

# August 10, 2016

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
August 10, 2016  
7:00 PM**

1. Call to Order and Roll Call
  2. Approval of the Minutes of the regular meeting of July 13, 2016
  3. Procedural Explanation
  4. Public Hearing #2016-17: The applicant, Friendship Manor, has filed a request for a special exception to approve an authorized use (24 space accessory parking lot), a variance of six-inches of the 42-inch (3.5') maximum height for a fence in a front yard and a variance of 25 feet of the 25-foot setback from point of intersection for a fence on a corner property adjacent to two public streets in an R-3 (one and two family residence) at 2100 and 2106 12<sup>th</sup> Street.
  5. Other Business
  6. Adjournment
-

**DRAFT MINUTES OF THE  
ROCK ISLAND BOARD OF ZONING APPEALS**

**Regular Meeting**

**7:00 p.m.**

**July 13, 2016**

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		( ) Larry Tschappat
(x) Gary Snyder		( ) Robert Wild
( ) Faye Jalloh		

Staff Present: Alan Fries and Randy Hollerud.

Chairman Snyder called the meeting to order at 7:00 p.m.

**Approval of Minutes** – Mr. Day made a motion to approve the Minutes of the June 8, 2016 meeting. Ms. Williams seconded the motion, and it passed unanimously.

**Procedural Explanation** – Chairman Snyder explained the procedure to be followed for the public hearing. He said there is one Interested Party for Case #2016-12.

**Public Hearing #2016-12 - Request from Ramsey Vesey for a special exception for an authorized use and a variance of five parking spaces of the five space requirement for a community center in an R-6 (multi-family residence at 1006 3<sup>rd</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires Board authorization for a community center continuing to utilize the existing 3' x 6' attached unlit banner sign (Section 14.4 [A]) and five off-street parking spaces for an apartment and a community center for approximately ten individuals (Section 8.14 [D] {11}). The applicant proposes to operate a youth community center boxing gym for ages 7 to 13 on the first floor of the structure.

The applicant has been looking for a site to maintain the boxing club since relocating out of the Martin Luther King Center. The club has existed since 2006 and serves approximately 10 to 15 youths aged 7 to 13. It operates Monday through Thursdays from 5:30 to 6:30 p.m. The applicant indicates that there are 4 to 5 parents that drop off their children at the center, but most youths walk to the site. The rear yard likely had some gravel put down for parking in the past, but is currently unimproved.

He said the City received an Interested Party form from Duane Tschappat, 16500 104<sup>th</sup> Avenue West in Illinois City, Illinois (owner of 1010 and 1013 3<sup>rd</sup> Avenue in Rock Island). Mr. Tschappat indicated concerns regarding parking for the subject site and on the street.

Chairman Snyder called for proponents.

Ramsey Vesey, 1011 14 ½ Street, was sworn in. He submitted a petition signed by nine citizens in support of the community center and a certification from a USA Boxing Association for his work with youth. He said he hopes to continue to work with youth in the area.

Chairman Snyder called for the Interested Party. The Interested Party (Mr. Duane Tschappat) was not present.

As no one else wished to speak, the public hearing was closed.

**Decision Case #2016-12** – Ms. Williams made a motion to approve the request because:

1. The proposed use and variances will improve the return on the property.
2. The community center serves youth that are younger than driving age, so off-street parking is not essential.
3. The proposed use and variances will not alter the character of the neighborhood.

Mr. McAdam seconded the motion, and it passed unanimously.

**Public Hearing #2016-13 - Request from Daniel Herr for a variance of two feet of the three foot setback requirement for an accessory structure in a rear yard on an R-2 (one family residence) district at 3011 37<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires a 3 foot setback from a neighboring property line for an accessory structure in a rear yard in a residential zoning district (Section 8.5A). The applicant proposes to maintain an accessory pump-house structure (6' x 6') for a swimming pool in the north rear yard.

Staff received a complaint regarding an accessory deck that was being constructed too close to the west property line. In meeting with the applicant, it was also identified that the existing pump-house was also too close to the northern and western property lines. The applicant is in the process of moving the part of the deck that is too close to the line, but indicates that it would be difficult to move the pump-house because of all the equipment in it that is needed to heat the swimming pool. The plastic pump-house is located adjacent to two 6-foot privacy fences approximately one foot from each property line.

Chairman Snyder called for proponents.

Daniel Herr, 3011 37<sup>th</sup> Avenue, was sworn in. He said one of the two privacy fences adjacent to the subject accessory structure belongs to him and the other belongs to a neighbor.

Chairman Snyder asked how long has the accessory structure been there. Mr. Herr replied approximately one year.

Ms. Williams asked if the accessory structure was made of plastic. Mr. Herr replied that it was and that it was maintenance free.

Chairman Snyder called for opponents.

Mindy Diaz, 3601 30<sup>th</sup> Street, was sworn in. She said that there have been more and more structures on the subject property and that since the swimming pool has been put up there have been some drainage issues on her property. She identified a drain located near the rear of the subject property that she believes has been covered up. She submitted some photos of the fence and volleyball net located near a deck by the swimming pool location and said it is unsightly.

Chairman Snyder called for a rebuttal.

Mr. Herr said the swimming pool is up and meets city codes and he needs a pump house for the pool. He said the City did some storm water work to the north of his site and changed the flow of the drain on his property and there has not been any issues since that change. He said he put the volleyball net up so that when his children play in the pool it keeps the ball out of Ms. Diaz yard.

As no one else wished to speak, the public hearing was closed.

**Decision Case #2016-13** – Mr. Day made a motion to approve the request because:

1. The proposed variances will improve the return on the property.
2. The proposed variances will not alter the character of the neighborhood.

Mr. McAdam seconded the motion.

Chairman Snyder said he has concerns that the location of the accessory structure does alter the character of the neighborhood.

Ms Williams said the accessory structure is not the problem the pool and deck have likely caused more of the drainage issues.

