



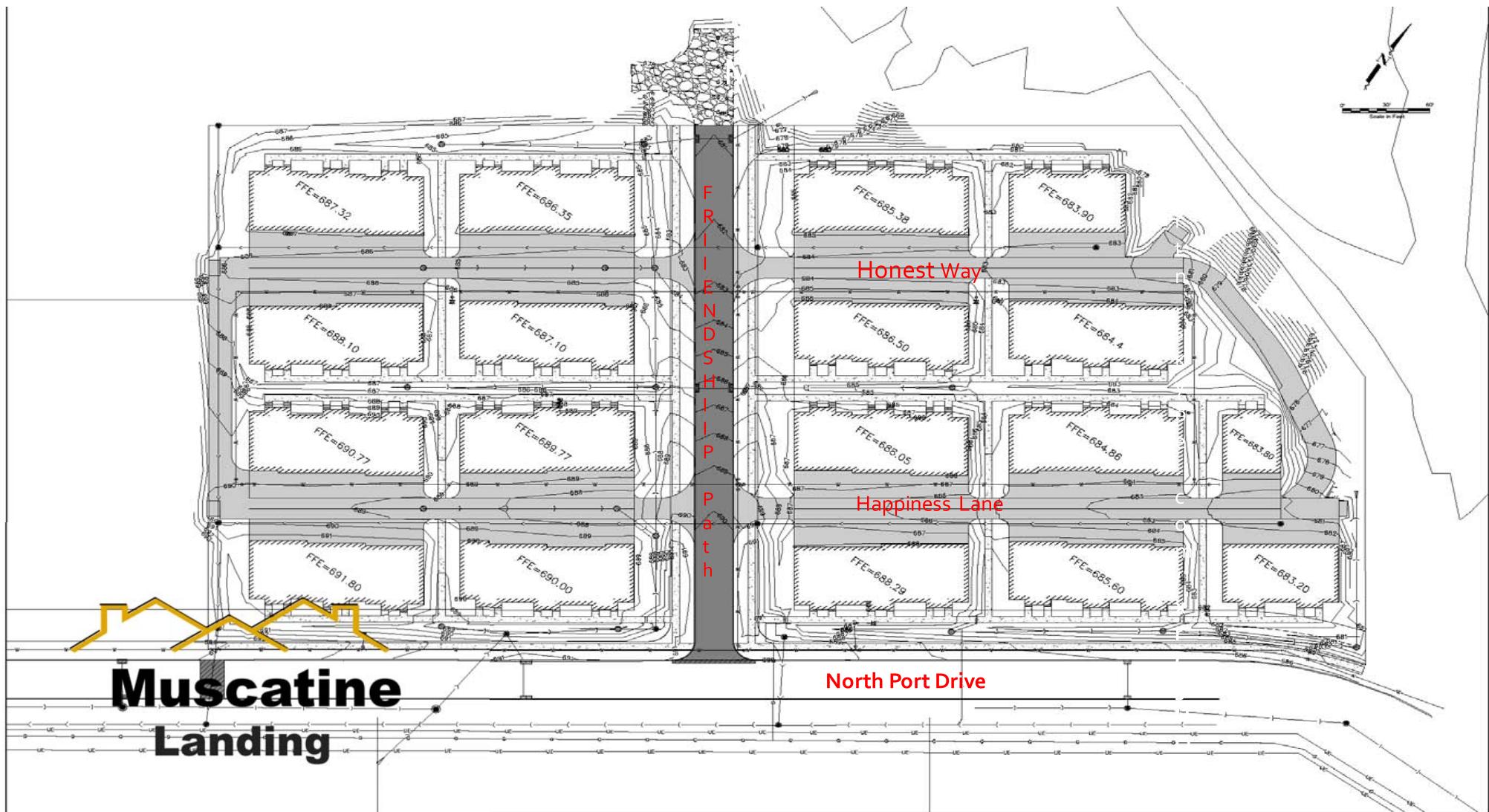
Welcome Home



YES this is Muscatine







BEAVER BUILDERS INC.
4270 TRANQUILITY COURT, BETTENDORF, IOWA 52722

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE: 1" = 1'
DRAWN BY: G.W.
CHECKED BY: L.M.
DATE: JULY 2017

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CONCEPT
MUSCATINE LANDING APARTMENTS MUSCATINE, IOWA
FILE NAME: TIRAK1111111111111111.dwg
JOB NUMBER: 01-15-11-011
SHEET NO. 1 OF 1

