

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, March 13, 2025; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals concerning the administration of Title 17 Zoning.

I. Call to Order

II. Secretary's Report

1. Consideration of the February 13th, 2025 ZBA meeting minutes.

III. Old Business

IV. New Business

1. Request SU25-02 of Scott Garcia on behalf of Vertical Bridge/Verizon Wireless at 7805 Jersey Ridge RD for a Special Use for a proposed 155' wireless tower. Table 17.08-1 and Section 17.08.030.FF. of the DMC require a Special Use for a (non-stealth) wireless tower. Property is zoned AG – Agricultural. [Ward 6]
2. Request SU25-03 of 53rd Luxury LLC at 2021 (& 1911, 2131) East 53rd Street to modify a Special Use for a Vehicle Dealership with Outdoor Storage/Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District and §17.14.050. requires a modification to a Special Use when required by code. [Ward 8]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

3/13/2025

Subject:

Consideration of the February 13th, 2025 ZBA meeting minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2025-02-13



MINUTES

Zoning Board of Adjustment

February 13, 2025



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:00 p.m.

Members Participating: Crawford, Gallart, Boyd-Carlson, Kleffmann, Darland
Excused: None.
Staff present: Berkley, Koops

II. Secretary's Report:

Minutes were approved for the 2024-01-23 ZBA Hearing by voice-vote (5-0).

III. Old Business:

None.

IV. New Business:

1. **Request SU25-01 of Miguel Carrillo on behalf of AC Properties LLC at 215 Warren Street for a Special Use for a proposed principal use (stand-alone) parking lot to serve the restaurant at 903 W. 3rd Street. Table 17.08-1 of the DMC requires a Special Use for a principal use parking lot in the I-MU Industrial-Mixed Use Zoning District. [Ward 3]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

Staff recommends approval of SU25-01 subject to the following conditions: 1) a 5-foot landscape buffer on the south lot line (similar to the one proposed along Warren ST) shall be provided; 2) curbing (either asphalt or concrete) shall be constructed along the three edges of the parking lot pavement, per 17.10.

The applicant Miguel Carrillo addressed the Board regarding the new information.

The Board stated general support of the request and for the curbing and additional landscaping along the south property line.

Motion:

A motion was made by Boyd-Carlson, seconded by Gallart, to approve request SU25-01 subject to the two staff conditions: 1) a 5-foot landscape buffer on the south lot line (similar to the one proposed along Warren ST) shall be provided; and 2) curbing (either asphalt or concrete) shall be constructed along the three edges of the parking lot pavement, per 17.10 parking requirements.

Crawford, yes; Kleffman, yes; Boyd-Carlson, yes; Gallart, yes; and Darland, yes. The motion was approved unanimously (5-0).

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:20 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

3/13/2025

Subject:

Request SU25-02 of Scott Garcia on behalf of Vertical Bridge/Verizon Wireless at 7805 Jersey Ridge RD for a Special Use for a proposed 155' wireless tower. Table 17.08-1 and Section 17.08.030.FF. of the DMC require a Special Use for a (non-stealth) wireless tower. Property is zoned AG – Agricultural. [Ward 6]

Recommendation:

Background:

Attachments:

1. Staff Report SU25-02 - 7805 Jersey Ridge - New Tower
2. Application
3. Plans - Select Pages
4. Example Notice 7805 Jersey Ridge RD



**Zoning Board of Adjustment
Planning Staff Report
7805 Jersey Ridge RD | Wireless Tower
March 13, 2025**

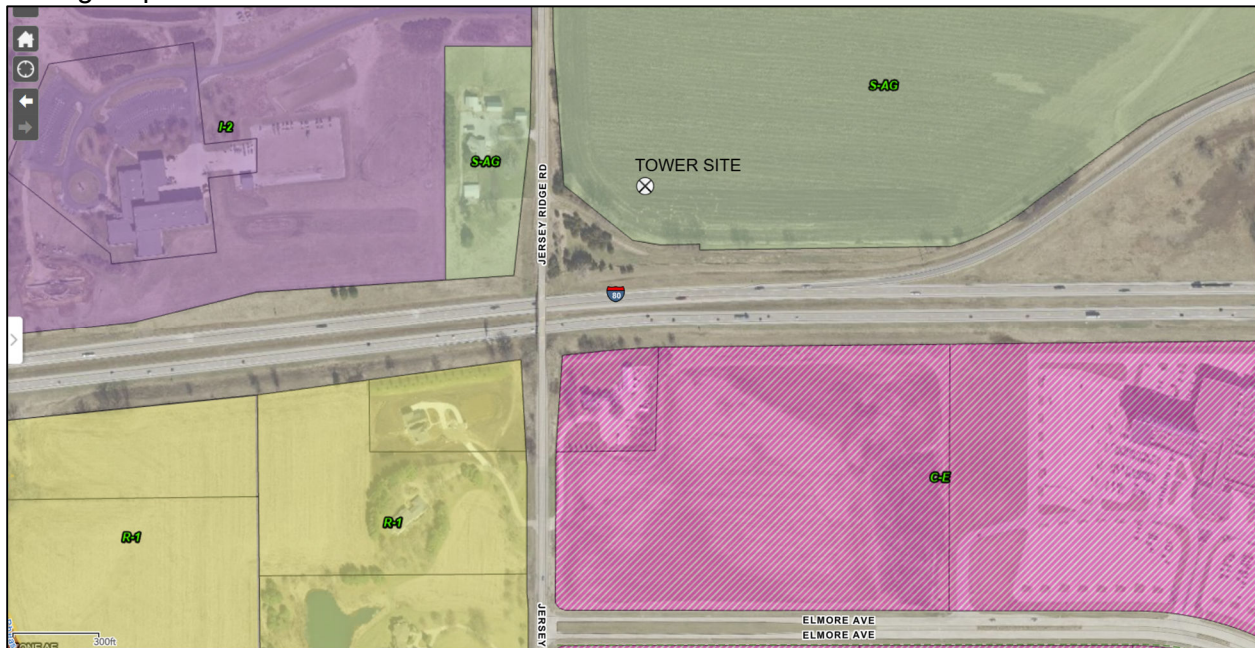
Description

Request SU25-02 of Scott Garcia on behalf of Vertical Bridge/Verizon Wireless at 7805 Jersey Ridge RD for a Special Use for a proposed 155' wireless tower. Table 17.08-1 and Section 17.08.030.FF. of the DMC require a Special Use for a (non-stealth) wireless tower. Property is zoned AG – Agricultural. [Ward 6]

Background

The subject property is in a rural and ag industrial area locate abutting US Interstate 80. South of I-80 is low density residential and undeveloped land zoned C-E Elmore Corners; to the southeast is Rhythm City Casino.

Zoning Map



Discussion

The petitioner is proposing a new 155' tall wireless communications tower and pad site which will be located northeast of I-80 and Jersey Ridge RD. The tower will fill a need for tower space at or above the 150' height needed to improve service to the area. Co-locations options are not available to meet the needs of Verizon.

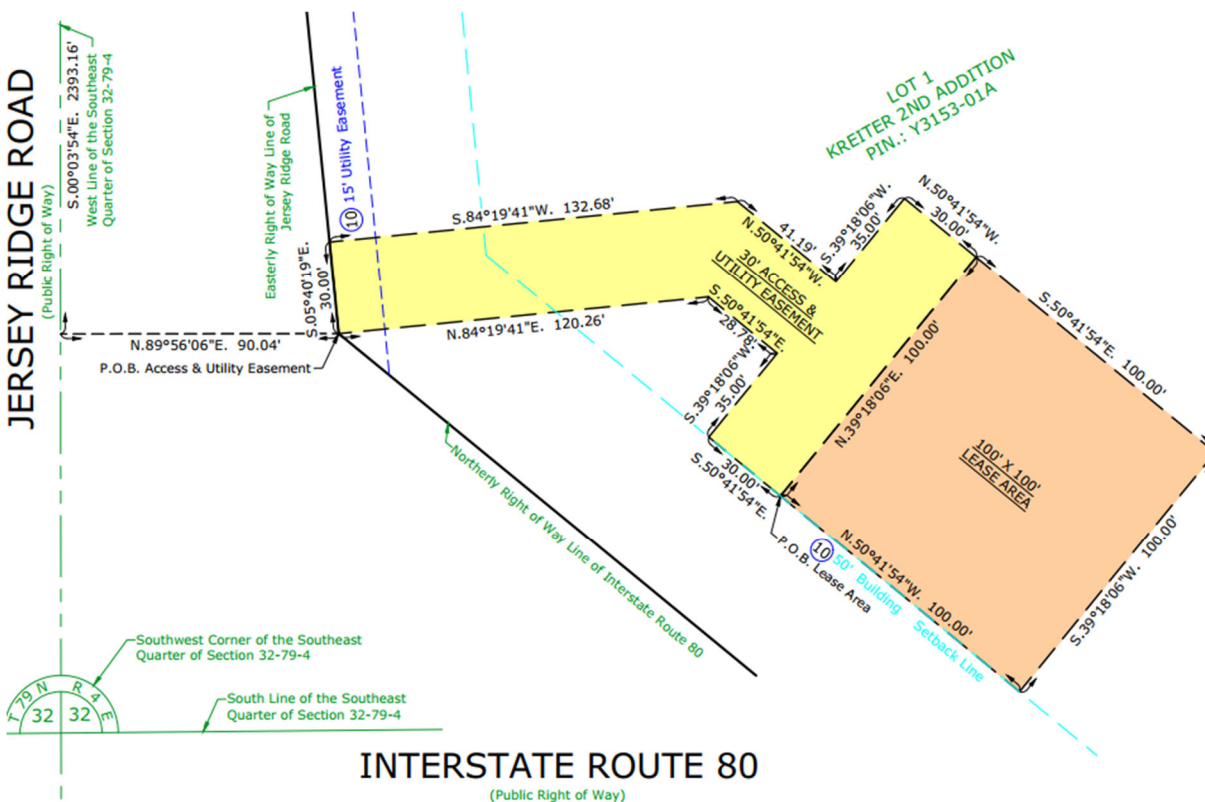
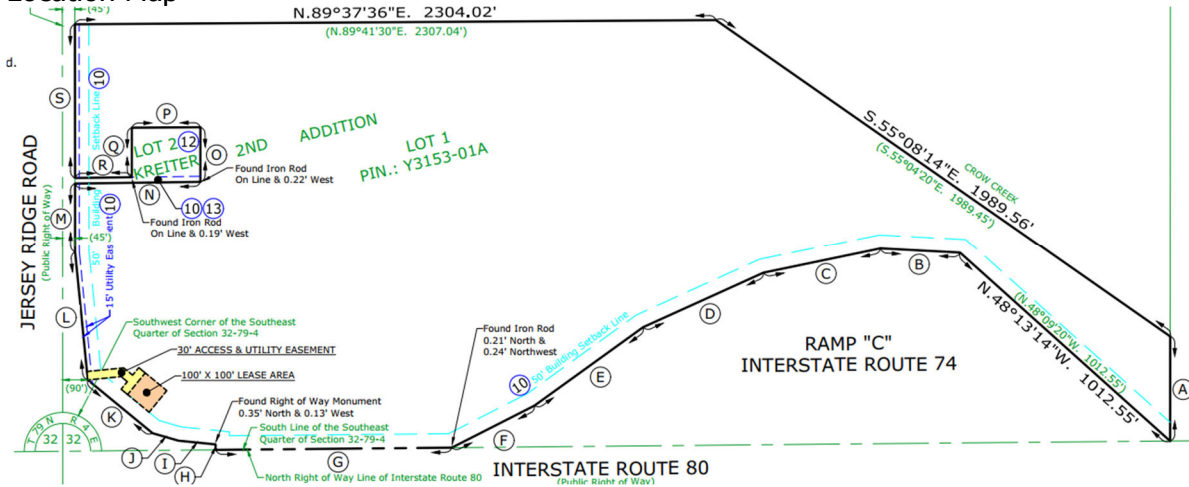
Per the applicant, "To provide effective cellular service Verizon's RF Engineers require a minimum of 150' high. When searching for a new location for Verizon Wireless within the Target Area, collocations were ruled out as there are no existing structures 150' for Verizon to collocate on. The proposed tower will have enough space on and around the tower to allow for 2 or more additional tenants."

Code Requirements Summery – New Wireless Towers

1. Plan Submittal [17.08.030.FF.1. a. & b].
2. Need, Service Area, and Site Purpose Statements [17.08.030.FF.1. c., d., & e].
3. Collocation Opportunities Map [17.08.030.FF.1. f.]:
4. Structural failure certification [17.08.030.FF.1. g.]:
5. Setbacks & Height [17.08.030.FF.2.&3.]:
6. Tower Design – style, finish color, & collocation capacity [17.08.030.FF.7.]

STAFF: Plans meet requirement of 17.08.030.FF. 1 through 6 above.

Location Map



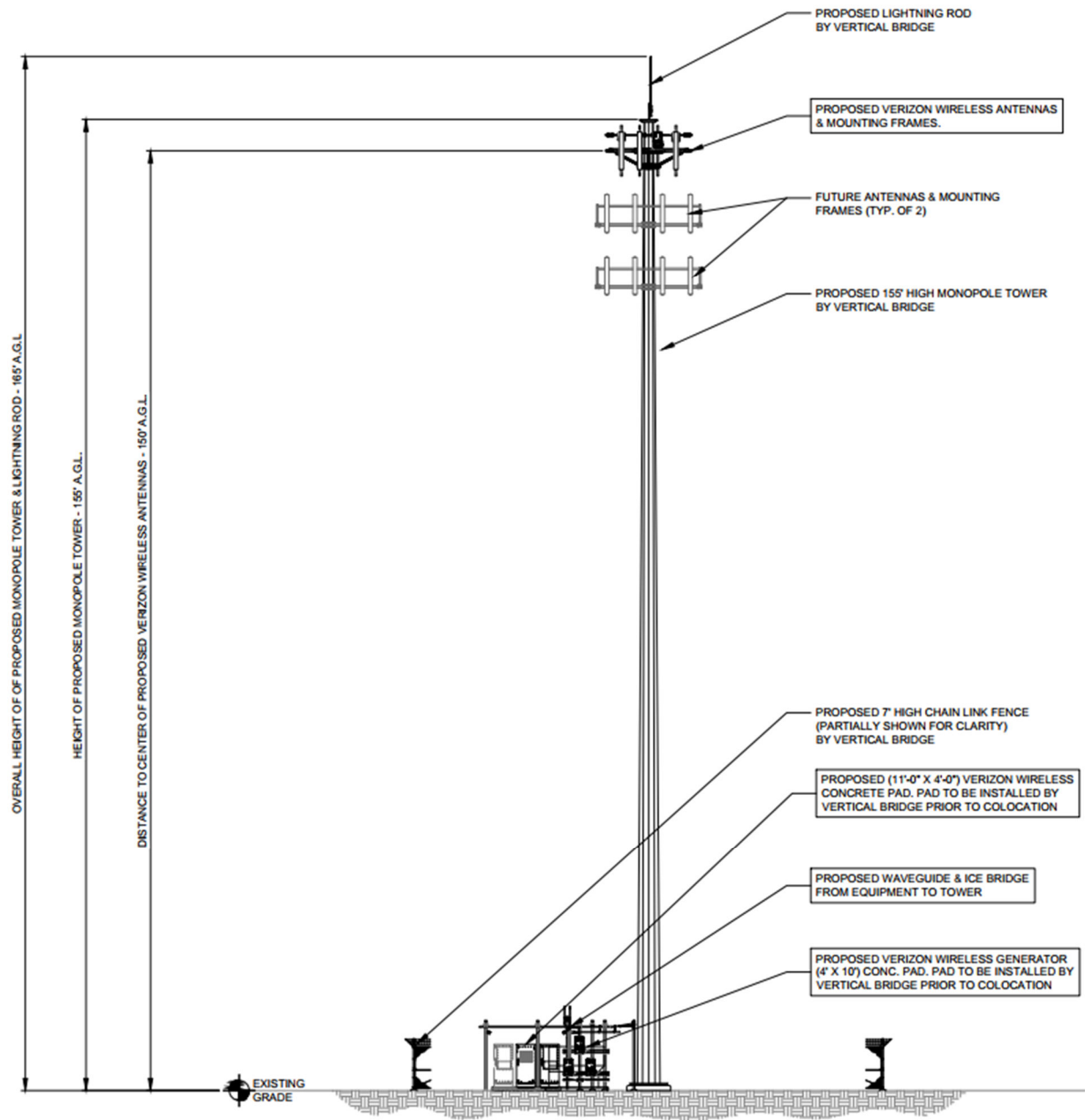
Street View: facing southeast toward proposed tower site