Mr. McAdam said he is convinced the work the City did with the drainage has solved the drainage problem. He noted that with the heavy rains this past afternoon many City catch basins were over flooded for awhile.

Ms. Williams agreed and again said that the small pump house accessory structure is not the

problem on the site.

Chairman Snyder called for a vote on the motion to approve the variances, and it passed unanimously.

**Public Hearing #2016-14 - Request from Second Baptist Church for a special exception to approve an authorized use and variances from the landscape requirements for a lighted accessory parking lot in an R-3 (one and two family residence) district at 1001, 1005, 1009 and 1013 6<sup>th</sup> Avenue and 517 10<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires Board authorization for an accessory parking lot (Section 14.4 [F]) and 6 canopy trees along with other landscape covering within ten-foot areas along a front yard and five-foot areas along side and/or rear yards (Section 36.5). The applicant proposes to construct a 30-space, lighted accessory parking lot on the site.

The church has obtained the five properties (some of the parcels from the City) and desires to locate the accessory parking lot across from the church. The church has been allowed to do some grading and other preparation work for the parking lot knowing that it is at their own risk prior to the Board's decision on the special exception and variance request.

The 30 space parking lot will be improved with asphalt and have one access point off of 10<sup>th</sup> Street. There will not be an access point to the alley to the east of the site. The church is looking at adding lighting, but it has no details at this time. Any proposed lighting would be required to meet Zoning Ordinance requirements for illumination levels at property lines and be directed away from neighboring properties. The church is proposing low level shrubs along the ten-foot area off of 10<sup>th</sup> Street. No other landscaping is proposed because the church is also interested in obtaining other properties to the north of the site.

Chairman Snyder called for proponents.

Bryon Tyson, 919 6<sup>th</sup> Avenue, was sworn in. He said the church has approximately 450 members and has existing parking for only 125 vehicles. He said that the existing parking space accommodates church members most of the time, but it is not adequate when there are weddings, funerals or other large events at the church. He said there currently is a large convention at the church and many people are having to park along adjacent streets in the neighborhood.

He continued by saying that the church spent approximately \$120,000 to acquire the subject properties and intends to do landscaping for the parking lot. He added that they want to wait until they find out if they can also obtain the property to the north of the subject site to add additional parking that will double the proposed lot from 30 spaces to 60 spaces.

Mr. Day asked if there are any storm water issues for the proposed parking lot. Mr. Tyson said

there have a lot of grass area on the perimeter of the site that storm water can run off on.

As no one else wished to speak, the public hearing was closed.

**Decision Case #2016-14** – Mr. McAdam made a motion to approve the request because:

1. The proposed variances will provide additional parking for church and community activities.
2. The proposed variances will not alter the character of the neighborhood.

Ms. Williams seconded the motion, and it passed unanimously.

**Public Hearing #2016-15 - Request from Tom and Karen Long for a variance of 8 feet of the 25 foot front yard setback requirement in a rear yard on an R-2 (one family residence) district at 3204 25<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires a 25 foot front yard building setback in an R-2 zoning district (Section 15.5). The applicant proposes to construct an attached open deck (14' 4" x 8') in the east front yard.

The applicant has removed existing front yard steps and has been allowed to begin some site work for the proposed deck, knowing that it is at their own risk prior to the Board's decision on the variance request. There are several homes to the south of the site that have a roof overhang or awning over its front step area, but there are no open decks or porches. The proposed open deck will extend to within 17 feet of the east property line and will provide an outdoor seating area for the applicants. Staff does not believe the proposed deck will impair visibility up and down the block.

Chairman Snyder called for proponents.

Tom and Karen Long, 3204 25<sup>th</sup> Street, were both sworn in. Ms. Long said they had a concrete stoop on the front of their residence that they wanted to put railings on it, but when they began the work they realized that the existing stoop concrete was in bad condition. She said they have removed the whole stoop and now proposed the deck. She said they have a disabled son and older parents, so they the proposed deck will have adequate railings for them to use.

**Decision Case #2016-15** – Ms. Williams made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The proposed variance will not alter the character of the neighborhood.

Mr. McAdam seconded the motion, and it passed unanimously.

**Public Hearing #2016-16 - Request from Zachariah Shannon for a variance of 4 feet of the 6 foot setback requirement from an alley property line and a variance of 3 feet of the 3 foot setback for an accessory structure in a rear yard in an R-2 (one family residence) district at 2201 26<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires a 6 foot setback from an alley property line and a 3 foot setback from neighboring property lines for an accessory structure in a rear yard in a residential zoning district (Section 8.5A). The applicant proposes to reconstruct a detached garage (20' x 26') in the east rear yard.

The applicant had to remove an existing 20' x 20' detached garage at the same setback location due to a tree falling on the structure. That former garage was also located adjacent to the south property line and approximately two feet from the easterly right-of-way line of 27<sup>th</sup> Street (identified as 27<sup>th</sup> Street, but visibly serving more as an alley). This proposed location is approximately two feet closer to 27<sup>th</sup> Street than garages located to the south of the subject site, but it is approximately the same location as the former garage. The applicant indicates that they seek the variances to be able to reuse the existing driveway access off of 22<sup>nd</sup> Avenue.

Chairman Snyder called for proponents.

Zachariah Shannon, 2201 26<sup>th</sup> Street, was sworn in. He said that on May 10<sup>th</sup> of this year a tree located on the public right-of-way fell onto his existing garage significantly damaging it so it needed to be removed and replaced. He said the proposed garage will be located a little more into his rear yard, but will keep the same setbacks from 27<sup>th</sup> Street to the east and his neighbor to the south. He said that if he required to meet all current zoning regulations he would have to modify his existing driveway. He said he has talked to his neighbors and they expressed no objections to the variance request.

As no one else wished to speak, the public hearing was closed.

