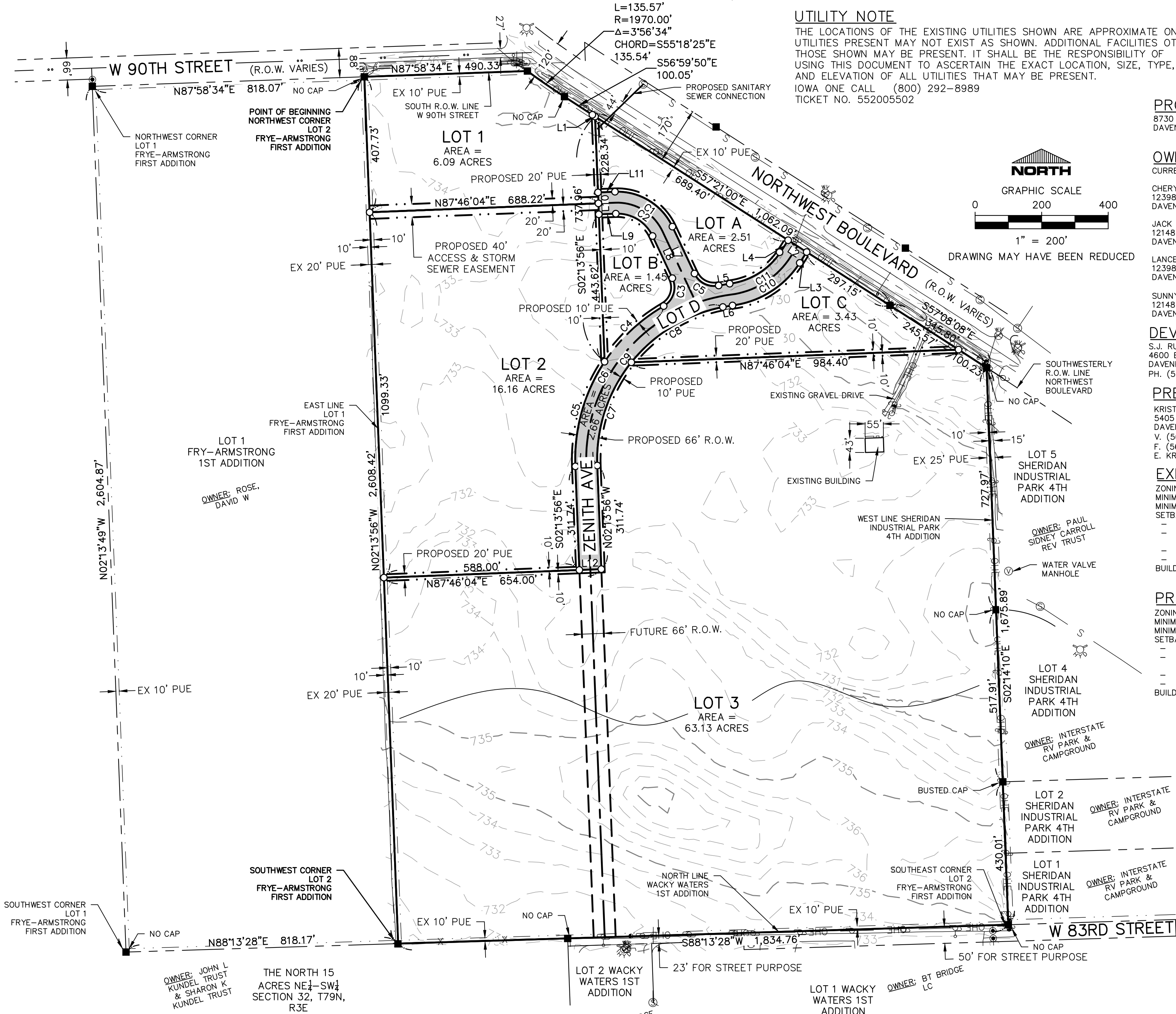


PRELIMINARY PLAT

RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION, LYING WITHIN LOT 2 FRYE-ARMSTRONG FIRST ADDITION AND THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



LEGAL DESCRIPTION: RUSSEL-FRYE/ARMSTRONG FIRST ADDITION

LOT 2 OF FRYE-ARMSTRONG FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA, BEING PART OF THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 OF FRYE-ARMSTRONG FIRST ADDITION;

THENCE NORTH 87 DEGREES 58 MINUTES 34 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE WEST 90TH STREET, 490.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD;

THENCE SOUTHEASTERLY ALONG LAST SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 135.57 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 34 SECONDS, AND WHOSE CHORD BEARS SOUTH 55 DEGREES 18 MINUTES 25 SECONDS EAST, 135.54 FEET; THENCE SOUTH 56 DEGREES 59 MINUTES 50 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 100.05 FEET; THENCE SOUTH 57 DEGREES 21 MINUTES 00 SECONDS EAST, 1,062.09; 345.80 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40387.25 FEET, A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 26 SECONDS, AND WHOSE CHORD BEARS SOUTH 57 DEGREES 08 MINUTES 08 SECONDS EAST, 345.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SHERIDAN INDUSTRIAL PARK FOURTH ADDITION TO THE CITY OF DAVENPORT, IOWA;

THENCE SOUTH 02 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID SHERIDAN INDUSTRIAL PARK FOURTH ADDITION, 1,675.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF WACKY WATERS FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA, 1,834.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 02 DEGREES 13 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF LOT 1 OF SAID FRYE-ARMSTRONG FIRST ADDITION, 2,608.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 95.44 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY RECORD AND NOT OF RECORD.