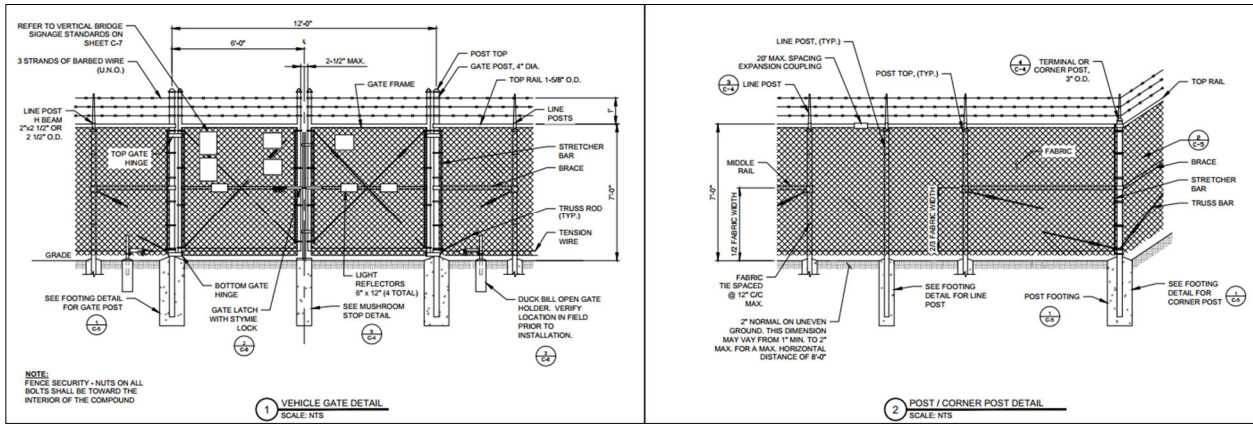
Panoramic View



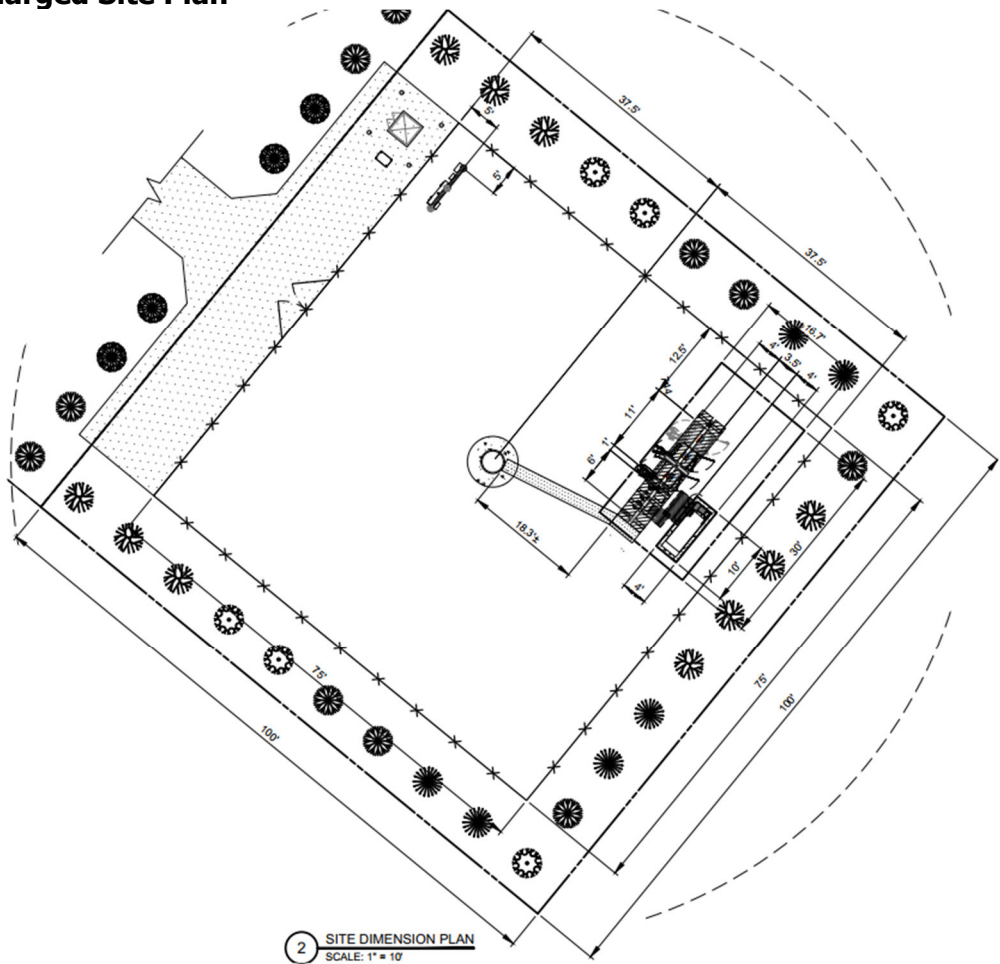
Tower Profile



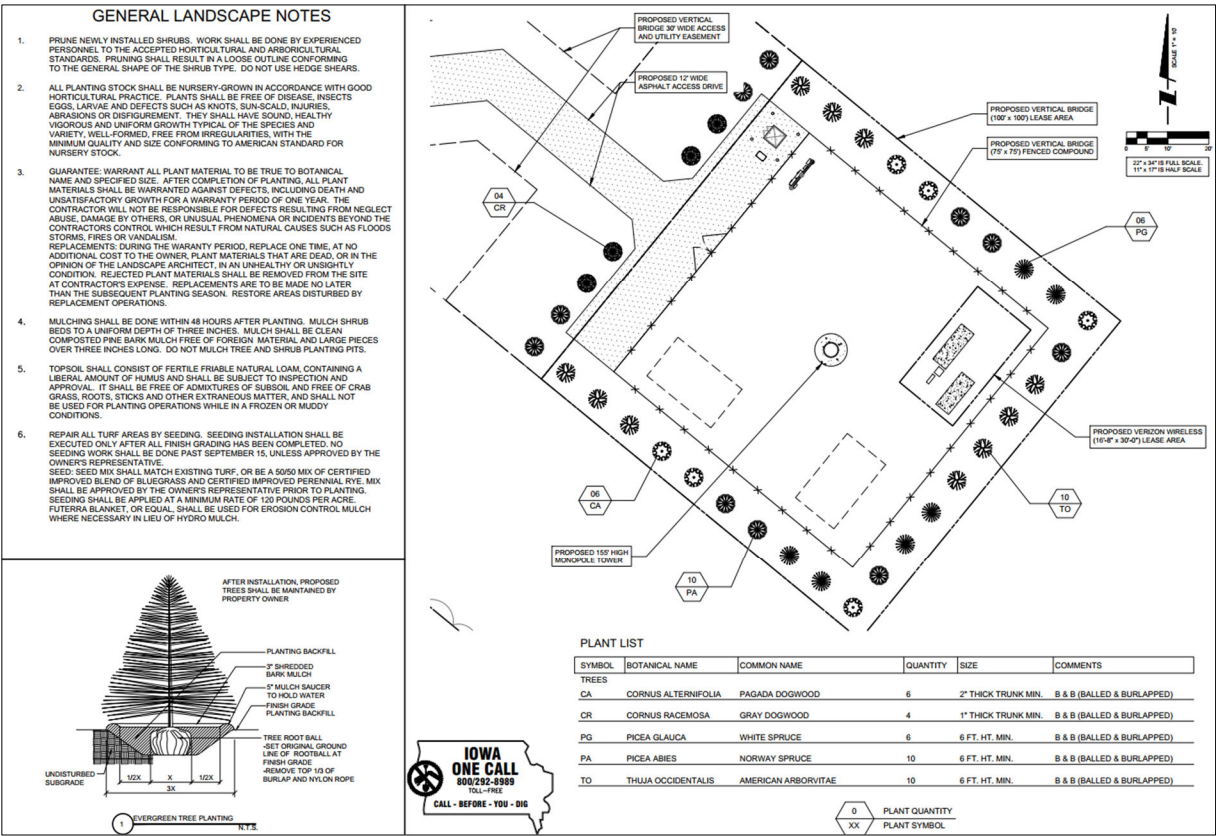
Fence Detail



Enlarged Site Plan

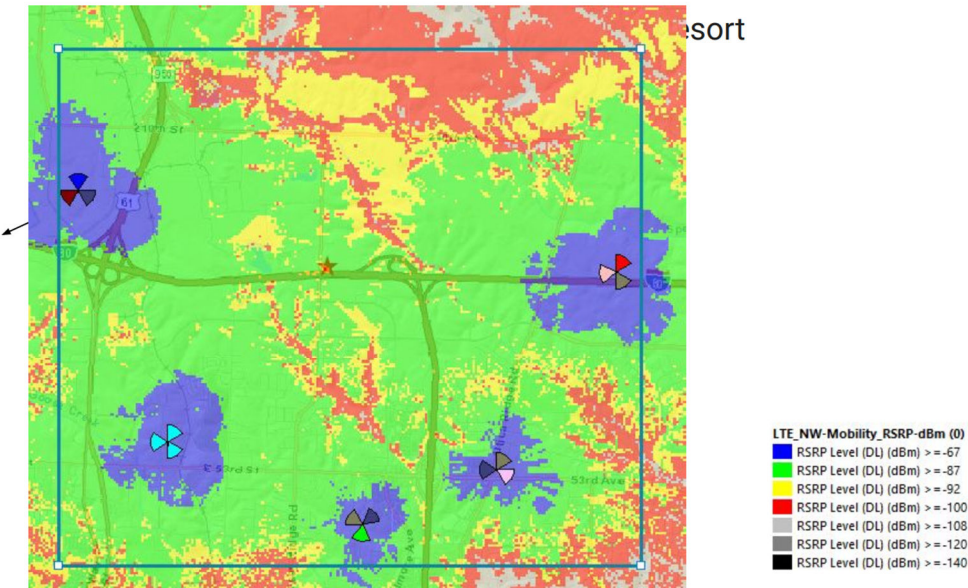


Landscaping Plan

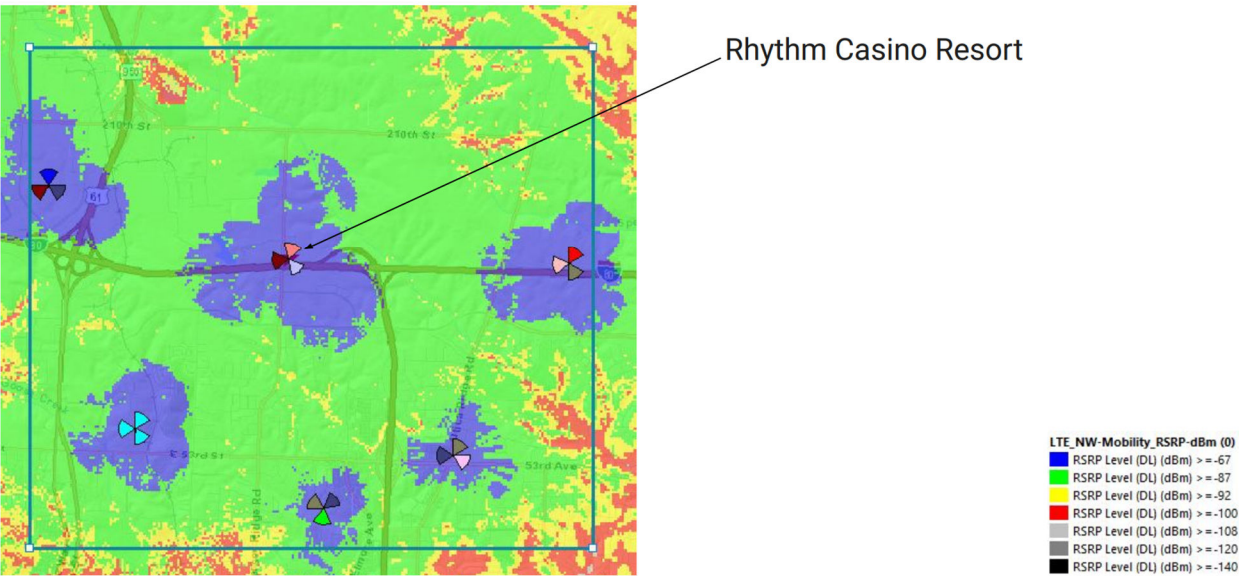


Coverage Maps

Existing Coverage



Composite Coverage



Findings/Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger public health, safety, or welfare.

The plans meet code requirements. The site is properly designed and will have minimal, if any, impact on adjacent property and public facilities.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The plans meet code requirements. The site is properly designed and will have minimal, if any, impact on adjacent property and public facilities.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

The plans meet code requirements. The site is properly designed and will have minimal, if any, impact on adjacent property and public facilities.

Recommendation

Findings:

The location/design/construction of the proposed use meet requirements for a Special Use.

Recommendation:

Staff recommends approval of request SU25-02 as proposed.

Prepared by:



Scott Koops,
Planner II

Attachments: Aerial Map, Site Plan Submitted by the Petitioner, Application, Notification Map, Exhibits



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION		DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
Applicant Name Company Name		SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar.		
Address				
City State Zip				
Phone				
Secondary Phone		USE PROPOSED REQUIRING A SPECIAL USE		
E-Mail Address				
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.				
Type Applicant's Name _____ Applicant's Signature _____ Date _____				
DEVELOPMENT TEAM		COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc. Authorization to Act as Agent Affidavit* *shall include owner contact information Application Fee (REQUIRED) \$400		
Property Owner		DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS: 1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. 2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. 3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.		
Address				
Phone	Secondary Phone			
E-Mail Address				
Project Manager/Other		Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		
Address				
Phone	Secondary Phone			
E-Mail Address				

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A LATTICE TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2009 INTERNATIONAL BUILDING CODE

2. 2008 NATIONAL ELECTRIC CODE

3. 2009 NFPA101 LIFE SAFETY CODE

4. 2009 IFC

5. AMERICAN CONCRETE INSTITUTE

6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION

7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION

8. ANSI/TIA/EIA-222-G

9. TIA 607

10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION

12. TELECORDIA GR-1275

13. ANSI/T 311

14. UNIFORM MECHANICAL CODE

15. UNIFORM PLUMBING CODE

16. LOCAL BUILDING CODE

17. CITY/COUNTY ORDINANCES

18. STATE BUILDING CODE



US-IA-5233

RHYTHM CASINO

7805 JERSEY RIDGE ROAD

DAVENPORT, IA 52807

155' MONOPOLE TOWER



1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415
MDG LOCATION NUMBER: 5000954188
SITE NAME: RHYTHM CASINO

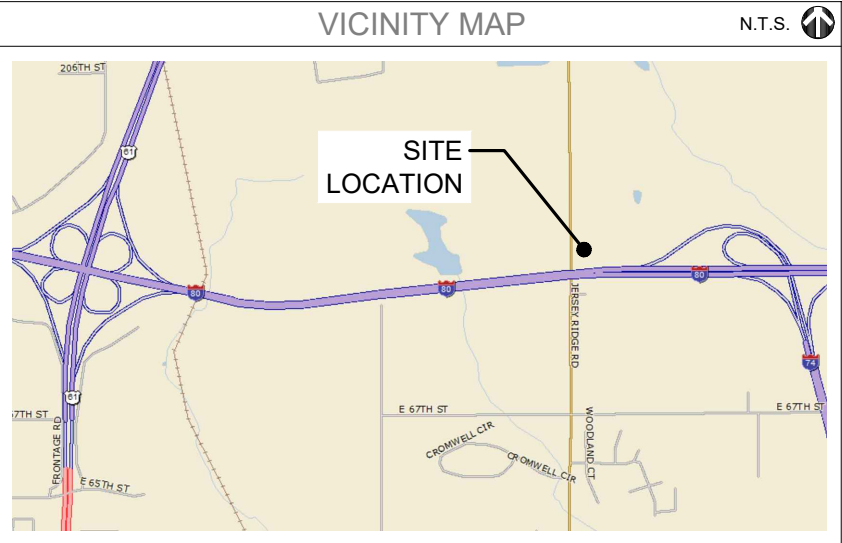
GENERATOR TYPE: DIESEL (PENDING ENVIRONMENTAL VERIFICATION)
MAKE: GENERAC
MODEL #: SD030-1PE-190JT;
GEN-GENSET-WP-30KW-DSL-1PH-190G-AHJ-TANK



PLANS PREPARED BY:



SEAL:



PROJECT INFORMATION	
SITE NAME:	RHYTHM CASINO
SITE NUMBER:	US-IA-5233
SITE ADDRESS:	7805 JERSEY RIDGE ROAD DAVENPORT, IA 52807
PARCEL #:	Y3153-01A
DEED REFERENCE:	-
ZONING CLASSIFICATION:	-
ZONING JURISDICTION:	SCOTT COUNTY
GROUND ELEVATION:	744'
STRUCTURE TYPE:	MONOPOLE TOWER
STRUCTURE HEIGHT:	155'-0"
CONSTRUCTION AREA:	9000' SQ.
LATITUDE (NAD 83):	41° 35' 49.88" N (1A)
LONGITUDE:	90° 32' 17.43" W (1A)

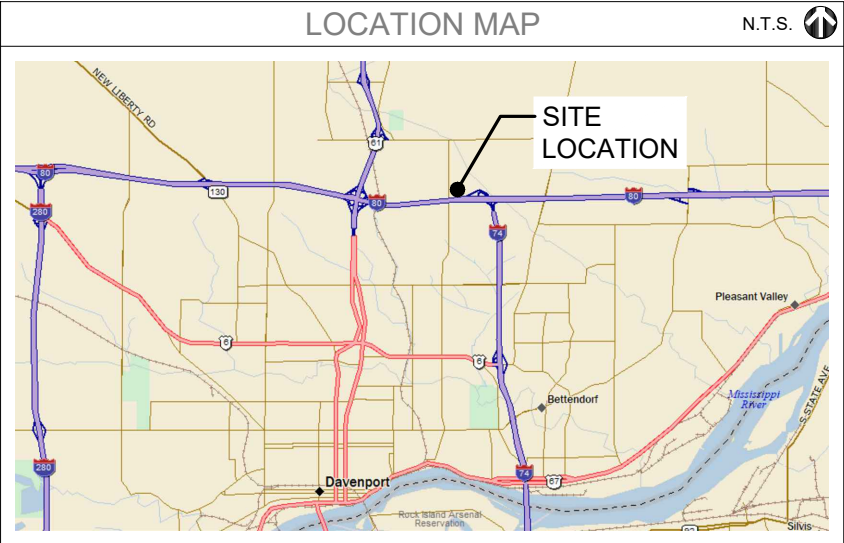
APPROVAL BLOCK			
	APPROVED	APPROVED AS NOTED	DISAPPROVED/ REVISE
VERTICAL BRIDGE	DATE	☐	☐
SITE ACQUISITION	DATE	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐
PERMITTING	DATE	☐	☐
RF ENGINEERING	DATE	☐	☐

SHEET INDEX		
SHEET	DESCRIPTION	REV.
VERTICAL BRIDGE CONSTRUCTION SECTION:		
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T-2	SCOPE OF WORK	-
LP	LOCATION PLAN	1
C-0	SITE PLAN	1
C-1	ENLARGED SITE PLAN	1
C-2 & C-2A	SITE GRADING PLANS	1
C-2B	CULVERT DETAILS	1
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C-3	ACCESS ROAD DETAILS	-
C-3A	DRAINAGE GRADING & EROSION CONTROL NOTES & DETAILS	-
C-4 - C-6	FENCE DETAILS	1
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C-8	FOUNDATION DETAILS	-
C-9	VERIZON WIRELESS GENERATOR FOUNDATION DETAIL	-
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E-3	UTILITY DETAILS	-
E-4	SINGLE LINE DIAGRAM	-
E-5	GROUNDING DETAILS	-
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
VERIZON WIRELESS CONSTRUCTION SECTION:		
VW-LP	LOCATION PLAN	1
VW-C-1	ENLARGED SITE PLAN	1
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VW-B-2	EQUIPMENT PAD ELEVATIONS	-
VW-ANT-1	SITE ELEVATION	1
VW-ANT-2	ANTENNA INFORMATION	-
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VW-ANT-3A	ANTENNA MOUNTING DETAILS	1
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VW E-1C	GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING	-
VW E-2	ELECTRICAL DETAILS	-
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VW E-4	SITE GROUNDING PLAN	1
VW E-5	GROUNDING DETAILS	-
VW E-6	GROUNDING AND ELECTRICAL DETAILS	1
VW EX-1	GENERATOR CUT-SHEET	-
22" x 34" IS FULL SCALE. 11" x 17" IS HALF SCALE.		
SURVEY ATTACHMENTS		
S1 TO S4	PLAT OF SURVEY	-
1 TO 3	RFDS	-

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811
EMERGENCY:
CALL 911

IOWA ONE CALL
800/292-8989
TOLL-FREE
CALL - BEFORE - YOU - DIG

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR
CALL JULIE TOLL FREE
1(800) 892-4123
48 HOURS BEFORE
YOU DIG



PROJECT DIRECTORY	
PROPERTY OWNER:	MAYRA J KREITER
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	DAN KALINA (630) 946-7741
PROJECT CONSULTANT:	TERRA CONSULTING, LTD 600 BUSSE HIGHWAY, PARK RIDGE, IL 60068
CONTACT:	DAN SZLAGA (847) 698-6400 FAX: (847) 698-6401
SURVEYING FIRM:	ASM CONSULTANTS, INC. 16 E. WILSON STREET BATAVIA IL 60510 (630) 879-0200
POWER COMPANY:	MIDAMERICAN ENERGY
TELCO COMPANY:	TRANSPORT BY OTHERS

REVISIONS	NO.	DESCRIPTION	BY	DATE
	1.	ISSUED FOR REVIEW	JV	09/19/24
	2.	REVISED PER COMMENTS	AMW	11/11/24
		ISSUED FOR PERMIT	TJS	11/13/24

SITE #
US-IA-5233

RHYTHM
CASINO

MDG LOC. #
5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY:	JV
CHECKED BY:	DS
DATE:	09/18/2024
PROJECT #:	107-085

SHEET TITLE
TITLE SHEET
SHEET NUMBER
T-1

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK

- 1.00 PERMITTING

A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING

A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.

B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.

C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.

D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD

A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.

B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE

A. CONTRACTOR SHALL INSTALL STYMIE LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)

B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.

C. CONTRACTOR SHALL INSTALL 50'x50'x6' CHAINLINK FENCE WITH (3) RUNS OF BARBED WIRE ON TOP FOR MONOPOLE AND GUYED TOWERS. (75'x75'x6' FENCED COMPOUND FOR SST TOWER SITES)
- 5.00 TOWER AND FOUNDATION

A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.

B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)

C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.

D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.

E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.
- 6.00 TOWER LIGHTING

A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.

B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.

C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.

D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.
- 7.00 UTILITY H-FRAME CONSTRUCTION

A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.

B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.

C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.

D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.

E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL MALIDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.
- 8.00 POWER SERVICE

A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.

B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.

C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.

D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.

E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE CM/PM IMMEDIATELY.
- 9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE

A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS.
MARK HAND-HOLES LIT FIBER

B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS.
MARK HAND-HOLES DARK FIBER FIBER

C. FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!

CONTRACTOR NOTES

VERTICAL BRIDGE CM NOTES

1. POWER DESIGN HAS NOT BEEN CONFIRMED WITH THE LOCAL UTILITY PROVIDER. UTILITIES ARE NOT TO BE INSTALLED WITHOUT THE G.C. RECEIVING THE VERTICAL BRIDGE UTILITY COORDINATION REPORT.
2. TOWER AND FOUNDATION DRAWINGS ARE TO BE PROVIDED BY TOWER OWNER. G.C. TO CONTACT TERRA CONSULTING GROUP IF TOWER SIZE OR LOCATION CONFLICTS WITH THESE PLANS

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK CONT.

- 10.00 VERIZON CIVILS

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVILS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.
- 11.00 VERIZON ANTENNA MOUNT(S)

A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.

B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.

VERIZON CONSTRUCTION SCOPE OF WORK

- 1.00 VERIZON ANTENNA AND LINES

A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT L&A" FOR THE INSTALL OF

VERIZON L&A INCLUDING ANY REQUIRED TESTING AND MATERIALS AS DIRECTED BY VERIZON PERSONNEL FOR A TYPICAL MARKET COLLOCATION.
- 2.00 CIVILS

A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT CIVILS" FOR ALL VERIZON CIVIL WORK INCLUDING EQUIPMENT/GENERATOR/PROPANE PADS AND EQUIPMENT SUPPORTS (IE. PLINTHS ETC.), CARRIER GROUNDING, ELECTRICAL CONDUITS & CONDUCTORS AND H-FRAME, EQUIPMENT SET AS WELL AS ANY OTHER SERVICES AND/OR MATERIALS AS DIRECTED BY VERIZON FOR A TYPICAL MARKET COLLOCATION.
- 3.00 MOUNTS

A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT MOUNT" FOR PROVIDING THE MOUNT ONLY (PRICE OF MOUNT INSTALLATION TO BE INCLUDED IN "TENANT L&A").
- 4.00 STARTUP COMMISSIONING

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZON INSTALL").
VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.
- 5.00 VERIZON POWER SERVICE

A. CONTRACTOR/VERIZON CM RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.

1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.

2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.

3. PHOTO CONFORMATION REQUIRED.

B. VERIZON POWER SERVICE SHALL BE 200 AMPS

C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.