**Decision Case #2016-16** – Mr. Day made a motion to approve the request because:

1. The proposed variances will improve the return on the property.
2. The lot is a corner lot with two front yards.
3. The proposed variances will not alter the character of the neighborhood.

Mr. McAdam seconded the motion, and it passed unanimously.

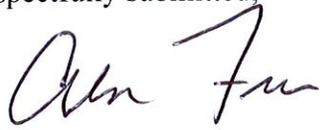
**Other Business:**

Mr. Fries informed the Board that Ben Griffith has taken a position in North Carolina. He said that is one case for the August regular meeting. He then reminded Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions.

**Adjournment:**

Chairman Snyder adjourned the meeting at 7:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alan Fries". The signature is written in a cursive style with a large initial "A" and a long, sweeping underline.

Alan Fries, Acting Secretary  
Rock Island Board of Zoning Appeals

DRAFT

## REPORT

TO: Board of Zoning Appeals a7  
FROM: Community and Economic Development Department  
Planning and Redevelopment Division  
DATE: July 20, 2016  
SUBJECT: Case #2016-17- Request for a special exception to approve an authorized use for an accessory parking lot and variances from the maximum height for a fence and setback from point of intersection for a fence in a double corner front yard in an R-3 (one and two family residence) district.

Applicant:  
Friendship Manor

Location:  
2100 and 2106 12<sup>th</sup> Street

Request:

1. To allow a special exception to approve an authorized use (24 space accessory parking lot).
2. To allow a variance of six-inches of the 42-inch (3.5') maximum height for a fence in a front yard.
3. To allow a variance of 25 feet of the 25-foot setback from point of intersection for a fence on a corner property adjacent to two public streets in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 88.5' x 125' (approximately 11,062 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is consists of two approximate 44 foot wide residential parcels that will be consolidated into one parcel.

To the north is a single family residence, zoned R-3 and a church, zoned B-1. To the east is villa-style apartments affiliated with Friendship Manor, zoned PUD. To the south is an undeveloped lot and single family residences, zoned R-3. To the west is a single family residence and commercial uses, zoned B-1.

Comprehensive Plan Future Land Use Designation:

The site is identified for single family residential land use.

Topography:

The site is flat and slightly above street level.

Affected Requirements:

1. The Zoning Ordinance requires Board authorization for an accessory parking lot (Section 14.4 [F]).
2. The ordinance also requires a maximum fence height of 42 inches (3.5').
3. The Ordinance also requires a 25 foot setback from point of intersection for a fence in a front yard at a corner intersection (Section 8.12).

The applicant proposes to construct a 24-space accessory parking lot with a 42 inch rote iron fence and 48 inch brick piers in the north and east front yards on the site.

Conditions to Authorize Use and Variances:

1. Reasonable Return: The proposed use and variances will provide additional parking for employees and improve the return on the property.
2. Unique Circumstances: The site is a corner lot with two front yards.
3. Character Alteration: The proposed use and variances will not alter the character of the neighborhood.

Comments:

Friendship Manor has obtained the subject site and three additional residential lots to the south of the site for development of the employee parking lot. The other properties will remain in residential use for this time.

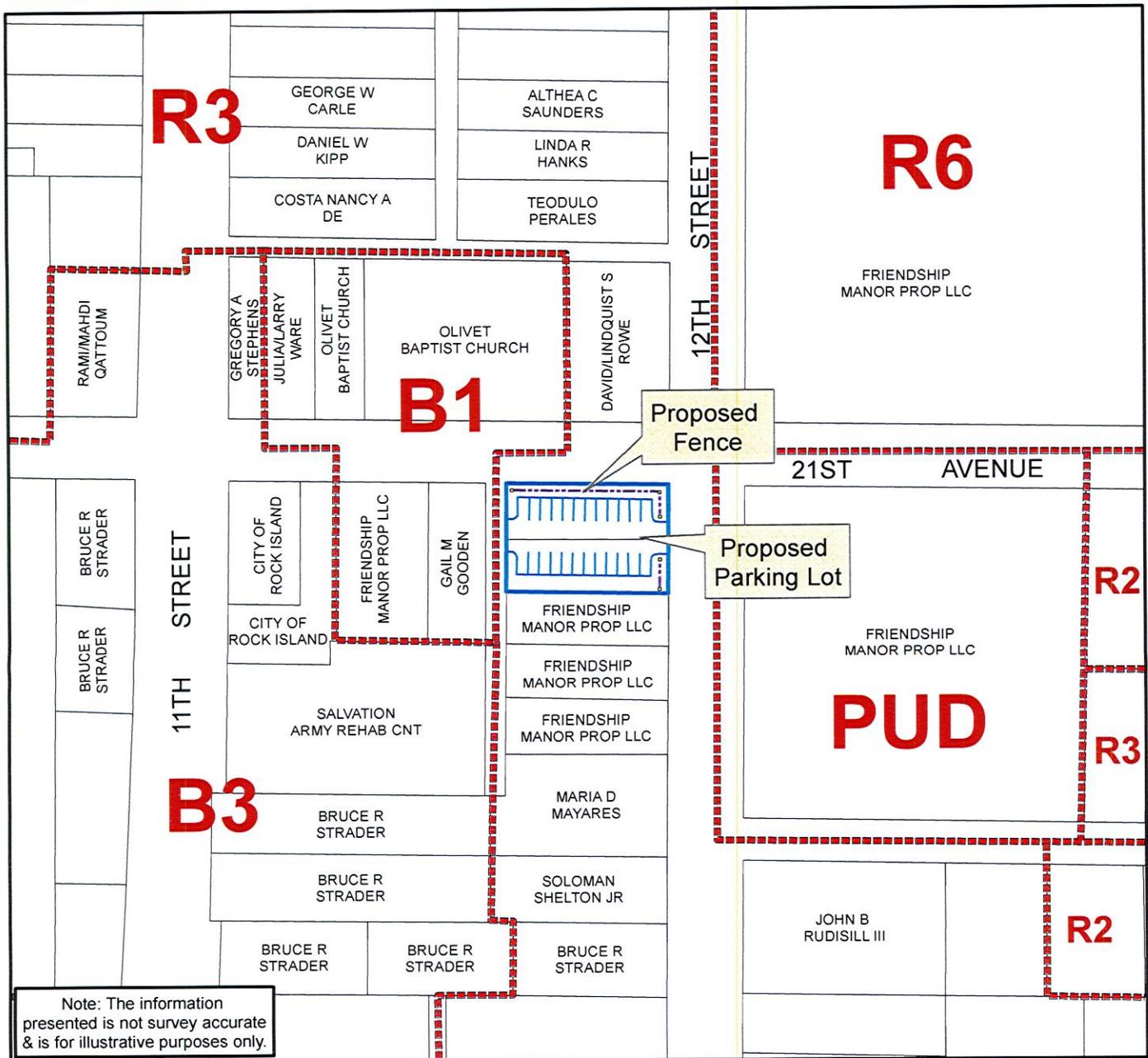
The proposed 24 space parking lot will be improved with concrete and will have an access point off of 12<sup>th</sup> Street and the north/south alley to the west of the site. The parking lot will not be lighted. There will be a 42 inch wrought iron fence along the north and east property lines that will have 48 inch tall brick piers at the corners and 12<sup>th</sup> Street entrance (see attached site plan). The proposed fence will not cause visibility issues at the intersection.