Beaver Builders

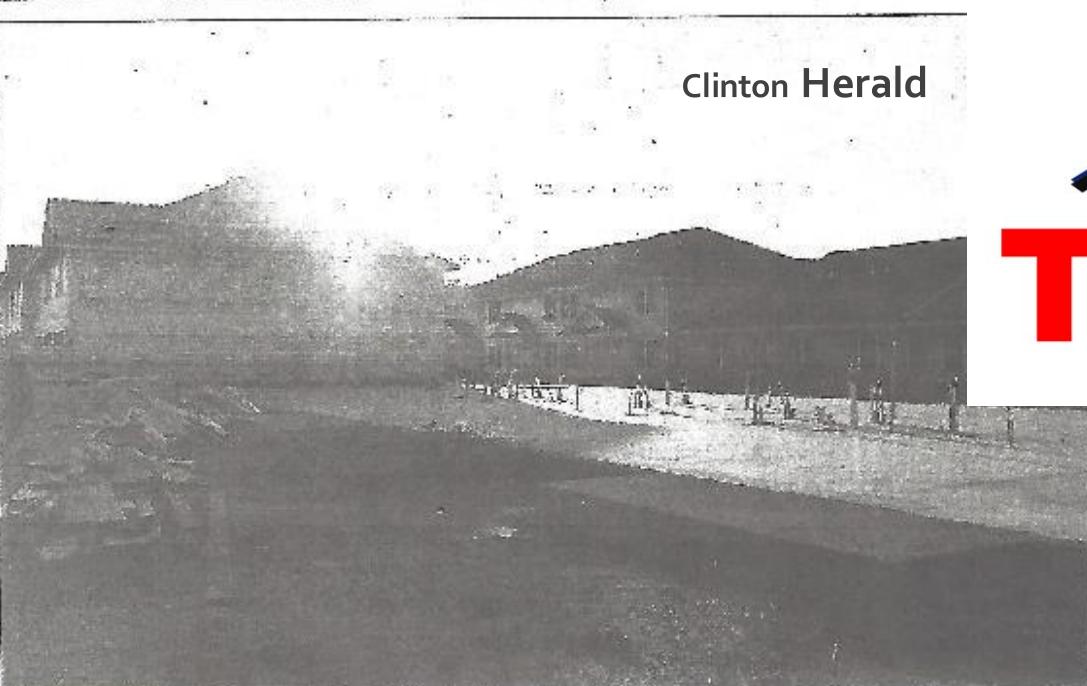


The project consists of 100 attached Townhomes 2 and 3 bedrooms **ALL** with 2 car **ATTACHED** garages

Upscale amenities like Granite countertops, island kitchens, open floor plan, all stainless steel kitchens, 2nd floor laundries, with lots of closets and storage.

No apartments like this currently in the city

Clinton Herald



The Landing in Clinton continues to see construction on a daily basis in the west end. RACHAEL KEATING/CLINTON HERALD

Interest 'overwhelming' for Landing complex

BY NATHAN DRAKE
ndrake@intoner.com

CLINTON — It was summer 2016 when the first residents of the Landing began moving in. One year later, construction on the housing

project has been very rewarding.

"We have a waiting list 30 people deep," Baker said. "It's fantastic. We have no vacancies. Demand is very good and exceeded my

expectations. This clubhouse will have offices and storage space. It will also feature a picnic area, a dog park, mailboxes and a trash compactor. The Landing, located across from Wild River Casino



The Landing

Our Clinton Iowa Project is going VERY well

- Started in April 2016
- Over 120 units completed
- 100% occupancy with waiting list



**Modern spacious
kitchens with granite
countertops and
stainless appliances**



- **WOOD floors all 1st floor**

Open floor plan

Island kitchen



Spacious rooms

- Walk- in closets
- 2nd floor laundries
- Room for king size beds
- Ceramic tile floors
- Lots of storage
- Super energy
conservative



Muscatine Landing

Spacious front
porches on every unit
creating a “friendly”
complex

Timeline for apartment construction phase 1



- **2018** 24 units completed and leased, Friendship Drive paved & 70% of underground completed - 4.1 million
- **2019** 54 units completed and leased, all streets paved - 6.2 Million
- **2020** 24 units finished and leased- BESTVIEW UNITS LAST- 2.3 million
- City infrastructure is ALL in first phase with a \$750,000 cost

