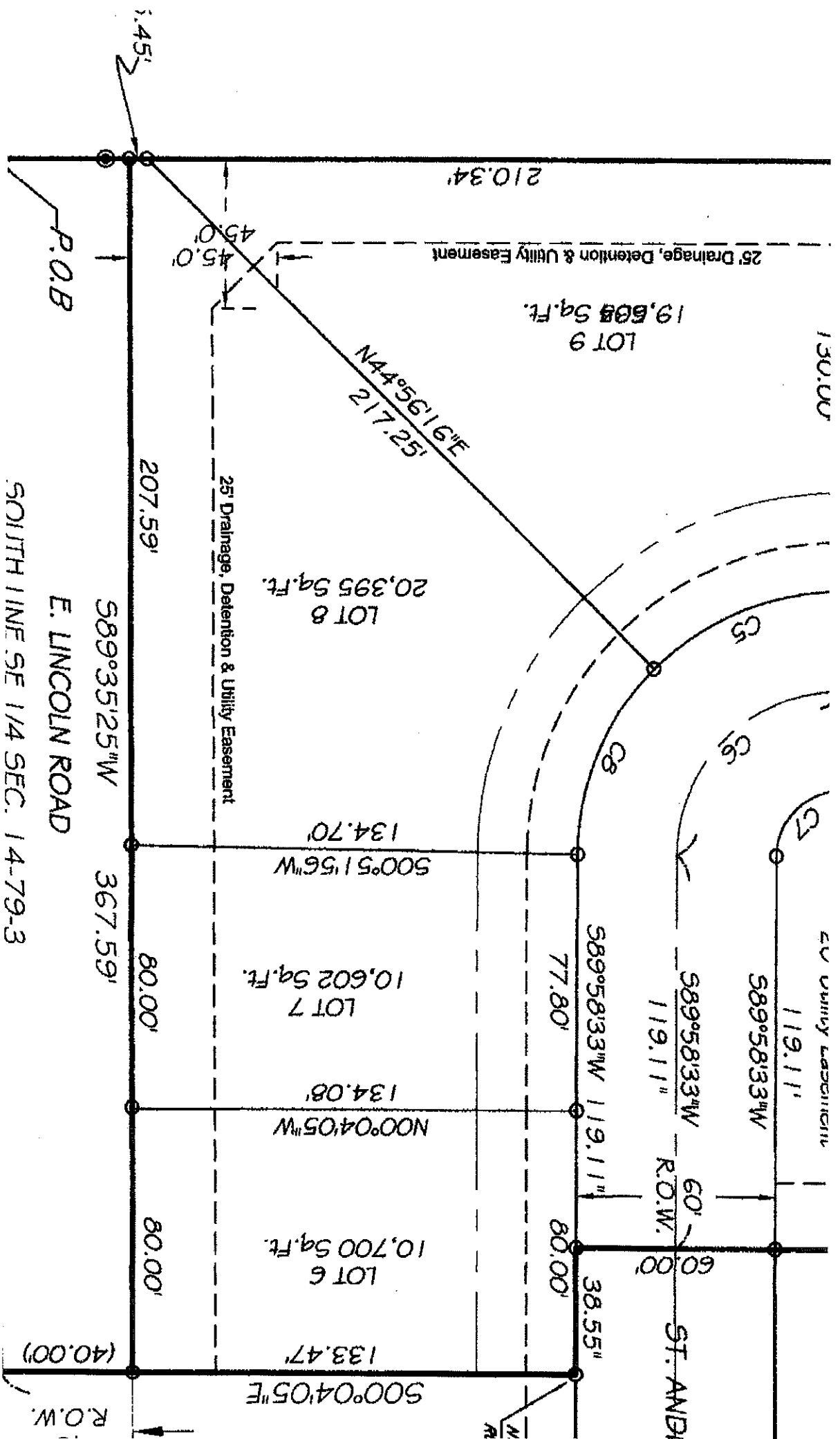
Looking west at the SW corner of Rustic Green 3<sup>rd</sup>.