VERTICAL BRIDGE TIMELINE EXPECTATIONS

- ONCE NTP HAS BEEN ISSUED, CONTRACTOR HAS (3) BUSINESS DAYS TO PROVIDE A SCHEDULE TO VERITCAL BRIDGE CONSTRUCTION MANAGER AND PROJECT MANAGER.
- CONSTRUCTION STARTS WITHIN 7 DAYS OF NTP RECEIPT.
- DAILY SAFETY REPORTS ARE REQUIRED.
- DAILY SITE UPDATES WITH PHOTOS ARE REQUIRED.
- TOWER STACKED (OTHVR) WITHIN 28 DAYS OF NTP RECEIPT.
- CLOSEOUT APPROVAL WITHIN 60 DAYS OF NTP RECEIPT.



750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

PLANS PREPARED BY:



TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

SEAL:

REVISIONS	NO.	BY	DATE	DESCRIPTION					
	1.	JV	09/19/24	ISSUED FOR REVIEW					
	2.	AMW	11/11/24	REVISED PER COMMENTS					
		TJS	11/13/24	ISSUED FOR PERMIT					

SITE #
US-IA-5233

RHYTHM
CASINO

MDG LOC. #
5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY: JV

CHECKED BY: DS

DATE: 09/18/2024

PROJECT #: 107-085

SHEET TITLE
SCOPE OF WORK

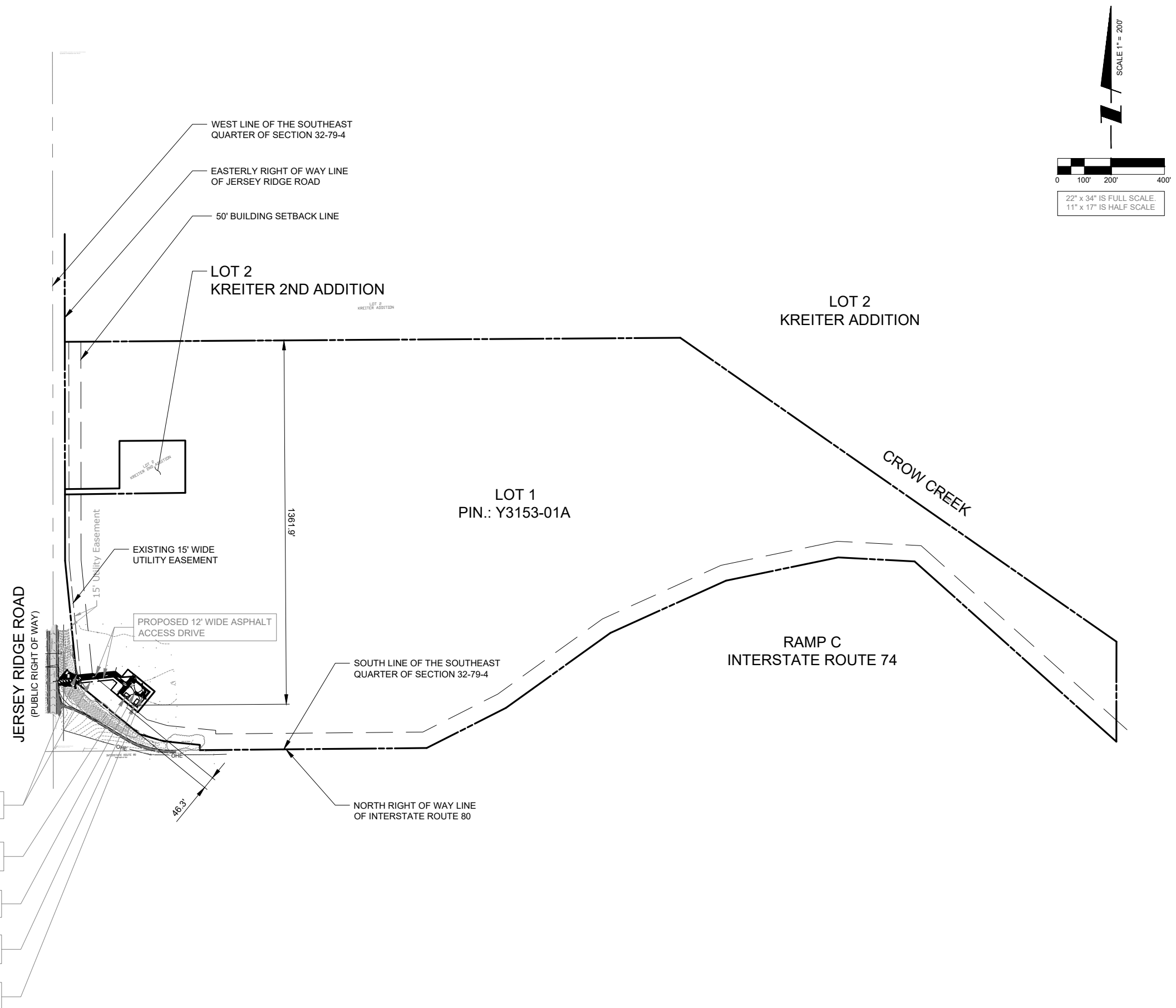
SHEET NUMBER
T-2

SURVEY PERFORMED BY:

Advanced Surveying & Mapping

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com

SITE BENCHMARK: 2005-639 SCOTT CO.
GPS CONTROL POINT
ELEVATION = 562.16' (NAVD88)



verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

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MDG LOC. #
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7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY:	JV
CHECKED BY:	DS
DATE:	09/18/2024
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SHEET TITLE

LOCATION PLAN

SHEET NUMBER

LP

Site plan for a proposed 155' high monopole tower and associated structures. The plan shows the tower location, a fenced compound, a building, and various easements and setbacks. Key features include:

- PROPOSED 155' HIGH MONOPOLE TOWER
- PROPOSED VERIZON WIRELESS (16'-8" x 30'-0") LEASE AREA
- PROPOSED VERTICAL BRIDGE (75' x 75') FENCED COMPOUND
- PROPOSED VERTICAL BRIDGE (100' x 100') LEASE AREA
- PROPOSED 12' WIDE ASPHALT ACCESS DRIVE
- PROPOSED 30' WIDE ACCESS & UTILITY EASEMENT
- EXISTING 15' WIDE UTILITY EASEMENT
- EXISTING TREE LINE
- EXISTING CROP LINE
- 50' BUILDING SETBACK LINE
- EXISTING PROPERTY LINE (TYP.)
- EXISTING UTILITY POLE (TYP.)
- JERSEY RIDGE ROAD (PUBLIC RIGHT OF WAY)
- Concrete Pavement
- Gravel Shoulder
- UGT (Utility Gas Transfer)
- GAS (Gas)
- Area of Trees
- Crop Line
- Southern Right of Way Line of Interstate Route 80
- Eastern Right of Way Line of Arroyo Road
- 15' Utility Easement

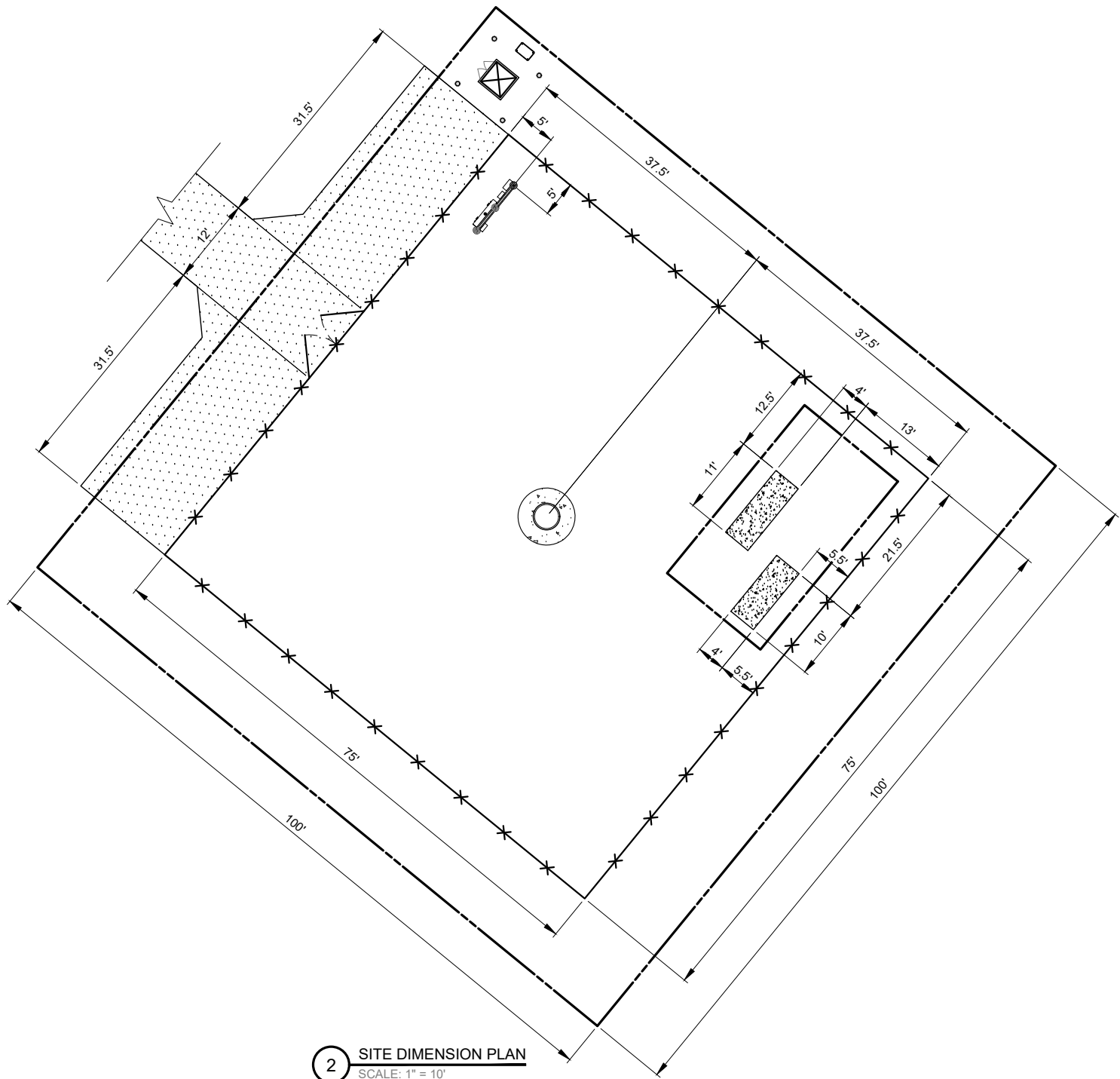
A north arrow and scale bar (0 to 40 feet) are also present.



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SHEET NUMBER

C-0



PAVEMENT MATERIAL

ACCESS ROAD (HATCHED)
480 S.Y.
1-1/2" HMA SURFACE COURSE, 3" ASPHALT COURSE,
0.30 GAL/SY. BITUMINOUS PRIME COAT (MC-30),
6" AGGREGATE BASE COURSE, 3/4" CRUSHED STONE WITH FINES,
COMPACTED SUBGRADE

LEASE SITE
625 S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED
AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X
SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
300' L.F. OF FENCING

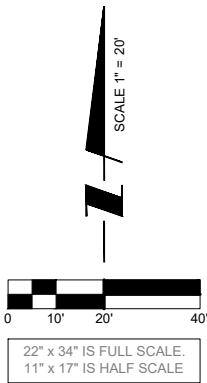
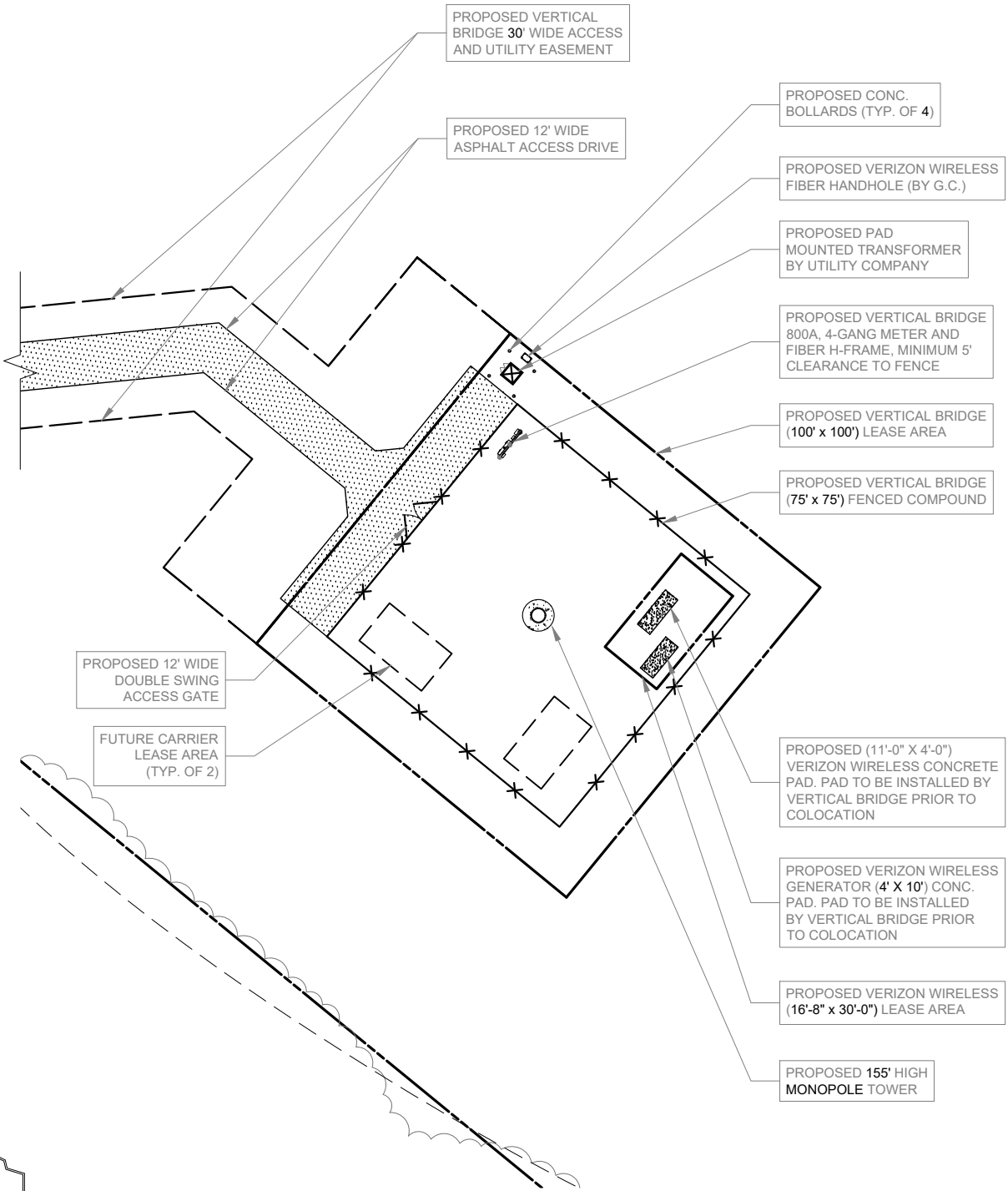
THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST
OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR
OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH
ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND
LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE
GEOTECHNICAL REPORT.

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GPS CONTROL POINT
ELEVATION = 562.16' (NAVD88)



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				11/13/24	TJS

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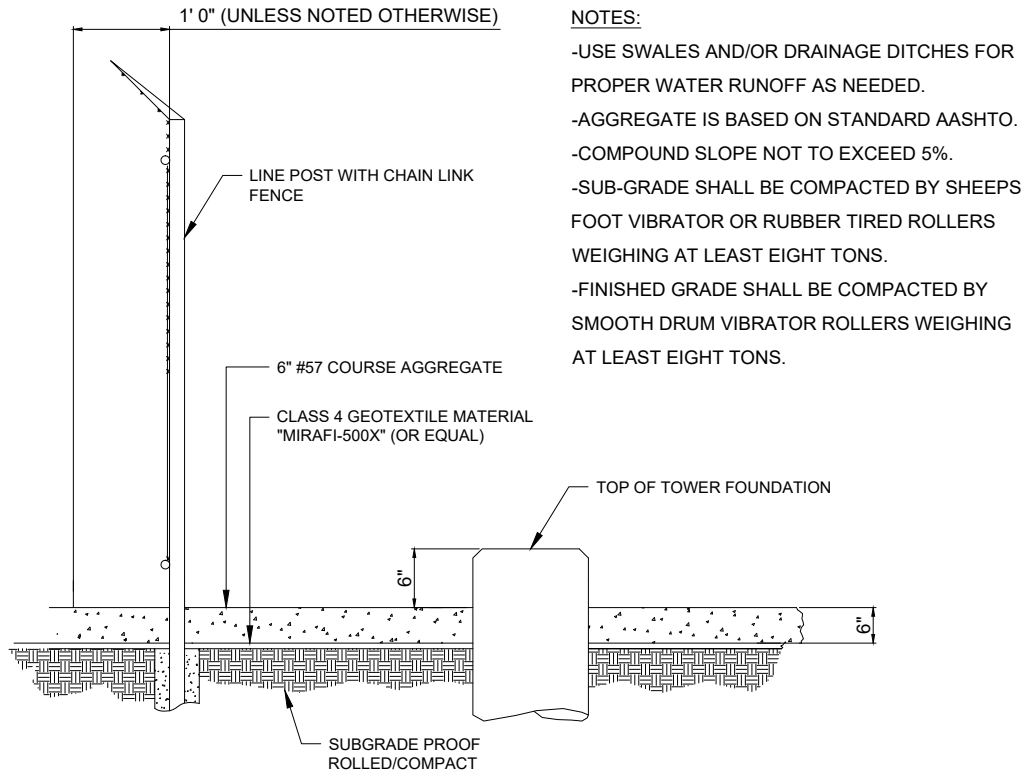
RHYTHM
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7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

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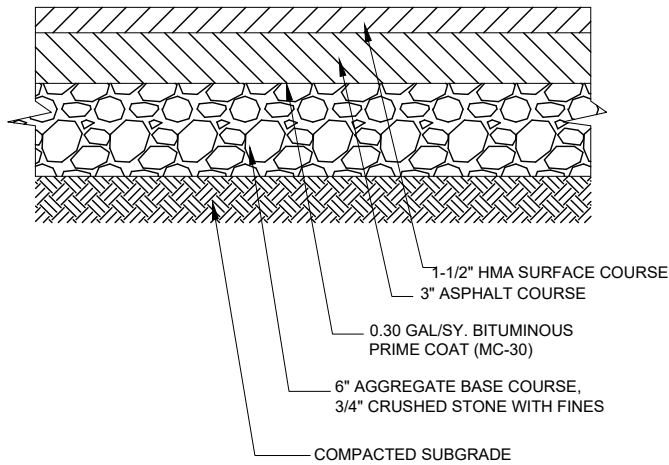
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1

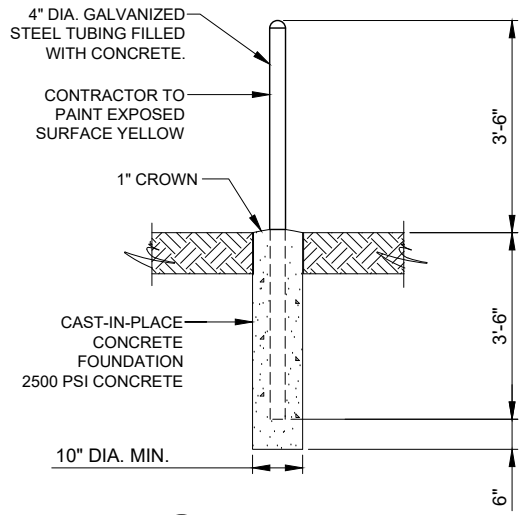


1 SITE COMPOUND SURFACING DETAIL
SCALE: NTS

NOTES:
-USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.
-AGGREGATE IS BASED ON STANDARD AASHTO.
-COMPOUND SLOPE NOT TO EXCEED 5%.
-SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.
-FINISHED GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.



2 BITUMINOUS ROAD SECTION
N.T.S.



3 BOLLARD DETAIL
N.T.S.



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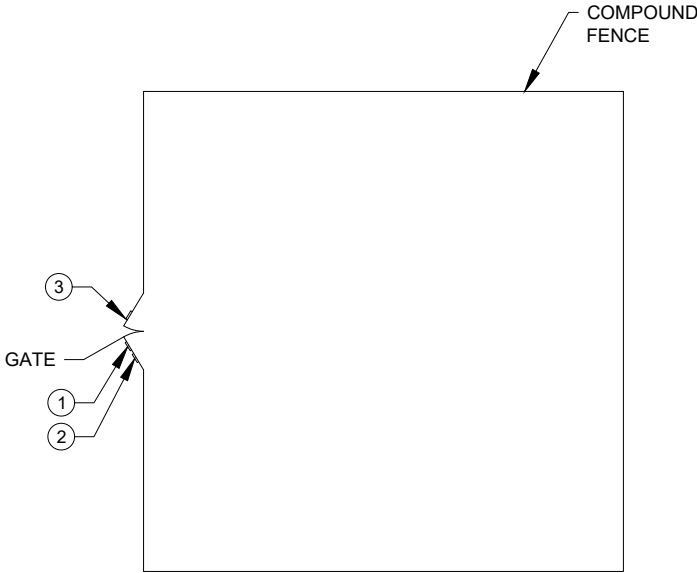
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SHEET TITLE
ACCESS ROAD
DETAILS

SHEET NUMBER
C-3

NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.



