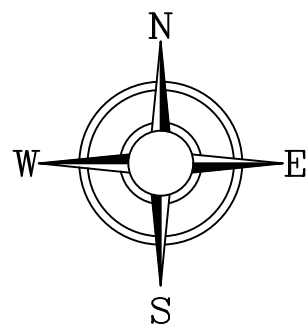
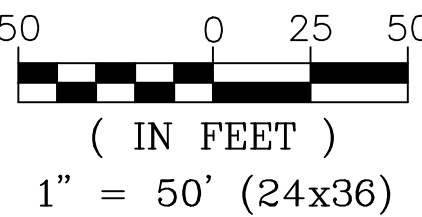


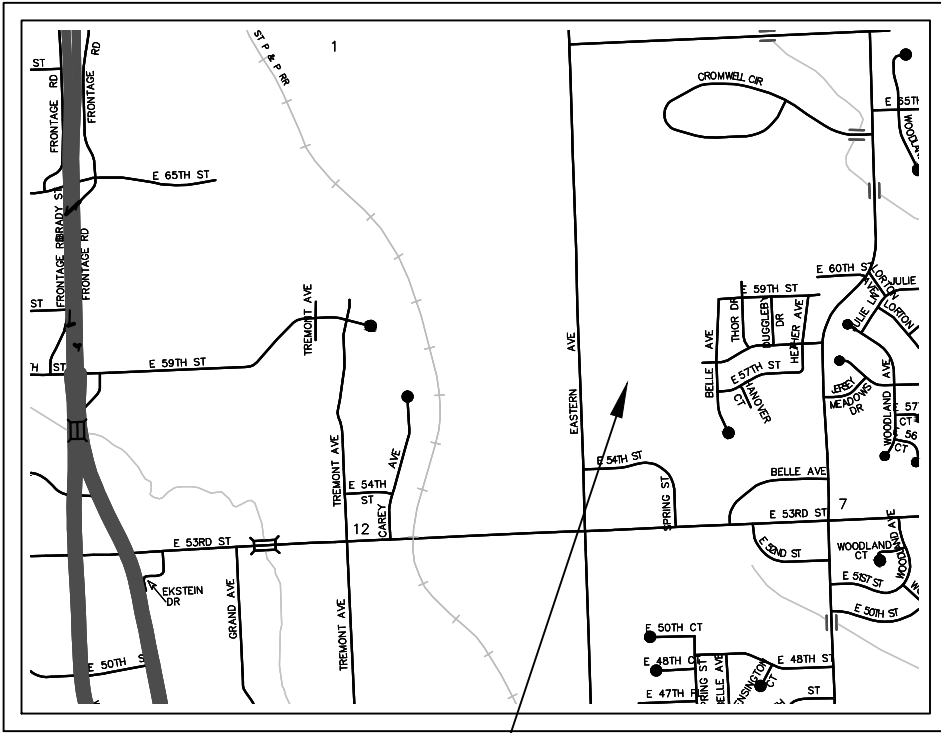
PRELIMINARY PLAT
PRAIRIE POINTE
2nd ADDITION
TO THE CITY OF DAVENPORT, IA



GRAPHIC SCALE



SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL NOTES

PROPOSED SUBDIVISION CONTAINS 17.61 ACRES, OR 767,144 S.F.

ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.

THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.

ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.