\$12 Million dollar project

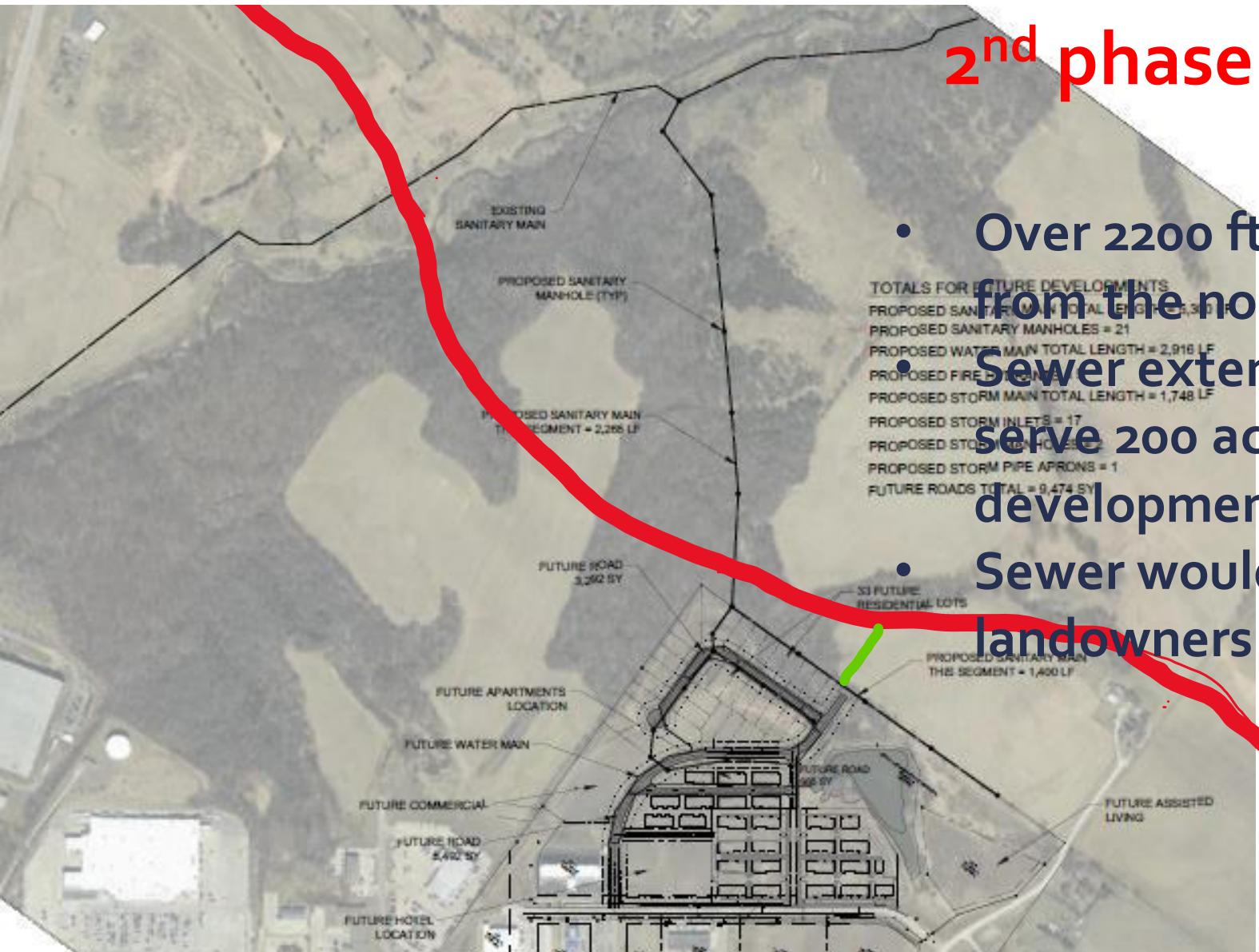
2nd phase sewer plan

- Over 2200 ft of sewer needed from the north

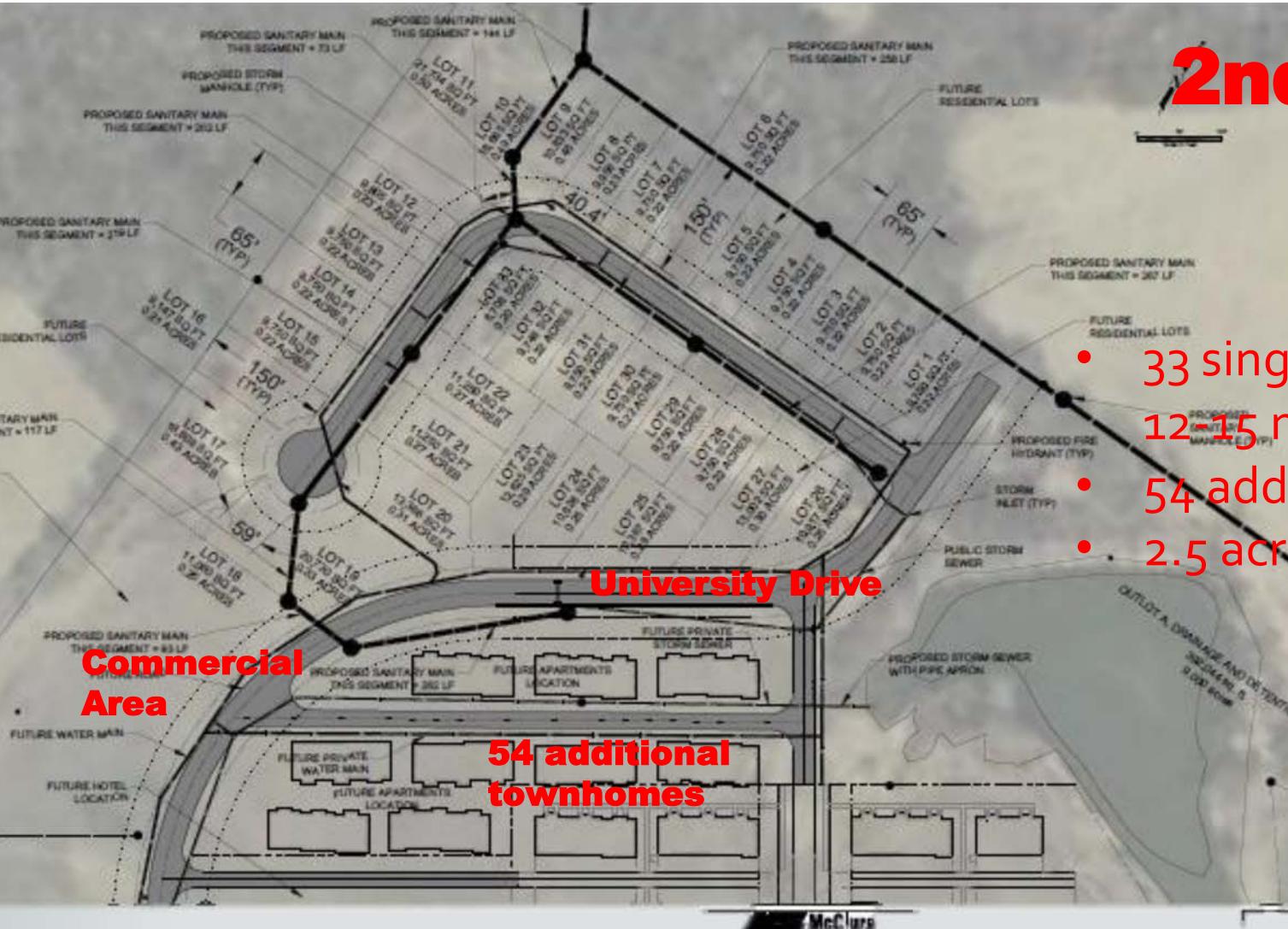
TOTALS FOR FUTURE DEVELOPMENTS:
PROPOSED SANITARY MAIN TOTAL LENGTH = 5,310 LF
PROPOSED SANITARY MANHOLES = 21
PROPOSED WATER MAIN TOTAL LENGTH = 2,916 LF
PROPOSED FIRE DRAINS = 1
PROPOSED STORM MAIN TOTAL LENGTH = 1,748 LF
PROPOSED STORM INLETS = 17
PROPOSED STORM SAN HOLES = 1
PROPOSED STORM PIPE APRONS = 1
FUTURE ROADS TOTAL = 9,474 SF