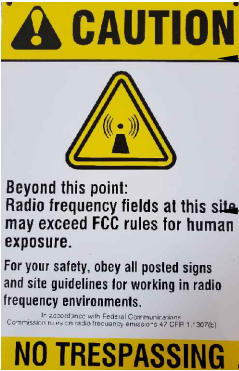
NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

1 OVERALL SIGN PLACEMENT PLAN VIEW
N.T.S.



YELLOW
BACKGROUND
w/BLACK
LETTERING AND
BLACK SYMBOL

① NOTICE - RF SIGN (BLUE)
12" x 18" DIGITAL PRINT MOUNTED TO
0.40 THICK ALUMINUM
(OPERATIONS PROVIDED)



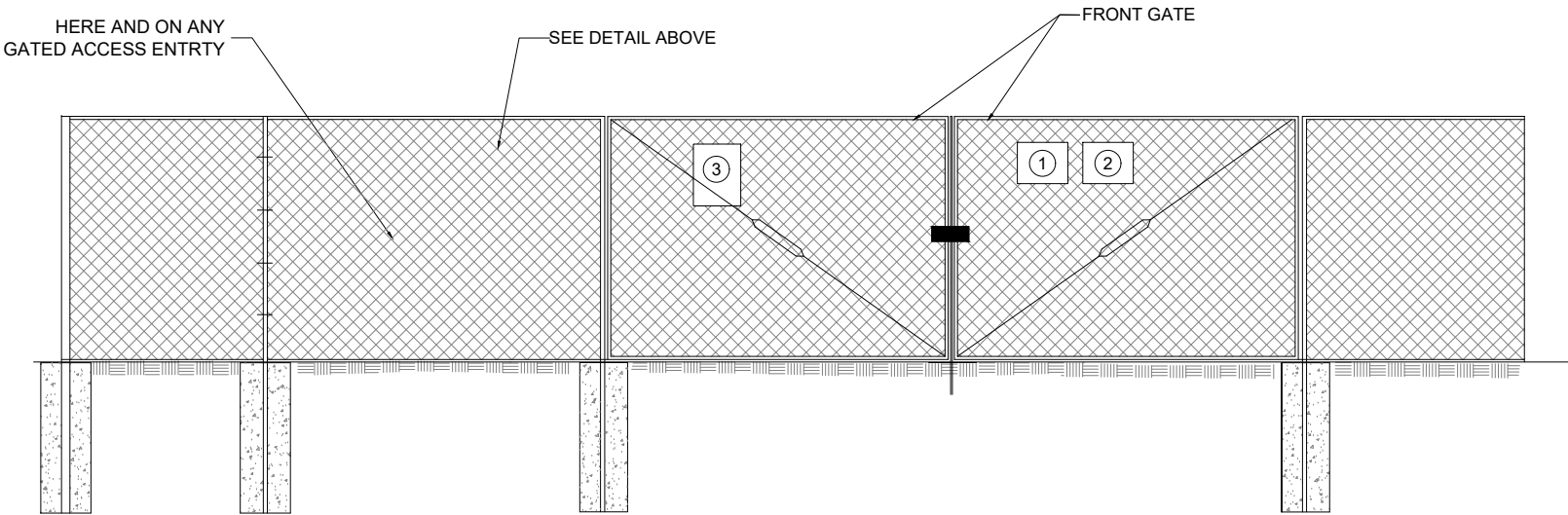
YELLOW
BACKGROUND
w/BLACK
LETTERING

WHITE
BACKGROUND
w/BLACK
LETTERING AND
YELLOW SYMBOL

② CAUTION - RF SIGN (YELLOW)
12" x 18" DIGITAL PRINT MOUNTED TO
0.40 THICK ALUMINUM
(OPERATIONS PROVIDED)



③ VERTICAL BRIDGE ID SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

3 SITE SIGNAGE FRONT GATE VIEW
N.T.S.

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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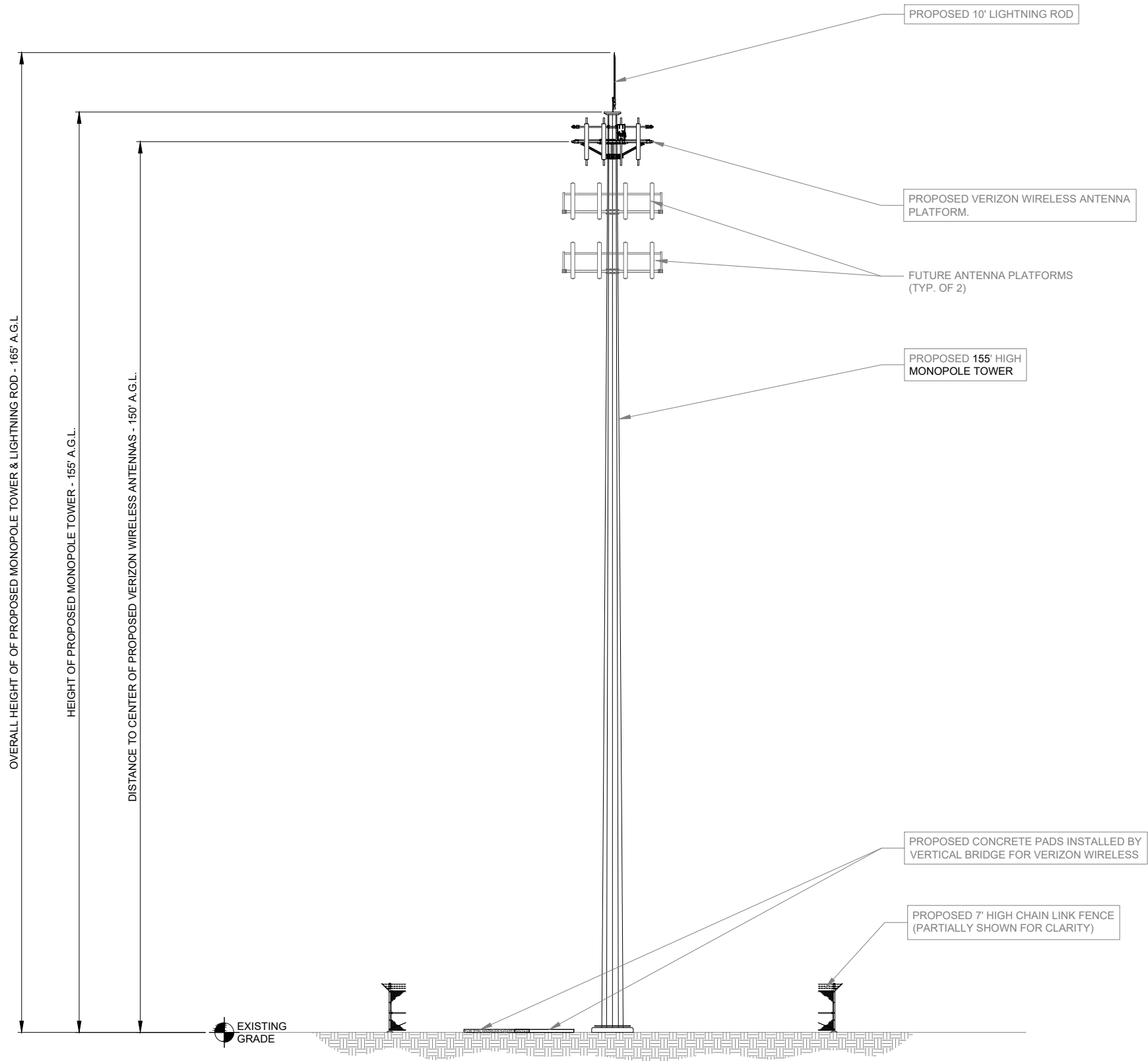
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5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

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SHEET TITLE
SITE SIGNAGE
DETAILS

SHEET NUMBER
C-7



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NOTES

1. TERRA CONSULTING GROUP'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHOULD BE PERFORMED.

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DAVENPORT, IA 52807

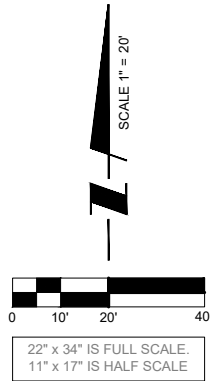
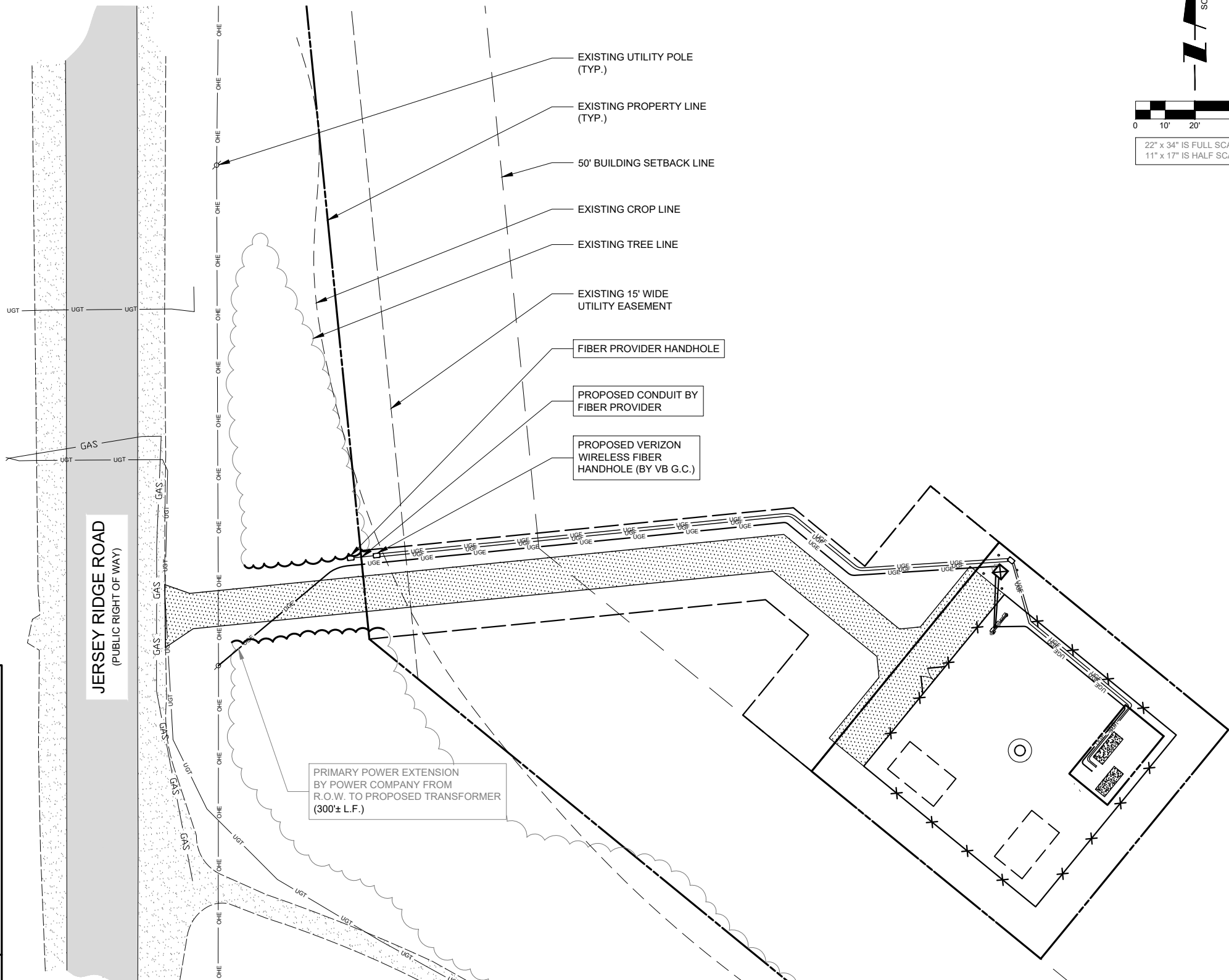
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PROJECT #:	107-085

SHEET TITLE

SITE ELEVATION

SHEET NUMBER

ANT-1



COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

CONDUITS AND WIRING

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

CODES AND STANDARDS

ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
NEC NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMANATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA NATIONAL FIRE PROTECTION ASSOCIATION
UL UNDERWRITERS LABORATORIES, INC.

UTILITY PROVIDE INFORMATION

POWER COMPANY: COMPANY NAME
CONTACT: CONTACT NAME
PHONE: (XXX) XXX-XXXX



1 UTILITY ROUTING PLAN
SCALE: 1" = 20'

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

PLANS PREPARED BY:

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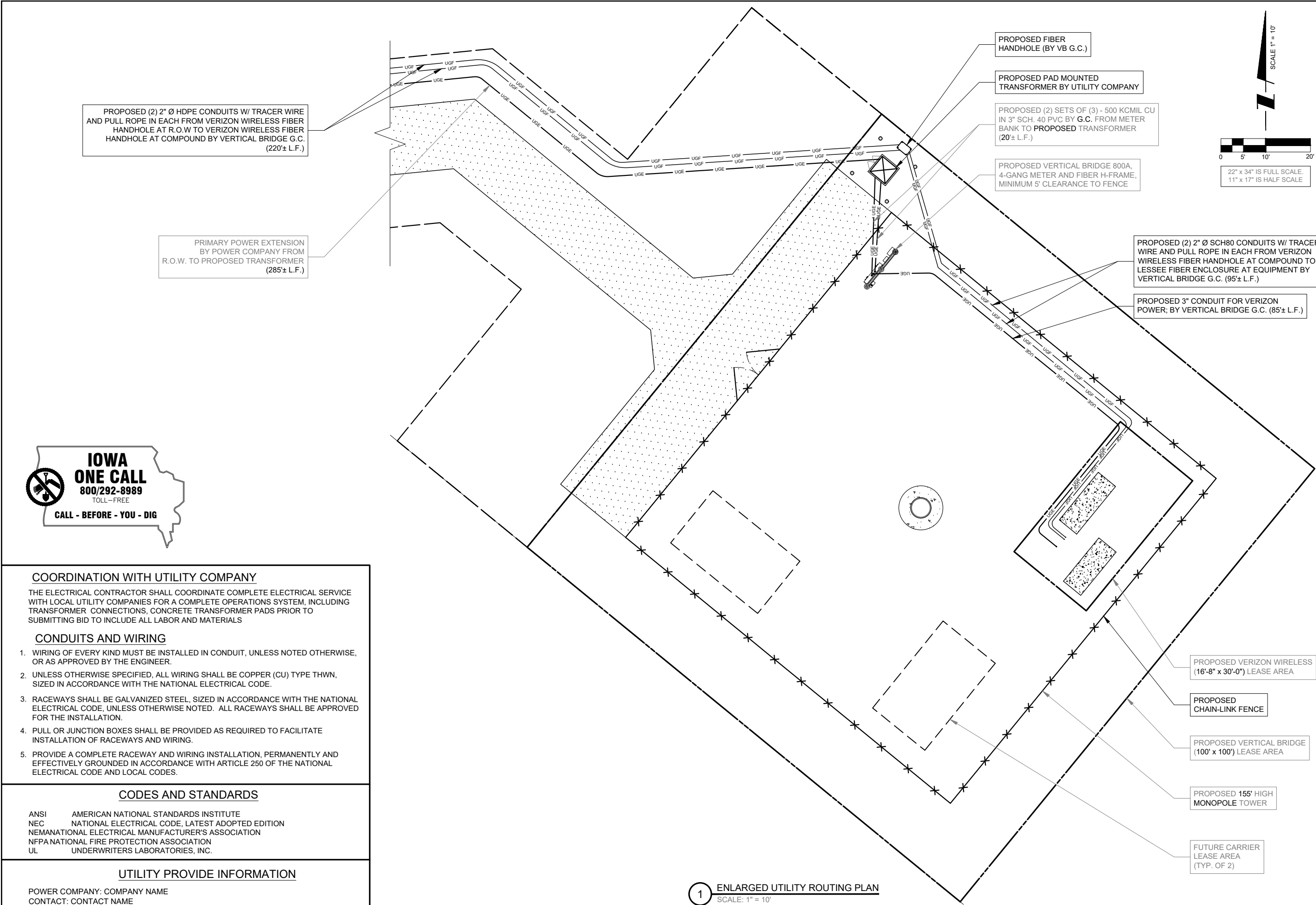
DATE: 09/18/2024

PROJECT #: 107-085

SHEET TITLE
UTILITY ROUTING PLAN

SHEET NUMBER

E-1



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DAVENPORT, IA 52807

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PROJECT #:	107-085

SHEET TITLE
ENLARGED
UTILITY ROUTING PLAN

SHEET NUMBER
E-1A

COORDINATION WITH UTILITY COMPANY
THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

CONDUITS AND WIRING

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

CODES AND STANDARDS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
NEC	NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMANATIONAL	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES, INC.

UTILITY PROVIDE INFORMATION

POWER COMPANY: COMPANY NAME
CONTACT: CONTACT NAME
PHONE: (XXX) XXX-XXXX

KEYED NOTES

- KEY DESCRIPTION
- 1 SYSTEM GROUND RESISTANCE SHALL NOT EXCEED 5 OHMS. A THREE POINT SYSTEM RESISTANCE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH VERTICAL BRIDGE SPECIFICATIONS.
- A. PERFORM THREE TESTS AT EACH SITE.
B. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT CONSISTING OF THE FOLLOWING: SITE NAME, ADDRESS AND IDENTIFICATION NUMBER, DESCRIPTION OF SITE SOIL AND MOISTURE CONDITION, DESCRIPTION OF WEATHER, MODEL NUMBER OF TESTING EQUIPMENT, DATE OF LAST CALIBRATION, SITE SKETCH SHOWING LOCATION OF TEST PROBES AND ALL FIELD DATA COLLECTED (READINGS, RANGE, TEST, MILLIAMPS, ETC.)
C. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES PERFORMING SYSTEM RESISTANCE TESTS OR IF MEASUREMENTS ARE ABOVE 5 OHMS. THE CONSTRUCTION MANAGER SHALL PROVIDE INSTRUCTION TO THE CONTRACTOR TO INSTALL ADDITIONAL GROUNDING MEASURES TO MEET THE 10 OHM REQUIREMENT.
- 2 PROPOSED TOWER GROUND RING BURIED TO A DEPTH OF 30" OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER.
- 3 BOND PROPOSED TOWER TO TOWER GROUND RING (3 PLACES TOTAL).
- 4 SERVICE ENTRANCE GROUND ROD.
- 5 BOND GROUND RING(S) TO SITE CORNER POST (TYP. x 4).
- 6 BOND GATE POST TO PROPOSED GROUND RING (TYP. x 2).
- 7 BOND FLEXIBLE JUMPER TO GATE (TYP. x 2).
- 8 BOND PROPOSED H-FRAME TO GROUND RING (TYP. x 8).

