

**NOTICE TO THE AUDIENCE:** Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4071.

**PLANNING AND ZONING COMMISSION  
CITY OF BETTENDORF  
AUGUST 16, 2017 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS  
1609 STATE STREET**

1. Roll Call: Bert \_\_\_\_, Kappeler \_\_\_\_, Ormsby \_\_\_\_, Peters \_\_\_\_, Rafferty \_\_\_\_, Stoltenberg \_\_\_\_, Wennlund \_\_\_\_
2. Approval of minutes of the meeting of July 19, 2017.
3. Review of Commission procedures.

**Land Use Amendment/Rezoning**

4. Case 17-067; Part of Lot 3, Lot 4, and Outlot A, Interstate 74 Technology Park Fifth Addition, Office/Research Campus to Commercial, submitted by Tanglefoot Investors, LLC.
5. Case 17-068, Part of Lot 3, Lot 4, and Outlot A, Interstate 74 Technology Park Fifth Addition, C-6 Office and Research Park District to C-3 General Business District, submitted by Tanglefoot Investors, LLC.

**Final Plat**

6. Case 17-062; Hoffman's Second Addition at Devils Glen (replat), submitted by Kevin Koellner/Build to Suit, Inc.

**Other**

7. Case 17-072; Temporary sewer easement in Wyndham West Second Addition, submitted by Wyndham West, Inc.
8. Commission Update.

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES  
PLANNING AND ZONING COMMISSION  
JULY 19, 2017  
5:30 P.M.**

The Planning and Zoning Commission meeting of July 19, 2017, was called to order by Wennlund at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Kappeler, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Bert, Ormsby

STAFF PRESENT: Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Marshal; Chris Curran, City Attorney

2. Approval of the minutes of the meeting of June 21, 2017.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of June 21, 2017 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Preliminary Plat**

4. Case 17-061; VenWoods Estates Fourth Addition, submitted by Pete Stopulos/321 Partners, LLC.

Connors reviewed the staff report.

Rafferty asked who would be responsible for the maintenance of Outlot A. Connors stated that a homeowner's association would have that responsibility. He indicated that

the city has not requested any conditions that would typically be included in any restrictive covenants governing the subdivision, adding that approval by the County is still required. Connors stated that when staff reviews subdivisions in the City's extraterritorial jurisdiction the focus is more on the technical aspects rather than platting documentation.

Wennlund asked if the proposed subdivision is under the same ownership and control as the other VenWoods subdivisions. Jens Baker, 19148 - 247<sup>th</sup> Avenue, explained that the oversight of the other VenWoods subdivisions has been released to the homeowner's association and subsequently transferred to the individual lot owners. He indicated that the covenants for the proposed subdivision were developed in accord with the other VenWoods subdivisions. He indicated that the proposed documents were reviewed by the other homeowner's association.

Wennlund asked who is responsible for snow removal from the streets. Baker stated that Scott County plows the snow.

On motion by Kappeler, seconded by Rafferty, that the final plat of VenWoods Estates Fourth Addition be approved subject to staff recommendations.

#### ROLL CALL ON MOTION

AYE: Kappeler, Rafferty, Stoltenberg, Wennlund  
NAY: None  
ABSTAIN: Peters

Motion carried.

#### **Final Plat/Site Development Plan**

5. Case 17-048; Crow Creek Estates (replat), submitted by David Ryan.
6. Case 17-036; Lot 1, Crow Creek Estates (proposed), submitted by Drive, LLC/David Ryan.

Connors reviewed the staff report.

Kappeler asked for clarification of the location of the guest overflow parking. Connors stated that he believes it would be located on the south side of the driveway in front of the townhouse units.

Kappeler asked if there would be a landscape buffer to screen the units from the adjacent utility substation. Connors stated that there would be landscaping located along Devils Glen Road. He asked if there is an opaque fence on the south side now. David Ryan, the applicant, confirmed this. He indicated that he had considered planting arborvitae along the driveway area to hide the fence, adding that there will be 4-5 feet of space available for plantings on the south side of the drive.

Wennlund asked for confirmation of the location of the overflow parking. Ryan explained that the end units will have one-car garages with a space to the side and that the interior units will have two-car garages with tandem parking available on the driveways. Kappeler asked if there is sufficient room to fit two cars on the individual driveway aprons. Ryan confirmed this.

Wennlund asked if there would still be adequate room for fire apparatus to turn around if snow is pushed to the east end of the property. Connors explained that the homeowners would be responsible for snow removal. He added that given the steep grade change on the property, the snow that is pushed to the east end of the driveway will likely end up going down the hill.

Wennlund asked if the paved surfaces would all be considered to be private drives. Connors confirmed this.

Peters asked if the future homeowners would have city trash pick-up. Connors explained that typically with this type of confined development, the trash pick-up is private because of the liability issues involved with the large garbage trucks and the difficulty of maneuverability. Peters asked where the trash enclosure would be located. Connors stated that the location of the trash enclosure has not yet been determined. Ryan commented that he has considered placing it near the front of the detention basin. Peters asked if the cost of trash removal would be at the cost of the homeowner's association. Ryan confirmed this.

Rafferty commented that the property slopes downhill from where the driveway begins at Devils Glen Road approximately 6-7 feet to the east end of the property. He stated that there will be a substantial amount of water runoff, some of which will be captured by the detention basin. Rafferty added that the remainder will travel around the building to the east end. He stated that both of those areas have outlets that go across the embankment into the outlet to the Springs apartment complex. He indicated that the site plan shows 'proposed' rip rap and suggested that the applicant be required to install rip rap so that some erosion along the embankment can be forestalled. Wennlund

asked if the permeable pavers indicated on the site plan will help with drainage issues. Connors confirmed this.

Rafferty asked if the applicant has permission to outlet drain storm water into Outlot A which is owned by Springs at Bettendorf. Connors stated that the outlet would go directly to Crow Creek. He indicated that he is unaware of whether there have been any discussions. Ryan stated that he has had no discussions with the Springs. Connors stated that Ryan must get permission from the Springs because of the concentrated flow of water that will be outletting on to their property. Rafferty asked if the item could move forward if there is no agreement in place allowing the applicant to run water across the Springs property. Connors stated that he would not submit the case to City Council for approval until such time a response has been received from the Springs.

Rhonda Calhoun, property manager of Springs at Bettendorf, asked if the applicant plans to lease the units or sell them. Ryan stated that they would initially be leased but later would be for sale. Calhoun asked in what price range the units would selling and when they are proposed to be completed. Ryan explained that he is unsure of the selling price, adding that the construction would start this fall. Calhoun asked if there would be any special amenities available and for clarification of the building finishes. Ryan stated that there would be no amenities and that the outside of the building would have a brick façade.

Susan Gates, 5091 Brittany Court, asked for clarification of where the driveway from Devils Glen Road would be located. Connors stated that it would be located south of her lot. Gates expressed concern about the headlights that would shine into Schaefer Farms. Connors asked Gates if there is a berm located there. Gates stated that the berm tapers down such that her fence is at street level. She indicated that there is significant runoff that goes into the ravine at the back of her lot. She questioned whether the existing trees would be preserved across the street from her lot. Ryan stated that he anticipates building a commercial structure on the southern lot. Gates stated that her impression is that the zoning classification is meant for residential uses. Connors explained that the southern lot is still zoned Agricultural and would later be rezoned for further development. Ryan stated that he is considering constructing a building to house his commercial offices at some point in the future. Gates asked if the trees would be preserved along Devils Glen Road. She stated that they provide a phenomenal buffer. Ryan stated that those trees are mostly scrub trees. Gates asked if the applicant plans to clear cut the trees in order to develop the lots. Ryan explained that the trees would be removed on the south side but that he hopes to preserve as many as trees as possible on the north side.

Mike Richmond, engineer representing the applicant, explained that the majority of the runoff that will occur on the site is from the southern end of the property because the lots are isolated by the curb on Devils Glen Road. He indicated that the runoff rate was taken into consideration when the calculations were completed and has been accounted for in the sizing of the two detention ponds, two water quality swales, and the permeable pavers on the property. He stated that the runoff will be slowed down and cleaned as a result of these measures.

On motion by Kappeler, seconded by Stoltenberg, that the final plat of Crow Creek Estates be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Kappeler, that the site development plan for Lot 1 of Crow Creek Estates be approved subject to staff recommendations and the City's being notified by the applicant that Springs at Bettendorf has approved an agreement allowing the additional runoff generated by the development on to their property.

ALL AYES

Motion carried.

### **Final Plat**

7. Case 17-064; Lewis First Addition (replat), submitted by Windmill Design and Development.

Connors reviewed the staff report.

Kappeler asked if the outbuilding on the lot will be demolished. Connors explained that a building of that type is not allowed by a principal structure on a lot and would have to be removed. Craig Windmill, the applicant, indicated that the building would be removed.

Kappeler commented that there are several different zoning classifications for the properties that abut the proposed subdivision. She indicated that any development that occurs in the future should blend with the other uses in the area. Connors stated that a

significant amount of screening was required to be placed on the western side of the adjacent property to the east.

Kappeler asked if the former baseball diamond on the property is located on the south end. Windmiller confirmed this.