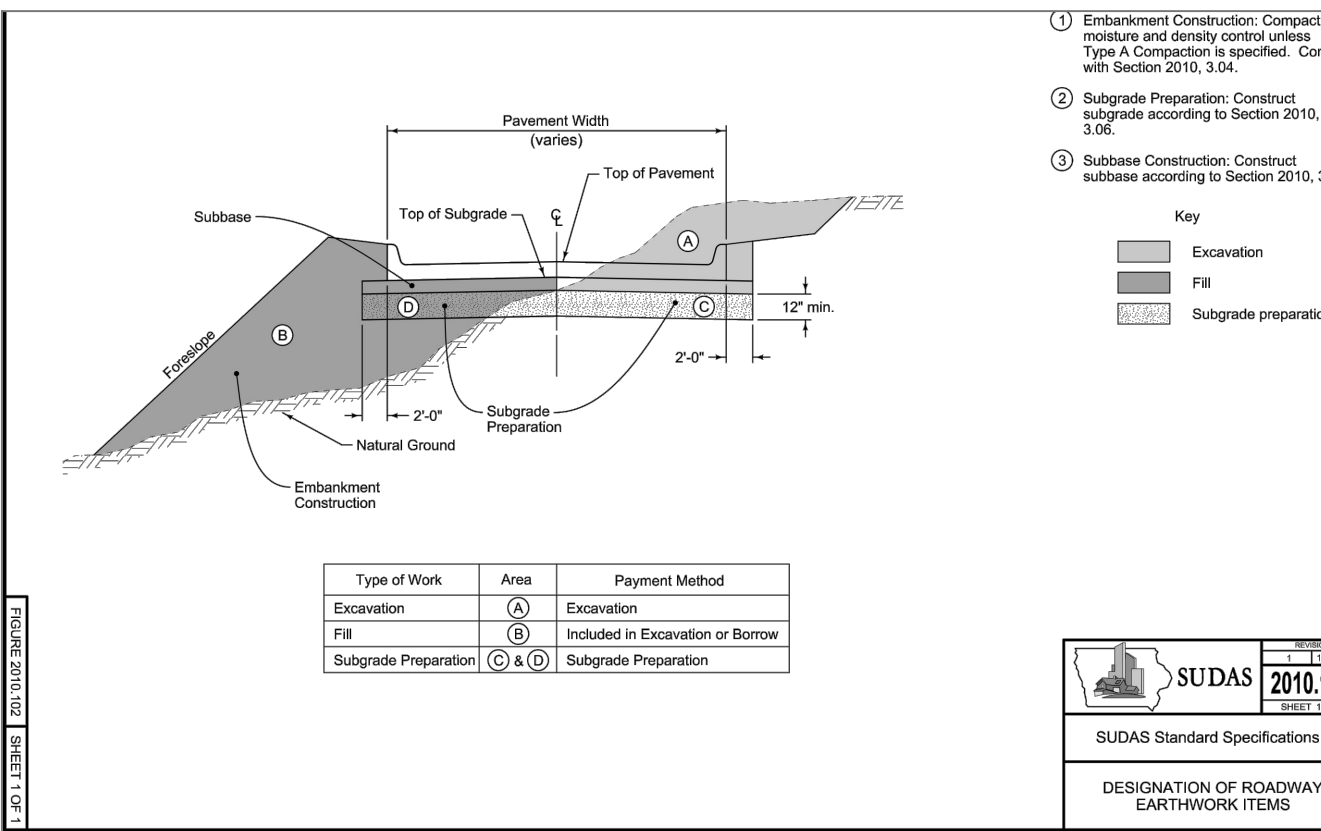
CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.

ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

STORM WATER DETENTION FACILITIES CURRENTLY EXIST AS OUTLOT -A OF PRAIRIE POINTE FIRST ADDITION. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION FACILITIES THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.

OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.



R-3 Single-Family and Two-Family Residential Zoning District	
Minimum Front Setback:	25' or Average of Front Setbacks, whichever is less
Minimum Interior Side Setback:	7'
Minimum Corner Side Setback:	15'
Minimum Reverse Corner Side Setback:	25'
Minimum Rear Setback:	25' or 20% of Lot Depth, whichever is less

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	37.008	23.560	090.0000	33.32
C2	37.008	23.560	090.0000	33.32
C3	12.532	13.620	052.7181	12.09
C4	15.554	50.000	017.8233	15.49
C5	59.878	50.000	068.6147	56.36
C6	49.197	50.000	056.3754	47.24
C7	70.055	50.000	080.2775	64.46
C8	54.242	50.000	062.1573	51.62
C9	4.422	13.620	018.6025	4.40
C10	8.065	13.620	033.9274	7.95
C11	40.611	525.000	004.4321	40.60
C12	36.743	475.000	004.4321	36.73
C13	35.072	23.310	086.2058	31.86
C14	34.415	23.310	084.5907	31.37
C15	40.178	23.820	096.6437	35.58
C16	38.159	23.310	093.7942	34.04
C17	12.509	13.620	052.6841	12.07
C18	34.373	50.000	039.3886	33.70
C19	62.702	50.000	071.8511	58.67
C20	49.406	50.000	056.6153	47.42
C21	72.735	50.000	083.3477	66.49
C22	29.710	50.000	034.0456	29.28
C23	12.509	13.620	052.6841	12.07
C24	79.000	525.000	008.6216	78.93
C25	61.242	475.000	007.3872	61.20
C26	28.711	125.000	013.1601	28.65
C27	65.232	125.000	029.9000	64.49
C28	68.622	125.000	027.7870	68.03
C29	98.243	75.000	075.0524	91.37
C30	12.345	16.760	042.2017	12.07
C31	43.952	50.000	050.3649	42.55
C32	52.286	50.000	059.9152	49.94
C33	58.829	50.000	067.4129	55.49
C34	51.295	50.000	058.7793	49.07
C35	41.755	50.000	047.8472	40.55
C36	12.240	12.110	057.9126	11.73
C37	27.136	525.000	002.9615	27.13
C38	29.535	475.000	003.5625	29.53
C39	41.951	525.000	004.5783	41.94
C40	32.972	475.000	003.9772	32.97

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED

FOUND CUT "X"=

MONUMENTS SET:

#5 REBAR W/ YELLOW CAP #23503 =

BOUNDARY LINE =

ROAD CENTER LINE =

EASEMENT LINE =

SETBACK LINE=

SECTION LINE=