EXTERIOR GROUNDING NOTES:

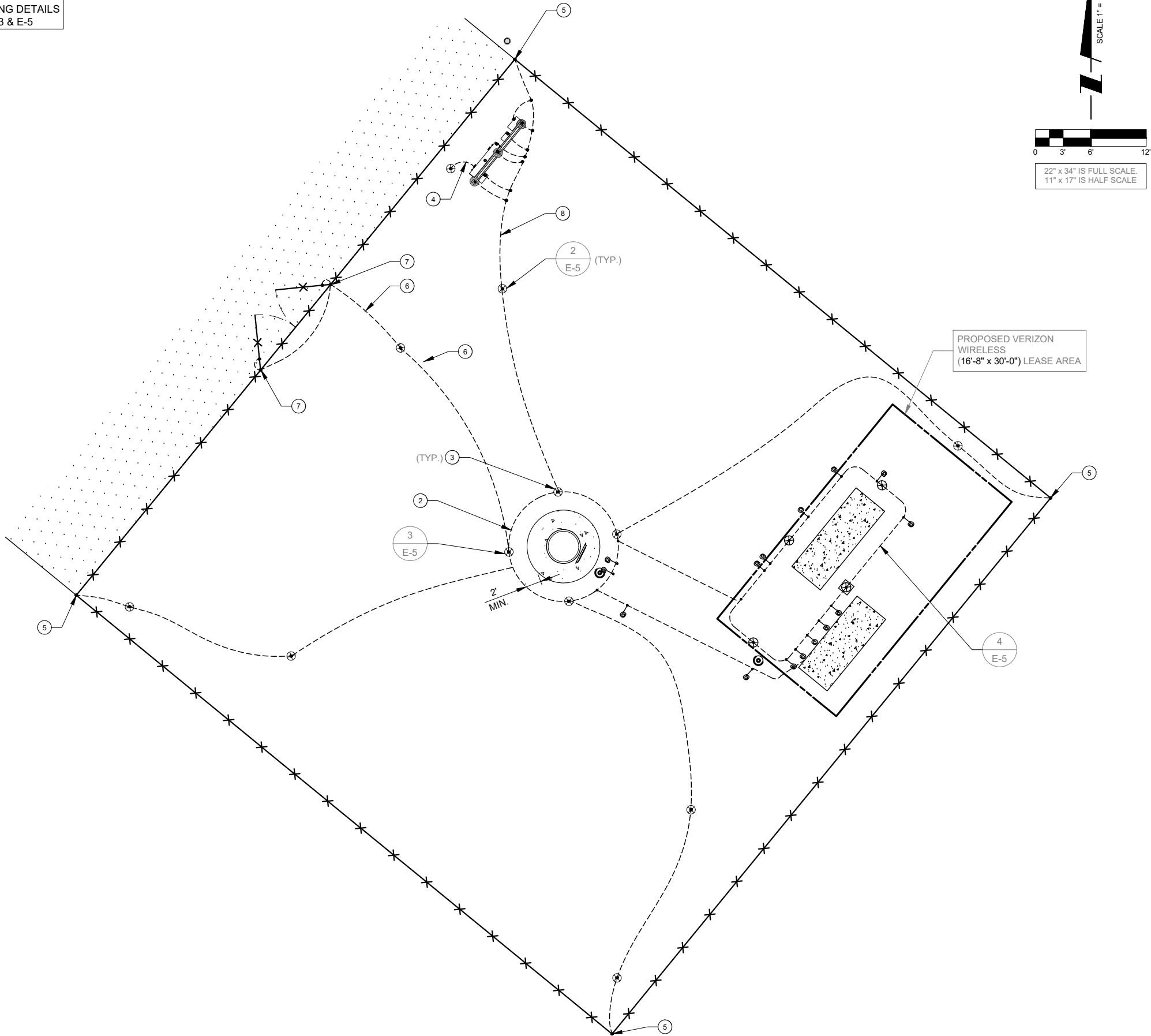
1. GROUNDING SHALL CONFORM WITH VERTICAL BRIDGE STANDARDS AND PER FEDERAL, STATE AND LOCAL CODES. IN THE EVENT OF A CONFLICT, MEET THE MOST STRINGENT REQUIREMENT.
2. GROUND RODS PAST METER SHALL BE COPPER CLAD STEEL 5/8 INCH DIAMETER X 10 FEET IN LENGTH (MIN.)
3. ALL GROUND CONDUCTORS PAST METER SHALL BE #2 AWG SOLID BARE TINNED COPPER. MINIMUM BEND RADIUS FOR CONDUCTOR SHALL BE 8 INCHES.
4. GROUND RODS SHALL BE SPACED NOT MORE THAN 16'-0" AND NOT LESS THAN 6'-0" APART EXCEPT FOR THE TOWER GROUND RING WHICH SHALL COMPLY WITH TIA/EIA 222 (REV G).
5. CONTRACTOR SHALL ADD ADDITIONAL RODS AND CONDUCTORS OR APPROVED GROUND ENHANCING MATERIAL TO ACHIEVE LESS THAN 5 OHMS RESISTANCE TO GROUND.
6. MAINTAIN 2'-0" (TOWER) AND 3'-0" (SHELTER) BETWEEN GROUND RINGS AND FOUNDATIONS.
7. ALL GROUNDING INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY ANY JURISDICTION HAVING INSPECTION & APPROVAL AUTHORITY (IF REQUIRED) AND VERTICAL BRIDGE BEFORE PLACING ANY BACKFILL.
8. ALL GROUNDING SPLICES AND CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS (CADWELD OR EQUIVALENT). COAT ALL WELDS WITH A ZINC RICH PAINT.

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED.

SYMBOLS LEGEND

- GROUND ROD WITH ACCESS
- GROUND ROD
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BAR
- GROUND WIRE

NOTE:
SEE GROUNDING DETAILS
ON SHEETS E-3 & E-5



1 SITE GROUNDING PLAN
SCALE: 1" = 6'

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

PLANS PREPARED BY:

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

SEAL:

NO.	DESCRIPTION	BY	DATE	JW	AMW	TJS			
1.	ISSUED FOR REVIEW		09/19/24						
2.	REVISED PER COMMENTS		11/11/24						
	ISSUED FOR PERMIT		11/13/24						

SITE #
US-IA-5233

RHYTHM
CASINO

MDG LOC. #
5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY: JW

CHECKED BY: DS

DATE: 09/18/2024

PROJECT #: 107-085

SHEET TITLE
SITE
GROUNDING & NOTES

SHEET NUMBER

E-2



1 EXISTING OVERALL SITE
SCALE: N.T.S.



2 PROPOSED SITE LOCATION
SCALE: N.T.S.



3 PROPOSED SITE ACCESS
SCALE: N.T.S.



4 EXISTING POWER POLE/ TRANSFORMER
SCALE: N.T.S.

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

PLANS PREPARED BY:
 **TERRA**
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

SEAL:

REVISIONS				BY	DATE
NO.	DESCRIPTION	ISSUED FOR REVIEW	REVISED PER COMMENTS	JV	AMW
1.	ISSUED FOR PERMIT				
2.					

SITE #
US-IA-5233

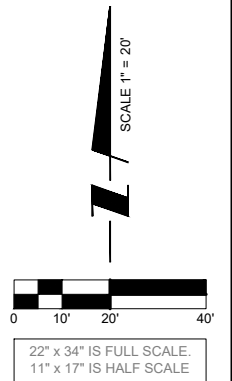
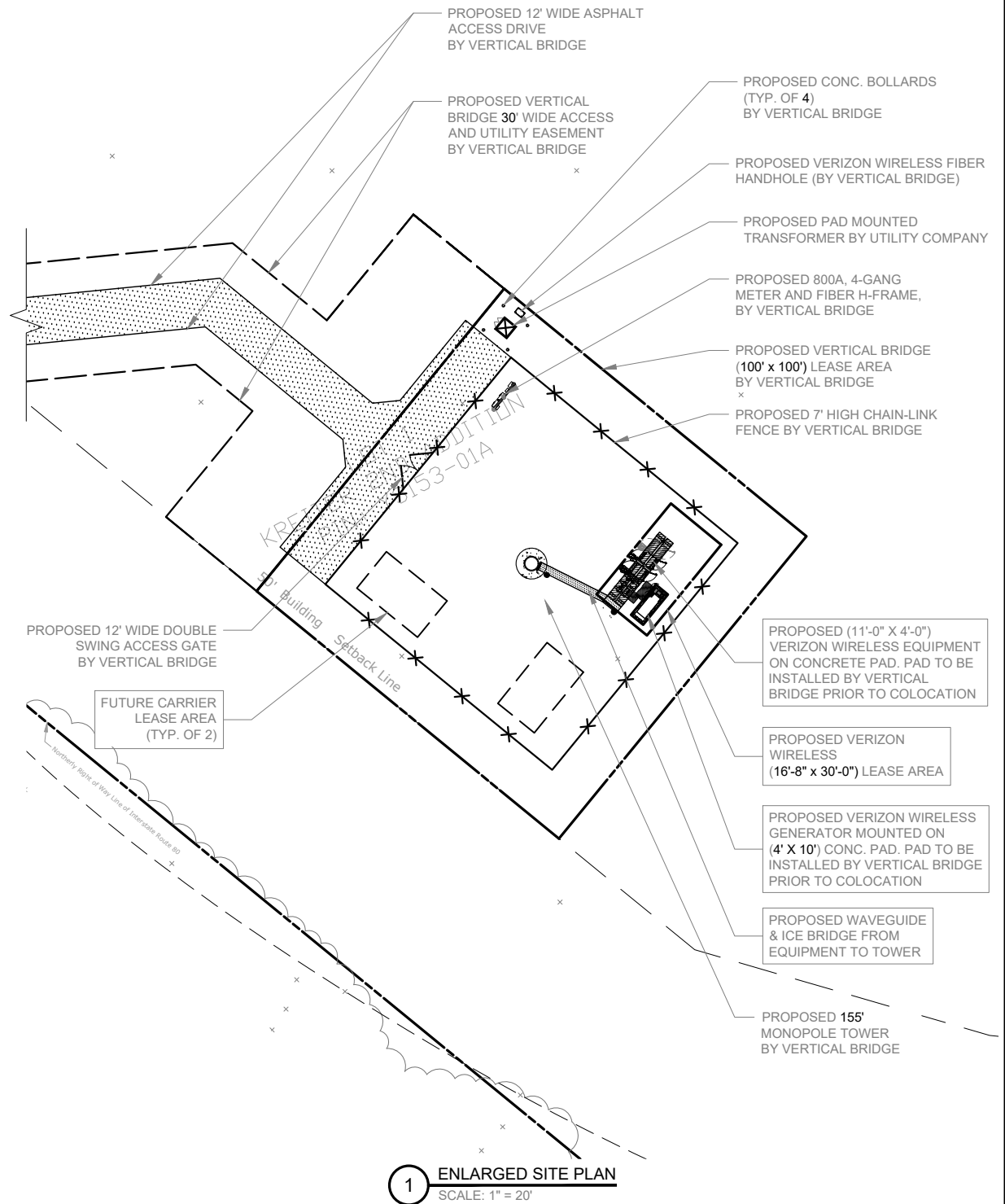
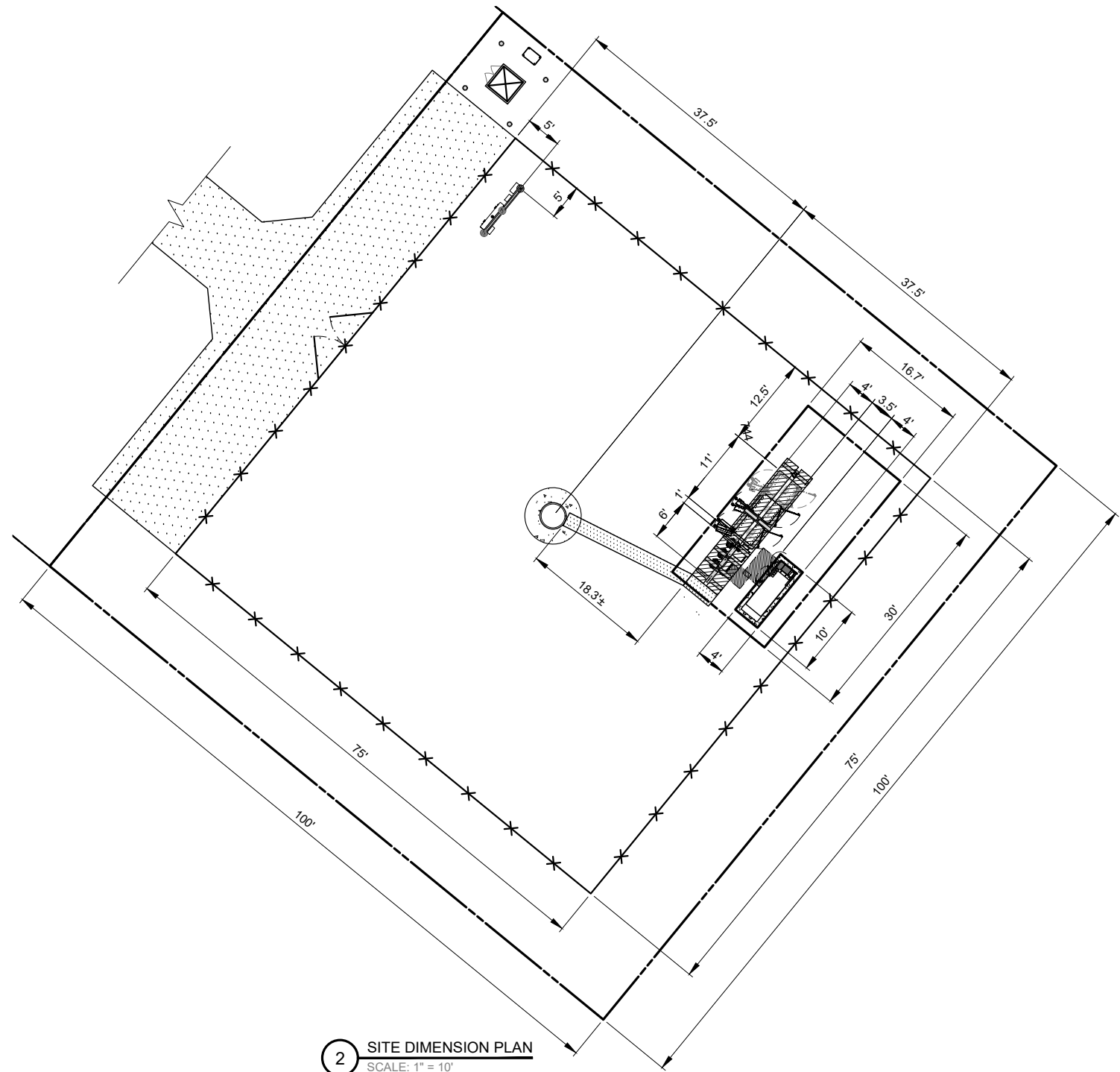
RHYTHM
CASINO
MDG LOC. #
5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY:	JV
CHECKED BY:	DS
DATE:	09/18/2024
PROJECT #:	107-085

SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER
P-1



verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

PLANS PREPARED BY:
TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

SEAL:

REVISIONS		NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	1.	REVISED PER COMMENTS	09/19/24	JV
	ISSUED FOR PERMIT	2.		11/11/24	AMW
				11/13/24	TJS

SITE #
US-IA-5233

RHYTHM CASINO
MDG LOC. #
5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY:	JV
CHECKED BY:	DS
DATE:	09/18/2024
PROJECT #:	107-085

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
VW C-1

SURVEY PERFORMED BY:

Advanced Surveying & Mapping

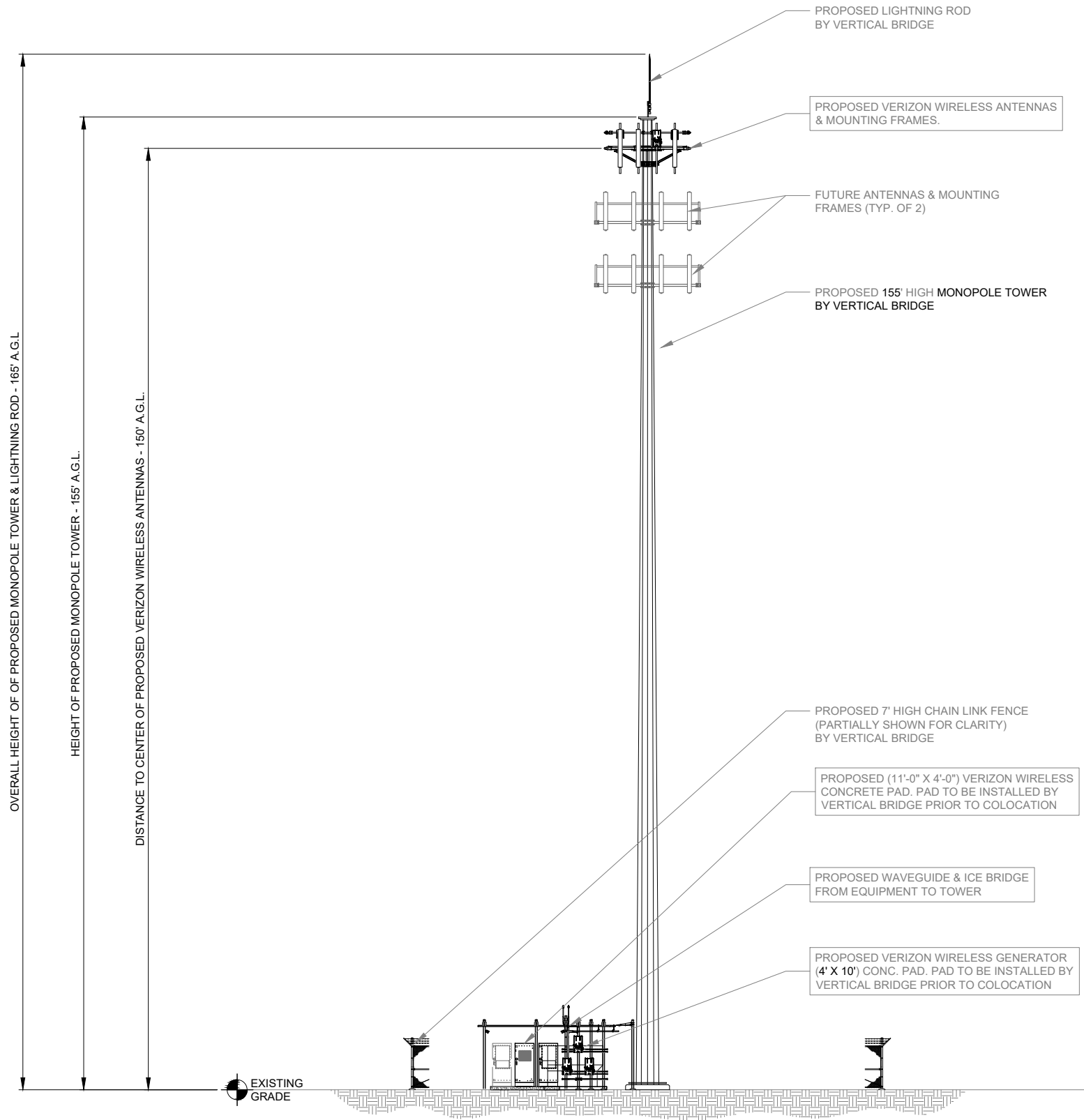
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com

SITE BENCHMARK: 2005-639 SCOTT CO.
GPS CONTROL POINT
ELEVATION = 562.16' (NAVD88)



G.C. TO ADJUST HEIGHT OF MOUNT BY ±6" AS NEEDED TO AVOID CLIMBING FACILITIES. G.C. IS NOT TO REMOVE OR DAMAGE CLIMBING FACILITIES DURING INSTALLATION.

TOP OF ANTENNA OR ANTENNA PIPE SHALL NOT EXCEED TOP OF TOWER STEEL.



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NOTES

1. TERRA CONSULTING GROUP'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHOULD BE PERFORMED.



750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com

PLANS PREPARED BY:


600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

SEAL:

REVISIONS		DESCRIPTION	DATE	BY	JV	AMW	TJS		
NO.		ISSUED FOR REVIEW	09/19/24						
1.		REVISED PER COMMENTS	11/11/24						
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SITE #
US-IA-5233

RHYTHM
CASINO

MDG LOC. #
5000954188

7805 JERSEY RIDGE ROAD
DAVENPORT, IA 52807

DRAWN BY:	JV
CHECKED BY:	DS
DATE:	09/18/2024
PROJECT #:	107-085

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
VW ANT-1

● Found Iron Stake as noted

— Property Line

— Parcel Line

XXX.XX' Measured

(XXX.XX') Record

⊕ Utility Pole

⊙ Communication Manhole

— OHW Overhead Wire(s)

— E Underground Electric Line

— GAS Underground Gas Line

— C Underground Communication Line

572.30' Spot Elevation

— 570 Contour Line

■ Building

■ Asphalt Pavement

■ Concrete Pavement

■ Proposed Lease Area

■ Access & Utility Easement

P.O.C. Point of Commencement

P.O.B. Point of Beginning

LOCATION MAP



NOT TO SCALE

SURVEY NOTES

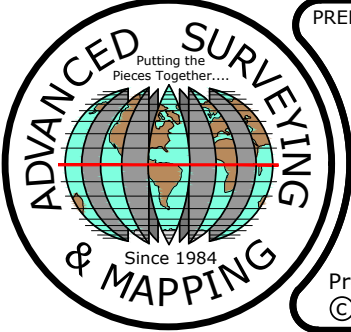
EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE AREA AND EASEMENT DESCRIBED HEREON IS Y3153-01A.