On motion by Peters, seconded by Kappeler, that the final plat of Lewis First Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

**Other**

8. Commission Update.

Connors stated that the City Council followed the recommendation of the Commission regarding the following cases:

- 1609 State Street, site development plan
- 1423 Hillside Drive, site development plan

Connors commented that a successful neighborhood meeting was held with regard to the proposed Grant Wood School prior to the City Council meeting. He added that an additional meeting was held at Lubo Odvarko’s home to address his separate issues.

Connors stated that date for public hearing regarding the approval of the revised Zoning ordinance would be set at the next Council meeting with a discussion to be held at the Committee of the Whole meeting. He indicated that he has informed the City Council that the Planning and Zoning Commission has enthusiastically recommended approval of the new ordinance.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

These minutes approved \_\_\_\_\_

\_\_\_\_\_  
 William Connors  
 Community Development Director



## COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

August 16, 2017

Staff Report

### **Case No. 17-067**

**Location:** East of Interstate 74, north of Tanglefoot Lane, and west of the terminus of 40<sup>th</sup> Avenue – Land Use Amendment

**Applicant:** Tanglefoot Investors, LLC

**Current Land Use Designation:** Office/Research Park

**Proposed Land Use Designation:** Commercial

**Current Zoning Classification:** C-6, Office and Research Park District (proposed C-3, General Business District)

### **Background Information and Facts**

The area for which the applicant wishes to change the land use designation and rezone is one of the largest infill areas left in the City and is located on the north side of Tanglefoot Lane, east of Interstate 74, and west of the terminus of 40<sup>th</sup> Avenue (see Aerial Photo, Attachment A). The lots located adjacent to Lot 3 of Interstate 74 Technology Park Fifth Addition have a land use designation of Commercial and are zoned C-3 General Business District. The lots located east of Lot 4 have a land use designation of Office/Research Park and are zoned C-6 Office and Research Park District. The businesses located on those lots are similar to the contractor condominiums on the south side of 40<sup>th</sup> Avenue but have a greater setback from the street. The types of existing businesses in the area could typically be found in both the C-3 and C-6 zoning districts.

### **Land Use**

Except for a small portion of Lot 3, the land use designation for the entire property involved is Office/Research Park and is zoned C-6 (see Final Plat, Attachment B). The proposed structures on Lot 4 will be considered as part of a site plan once the land is rezoned (see Concept Plan, Attachment C).

### **Utilities**

The site has access to sanitary sewer from 40<sup>th</sup> Avenue. Water will come from along 40<sup>th</sup> Avenue. All utility connections will be the developer's responsibility. Other utilities for Lot 3 will come from Tanglefoot Lane.

### **Thoroughfare Plan/Access**

Lot 4 roadway connections will be through 40<sup>th</sup> Avenue from Utica Ridge Road. Lot 3 access is from Tanglefoot Lane and 40<sup>th</sup> Avenue.

**Storm Water Detention**

Storm water detention is intended to be addressed through the use of Outlot A.

**Recommended Action**

Staff recommends the Planning and Zoning Commission recommend approval of the land use amendment. Commercial land use would permit C-3, General Business District zoning with similar overlapping uses proposed by the applicant found in both the C-3 and C-6 zoning districts. Staff would add the following conditions to approval of the land use amendment:

1. Approval of the land use amendment does not waive any applicable city, state, or federal provisions as required by law.
2. Building in all storm water detention areas is prohibited except for storm water structures.
3. All storm sewer will be privately owned and maintained.

Respectfully submitted,

Greg Beck  
City Planner



## COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

August 17, 2017

Staff Report

### **Case No. 17-068**

**Location:** East of Interstate 74, north of Tanglefoot Lane, and west of the terminus of 40<sup>th</sup> Avenue – Rezoning

**Applicant:** Tanglefoot Investors, LLC

**Current Zoning Classification:** C-6, Office and Research Park District

**Requested Zoning Classification:** C-3, General Business District

**Current Land Use Designation:** Office/Research Campus (proposed Commercial)

### **Background Information and Facts**

The area for which the applicant wishes to change the land use designation and rezone is one of the largest infill areas left in the City and is located on the north side of Tanglefoot Lane, east of Interstate 74, and west of the terminus of 40<sup>th</sup> Avenue (see Aerial Photo, Attachment A). The lots located adjacent to Lot 3 of Interstate 74 Technology Park Fifth Addition have a land use designation of Commercial and are zoned C-3 General Business District. The lots located east of Lot 4 have a land use designation of Office/Research Park and are zoned C-6 Office and Research Park District. The businesses located on those lots are similar to the contractor condominiums on the south side of 40<sup>th</sup> Avenue but have a greater setback from the street. The types of existing businesses in the area could typically be found in both the C-3 and C-6 zoning districts.

### **Land Use**

Except for a small portion of Lot 3, the land use designation for the entire property involved is Office/Research Park and is zoned C-6 (see Final Plat, Attachment B). The proposed structures on Lot 4 will be considered as part of a site plan once the land is rezoned (see Concept Plan, Attachment C).

### **Utilities**

The site has access to sanitary sewer from 40<sup>th</sup> Avenue. Water will come from along 40<sup>th</sup> Avenue. All utility connections will be the developer's responsibility. Other utilities for Lot 3 shall come from Tanglefoot Lane.

### **Thoroughfare Plan/Access**

Lot 4 roadway connections will be through 40<sup>th</sup> Avenue from Utica Ridge Road. Lot 3 access is from Tanglefoot Lane and 40<sup>th</sup> Avenue.

### **Storm Water Detention**

Storm water detention is intended to be addressed through the use of Outlot A.

### **Recommended Action**

Staff recommends the Planning and Zoning Commission recommend approval of the rezoning. The proposed Commercial land use would permit C-3, General Business zoning with similar overlapping uses proposed by the applicant found in both the C-3 and C-6 zoning districts. Staff would add the following conditions to approval of the rezoning:

1. Approval of the rezoning does not waive any applicable city, state, or federal provisions as required by law.
2. Building in all storm water detention areas is prohibited except for storm water structures.
3. All storm sewer will be privately owned and maintained.