The attached landscape plan identifies a ten foot landscaped area along 21<sup>st</sup> Avenue and 12<sup>th</sup> Street. This area will include two canopy trees along 21<sup>st</sup> Avenue and one canopy tree along 12<sup>th</sup> Street along with three arborvitae trees and low level viburnum bushes. The five foot landscaped areas will not have a fence, but will have one canopy tree, three arborvitae trees and several types of low level bushes. The landscape plan complies with the Zoning Ordinance landscape requirements.

Recommendation:

That the authorized use and fence height and location variances be approved because it will provide additional parking for employees that will also improve the return on the property and will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



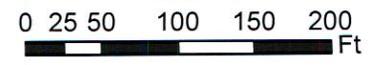
Note: The information presented is not survey accurate & is for illustrative purposes only.

## BOARD OF ZONING APPEALS 2016-17

### Legend

- Parcels
- Subject Property

DR. BY: K.G.D.  
APPR. BY: af

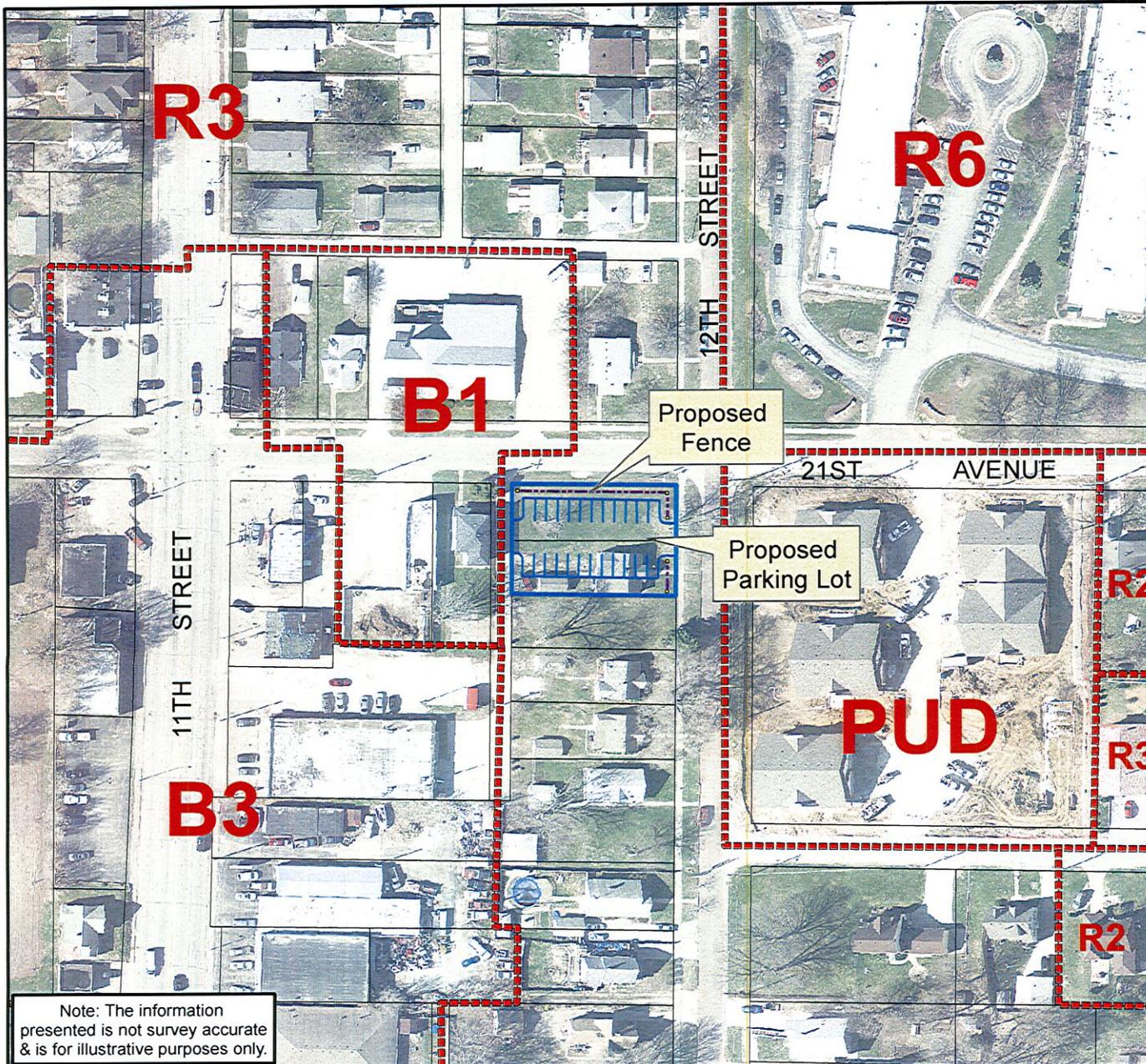


## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2016-17 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.  
APPR. BY: A.F.