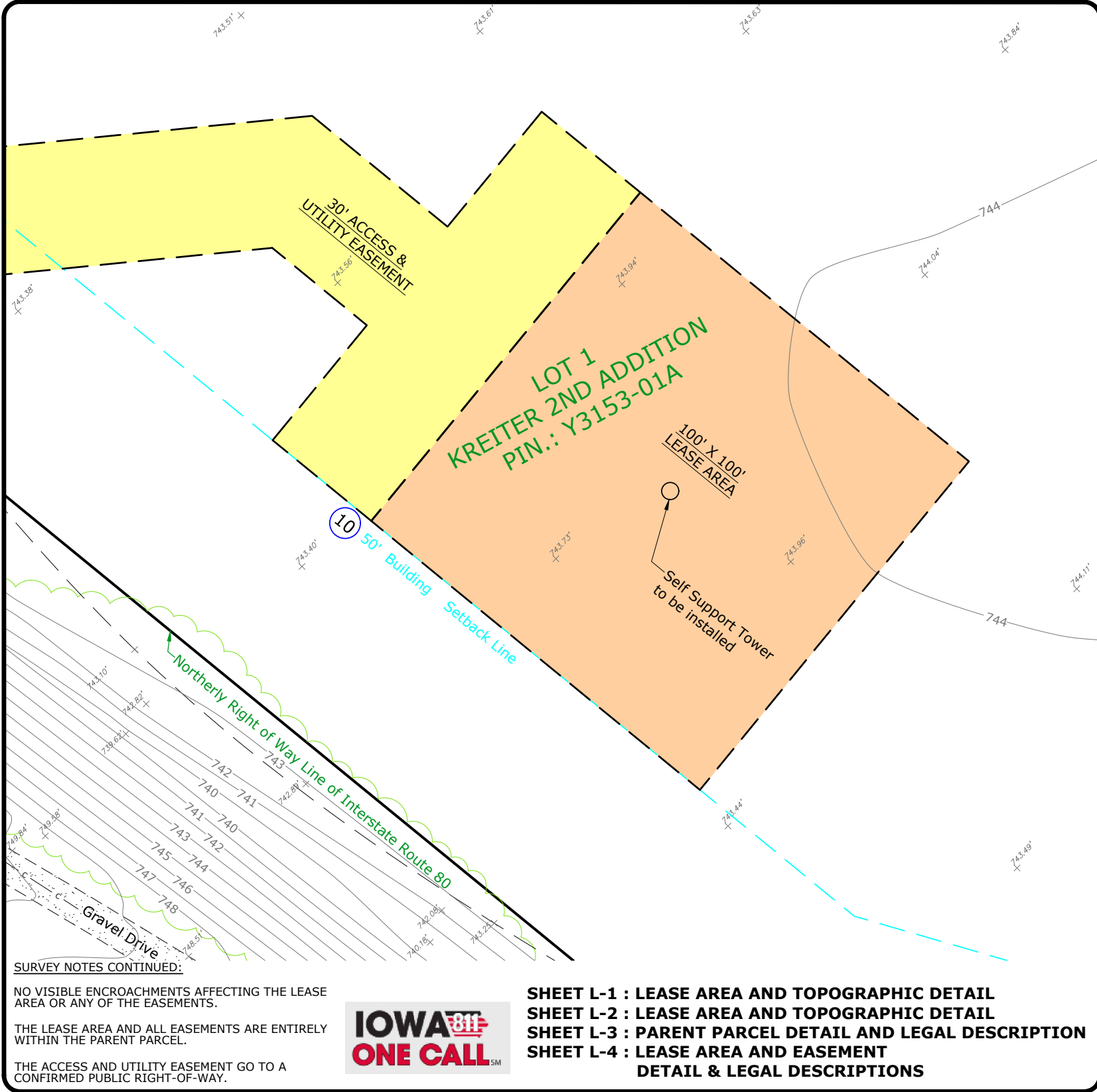
THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 190242, CITY OF DAVENPORT, MAP NUMBER 19163C0360H, SCOTT COUNTY, IOWA AND INCORPORATED AREAS, EFFECTIVE DATE OF APRIL 11, 2024. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON TITLE COMMITMENT ISSUED BY TOWER TITLE, LLC IN CERTIFICATION AND AS INSURING AGENT, COMMITMENT NUMBER VTB-178452-C, COMMITMENT DATE MAY 2, 2024.



PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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SHEET L-1 : LEASE AREA AND TOPOGRAPHIC DETAIL
SHEET L-2 : LEASE AREA AND TOPOGRAPHIC DETAIL
SHEET L-3 : PARENT PARCEL DETAIL AND LEGAL DESCRIPTION
SHEET L-4 : LEASE AREA AND EASEMENT
DETAIL & LEGAL DESCRIPTIONS

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON
NAD83(2011) / IOWA RCS ZONE 11 (DUBUQUE-DAVENPORT)
MEAN MAGNETIC DECLINATION
OBTAINED FROM U.S.G.S.
7 1/2 MINUTE SERIES MAP
DAVENPORT EAST QUADRANGLE
STATE OF ILLINOIS

LATITUDE: N 41° 35' 49.88"
LONGITUDE: W090° 32' 17.43"
AT CENTER OF TOWER TO BE INSTALLED
COMPLIES WITH F.A.A. 1/A ACCURACY REQUIREMENTS

SCALE : 1" = 30'

11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.



1°36' 28 MILS

1°37' 29 MILS

UTM GRID AND 2019
MAGNETIC NORTH
DECLINATION AT
CENTER OF QUAD MAP

BENCHMARK INFO

SOURCE BENCHMARK:
DESIGNATION - 2005-639 SCOTT CO.
GPS CONTROL POINT
ELEVATION = 562.16' (NAVD88)

UNDERGROUND
UTILITY LOCATE

Private Locate Ordered by Client
Lucky Locators, Inc.
Locate marked on 08/12/2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, DAN J. KUEHL, AN IOWA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Title, LLC

THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 08/26/2024 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A LAND BOUNDARY AND TOPOGRAPHIC SURVEY SET FORTH BY IOWA STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 16TH DAY OF SEPTEMBER, A.D. 2024.


DAN J. KUEHL
IOWA PROFESSIONAL LAND SURVEYOR NO. 19959
LICENSE EXPIRES 12/31/2025



NO.	DATE	REVISION
1.	08/26/2024	FIELD SURVEY COMPLETED
2.	09/09/2024	ISSUED PRELIMINARY SURVEY
3.	09/16/2024	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

RHYTHM CASINO
US-IA-5233
7805 JERSEY RIDGE RD
DAVENPORT, IA 52807
SCOTT COUNTY

DRAWN BY: EM
CHECKED BY: DJK

PROJECT NO.
770586

SHEET
1 OF 4

L-1

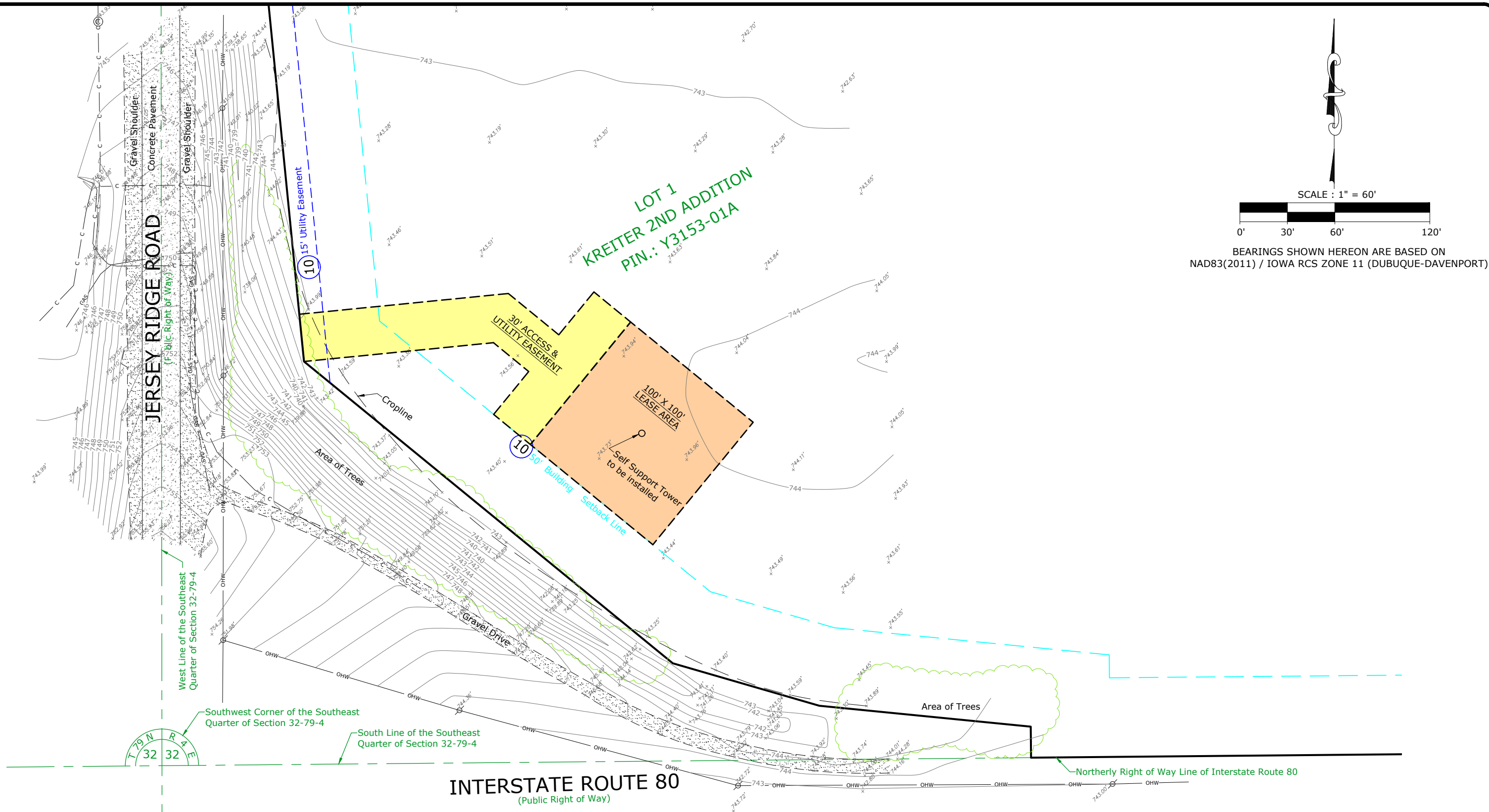
PLAT OF SURVEY OF LEASE AREA AND EASEMENT

PREPARED FOR:


VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
www.verticalbridge.com


TERRA
CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400

JOB No.: 107-085



PREPARED BY:



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16 E Wilson St - Batavia IL 60510
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Professional Design Firm #184-006014 expires 4/30/2025
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SITE DESIGNATION INFORMATION:

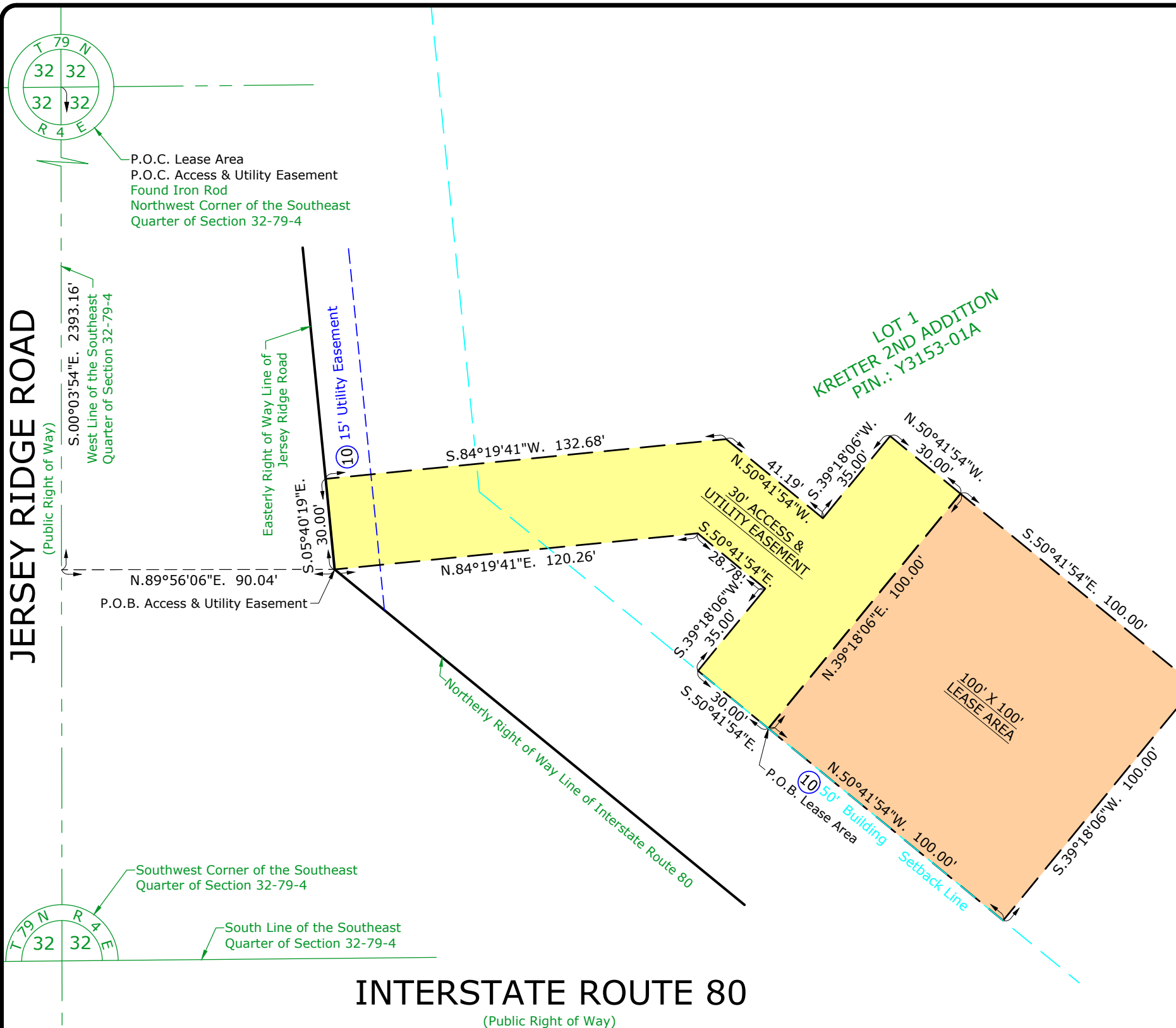
RHYTHM CASINO
US-IA-5233
7805 JERSEY RIDGE RD
DAVENPORT, IA 52807
SCOTT COUNTY

DRAWN BY: EM
CHECKED BY: DJK

PROJECT NO.
770586

SHEET
2 OF 4

L-2



100' X 100' LEASE AREA LEGAL DESCRIPTION (AS-SURVEYED):
A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING PART OF LOT 1 OF KREITERS 2ND ADDITION TO THE CITY OF DAVENPORT AS SHOWN ON PLAT RECORDED DECEMBER 10, 1997 IN INSTRUMENT NO. 34007-97 OF THE SCOTT COUNTY, IOWA RECORDS, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 2393.16 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 90.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JERSEY RIDGE ROAD; THENCE NORTH 84 DEGREES 19 MINUTES 41 SECONDS EAST, 120.26 FEET; THENCE SOUTH 50 FEET 41 MINUTES 54 SECONDS EAST, 28.78 FEET; THENCE SOUTH 39 DEGREES 18 MINUTES 06 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 35.00 FEET; THENCE SOUTH 50 DEGREES 41 MINUTES 54 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 18 MINUTES 06 SECONDS EAST, 100.00 FEET; THENCE SOUTH 50 DEGREES 41 MINUTES 54 SECONDS EAST, 100.00 FEET; THENCE SOUTH 39 DEGREES 18 MINUTES 06 SECONDS WEST, 100.00 FEET; THENCE NORTH 50 DEGREES 41 MINUTES 54 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10,000 SQUARE FEET.

30' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION (AS-SURVEYED):
A PARCEL OF LAND FOR ACCESS AND UTILITY EASEMENT PURPOSES, BEING PART OF LOT 1 OF KREITERS 2ND ADDITION TO THE CITY OF DAVENPORT AS SHOWN ON PLAT RECORDED DECEMBER 10, 1997 IN INSTRUMENT NO. 34007-97 OF THE SCOTT COUNTY, IOWA RECORDS, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 2393.16 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 90.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JERSEY RIDGE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 19 MINUTES 41 SECONDS EAST, 120.26 FEET; THENCE SOUTH 50 FEET 41 MINUTES 54 SECONDS EAST, 28.78 FEET; THENCE SOUTH 39 DEGREES 18 MINUTES 06 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 35.00 FEET; THENCE SOUTH 50 DEGREES 41 MINUTES 54 SECONDS EAST, 30.00 FEET; THENCE NORTH 39 DEGREES 18 MINUTES 06 SECONDS EAST, 100.00 FEET; THENCE SOUTH 50 DEGREES 41 MINUTES 54 SECONDS WEST, 30.00 FEET; THENCE SOUTH 39 DEGREES 18 MINUTES 06 SECONDS WEST, 35.00 FEET; THENCE NORTH 50 DEGREES 41 MINUTES 54 SECONDS WEST, 41.19 FEET; THENCE SOUTH 84 DEGREES 19 MINUTES 41 SECONDS WEST, 132.68 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 05 DEGREES 40 MINUTES 19 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7,844 SQUARE FEET.

ADVANCED SURVEYING & MAPPING

Putting the Pieces Together....

Since 1984

PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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PLAT OF SURVEY OF LEASE AREA AND EASEMENT

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US-IA-5233
7805 JERSEY RIDGE RD
DAVENPORT, IA 52807
SCOTT COUNTY

DRAWN BY: EM
CHECKED BY: DJK

PROJECT NO.
770586

SHEET
4 OF 4

L-4



Public Hearing Notice | Zoning Board of Adjustment

Date: 3/13/2025 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

Example Notice
Ward 6
2 Sent

To all property owners within 200' of the subject property **7805 Jersey Ridge RD:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU25-02 of Scott Garcia on behalf of Vertical Bridge/Verizon Wireless at 7805 Jersey Ridge RD for a Special Use for a proposed 155' wireless tower. Table 17.08-1 and Section 17.08.030.FF. of the DMC require a Special Use for a (non-stealth) wireless tower. Property is zoned AG – Agricultural. [Ward 6]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

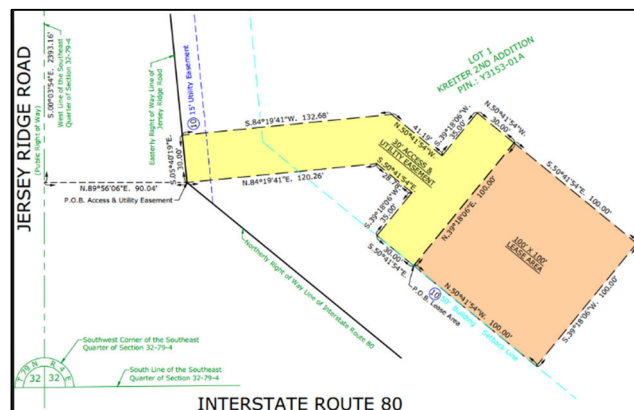
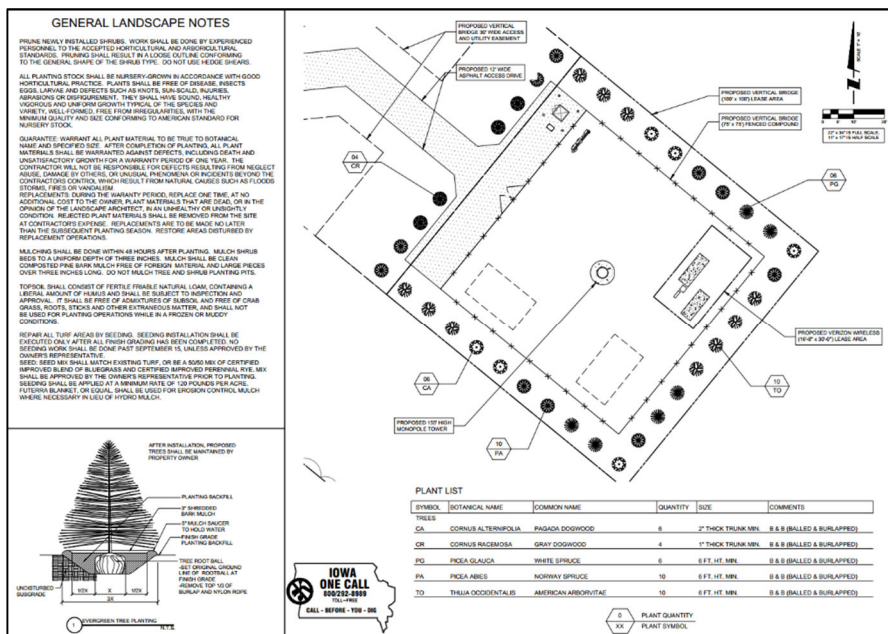
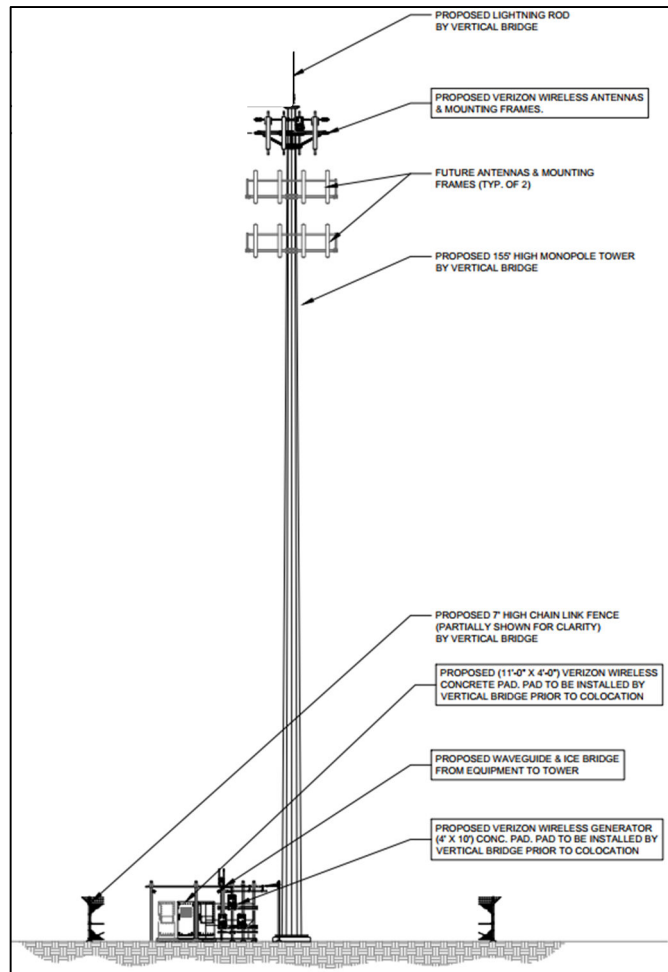
Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

3/13/2025

Subject:

Request SU25-03 of 53rd Luxury LLC at 2021 (& 1911, 2131) East 53rd Street to modify a Special Use for a Vehicle Dealership with Outdoor Storage/Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District and §17.14.050. requires a modification to a Special Use when required by code. [Ward 8]

Recommendation:

Background:

Attachments:

1. Staff Report SU25-03 - 2021 E 53rd ST - Luxery 53 LLC - 3rd Plan Site Plan
2. Application
3. SU25-03 2101 E 53rd ST Dealership Owner Notice
4. Owner List



**Zoning Board of Adjustment
Planning Staff Report
2021 E 53rd Street | Dealership Reconfiguration
March 13, 2025**

Description

Request SU25-03 of 53rd Luxury LLC at 2021 (& 1911, 2131) East 53rd Street to modify a Special Use for a Vehicle Dealership with Outdoor Storage/Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District and §17.14.050. requires a modification to a Special Use when required by code. [Ward 8]

Background

All four (4) of the proposed buildings are proposed for larger sizes than previously approved. The amount of increase exceeds the allowed 10% increase for an administrative review of the new plans, and thus a public hearing is required. §17.14.050.F. lists the conditions under which a modification can occur. Locating a building to a new lot or increases over 10% are items not considered an administrative modification; major modifications require approval by the Zoning Board of Adjustment.