Respectfully submitted,

Greg Beck  
City Planner

LAND USE  
OFFICE  
RESEARCH  
CAMPUS

C-6

OFFICE RESEARCH  
CAMPUS  
TO  
COMMERCIAL

C-6

LAND USE  
OFFICE  
RESEARCH  
CAMPUS

40TH AVE

C-6 TO  
C-3

C-3

LAND USE  
COMMERCIAL

C-6 Office and  
Resarch Park  
District

TANGLEFOOT LN

C-6  
LAND USE  
OFFICE  
RESEARCH  
CAMPUS

LAND USE  
OFFICE  
RESEARCH  
CAMPUS

C-6

INTERSTATE 74

INTERSTATE 74 RAMP

INTERSTATE 74 RAMP

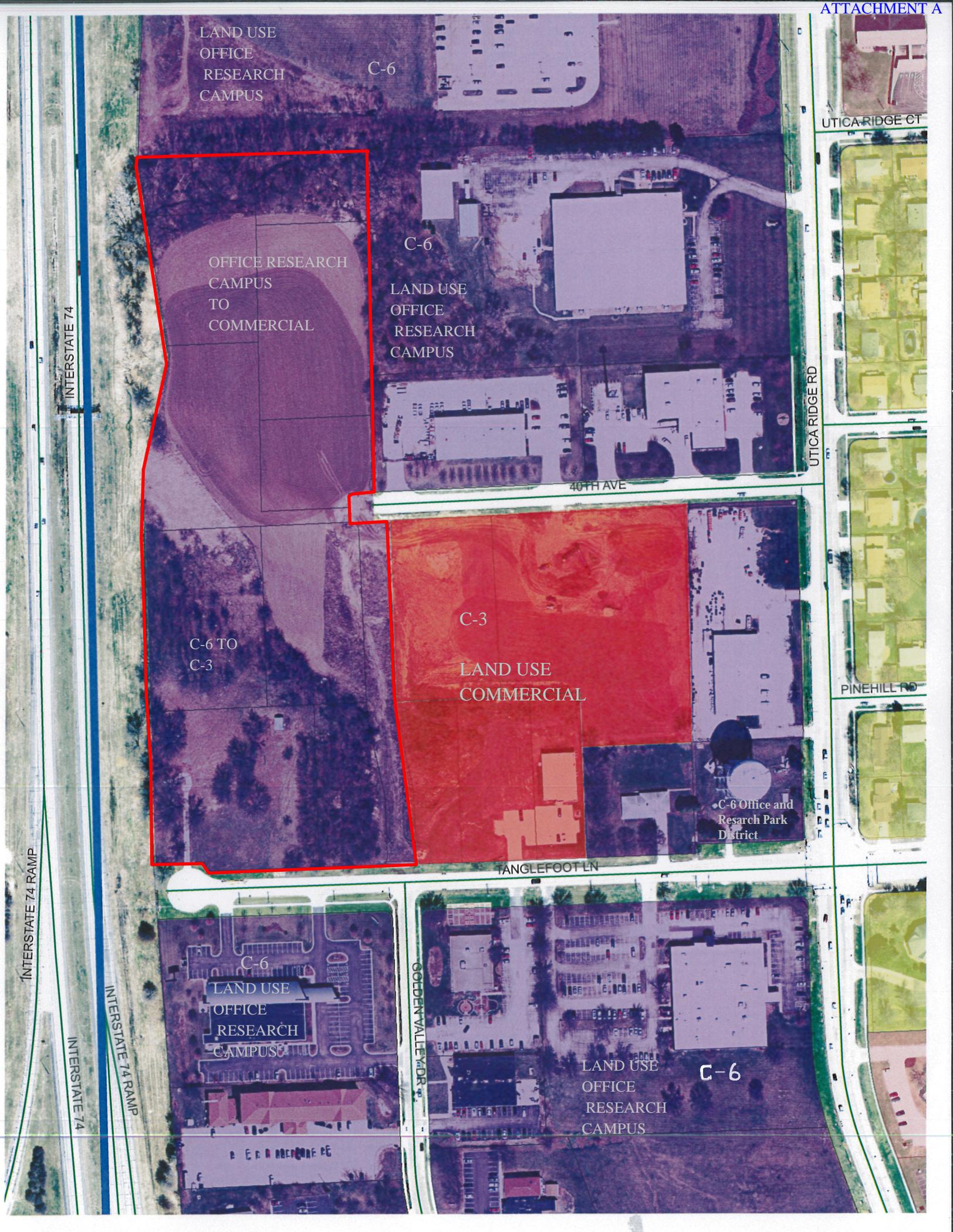
INTERSTATE 74

GOLDEN VALLEY DR

UTICA RIDGE RD

UTICA RIDGE CT

PINEHILL RD



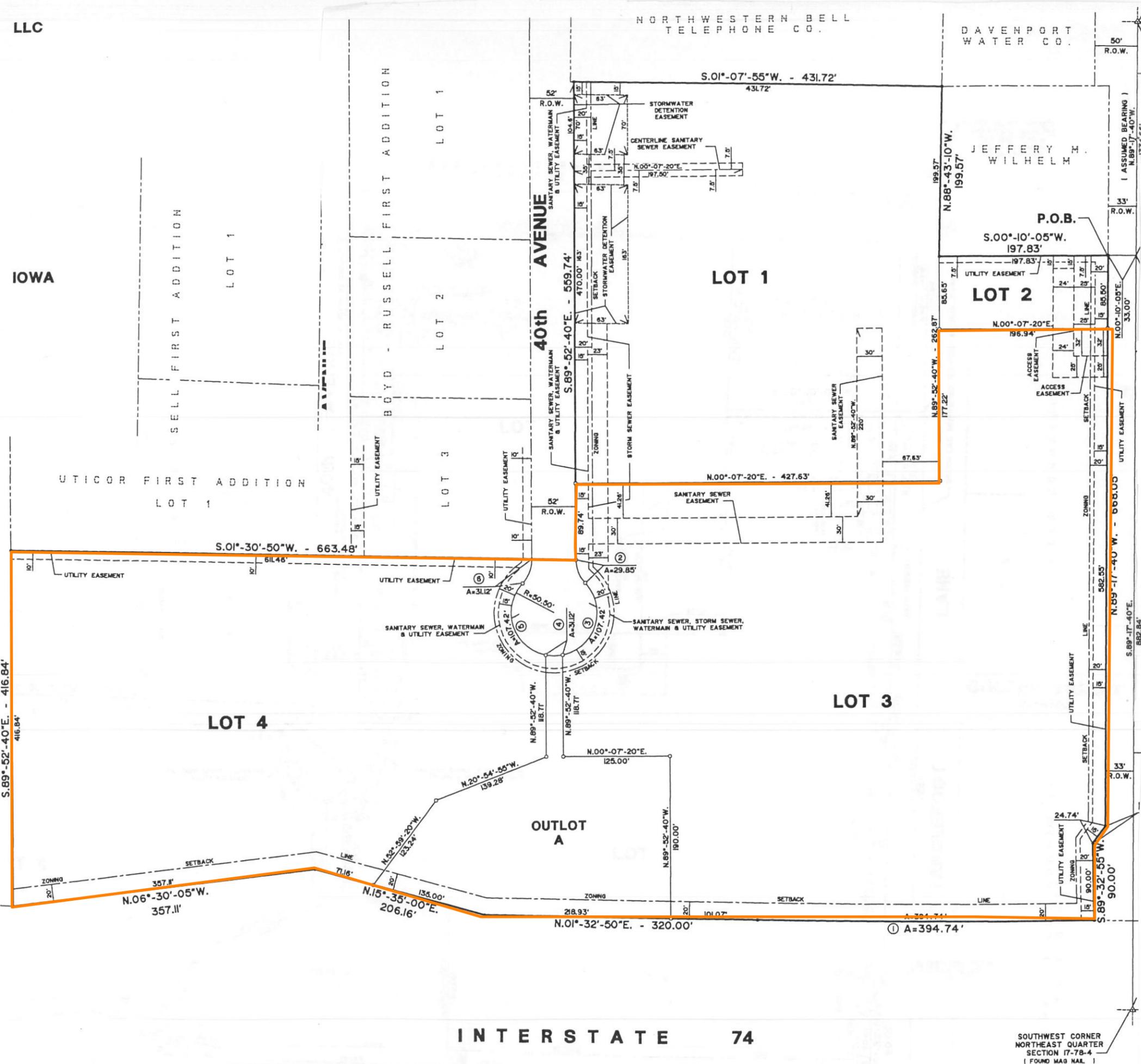
# INTERSTATE 74 TECHNOLOGY PARK FIFTH ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 17  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.  
AND IN PART BEING A REPLAT OF LOT 3 AND GOLDEN VALLEY DRIVE  
IN INTERSTATE 74 TECHNOLOGY PARK SECOND ADDITION,  
LOTS 1 AND 2 OF INTERSTATE 74 TECHNOLOGY PARK THIRD ADDITION AND  
LOTS 1 AND 2 OF INTERSTATE 74 TECHNOLOGY PARK FOURTH ADDITION  
TO THE CITY OF BETTENDORF, IOWA

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	199,775	1	4.59
2	16,890	2	0.39
3	331,365	3	7.61
4	29,675	4	5.04
A	54,425	A	1.25

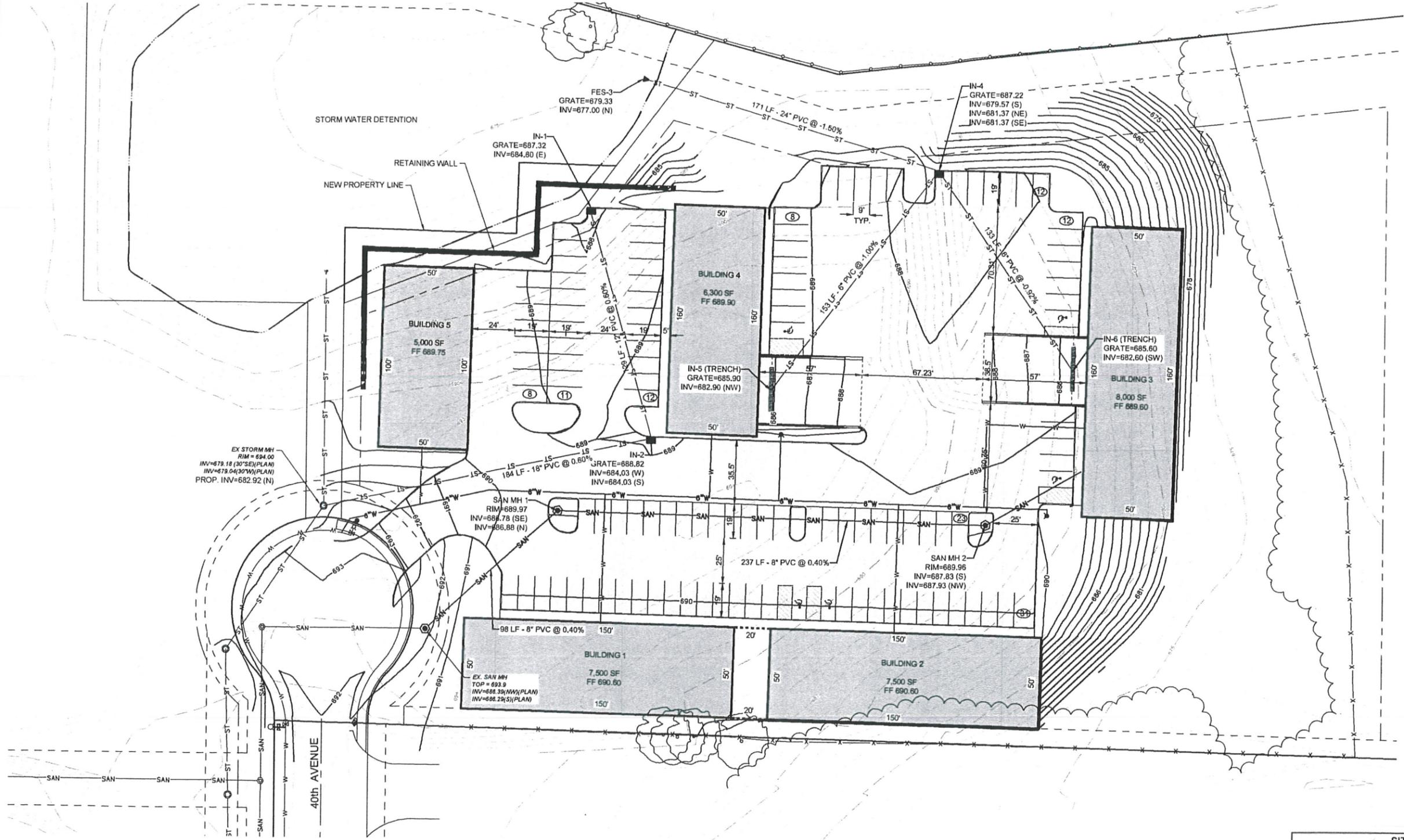
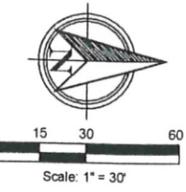
### GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS ( 5/8" IRON PIN )
- IRON MONUMENTS SET SHOWN THUS ( 5/8" x 30" IRON PIN )
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 19.08 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17-78-4 WAS ASSUMED TO BEAR N.89°-17'-40"W.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- SUBDIVISION IS ZONED C-3 ( GENERAL BUSINESS DISTRICT )
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
- A SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH LOT IN CONJUNCTION WITH BUILDING CONSTRUCTION ON THE INDIVIDUAL LOT
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- LOT 2 SHALL NOT HAVE DIRECT ACCESS TO TANGLEFOOT LANE. DIRECT ACCESS FROM LOT 2 TO TANGLEFOOT LANE IS RESTRICTED TO THE 25 FOOT ACCESS EASEMENT AS SHOWN ON THIS PLAT ON LOT 3.
- OUTLOT A IS TO BE USED FOR STORMWATER DETENTION AND IS A STORM SEWER, DRAINAGE AND STORM WATER DETENTION EASEMENT.