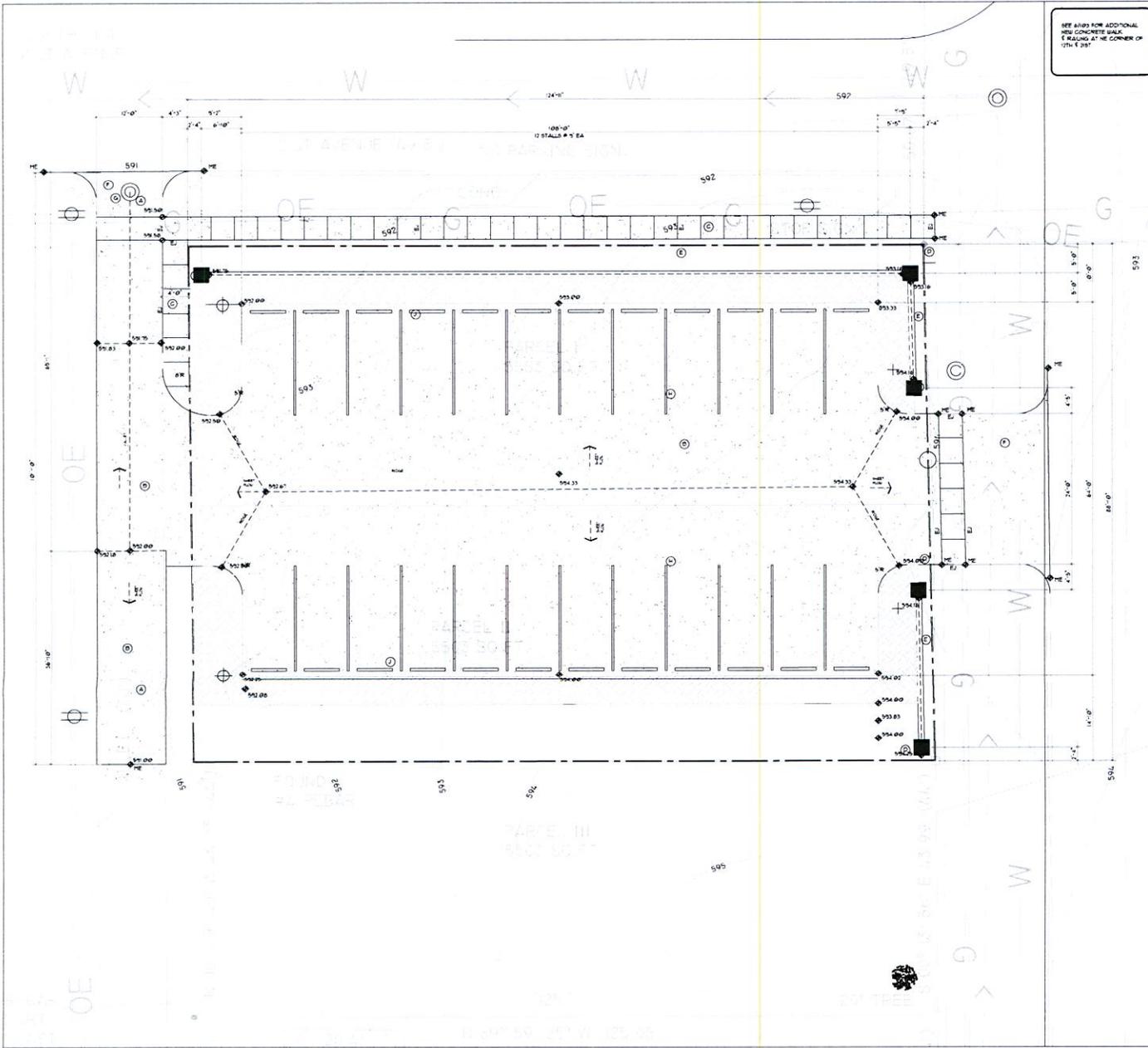
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City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



Note: The information presented is not survey accurate & is for illustrative purposes only.