Zoning District Use Matrix:

TABLE 17.08-1: USE MATRIX																		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

Special Use Approval Standards, “**Modifications to Approved Special Uses §17.14.050.F.**”:

1. Administrative Modifications

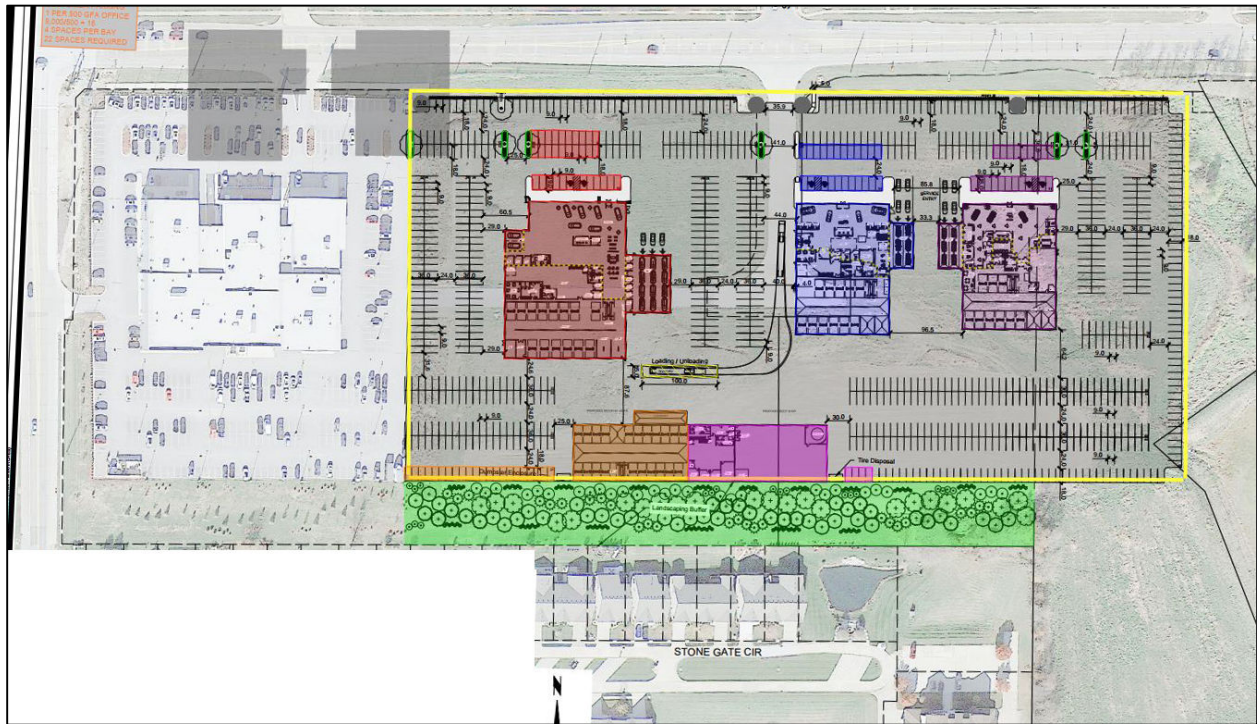
The Zoning Administrator may approve the following administrative modifications to an approved special use when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved special use. Any changes considered a major modification, as defined in this section, cannot be approved as an administrative modification. No notice is required for an administrative modification.

- A change of business name.
- Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, or structural safety.
- Modifications that do not increase the building footprint, gross floor area, or height.
- Changes in building design, including building materials that continue to meet the requirements of this Ordinance and any conditions of the approval.
- Any additions or enlargements to a structure that are in conformance with this Ordinance where the floor area devoted to a special use is increased by less than 10%.
- The modification of existing accessory structures or the addition of new accessory structures related to the special use when in conformance with the requirements of this Ordinance. This does not include the addition or modification of any outdoor service components of the special use.
- The modification of existing signs or the addition of new signs related to the special use when in conformance with the requirements of this Ordinance.

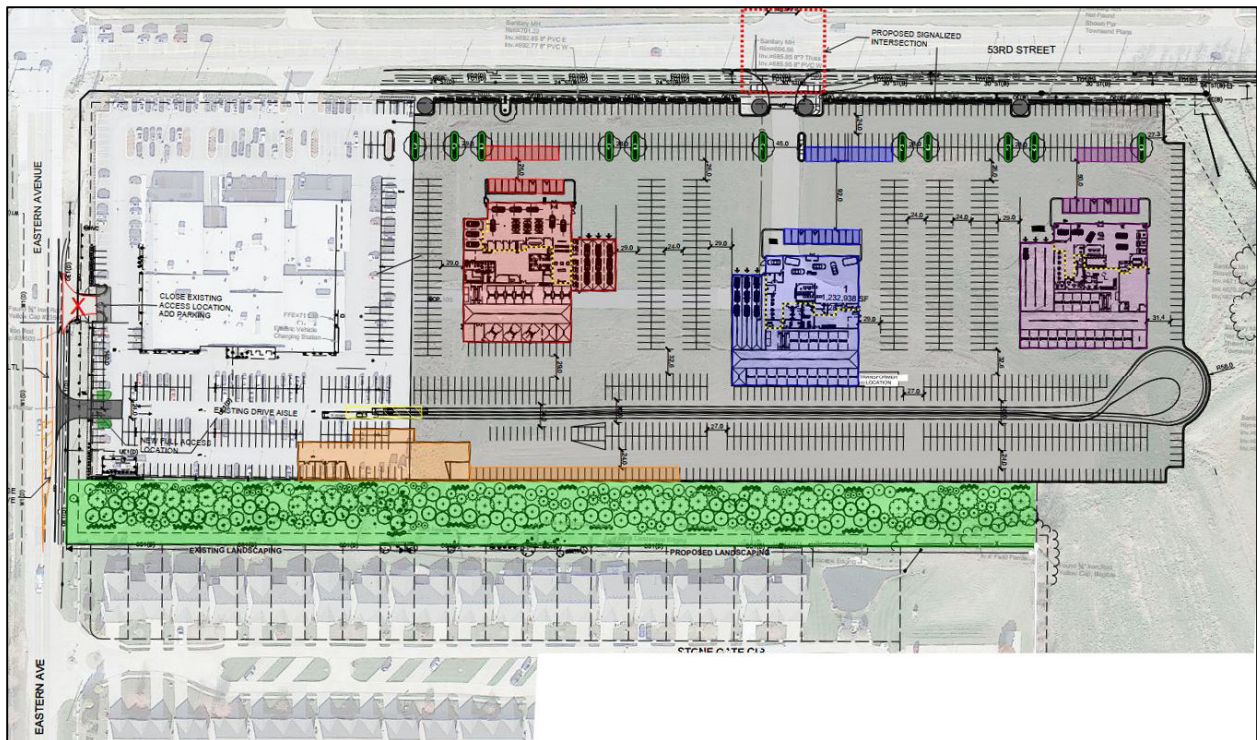
2. Major Modifications

The Zoning Board of Adjustment may approve any other changes to an approved special use that do not qualify as an administrative modification. The Zoning Board of Adjustment will process the modification as a special use application to consider such major modifications.

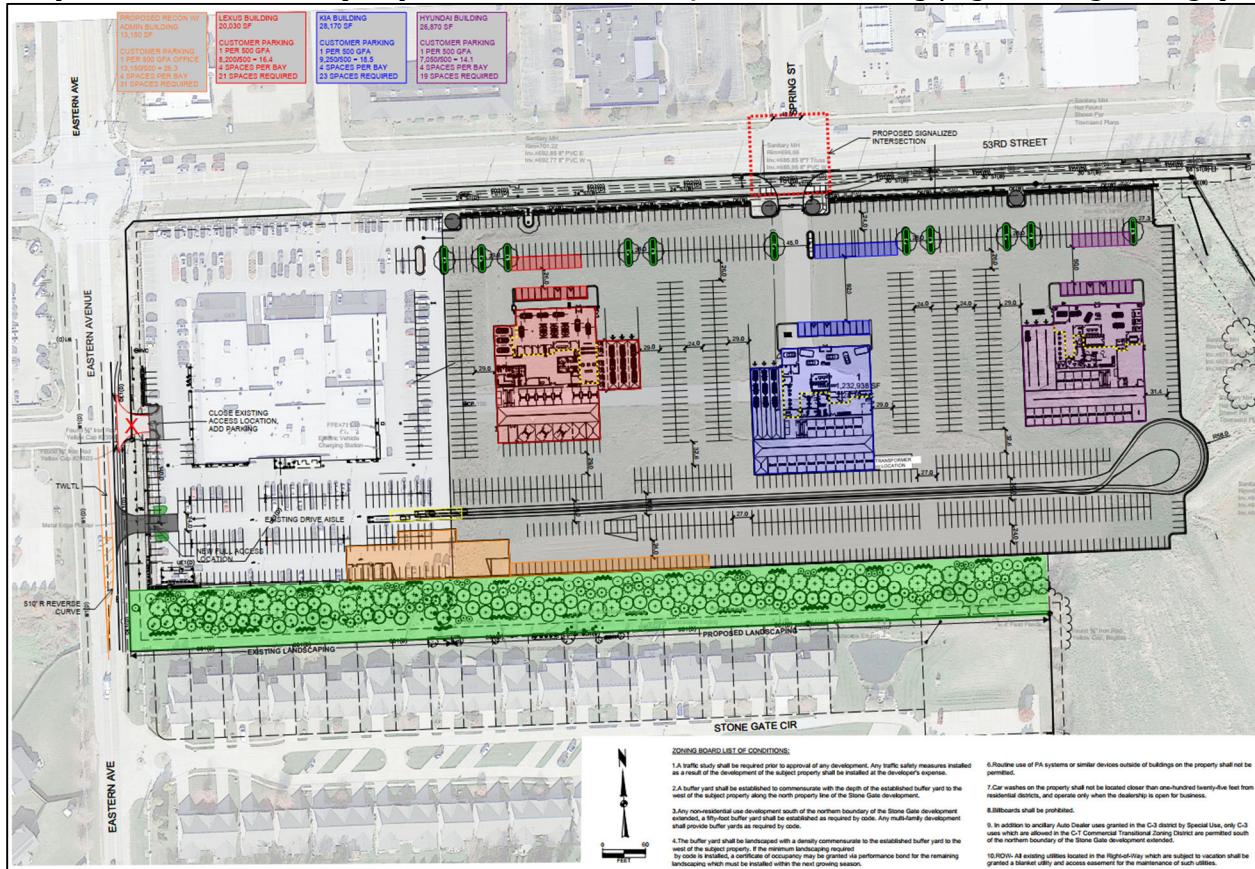
Approved SU23-02 Special Use Concept Plan: (Approved Dec 21, 2023; 1st Request)



Approved SU24-04 Special Use Concept Plan: (Approved July 11, 2024; 2nd Request)



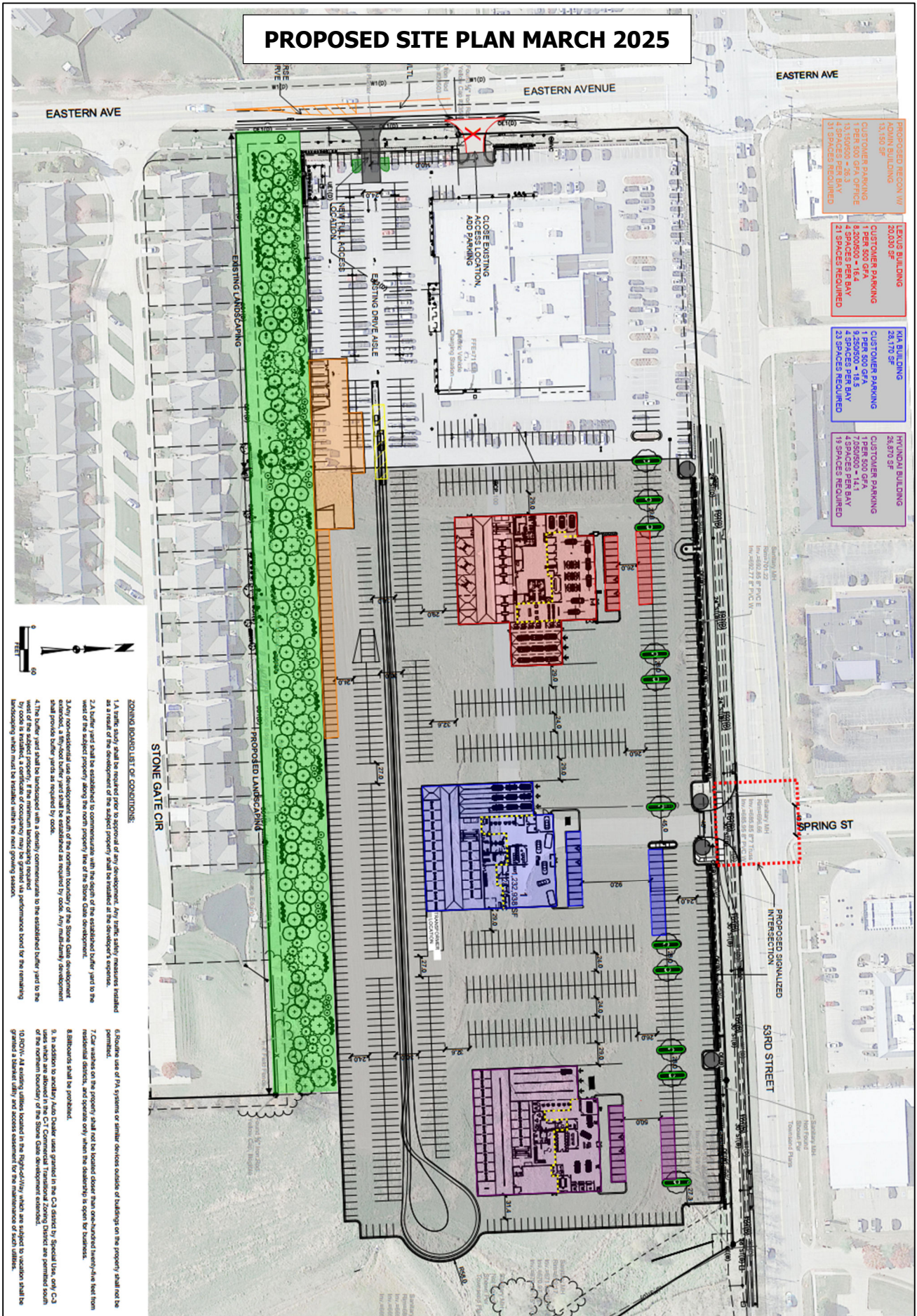
Proposed 3rd Site Plan (Request of March 2025; see the following page for larger image)



Area of Proposed Buildings

Dealership Line/Make	Building Address	Building Color on Site Plan	ZBA Date	Customer Area	Service Area	Total Area
Admin/Car Wash/Body Shop	N/A	Approved (Orange)	Dec-23	9,000	30,000	39,000
	N/A	Approved (Orange)	Jul-24	0	13,150	13,150
	N/A	Proposed (Orange)	Jan-25		19,454	19,454
Lexus Line-Make	1911	Approved (Red)	Dec-23	13,245	21,755	35,000
	1911	Approved (Red)	Jul-24	8,200	11,830	20,030
	2021	Proposed (Blue)	Jan-25	6,300	22,652	28,952
KIA Line-Make	2021	Approved (Blue)	Dec-23	8,688	13,312	22,000
	2021	Proposed (Blue)	Jul-24	9,250	18,920	28,170
	2131	Proposed (Red)	Jan-25	6,600	22,403	29,003
Hyundai Line-Make	2131	Approved (Purple)	Dec-23	7,700	14,300	22,000
	2131	Proposed (Purple)	Jul-24	7,050	19,820	26,870
	1911	Proposed (Purple)	Jan-25	6,700	22,346	29,046

PROPOSED SITE PLAN MARCH 2025



PROPOSED RECON W/ ADJACENT BUILDING
 53,550 SF
 CUSTOMER PARKING
 1 PER 500 GFA OFFICE
 2,677 SPACES
 21 SPACES REQUIRED

LEXUS BUILDING
 20,030 SF
 CUSTOMER PARKING
 1 PER 500 GFA
 8,200/500 = 16.4
 21 SPACES REQUIRED

MA BUILDING
 28,170 SF
 CUSTOMER PARKING
 1 PER 500 GFA
 9,250/500 = 18.5
 23 SPACES REQUIRED

HYUNDAI BUILDING
 28,870 SF
 CUSTOMER PARKING
 1 PER 500 GFA
 7,550/500 = 15.1
 19 SPACES REQUIRED

ZONING BOARD LIST OF CONDITIONS:

1. A traffic study shall be required prior to approval of any development. Any traffic study measures installed as a result of the development of the subject property shall be installed at the developer's expense.
2. A buffer yard shall be established to conform with the spirit of the established buffer yard to the west of the subject property along the north property line of the Stone Gate development.
3. Any non-residential use development south of the northern boundary of the Stone Gate development overstock, a 10-foot buffer yard shall be established as required by code. Any multi-family development and proposed buffer yards are required by code.
4. The buffer yard shall be landscaped with a density commensurate to the established buffer yard to the west of the subject property along the north property line of the Stone Gate development.
5. In addition to any other buffer yard uses granted in the C-3 district by Special Use, only C-3 uses which are allowed in the C-1 Commercial/Township Zoning District are permitted south of the northern boundary of the Stone Gate development.
6. All existing utility located in the Right-of-Way which are subject to vacation shall be granted a buffer yard and access easement for the maintenance of such utility.
7. All existing utility located in the Right-of-Way which are subject to vacation shall be granted a buffer yard and access easement for the maintenance of such utility.
8. All existing utility located in the Right-of-Way which are subject to vacation shall be granted a buffer yard and access easement for the maintenance of such utility.
9. All existing utility located in the Right-of-Way which are subject to vacation shall be granted a buffer yard and access easement for the maintenance of such utility.
10. All existing utility located in the Right-of-Way which are subject to vacation shall be granted a buffer yard and access easement for the maintenance of such utility.

Previous Building Elevation Concept Plans [None were submitted with the March Application]



Discussion

The 53rd Luxury LLC wishes to expand to the east and south of their present facility located at 1777 East 53rd Street. The site has been rezoned from C-2 Corridor Commercial to C-3 General Commercial Zoning District for the purpose of allowing a vehicle dealership with outdoor storage/display, which is an allowed use, provided a special use is reviewed and approved by this Board, as per the code sections cited above in the "Background" section of this report.

The applicant has proposed changes to the previous approved Concept Plans (SU23-02, Dec. 21, 2023 | SU24-04, July 11, 2024) that have necessitated this re-review.