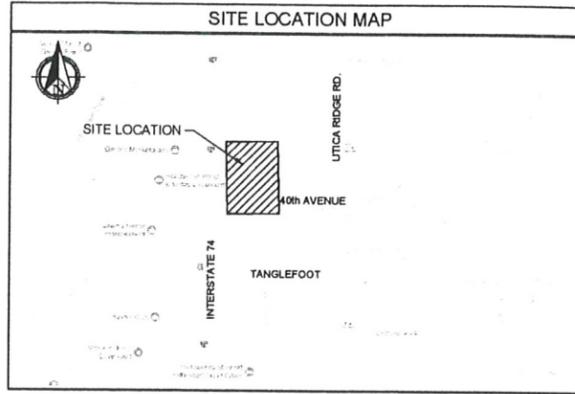


INTERSTATE 74

SOUTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 17-78-4  
( FOUND MAG. NAL. )



LEGEND		
PROPOSED	EXISTING	
— SAN —	— SAN —	SANITARY SEWER
⊙	⊙	SANITARY SEWER MH
— ST —	— ST —	STORM SEWER
⊙	⊙	STORM SEWER MH
⊙	⊙	INLET
⊙	⊙	FIRE HYDRANT
— 500 —	— 500 —	ELEVATION CONTOUR
— W —	— W —	WATER MAIN
▭	▭	P.C. CONCRETE PAVT.
▭	▭	P.C. CONCRETE WALK



- GENERAL NOTES**
- Legal Description: Lot 4 of Interstate 74 Technology Park Fifth Addition
  - All improvements shall be installed in accordance with all current codes and ordinances of the City of Bettendorf, Iowa
  - This site is served by City of Bettendorf (sanitary sewer), Iowa-American Water Company, Mid American Energy Co (gas and electric) and Century Link (communications lines)
  - All existing utilities shown were located partially in the field and partially from review of existing public records. It is the contractor's responsibility to field locate all existing underground lines prior to beginning any construction in the area. Any damage done to utilities due to construction will be repaired at the contractor's own expense.
  - All dimensions shown are in feet and decimal parts thereof. All pavement dimensions are to back of curb or edge of slab. All elevations are to top of pavement unless otherwise noted.
  - All sidewalks are to be portland cement concrete and shall be handicap accessible.
  - All interior driveways and sidewalks are privately owned and are to be maintained by the property owner.
  - Existing cut-die-sac is shown per construction plans by others and was not in place at time of topographic survey. Pavement and elevations shown should be field-verified prior to construction.

SITE DATA		
Zoning: C-3 General Business District		
Setbacks Required:		
Front	20'	
Side	None	
Rear	10% of Lot Depth; 10' Max.	
Parking : 17,950 SF (10% Retail, 40% Office, 50% Warehouse)		
	Required	Provided
Regular	108	112
ADA	5	5
Total	113	117
Vehicular Use Area:		
	Required	Provided
72,490 SF x 7% =	5,074 SF	5,286 SF
Building Information:		
Construction Type:	V-8 Non-Rated	
Building Area:	34,300 SF (Total)	
Occupancy Types:	Group B Office	
	Group S2 Low Hazard Storage	
Sprinkler System:	None	

CONTACT INFORMATION	
Architect:	Joseph Architectural Group 4510 - 42nd Avenue Rock Island, IL 61201 (309) 786-9920
Owner:	40th Avenue Investors, LLC 1805 State Street Bettendorf, IA 52722 (563) 355-2022
Developer:	Build to Suit Inc. 1805 State Street Bettendorf, IA 52722 (563) 355-2022

JUL 28 2017



## COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

August 16, 2017

Staff Report

### **Case No. 17-062**

**Project:** Hoffman's Second Addition at Devils Glen - Replat

**Applicant:** Build to Suit, Inc./Kevin Koellner

**Current Land Use Designation:** Commercial

### **Background Information and Facts**

Build to Suit, Inc./Kevin Koellner has submitted the final plat of Hoffman's Second Addition at Devils Glen (replat of Lot 3, Hoffman's First Addition at Devils Glen and Outlot A, Crowne Pointe Fourth Addition) (see Aerial Photo and Plats - Attachments A, B, and C). The applicant would like to add a portion of ground from the storm water detention easement (Outlot A) to the proposed Lot 1 of Hoffman's Second Addition at Devils Glen so that he can build another storage building. The proposed building was not taken into consideration when the calculations for necessary storage volume for storm water were originally completed (see Replat, Attachment D.) The site of the proposed storage building is on higher ground and would not be built within the 100 year storm event storage area (see Site Photo, Attachment E). Board of Adjustment action will be required to advance the site plan, as the site is nonconforming under A-1, Agricultural District zoning. A previous ruling by the Board of Adjustment permitted the site to be constructed as it stands today (see Board of Adjustment, Attachment F).

### **Land Use**

The land use designation for the site is Commercial. The property is zoned A-1, Agricultural District.

### **Utilities**

Utilities are available along Devils Glen Road. Water will come from the east side of Devils Glen Road. Sanitary sewer will come from the south. It is the developer's responsibility to provide all utility connections to the site. Electrical power is currently located along Devils Glen Road.

### **Thoroughfare Plan/Access**

Access to the site is from Devils Glen Road through an easement shown on the plat of Hoffman's First Addition at Devils Glen.

### **Storm Water Detention**

Storm water detention will be required for the site. A storm water detention basin system is in place and will be improved in Outlot A to act as regional storage for the area between Hoffman's First Addition at Devils Glen and north of Belmont Road. Storm water from northwest of the Tanglefoot Lane and Devils Glen Road intersection will also be detained in Outlot A.