Sewer extension would serve 200 acres plus our development

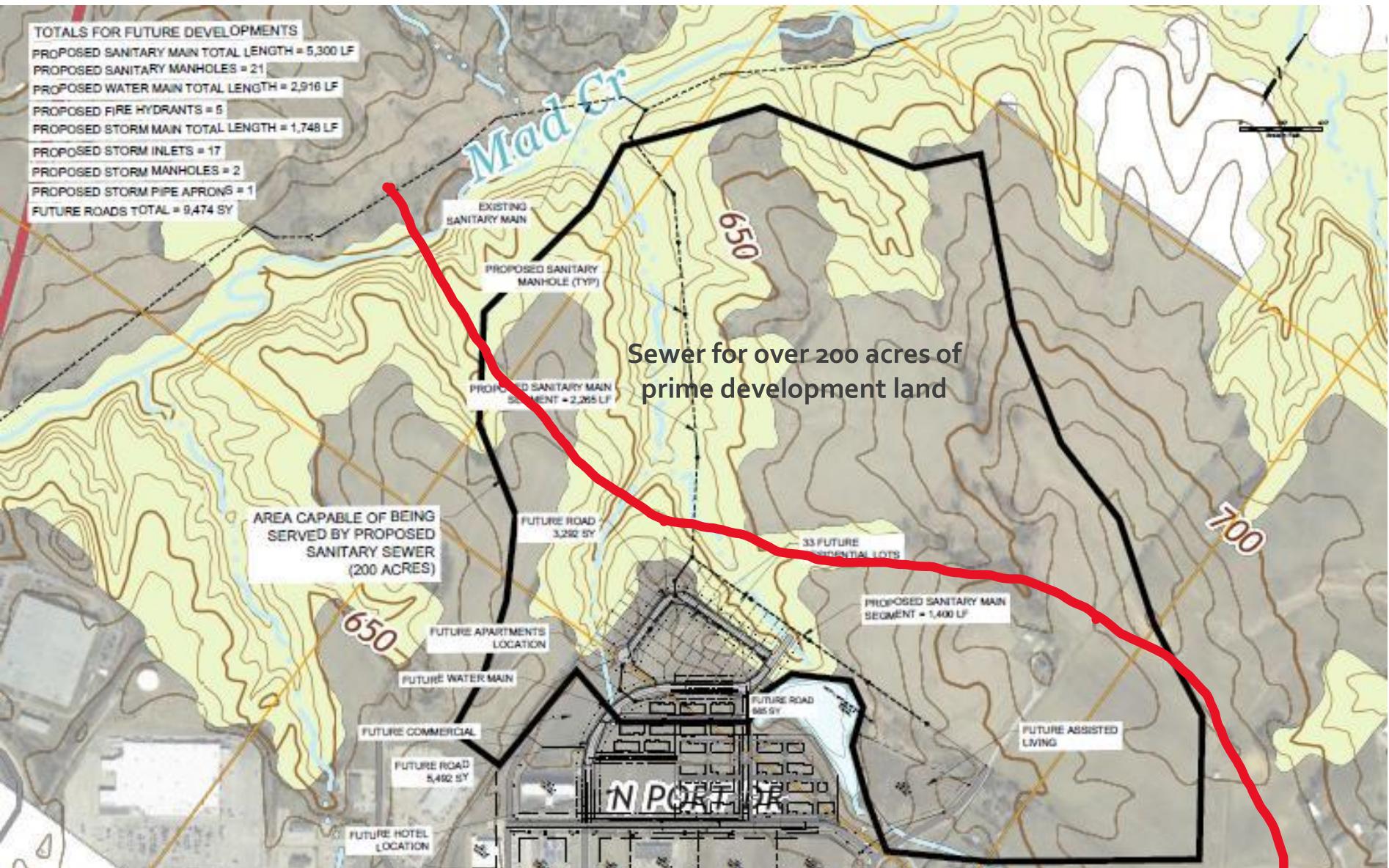
- Sewer would go thru 2 landowners to north



2nd addition layout



- 33 single family lots possibly
12-15 more
- 54 additional townhomes
- 2.5 acre office/medical site





Timeline for phase 2 construction

- 2021 – site graded , sewer and streets installed 2.5 Million cost **most of which would be public improvements**
- 2022-25- construction of homes/condos - 10 Million value
- 2022-23- 54 townhomes for rent 6 Million value
- 2022 – Hotel construction – 3.5 Million value
- 2023-commercial area build out 2-3 Million value

\$26 Million dollar project

IN CONCLUSION.....

- The city has some quality growth in this area of town with more planned
- The proposed street would help traffic flow and extend University Drive further, to north to proposed connector street
- The proposed sewer would serve over 250 acres to north
- We ask for a property tax abatement district for both residential and commercial property
- Like the council to consider a residential property tax refund like Davenport NOW to help spur residential growth.
- We want to work with the city to help spur growth, but need some help