SEE 6100 FOR ADDITIONAL  
NEW CONCRETE WALK  
& FENCE AT THE CORNER OF  
17th & 38th

**SITE CONSTRUCTION NOTES**

- COORDINATION OF ALL WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER
- ALL WORK SHALL BE IN ACCORDANCE WITH OHIA SAFETY REGULATIONS
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH LOCAL STATE AND NATIONAL REGULATORY BUILDING CODES
- CONTRACTOR SHALL COORDINATE THE PAYMENT OF ALL PERMITS AND FEES
- DUE TO THE NATURE OF A CONSTRUCTION PROJECT CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS BEFORE UNDERTAKING ANY CONSTRUCTION OR PRODUCT PROCUREMENT
- VERIFY POLLUTION CONTROL REGULATIONS THAT ARE APPLICABLE TO THIS PROJECT WITH THE LOCAL REGULATORY AUTHORITIES
- PROVIDE A BILT FENCE ALONG PROPERTY LINES WHERE GROUND WATER COULD FLOW ONTO NEIGHBORING PROPERTIES  
MAINTAIN FENCE THROUGHOUT ENTIRE CONSTRUCTION PERIOD
- PROVIDE A CONSTRUCTION FENCE AROUND ENTIRE AREA OF CONSTRUCTION & MATERIALS STORAGE MAINTAIN FENCE THROUGHOUT ENTIRE CONSTRUCTION PERIOD
- CALL FOR UNDERGROUND UTILITY LOCATIONS BEFORE ANY CONSTRUCTION IS BEGUN  
1084 ONE CALL 888 792 8983  
110089 ONE CALL 800 952 8973  
110000089 ONE CALL 888 242 8511
- UTILITY NOTES  
VERIFY WITH THE UTILITY SERVICE PROVIDER THE EXACT LOCATION & ADEQUACY OF THE PRESENT UTILITY MAIN SERVICE TO BEAR THE PROPOSED LOADS AND THE PROVIDER'S CONNECTION REQUIREMENTS  
ALL NEW UTILITY SERVICES ARE TO BE UNDERGROUND
- CONSTRUCTION STAKING IS TO BE INCLUDED WITH THIS WORK  
GENERAL CONTRACTOR/CONSTRUCTION MANAGER TO COORDINATE
- SITE GRADING NOTES  
THERE HAVE BEEN NO SOIL TESTS DONE FOR THIS PROJECT  
GRADE SUPPLY TO A MAXIMUM OF 3%  
STAKEPILE EXISTING TOPSOIL ON SITE WHERE DIRECTED BY GC/CH  
PROVIDE 4" BLACK TOPSOIL THROUGHOUT ALL GREENSPACES  
REVISE ADDITIONAL NOTES WITH THE LANDSCAPE PLAN  
EXCESS SOILS ARE TO BE DISPOSED OF OFF SITE COORD WITH GC/CH  
CONTACT ALL UTILITY REGULATIONS TO 888 792 8983  
CONTACT ALL PAVING SUBBARS TO 888 792 8983  
NOTIFY ARCHITECT/GC/CH IF UNACCEPTABLE SOILS ARE ENCOUNTERED

**SPECIFIC NOTES**

- STORM SEWER NOTES  
RECONSTRUCT EXISTING STORM SEWER PIPING BENEATH NEW PAVING IN ALLEY  
ADJUST NEW LINE TO STORM CD IN STREET - SEE 2410'S  
REPLACE EXISTING CD LID WITH NEW CAST GRATED LID-SEE SPEC  
ALL WORK IS TO BE IN CONFORMANCE WITH CITY SPECIFICATIONS
- NEW CONCRETE PAVING- SEE 1010'S & SPECIFICATIONS  
CONSTRUCTION & EXPANSION JOINTING PER CITY STANDARDS
- NEW CONCRETE WALK- SEE 1010'S & SPECIFICATIONS  
CONSTRUCTION & EXPANSION JOINTING PER CITY STANDARDS
- NEW MASONRY PERM- SEE 10, 2 & 22 101'S
- NEW METAL FENCE- SEE 21 101'S- THIS IS A SEPARATE CONTRACT  
CONC EDGER BELOW FENCE- SEE 1310'S
- NEW CONCRETE ENTRY DRIVE- SEE 410'S- VERIFY COMPLIANCE WITH CITY STANDARDS
- EXISTING STORM CD
- 4" WIDE WHITE PAINT STRIPPING TYP
- CONCRETE DUMPER SEE 1010'S

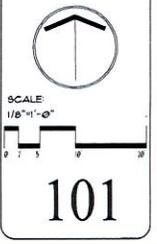
NEW PARKING LOT  
  
PROJECT  
WEST ENTRY  
PARKING LOT

*Friendship Manor*  
2109 21st Avenue, Rock Island, Illinois 61201

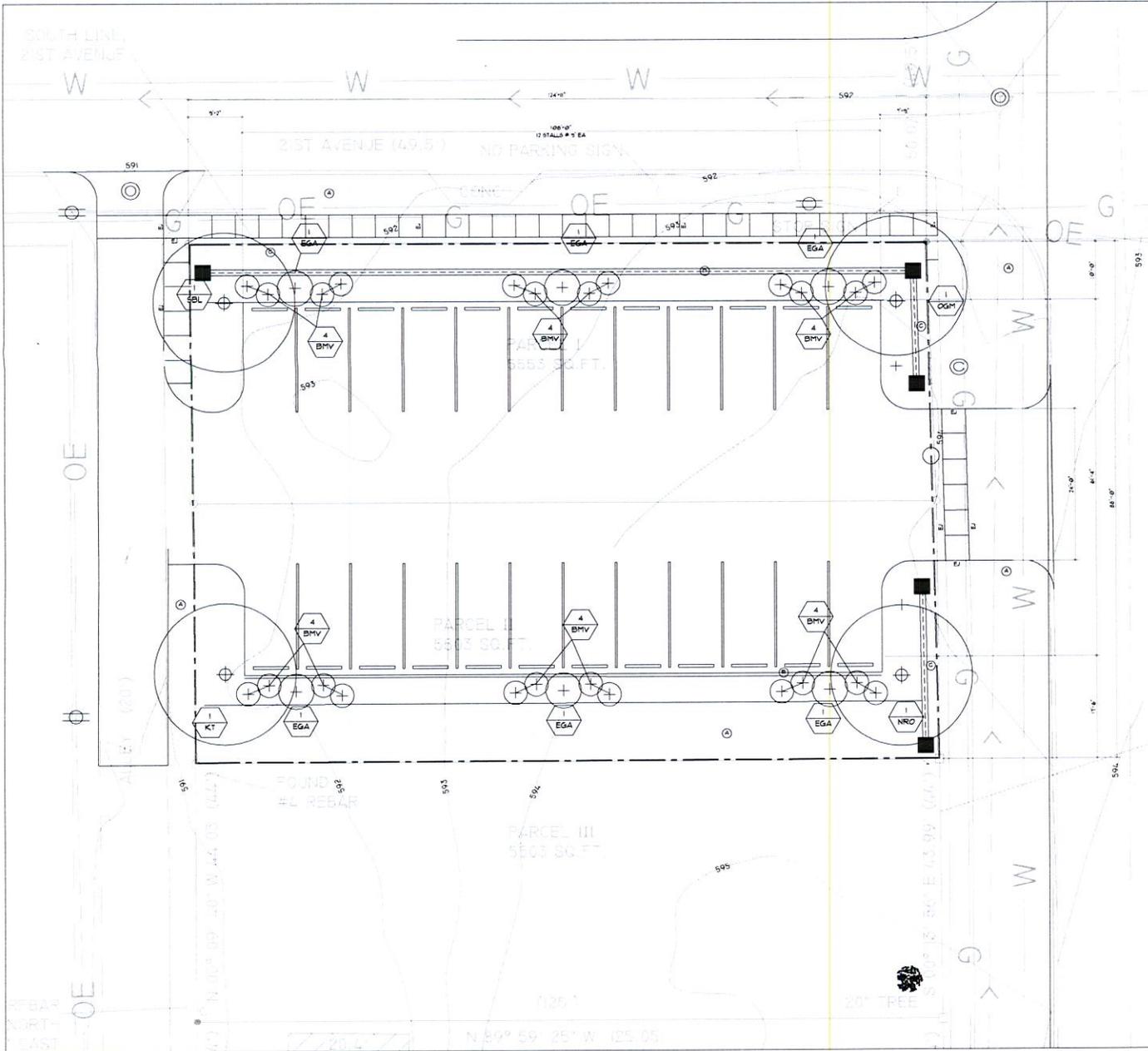
**ULSTAD ARCHITECTS**  
DUBUQUE, IOWA  
52001  
563.599.8983  
Steven.Ulstad@yahoo.com