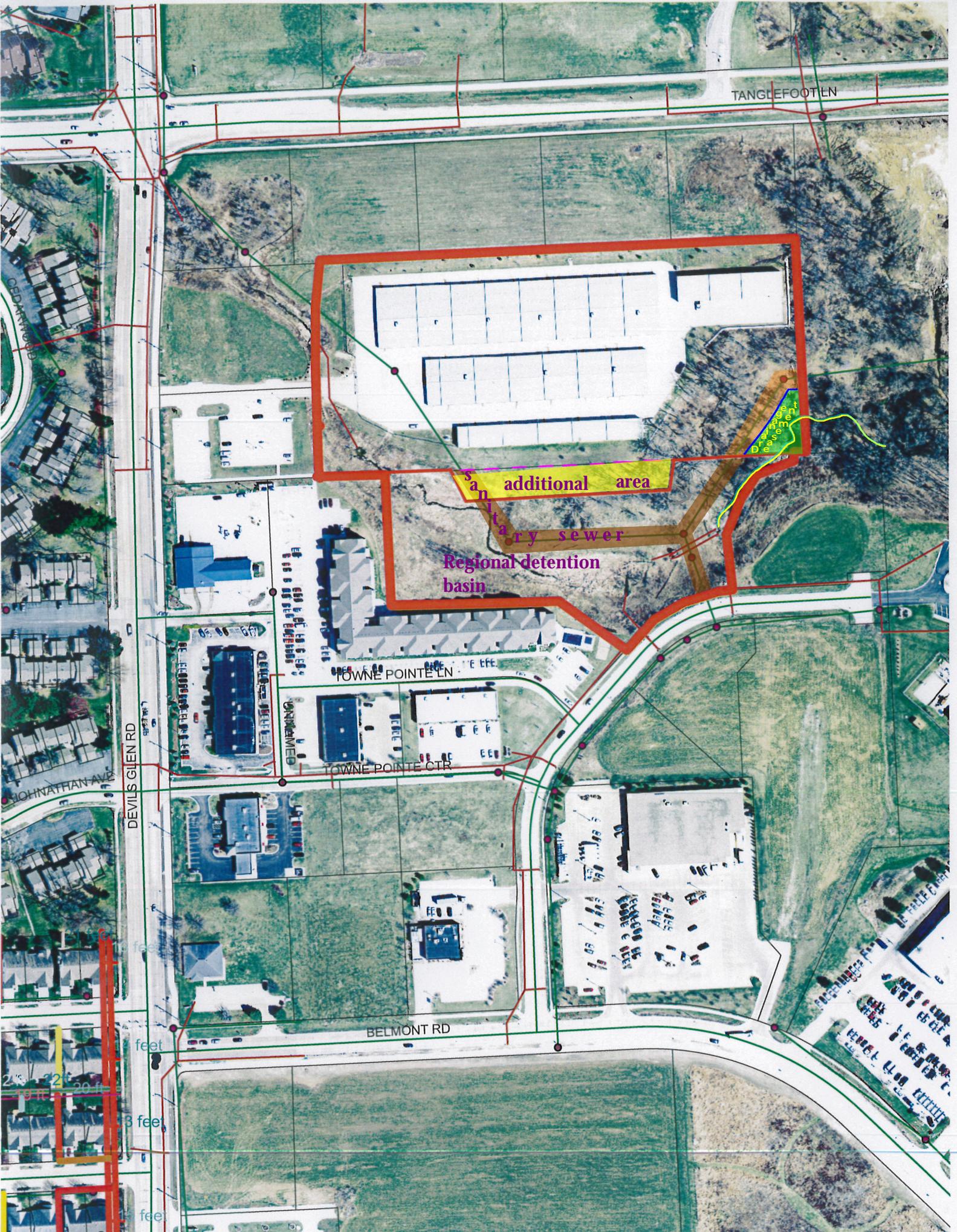
### **Recommended Action**

Staff recommends the Planning and Zoning Commission recommend approval of the replat. Staff would add the following conditions to any approval of the replat:

1. Approval of the replat does not waive any applicable city, state, or federal provisions as required by law.
2. City Engineer must approve storm water detention designs prior to City Council approval of the a site development plan.
3. A site development plan shall be required to build any additional storage structures.
4. The Board of Adjustment approval of the site modification is required prior to consideration of the site development plan by the Planning and Zoning Commission.

Respectfully submitted,

Greg Beck  
City Planner



TANGLEFOOT LN

San additional area

Regional detention basin

Sanitary sewer

Disposal line

TOWNE POINTE LN

TOWNE POINTE CTR

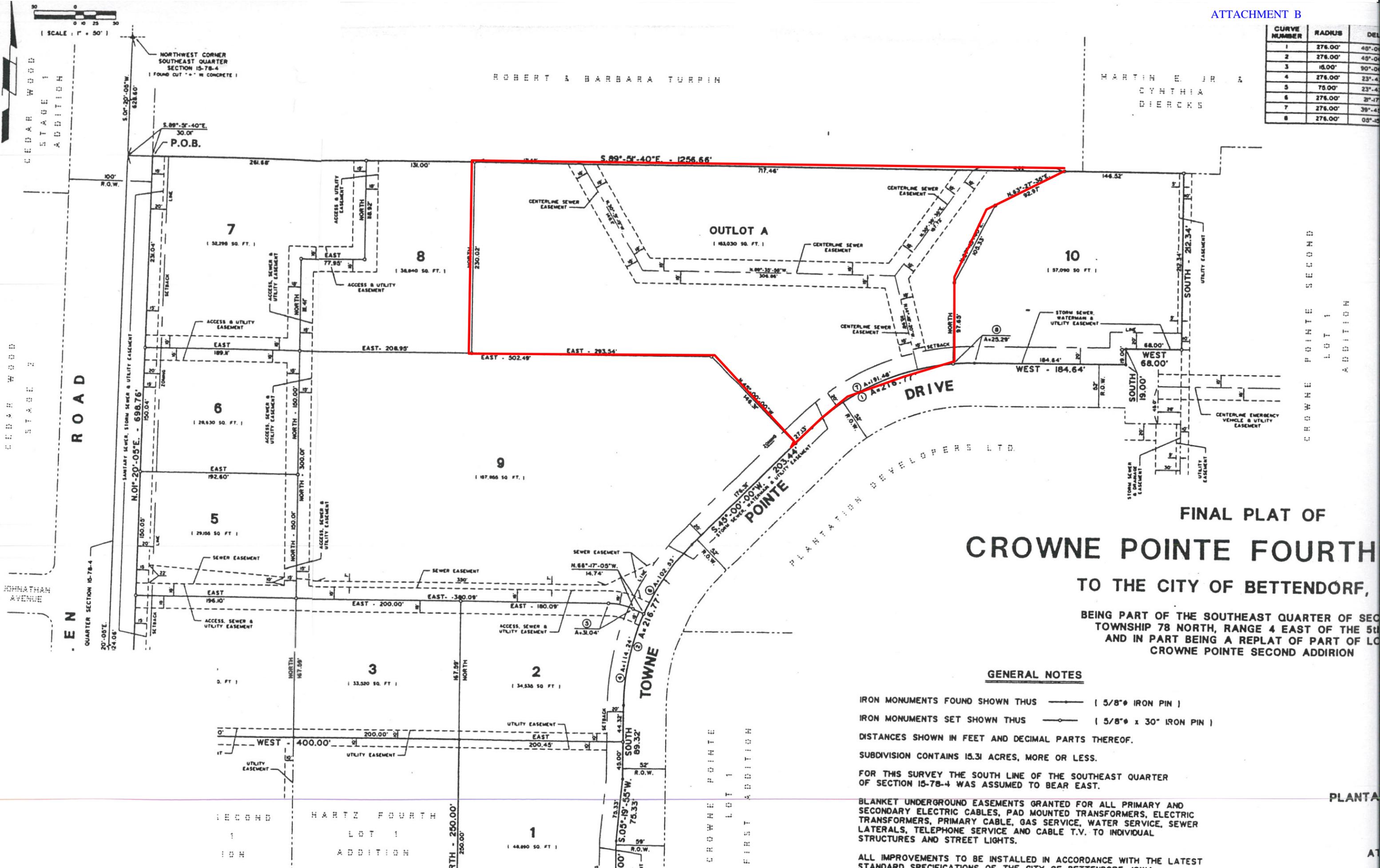
BELMONT RD

DEVILS GLEN RD

JOHNATHAN AVE



CURVE NUMBER	RADIUS	DEGREE
1	276.00'	48°-00'
2	276.00'	48°-00'
3	16.00'	90°-00'
4	276.00'	23°-45'
5	75.00'	23°-45'
6	276.00'	2°-17'
7	276.00'	39°-45'
8	276.00'	05°-45'



# FINAL PLAT OF CROWNE POINTE FOURTH

TO THE CITY OF BETTENDORF,

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15-78-4  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH MERIDIAN  
AND IN PART BEING A REPLAT OF PART OF LOT 1  
CROWNE POINTE SECOND ADDITION

### GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THIS ( 5/8" IRON PIN )
- IRON MONUMENTS SET SHOWN THIS ( 5/8" x 30" IRON PIN )
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 15.31 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15-78-4 WAS ASSUMED TO BEAR EAST.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF.

CROWNE POINTE SECOND ADDITION LOT 1

PLANTA

# Final Plat of Hoffman's First Addition at Devils Glen

Being Part of the East Half of Section 15, Township 78 North, Range 4  
East of the 5th Principal Meridian, City of Bettendorf,  
County of Scott, State of Iowa  
423,457 SF± or 9.721 AC±

**OWNER**  
K & L Hoffman, LLC  
Kenneth & Linda Hoffman  
3530 East Harbor Drive  
Bettendorf, Iowa 52722  
Ph. (563) 332-6983

**DEVELOPER**  
Build to Suit  
Contact: Kevin Koellner  
1805 State Street, Suite 101  
Bettendorf, Iowa 52722  
Ph. (563) 355-2022  
Fax (563) 355-7806

**ZONING**  
LOT 1 C-2 Community Shopping District  
LOT 2 C-2 Community Shopping District  
LOT 3 A-1 Agricultural District (Non-conforming)

NORTH



SCALE: 1" = 50'

**BASIS OF BEARINGS**  
West Line of the Southeast Quarter of  
Section 15 assigned S 01°27'57" E

**LEGEND**

- Subdivision Boundary
- Proposed Lot Line
- Existing Lot Line
- Section Line
- Centerline of Easement
- Proposed Building Setback Line
- Proposed Easement as noted
- Existing Easement as noted
- 5/8" Rebar with Cap No. 15944 set
- Rebar found as noted
- Pipe found as noted
- Pin/Cap No. found as noted
- 100.00' (100)
- Measured Dimension/Bearings
- Plat/Deed Dimension/Bearings
- B.S.L. Building Setback Line
- U.E. Utility Easement
- S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- ZZZZZZ Drainage and Detention Easement

**GENERAL NOTES**

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

All improvements to be installed in accordance with the latest Standard Specifications of the City of Bettendorf, Iowa.

Zoning setback lines are based on Zoning requirements as of the date of City Council approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.