563

529.4236 cell | 386.4236 office | 386.4231 fax

2224 East 12th Street  
Davenport, IA 52803

chris@townsendengineering.net



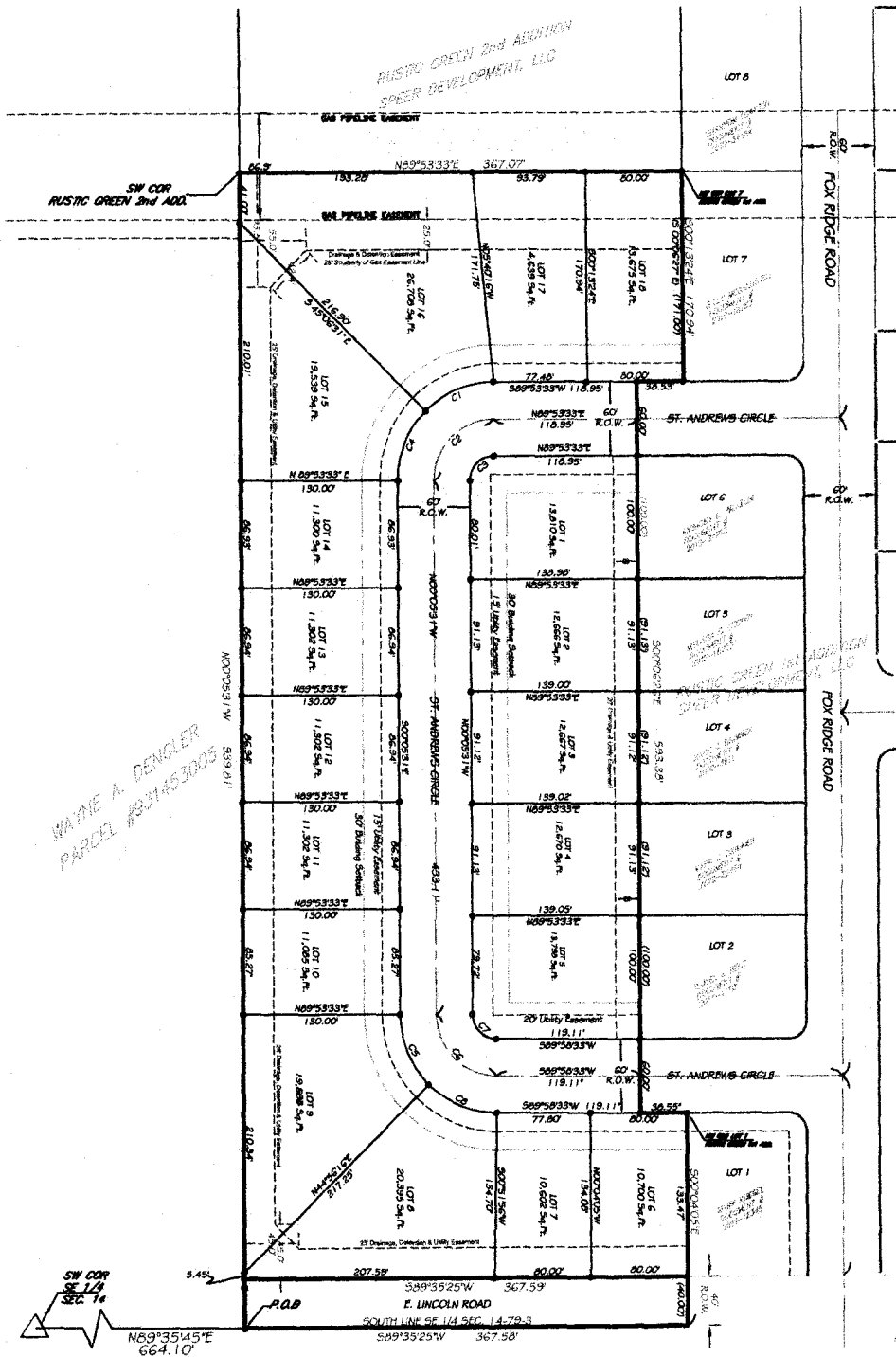
PREPARED BY/RETURN TO: TOWNSEND ENGINEERING, 2224 E. 12TH ST., DAVENPORT, IA 52803 (563) 386-4236

**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	62.82'	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	62.82'	80.00'	S 22°24'15" W	61.22'	45°55'42"
C5	62.75'	80.00'	S 22°43'38" 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  
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- Attorney:  
Marc Gelleman  
1987 Spruce Hills Drive  
Bettendorf, Iowa 52722  
Ph: (563) 359-3646

APPROVED BY:  
CITY OF ELDRIDGE, IOWA

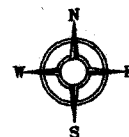
BY: *[Signature]*

DATE: 9-16-14 ATTEST: *[Signature]*

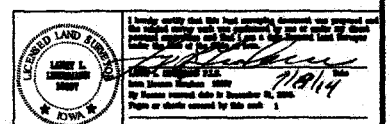
CITY PLAN & ZONE COMMISSION

BY: *[Signature]* DATE: 9/17/14

MIDAMERICAN ENERGY  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN



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



**LEGEND:**

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

**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.

**TOWNSEND**  
**ENGINEERING**

DATE: 07/18/14  
 PROJECT NO: RUSTIC GREEN 3rd  
 386-4236 386-4231  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR  
 CHECKED BY: CCL  
 ULL  
 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  
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