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BU  
CHECKED BY:  
ULSTAD  
DATE:  
JUNE 20, 2016  
REVISIONS:  
6.20.2016 BID ISSUE

FILE:  
FRIENDSHIP MANOR



**Know what's below.  
Call before you dig.**



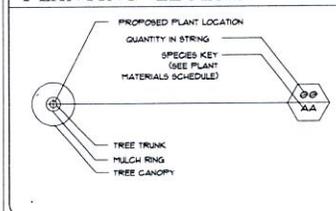
**LANDSCAPE NOTES**

1. COORDINATION OF ALL WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
2. ALL WORK SHALL BE IN ACCORDANCE WITH OHIA SAFETY REGULATIONS
3. WHERE A DISCREPANCY EXISTS BETWEEN THE LISTED QUANTITY OF A PLANT TYPE AND THE AMOUNT SHOWN PER THE GRAPHIC SYMBOL, THE GRAPHIC SYMBOL TAKES PRECEDENCE
4. ALL PLANTING BEDS AGAINST TURF ARE TO HAVE EDGING. SEE DETAIL 12703
5. MULCH BEDS AS FOLLOWS AND:
  - 2" SHREDED HARDWOOD MULCH, NATURAL COLOR
  - FRESH ALL BEDS AT COMPLETION OF INSTALLATION
  - LANDSCAPE FABRIC IS NOT REQUIRED UNLESS SPECIFIED
6. SOG SHALL BE ASP4 FIELD GROUND, 10% KENTUCKY BLUE GRASS, 10% CREEPING BEEGRASS
7. NA
8. PLANTING SOILS ARE 10% BLACK TOP SOIL, 20% SPAGNUM MOSS, FERTILIZE WITH 10-10-10 NPK
9. UNRAIP TREES W/ CREPE PAPER STRIKE TREES UNO
10. WARRANTY ALL MATERIALS FOR 1 YEAR AFTER INSTALLATION
11. REMOVE EXISTING PLANT MATERIALS UNO
12. LANDSCAPE CONTRACTOR SHALL CALL TO HAVE ALL UNDERGROUND UTILITIES LOCATED BEFORE ANY CONSTRUCTION BEGINS

**SPECIFIC NOTES**

- (A) 100' ALL DIMURED AREA
- (M) MCG
- (C) CONCRETE EDGER WITH FENCE - SEE 23105

**PLANTING LEGEND**



LANDSCAPING

PROJECT  
WEST ENTRY  
PARKING LOT

*Friendship Manor*

2119 21st Avenue, Rock Island, Illinois 61201

**ULSTAD ARCHITECTS**

DUBUQUE, IOWA  
52001  
563.599.0883  
Steven.Ulstad@yahoo.com

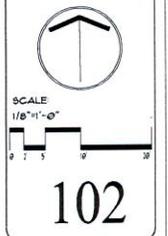
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JUNE 20, 2016