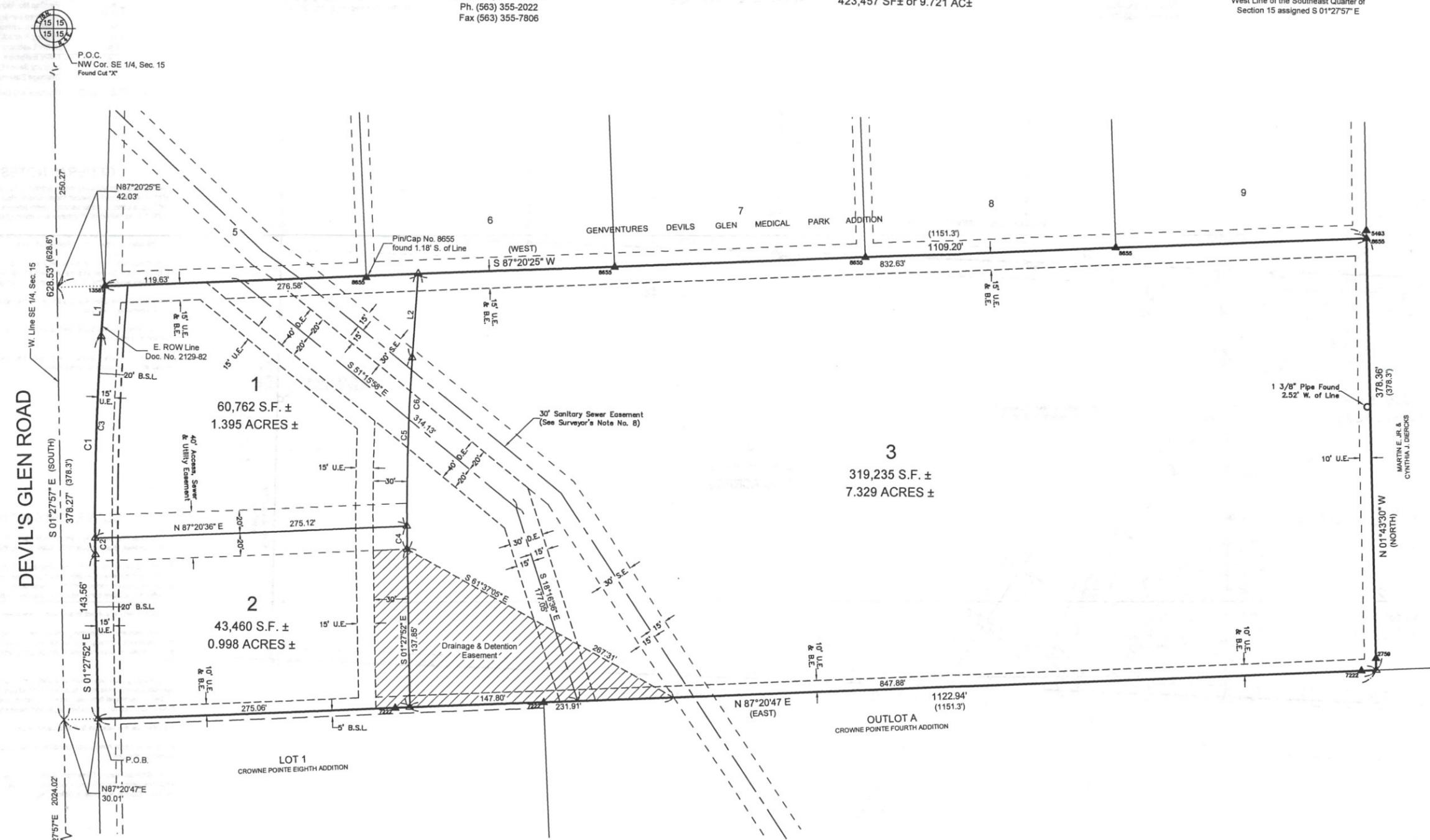
Access to Devils Glen Road is limited to the Ingress / Egress Easement shown between Lots 1 and 2.

The Ingress / Egress Easement is a Public Easement but is privately owned and maintained.

Developers of Lots 1 and 2 shall construct sidewalks along Devils Glen Road at time of building construction.

**SURVEYOR'S NOTES**

- This Final Plat was prepared at the request of, and for the exclusive use of Kevin Koellner, Build to Suit 1805 State Street, Suite 101, Bettendorf, Iowa.
- It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.
- This property is subject to any and all easements and roadways of record.
- No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.
- No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.
- Distances are listed in feet and decimal part of a foot.
- All monuments have been found or will be set by September 1, 2007 as shown on this plat.
- 30' Sanitary Sewer Easement is shown centered on existing manholes. A legal description for this easement was not found during research of records in the Scott County Recorder's Office. Legal location may vary.



DEVIL'S GLEN ROAD

MID AMERICAN ENERGY CO.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

MEDIACOM

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

QWEST COMMUNICATIONS

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

IOWA - AMERICAN WATER CO.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CITY OF BETTENDORF

BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
DATE: \_\_\_\_\_

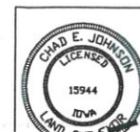
PLANNING AND ZONING

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°27'45"W	44.29'
L2	N03°27'45"E	73.78'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°55'37"	2222.00'	191.07'	S00°59'57"W	191.02'
C2	0°22'23"	2222.00'	14.47'	N01°16'40"W	14.47'
C3	4°33'14"	2222.00'	176.61'	N01°11'08"E	176.56'
C4	0°35'40"	1947.00'	20.20'	N01°10'02"W	20.20'
C5	4°19'58"	1947.00'	147.23'	N01°17'47"E	147.20'
C6	4°55'37"	1947.00'	167.43'	N00°59'57"E	167.38'

JUL 27 2007

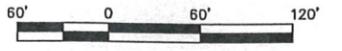


I hereby certify that this land surveying document was prepared and the related survey work was performed by the undersigned in person supervision and that I am a duly Licensed Surveyor under the law of the State of Iowa.

**ZONING**  
LOT 1 A-1 Agricultural District (Non-conforming)

**OWNER / DEVELOPER**  
Build to Suit  
Contact: Kevin Koellner  
1805 State Street, Suite 101  
Bettendorf, Iowa 52722  
Phone: (563) 355-2022  
Fax: (563) 355-7806

**Hoffman's Second Addition at Devils Glen**  
Being a Re-Subdivision of Lot 3 of Hoffman's First Addition at Devils Glen and Outlot A of Crowne Pointe Fourth Addition, located in the Southeast Quarter of Section 15, Township 17 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa  
10.84 ACRES±



SCALE: 1" = 120'

**LEGEND**

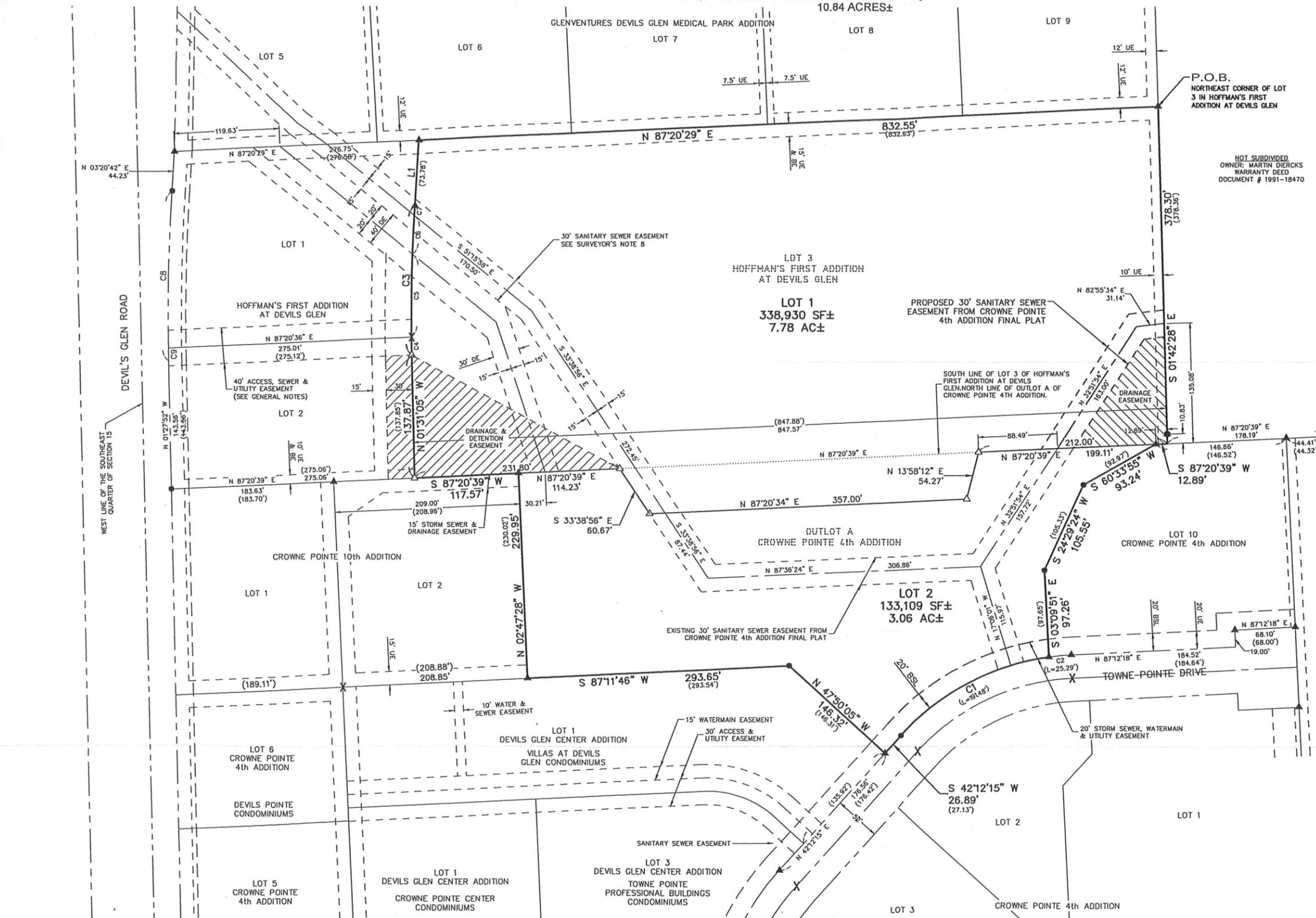
- REBAR, FOUND
- X CHISELED "X" IN CONCRETE, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- ▲ REBAR WITH CAP #, FOUND
- △ 5/8" REBAR WITH CAP #13581 SET
- 1/2" SQ. PIN, FOUND
- ⊙ P.K. NAIL, FOUND
- ⊙ P.K. NAIL, SET
- PIPE, FOUND
- CONCRETE MONUMENT, FOUND
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BE BUFFER EASEMENT
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE

**GENERAL NOTES**

- Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.
- A Blanket Access Easement to make repairs to buildings or improvements if ever needed, is hereby granted across both lots of this subdivision to the adjoining lots along the westerly and southerly lines of this subdivision.
- All improvements to be installed in accordance with the latest Standard Specifications of the City of Bettendorf, Iowa.
- Zoning setback lines are based on Zoning requirements as of the date of City Council approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.
- Access to Devils Glen Road for Lot 1 is limited to the Ingress / Egress Easement shown between Lots 1 and 2 of Hoffman's 1st Addition at Devils Glen. The Ingress / Egress Easement is a Public Easement but is privately owned and maintained.
- Lot 2 is designated as a sanitary sewer, storm sewer, watermain, drainage and detention basin easement.
- Any easements not shown by this Final Plat and not previously shown on the Final Plats for Lot 3 in Hoffman's 1st Addition or Outlot A in Crowne Pointe 4th Addition are hereby vacated.
- Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

**SURVEYOR'S NOTES**

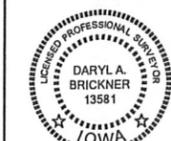
1. This Final Plat was prepared at the request of, and for the exclusive use of Kevin Koellner, Build to Suit 1805 State Street, Suite 101, Bettendorf, Iowa.
2. It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.
3. This property is subject to any and all easements and roadways of record.
4. No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.
5. No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.
6. Distances are listed in feet and decimal part of a foot.
7. All monuments have been found or set as of July XX, 2017 as shown on this plat.
8. 30' Sanitary Sewer Easement is shown centered on existing manholes. A legal description for this easement was not found during research of records in the Scott County Recorder's Office. Legal location may vary.
9. No part of this plat is subject to a Special Flood Hazard as designated by FEMA on Community FIRM Map No. 19163C0386G Effective Date June 9, 2014



CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	191.40'	276.00'	S 62°04'14" W	187.58'	C6	43.38'	1,947.00'	S 02°31'21" W	43.38'
C2	25.38'	276.00'	S 84°34'15" W	25.37'	C7	10.67'	1,947.00'	S 03°19'04" W	10.67'
C3	167.44'	1,947.00'	N 01°00'40" E	167.38'	C8	191.12'	2,222.00'	N 00°58'24" E	191.06'
C4	20.21'	1,947.00'	S 01°09'19" E	20.21'	C9	14.52'	2,222.00'	N 01°20'13" W	14.52'
C5	93.18'	1,947.00'	S 00°30'47" W	93.17'					

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°26'58" E	73.74'

MID AMERICAN ENERGY CO. CENTURYLINK  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
IOWA - AMERICAN WATER CO. PLANNING AND ZONING  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.  
Daryl A. Brickner, PLS No. 13581  
My license renewal date is December 31, 2017  
No. of sheets covered by this plat: \_\_\_\_\_  
Date: \_\_\_\_\_



VIEW OF WEST SIDE OF SITE



VIEW OF OUTLOT A



OXBOW APTS



COMMUNITY DEVELOPMENT

City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4055

April 12, 2007

Staff Report

**Case No. 07-039**

**Location:** 3659 Devils Glen Road

**Applicant:** City Staff Request

**Zoning Designation:** A-1, Agricultural District

**Request:** To review and affirm the Community Development Director's interpretation of a continued "nonconforming use" to allow indoor storage units.

**Background Information and Facts**

The site is located just south of the southeast corner of Tanglefoot Lane and Devils Glen Road (see Attachment A, Location Map). The entirety of this site has been used for many years as a recreation vehicle outdoor storage lot (see Attachment B, Site Illustration). The property is predominately "land locked" and is not easily accessible; therefore, the owner has viewed the property's best and highest use as storage only. The site has been operating as a nonconforming use per Bettendorf City Code:

*"Nonconforming use: A use which lawfully occupies a building or land at the time of adoption of this ordinance, or amendment thereto, and which does not conform with the use regulations of the district in which it is located."*

Staff has been approached by a developer concerning the possibility of placing indoor storage units on this site in lieu of the current outdoor storage. The developer has given staff a conceptual rendering of a possible site plan (see Attachment C, Conceptual Plan). The conceptual plan should not be considered as the final plan. The development's density, aisle widths, landscaping, and other components will be discussed in greater detail should this project proceed. Staff will encourage an upscale aesthetically-pleasing final product for this project. At staff's request, the developer has also supplied illustrations of the potential elevations to provide an indication of how the buildings would appear (see Attachments D-G, Elevation Illustrations). Staff has made an initial interpretation that the request would represent a continuation of a nonconforming use with a lessening of intensity of that use. Prior to allowing the developer to proceed to site plan approval, staff is asking the Board to review staff's decision and either affirm or reverse staff's interpretation.

**Staff Analysis**

The basic and underlying use of the property will continue to be the same: storage. It is staff's opinion that indoor storage is more aesthetically-pleasing than outdoor storage and therefore the indoor storage will be a less intense use than the current outdoor storage. Therefore, the adverse impact of the use (storage) upon surrounding properties will be lessened by the proposal.

One component of the conceptual plan (Attachment C) has been officially submitted for consideration to the Planning and Zoning Commission. That component is the rezoning of the front (west) approximately 250 feet of the property from A-1, Agricultural to C-2, Community Shopping District. The developer is planning a neighborhood shopping center for this portion of the property. This will mean that approximately 94,500 square feet of the property will no longer be used for storage and that portion will be converted to commercial use. It is staff's interpretation that this will also lessen the intensity of the storage aspect of the property.

Staff has reviewed Section 20 of the Bettendorf Municipal Code regarding nonconforming uses and concluded:

- The current nonconforming use will not be increased or extended.
- A nonconforming use may be changed to another nonconforming use with the same or greater restrictions. Placing the storage indoors is a greater restriction than allowing outdoor storage. During the site plan approval process, staff will recommend that no outside storage of any type will be allowed as part of this project.
- Staff will assure that the development will be in compliance with all current regulations.

In December of 2001, the Planning and Zoning Commission approved the renovation of Wallace Garden Center at 2605 Devils Glen Road. The greenhouse business was and is a nonconforming use at that location. That was a very large project involving a massive renovation to the existing facility. Staff and the Commission took a similar position on the Wallace Garden Center project that is now being proposed by staff for the R.V. storage site: the project is a continuation of a nonconforming use, which will result in a lessening of the adverse impact of the use upon the surrounding properties. Staff feels that the Wallace Garden Center project is an example of how successful this approach can be for the overall good of the community when proper oversight is applied by the city (see Attachments H-K, Wallace Illustrations before and after the project).

The Board is being asked to review staff's interpretation of this project as a lesser nonconforming use.

Respectfully submitted,

John Soenksen  
City Planner



COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

August 16, 2017

Staff Report

**Case No. 17-072**

**Project:** Temporary Sewer Easement in Wyndham West Second Addition

**Location:** North of Wyndham West, west of Middle Road, and south of The Woodlands First Addition

**Applicant:** Wyndham West, Inc.

**Current Land Use Designation:** Traditional Residential

**Background Information and Facts**

Wyndham West, Inc. has submitted an application for approval of an easement plat to facilitate installation of sanitary and storm sewer in future Wyndham West subdivisions and to allow connection to The Woodlands subdivisions to the north (see Aerial Photo, Attachment A). The proposed easement would connect from the unplatted future Wyndham West subdivisions through the middle of The Woodlands subdivisions (see Easement Plat and Preliminary Plat, Attachments B and C).

Windmill Development, LLC has approved the proposed easement location for storm and sanitary sewer to serve various portions of The Woodlands subdivisions and other future additions. The proposed easement would also permit sanitary and storm sewer connections to the sewer system in Wyndham West (see Final Plats, Attachment D and E).