As before, the site will serve three dealership brands and an administrative office to the south. The proposed site still would be required to meet the rezoning conditions for case REZ23-03 as set forth in *City Council Action 2023-436*.

The sites will be connected for pedestrian access and via a newly proposed common access drive between the lots, as shown on the petitioner's site plan.

Applicant description of how this request differs from the previous request:

The main items are the RECON building slid to the east slightly and got a little bigger from the last submittal, the Lexus and Hyundai buildings have switched locations and got slightly bigger and the Kia building also got a little bigger. I have also included the spreadsheet with the summary of the buildings that we filled out last time and have detailed out everything from the original approval in Dec of 2023, revised approval in July of 2024 and the new proposed layouts that are currently being requested.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant:

The proposed auto dealerships will be an expansion of the current luxury dealership and will be done in coordination with all City codes and requirements.

Staff Response:

The main three dealership buildings are similar in size and location within the site as to what was previously proposed and approved:

Dealership	Original Size	2 nd Plan	New Request
Lexus	35,000 SF	20,030 SF	28,952 SF
KIA	22,000 SF	28,170 SF	29,003 SF
Hyundai	22,000 SF	26,870 SF	29,046 SF

The proposed use meets code requirements for a dealership. The site should have minimal, if any, impact on adjacent property, as conditioned per the rezoning Ordinance 2023-436 and per the conditions of this report.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant:

The proposed auto dealerships will be an expansion of the current luxury dealership campus and be consistent with layout, separation and buffering for the adjacent neighborhood to the south as previously discussed.

Staff Response:

The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property as proposed and as conditioned per the rezoning Ordinance 2023-436 and per the conditions of this report.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant:

The use is in harmony with the corridor and adjacent auto dealership and commercial corridor.

Staff Response:

Land use policy has been met along with all code requirements, as properly conditioned per Ord 2023-436 and the conditions of this staff report.

Recommendation & Findings

Findings:

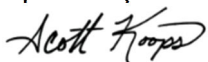
1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends the Board adopt staff's findings and approve request SU25-03 subject to the following conditions:

1. The extent of submitted Site Plan with the March 2025 application shall be binding; any changes deemed a modification shall be subject to Special Uses §17.14.50;
2. Prior to occupancy full site plan review shall be approved through the E-Plan system;
3. The use of flags/pennants/tinsel/balloons shall be prohibited;
4. All conditions of REZ23-03 Council Ordinance 2023-436 shall remain in full force and effect, including the location of the car wash facility at least 125' from residential zoning districts, and the stipulated buffer yard along the south property line, billboard prohibition, and Dark Sky complainant light fixtures; and
5. Should complaints arise due to non-compliance of conditions a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Board of Adjustment; and
6. Should the ownership no longer be affiliated with a franchised auto dealership, the Special Use shall be reviewed regarding this change by the Zoning Board of Adjustment.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

DATES: PRE-APP	SUBMITTAL 01/22/2025	PUBLIC HEARING [Set After Site Plan Review]
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SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

1777, 1911, 2021, 2131 E 53rd St

SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN
I, the Applicant, certify understanding that a site plan must be reviewed
& approved prior to placement on the Zoning Board of Adjustment calendar. ☒

USE PROPOSED REQUIRING A SPECIAL USE
Auto Dealerships

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

- | | |
|--|-------------------------------------|
| Site Plan/Concept Plan (to scale)*
*shall show setbacks, height and size dimensions, etc. | ☒ |
| Authorization to Act as Agent Affidavit*
*shall include owner contact information | ☒ |
| Application Fee (REQUIRED) \$400 | ☒ |

DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
The proposed auto dealerships will be an expansion of the current luxury dealership and will be done in coordination with all City codes and requirements.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
The proposed auto dealerships will be an expansion of the current luxury dealership campus and be consistent with layout, separation and buffering for the adjacent neighborhood to the south as previously discussed.
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.
The use is in harmony with the corridor and adjacent auto dealership and commercial corridor.

Contact Development & Neighborhood Services (DNS)
Planning Division at planning@davenportiowa.com with any
questions, for additional information, and to submit this form.

APPLICANT INFORMATION

Applicant Name | Company Name

53rd Luxury LLC

Address

5201 N Grape Rd

City | State | Zip

Mishawaka IN 46545

Phone

Secondary Phone

E-Mail Address

cpustelak@gurleyleep.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.

Chris Pustelak

Type Applicant's Name

Applicant's Signature

Date

2/26/25

DEVELOPMENT TEAM

Property Owner

Same

Address

Phone

Secondary Phone

E-Mail Address

Project Manager/Other

Eric Cannon c/o Snyder & Associates

Address

2727 SW Snyder Blvd

Phone

(515) 964-2020

Secondary Phone

E-Mail Address

ecannon@snyder-assocaites.com

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2025

Authorization to Act as Applicant

I/We, 53rd Luxury LLC

[as property owner(s)]

authorize John Hofmeyer

[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at 1777, 1911, 2021, 2131 E 53rd St

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

2/26/25
Date

State of Indiana,

County of St. Joseph,

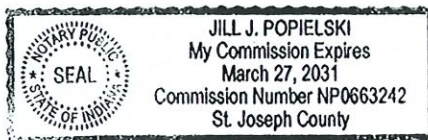
Sworn and subscribed before me

this 26th day of February, 2025

personally known
[identification type]

Notary Public

My Commission Expires:





Public Hearing Notice | Zoning Board of Adjustment

Date: 3/13/2025 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

Example Notice
74 Sent
Ward 8

To all property owners within 200' of the subject property **2101 E 53rd ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU25-03 of 53rd Luxury LLC at 2021 (& 1911, 2131) East 53rd Street to modify a Special Use for a Vehicle Dealership with Outdoor Storage/Display. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District and §17.14.050. requires a modification to a Special Use when required by code. [Ward 8]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

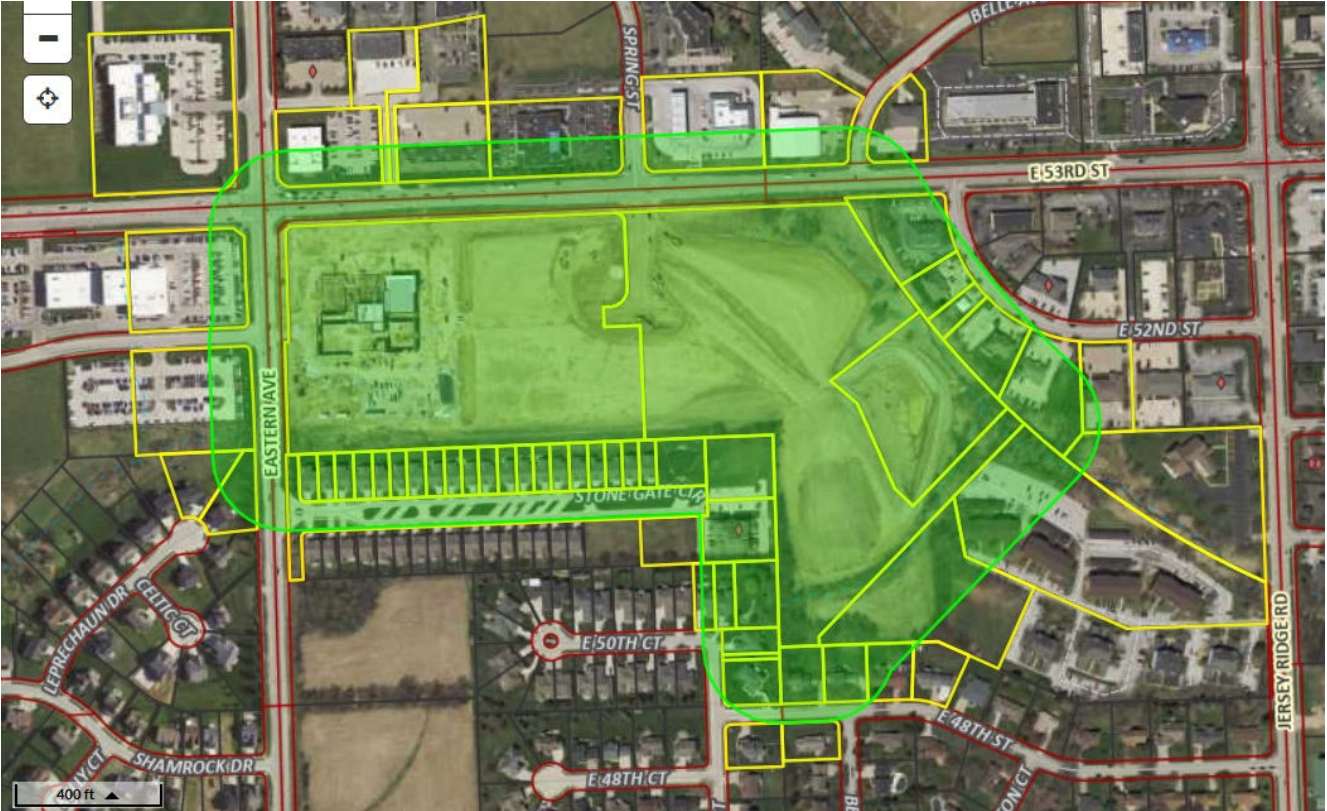
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

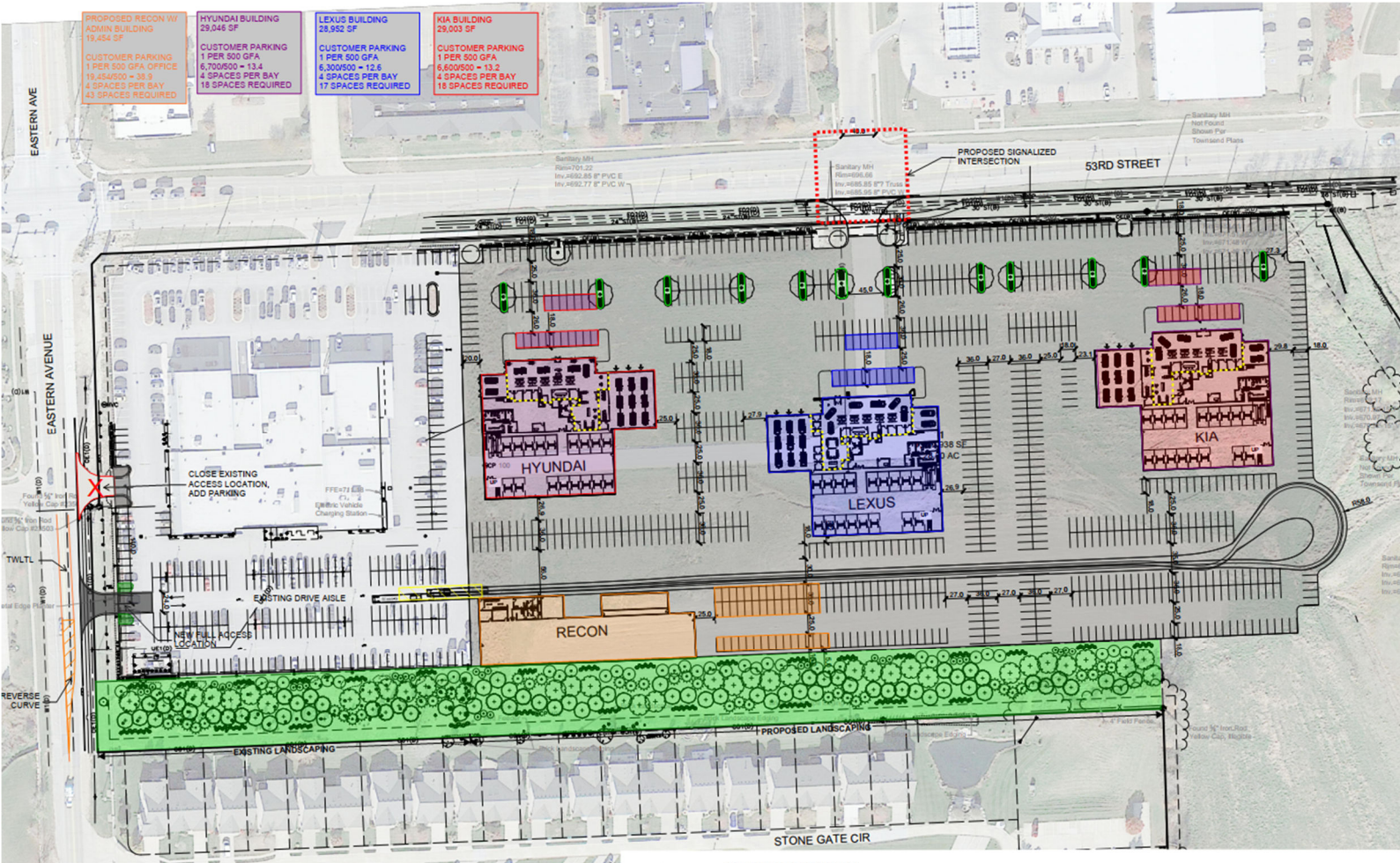
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



Site Plan



ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
N0733-13A	BRENTISE CHESTER L	1760 STONE GATE CIR	DAVENPORT IA 52807
N0735-01B	FERENAN LLC	19151 247TH AVENUE	BETTENDORF IA 52722
N0733-05A	PASKVAN JERRY M	1722 STONE GATE CIR	DAVENPORT IA 52807
N0733-02B	JOHN T & MARY JO YATES JOINT REVOC TRUST	1704 STONE GATE CIR	DAVENPORT IA 52807
P1212-01	KJSR R/E LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
N0733-04A	CREEN JOHN W	1716 STONE GATE CIR	DAVENPORT IA 52807
N0733-OLB	MARY C ADAMS TRUST	2010 E 48TH ST	DAVENPORT IA 52807
Y0717-03N	RADIOLOGY GROUP REAL ESTATE L	1970 E 53RD ST	DAVENPORT IA 52807
N0733-23	JACQUELINE E MATTHYS 2010 ESTATE TRUST	5001 SPRING ST	DAVENPORT IA 52807
P1212-10A	KJSR R/E LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
N0710D03	BELL ROBIN K	2108 E 48TH ST	DAVENPORT IA 52807
N0733-01B	MANTHEY RONALD	1702 STONE GATE EAST CIR	DAVENPORT IA 52807
N0733-19A	MICHAEL & CARLA OSBORN TR	1820 STONE GATE CIR	DAVENPORT IA 52807
N0733-OLC	WINDSOR COMMONS HOMEOWNER'S ASSOC	2000 E 50TH CT	DAVENPORT IA 52807
N0733-10A	DAVIS JIM L	1744 STONE GATE CR	DAVENPORT IA 52807
N0733-21A	IRHC LLC	2660 E 53RD ST STE 7	DAVENPORT IA 52807
N0710C01	WINDSOR CREST APARTMENTS	1825 WINDING HILL RD	DAVENPORT IA 52807
X1223-01	OGS LLC	5350 EASTERN AVE	DAVENPORT IA 52807
N0733-11A	KONIECZNY KENNETH	1750 STONE GATE CIR	DAVENPORT IA 52807
N0733-12A	MCCOY KATHRYN J	1756 STONEGATE CIR	DAVENPORT IA 52807
N0733-08A	TONEY CHARLES N	1736 STONE GATE CIR	DAVENPORT IA 52807
N0733-23A	IRHC LLC	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0719-01H	JCO PROPERTIES INC	PO BOX 5548	CORALVILLE IA 52241
Y0719-01H	KRE LLC	1805 STATE ST #101	BETTENDORF IA 52722
N0733-22	CHARLES B HOLM & PATRICIA ANN HOLM TRUST	2002 E 50TH CT	DAVENPORT IA 52807
N0735-11	SECOND WIND LLC	2211 E 52ND ST	DAVENPORT IA 52807
N0710D01	COURVILLE DARREN J	2026 E 48TH ST	DAVENPORT IA 52807
Y0719-01J	MONTGOMERY LANDS LC	PO BOX 646	BETTENDORF IA 52722
N0733-14A	ROSS RICHARD L	1762 STONE GATE CIR	DAVENPORT IA 52807
N0733-00A	STONE GATE EAST ADD HOA	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0717-04B	HAWKEYE REAL ESTATE INVESTMENT	2401 CORAL CT - STE 1	CORALVILLE IA 52241
N0733-17A	PEACOCK ANNE	1812 STONE GATE CIR	DAVENPORT IA 52807
P1213-01D	PALMER RACHEL M	5017 LEPRECHAUN DR	DAVENPORT IA 52807
N0735-09	B&CM LLC	2215 E 52ND ST STE 1	DAVENPORT IA 52807
Y0717-11A	53RD & EASTERN PROPERTIES LLC	1805 STATE ST STE 101	BETTENDORF IA 52722
N0733-00B	VILLA D'ESTE CONDO HOA	2660 E 53RD ST STE 7	DAVENPORT IA 52807
N0733-09A	LAUSEN RICHARD E	1742 STONE GATE CIR	DAVENPORT IA 52807
N0749-08A	DIANE L SCHNEIDER REV TR	2015 E 48TH ST	DAVENPORT IA 52807
N0733-20A	STEVEN A HAMANN REVOC TRUST	1822 STONE GATE CIR	DAVENPORT IA 52807
N0710D04	FROMI KELLY S	2118 E 48TH ST	DAVENPORT IA 52807
N0735-10	WINDSOR COMMONS L L C	2213 E 52ND ST	DAVENPORT IA 52807
N0749-09	MARY C ADAMS TRUST	2010 E 48TH ST	DAVENPORT IA 52807
N0710A05	WINDSOR CREST APARTMENTS	1825 WINDING HILL RD	DAVENPORT IA 52807
Y0717-09A	ROADRUNNER CONSORTIUM LLC	1750 E 53RD ST	DAVENPORT IA 52807
Y0717-08A	DAVENPORT HEALTHCARE INVESTORS LLC	800 W MADISON ST - STE 400	CHICAGO IL 60607
N0710D02	SMITH ROBY R	2036 E 48TH ST	DAVENPORT IA 52807
N0710D02	SMITH KARI M	2036 E 48TH ST	DAVENPORT IA 52807
N0733-16A	CLEARY ALSTON L	1806 STONE GATE CIR	DAVENPORT IA 52807
N0733-15A	PAUSCH RICHARD	1800 STONE GATE CIR	DAVENPORT IA 52807
N0735-12B	NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
N0715A19	FITZER SANDRA K	2025 E 48TH ST	DAVENPORT IA 52807
Y0717-07L	KWIK TRIP INC	1626 OAK ST	LA CROSSE WI 54603
N0733-18A	CALLAHAN JOHN W JR	1814 STONE GATE CIR	DAVENPORT IA 52807
N0733-03A	KENNETH R GRIMM REVOC TRUST	4650 STONE HAVEN CT	BETTENDORF IA 52722
N0733-06A	WALLJASPER RITA K	1724 STONE GATE CIR	DAVENPORT IA 52807
N0733-06A	MOORE DOLORES M	1724 STONE GATE CIR	DAVENPORT IA 52807
N0735-01C	KANDILA, LLC	2165 E 53RD ST	DAVENPORT IA 52807
N0733-21	LARRY & MARY SOUTHWICK LIVING TRUST	2000 E 50TH CT	DAVENPORT IA 52807
N0710-04A	ALL SAINTS LUTHERAN CHURCH	5002 JERSEY RIDGE RD	DAVENPORT IA 52807
N0733-07A	BONNIE L ANDERSON LIVING TRUST	1730 STONE GATE CIR	DAVENPORT IA 52807
P1213-02D	WINSTON JOSEPH A	5020 LEPRECHAUN	DAVENPORT IA 52807
N0733H01	OSSOWSKI ROGER	1871 STONE GATE CIR #1	DAVENPORT IA 52807
N0733H02	LUDERS CHERYL A	1871 STONE GATE CR #2	DAVENPORT IA 52807
N0733H03	BEVERLY J ENO REVOC TRUST	1871 STONE GATE CR #3	DAVENPORT IA 52807
N0733H04	CASTILLO LORRAINE	1871 STONE GATE CR #4	DAVENPORT IA 52807
N0733H05	LAKE DAVID C	1871 STONE GATE CIR #5	DAVENPORT IA 52807
N0733H06	THOMSEN CAROLE F	1871 STONE GATE CIR #6	DAVENPORT IA 52807
N0733H07	ESPENSCHIED RENEE A	1871 STONE GATE CR #7	DAVENPORT IA 52807
N0733H08	BLISS SCOTT A	1871 STONE GATE CR #8	DAVENPORT IA 52807
N0733H08	MEADOR-BLISS LEAH	1871 STONE GATE CR #8	DAVENPORT IA 52807
N0733H09	MATTHEW T LIENEN JT REV TR	1871 STONE GATE CR #9	DAVENPORT IA 52807
N0733H10	MOSS GREGORY J	1871 STONE GATE CR #10	DAVENPORT IA 52807
N0733H11	WILLIAMS ASHLEY MARIE	1871 STONE GATE CIR #11	DAVENPORT IA 52807
N0733H12	LOEBACH ANGELA C	1871 STONE GATE CR #12	DAVENPORT IA 52807