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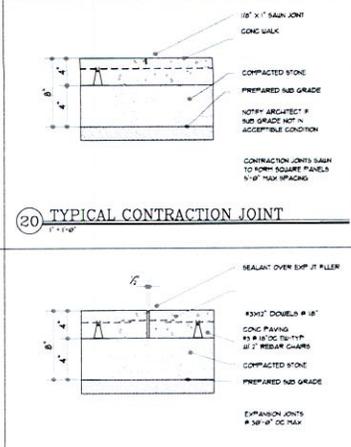
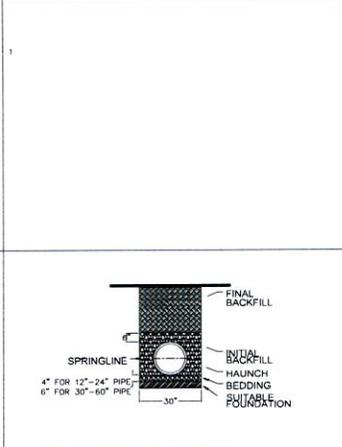
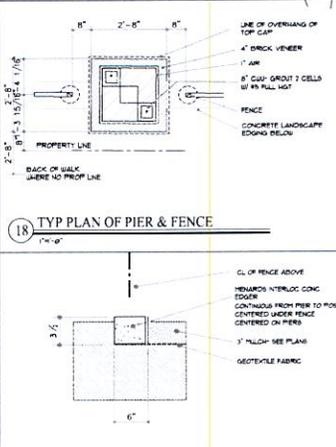
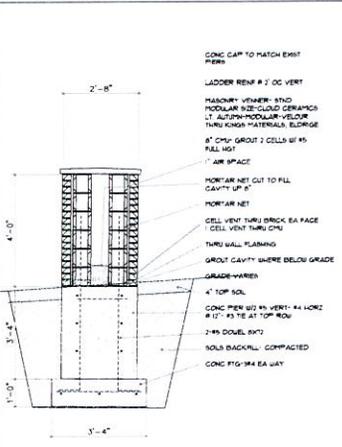
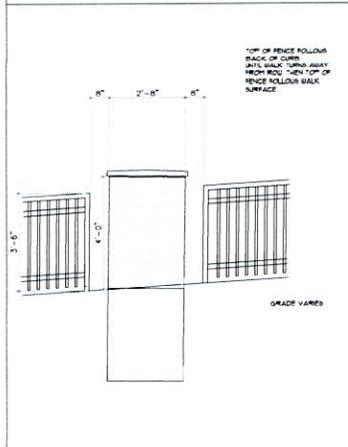
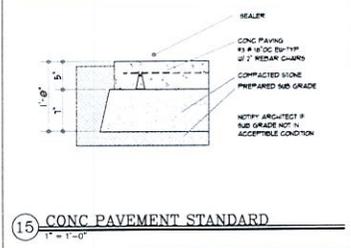
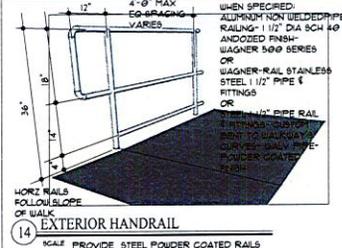
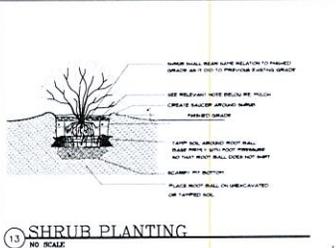
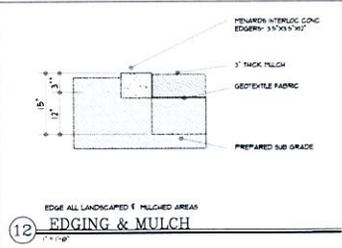
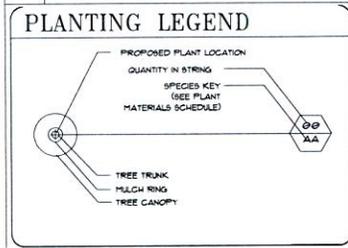
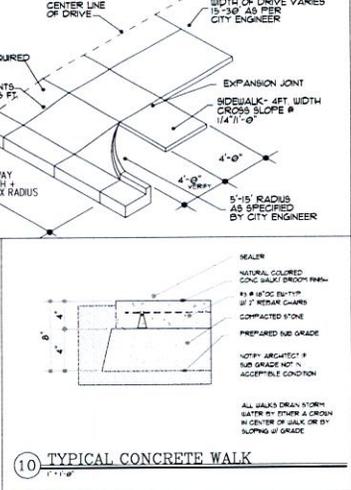
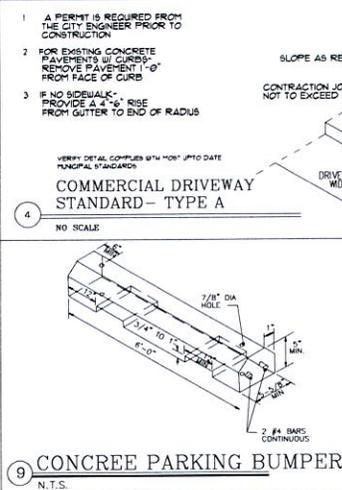
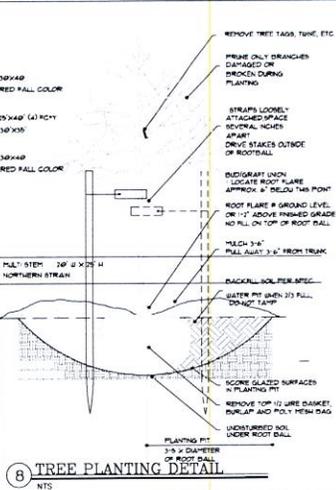
FILE:  
FRIENDSHIP MANOR





### PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME COMMON NAME	SIZE
COM		ACER RUBRUM RED MAPLE OCTOBER GLORY	2" BALLED & ENVELOPED
KT		CERCOPHYLLUM JAPONICA KATSURBA TREE	2" BALLED & ENVELOPED
SEL		QUERCUS PROSTRATA SUMMERS "SUMMERS" LOGSPT	2" BALLED & ENVELOPED
WDO		QUERCUS RUBRA NORTHERN RED OAK	2" BALLED & ENVELOPED
EGA		THALIA OCCIDENTALS "EMERALG" EMERALD GREEN ARBORVITAE	6" BALLED & ENVELOPED
HEC		ARONIA MELANOCARPA NORTON BLACK CHOKEBERRY	#3 CONTAINER
WFB		MERCANTUIS VIBIDUS "MERCANTUIS" WINDSOR	#3 CONTAINER
DLA		HEMEROCALLIS "DUALITY" LAMPY RETURN	#1 CONTAINER
BHY		YUCCA FILIFOLIA BLUE TURF YUCCA	#3 CONTAINER



DETAILS

PROJECT  
WEST ENTRY  
PARKING LOT

Friendship Manor

2109 21st Avenue Rock Island, Illinois 61201

ULSTAD ARCHITECTS

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DRAWN BY:  
SU

CHECKED BY:  
ULSTAD

DATE:  
JUNE 20, 2016

REVISIONS:  
6/20/2016 END ISSUE

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