**Recommended Action**

Staff recommends the Planning and Zoning Commission recommend approval of the easement plat subject to the following conditions:

1. Approval of the easement plat does not waive any applicable city, state, or federal provisions as required by law.
2. That all terms and conditions of the agreement between the City, Wyndham West, Inc., and Windmill Development, LLC must be met.

Respectfully submitted,

Greg Beck  
City Planner

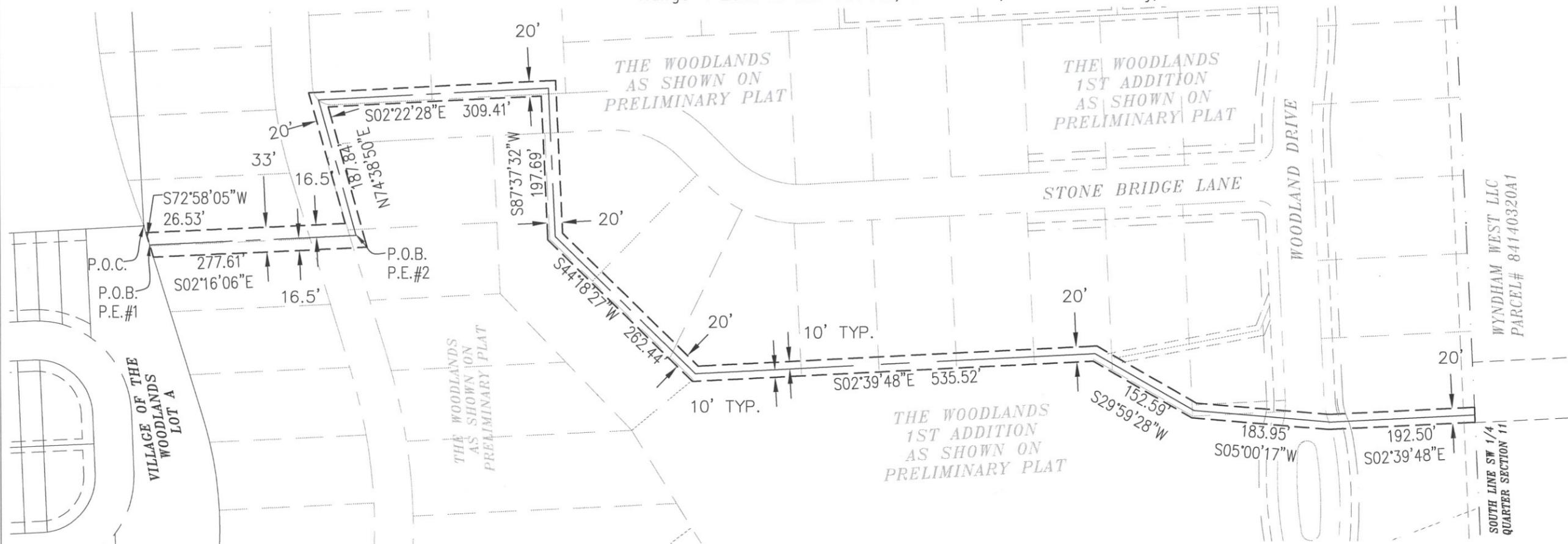


**WOODLANDS  
ADDITIONS**

**WYNDHAM WEST  
FIRST ADDITION**

# SANITARY & STORM SEWER EASEMENT

Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa



## LEGEND

- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- FUTURE LOT LINES
- FUTURE EASEMENT LINES
- FUTURE RIGHT OF WAY LINES

THIS PLAT DEPICTS PERMANENT EASEMENT AS SHOWN AND DESCRIBED;

### P.E.#1

A 33.00 FOOT WIDE EASEMENT FOR SANITARY AND STORM SEWER PURPOSES OVER, UNDER AND ACROSS PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN SCOTT COUNTY, IOWA.

SAID EASEMENT BEING 33.00 FEET WIDE, 16.50 FEET LYING ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT A, VILLAGE OF THE WOODLANDS; THENCE, SOUTH 72 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 26.53 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 02 DEGREES 16 MINUTES 06 EAST, A DISTANCE OF 277.61 FEET, AND THERE TERMINATING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 9,162 SQUARE FEET, MORE OR LESS.

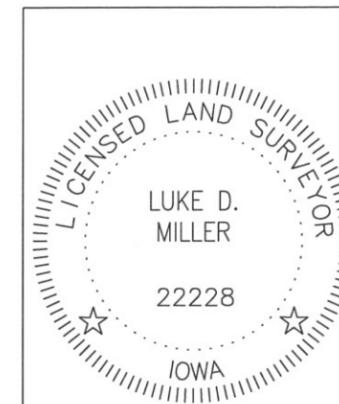
### P.E.#2

A 20.00 FOOT WIDE EASEMENT, FOR SANITARY PURPOSES OVER, UNDER AND ACROSS PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN SCOTT COUNTY, IOWA.

SAID EASEMENT BEING 20.00 FEET WIDE, 10.00 FEET LYING ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT A, VILLAGE OF THE WOODLANDS; THENCE, SOUTH 72 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 26.53 FEET; THENCE, SOUTH 02 DEGREES 16 MINUTES 06 EAST, A DISTANCE OF 277.61 FEET, TO THE POINT OF BEGINNING; THENCE, NORTH 74 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 187.84 FEET; THENCE, SOUTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 309.41; THENCE, SOUTH 87 DEGREES 37 MINUTES 32 SECONDS WEST, A DISTANCE OF 197.69 FEET, THENCE, SOUTH 44 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF 262.44 FEET; THENCE, SOUTH 02 DEGREES 39 MINUTES 48 SECONDS EAST, A DISTANCE OF 535.52 FEET; THENCE, SOUTH 29 DEGREES 59 MINUTES 28 SECONDS WEST, A DISTANCE OF 152.59 FEET; THENCE, SOUTH 05 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 183.95 FEET; THENCE, SOUTH 02 DEGREES 39 MINUTES 48 SECONDS EAST, TO THE SOUTH LINE OF SOUTHWEST QUARTER SECTION 11, A DISTANCE OF 192.50 FEET, AND THERE TERMINATING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 40,438 SQUARE FEET, MORE OR LESS.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: \_\_\_\_\_  
Luke D. Miller

Date \_\_\_\_\_ Reg. No. 22228

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

\_\_\_\_\_ THIS SHEET ONLY.

**WINDMILLER DEVELOPMENT, L.L.C.**  
P.O. Box 809, Bettendorf, Iowa 52722

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 1"
DRAWN BY:	JLR
CHECKED BY:	MWJ/LDM
DATE:	2/6/2017

**McClure**  
Engineering Associates, Inc.  
4700 Kennedy Drive  
(319) 792-5350  
East Moline, Illinois 61244  
Fax (319) 792-8974  
Design Firm License: 0194-000016  
Copyright 2017 By McClure Engineering Associates, Inc.

**SANITARY & STORM SEWER EASEMENTS**  
WINDMILLER SANITARY & STORM SEWER EASEMENT      BETTENDORF, IOWA  
FILE NAME: T:\JABE115.256\DWG\PLATS\15256 EASEMENT- 2-6-2017.dwg      JOB NUMBER: 01-14-17-016

SHEET NO.  
**1**  
OF  
**1**



T W P B L L C

T W P B L L C



1" = 100'

A N N S C H R O O D E R

NORTHWEST CORNER  
OUTLOT A  
TANGLEWOOD TERRACE

NORTH LINE OUTLOT A, TANGLEWOOD TERRACE

WYNDHAM WEST LLC

WYNDHAM WEST LLC

N.89°-37'-55"E.  
355.34'

N.89°-37'-55"E.  
894.10'

N.00°-22'-05"W.  
140.00'

N.89°-37'-55"E.  
82.00'

S.89°-37'-55"W.  
125.01'

N.00°-33'-48"E.  
82.01'

TEMPORARY SEWER EASEMENT

4.08 ACRES, ±

TEMPORARY SEWER EASEMENT

S.89°-37'-55"W.  
351.14'

S.89°-37'-55"W.  
678.19'

WYNDHAM WEST LLC

WYNDHAM WEST LLC

N.02°32'30"E.  
143.25'

N.89°-37'-55"W.  
156.14'

N.00°-22'-05"W.  
115.00'

S.00°-22'-05"E.  
343.42'

WYNDHAM WEST LLC

S.57°-15'-30"W.  
42.13'

S.00°-22'-05"E.  
120.50'

N.00°-22'-05"W.  
202.00'

S.00°-22'-05"E.  
314.16'

WYNDHAM WEST LLC

WYNDHAM WEST LLC

LOT 53

LOT 54

LOT 55

S.89°-37'-55"W.  
67.00'

N.00°-22'-05"W.  
6.42'

LOT 56

LOT 15

LOT 2

N.00°-22'-05"W.  
40.04'

N.87°-01'-55"E.  
125.66'

N.15°-33'-35"E.  
79.90'

TEMPORARY SEWER EASEMENT

S.87°-01'-55"W.  
229.70'

WYNDHAM WEST LLC

PADDINGTON

CIRCLE

MURFIELD

DRIVE

LOT 52

LOT 35

LOT 34

LOT 33

LOT 36

PRESTWICK COURT

WYNDHAM

WYNDHAM WEST FIRST ADDITION

1" = 150



WYNDHAM WEST FIRST ADDITION AND EASEMENT LOCATION

T W P B L L C

T W P B L L C

P.O.B