UTILITY SIGNATURES

MID AMERICAN ENERGY CO.	PLANNING AND ZONING	IOWA-AMERICAN WATER CO.
BY: _____	BY: _____	BY: _____
DATE: _____	DATE: _____	DATE: _____
MEDIACOM	METRONET	
BY: _____	BY: _____	
DATE: _____	DATE: _____	
CENTURY LINK	CITY OF DAVENPORT	
BY: _____	BY: _____	
DATE: _____	DATE: _____	

AREA TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
1	265,178	6.09
2	704,138	16.16
3	2,749,899	63.13
A	109,410	2.51
B	63,124	1.45
C	149,491	3.43
D	115,985	2.66
TOTAL	4,157,225	95.44

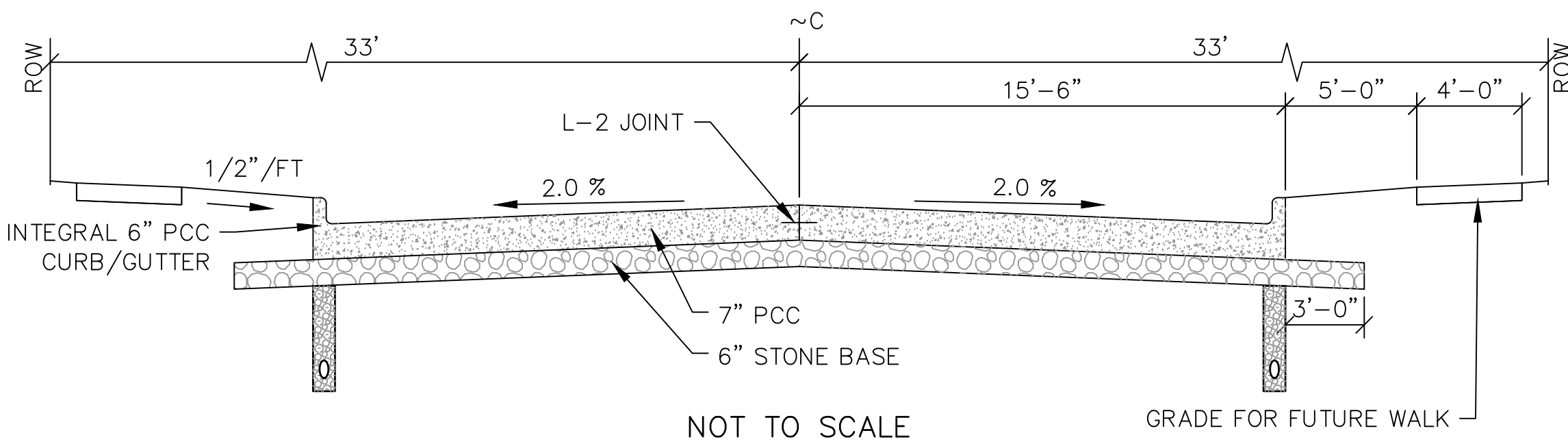
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57° 21' 00"E	9.53'
L2	S57° 21' 00"E	66.00'
L3	N32° 37' 49"E	39.07'
L4	S32° 37' 49"W	38.70'
L5	S80° 43' 17"W	34.99'
L6	N80° 43' 17"E	32.86'
L7	N25° 10' 25"W	155.83'
L8	S25° 10' 25"E	140.23'
L9	N87° 46' 04"E	50.95'
L10	N2° 13' 56"W	33.00'
L11	S87° 46' 04"W	50.95'
L12	S87° 46' 04"W	66.00'

CURVE TABLE					
CURVE	DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	214.21'	182.87'	67° 06' 54"	N58° 42' 13"W	202.17'
C2	136.90'	117.23'	66° 54' 50"	S58° 42' 13"E	129.26'
C3	96.53'	65.00'	85° 05' 23"	S17° 22' 16"W	87.90'
C4	246.11'	533.00'	26° 27' 20"	S46° 41' 17"W	243.92'
C5	86.39'	64.22'	77° 04' 47"	N63° 10' 00"W	80.02'
C5	332.03'	533.00'	35° 41' 33"	S15° 36' 51"W	326.69'
C6	578.14'	533.00'	62° 08' 53"	N28° 50' 31"E	550.21'
C7	333.74'	467.00'	40° 56' 45"	N18° 14' 26"E	326.68'
C8	326.04'	466.28'	40° 03' 44"	N58° 42' 46"E	319.43'
C9	659.83'	466.71'	81° 00' 14"	N38° 14' 23"E	606.24'
C10	245.63'	283.78'	49° 35' 36"	N57° 29' 58"E	238.03'
C11	189.31'	216.18'	50° 10' 30"	S57° 36' 59"W	183.32'

EROSION CONTROL

- PRIOR TO BEGINNING GRADING, EXCAVATION OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF ALL AREAS TO BE DISTURBED AT ANY LOCATION WHERE RUNOFF CAN MOVE OFFSITE.
- VEGETATION IN AREAS NOT INCLUDED IN THE CONSTRUCTION AREA SHALL BE PRESERVED.
- AS AREAS REACH THEIR FINAL GRADE, THE LOCATION OF EROSION CONTROLS MAY NEED TO BE CHANGED OR ADDITIONAL CONTROLS MAY NEED TO BE PLACED.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. ROADWAYS ADJACENT TO THE PROJECT SITE SHALL BE CLEANED OF SEDIMENT DAILY.
- STABILIZATION PRACTICES, INCLUDING TEMPORARY OR PERMANENT SEEDING AND/OR MULCHING SHALL BE INITIATED IMMEDIATELY ON ALL DISTURBED AREAS IF CONSTRUCTION ACTIVITY WILL NOT RESUME IN THOSE AREAS WITHIN 14-DAYS.
- CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
- STOCKPILE AREAS WHICH REMAIN FOR MORE THAN 7 DAYS SHALL BE SEEDED, MULCHED AND ENCLOSED BY SILT FENCE.
- SLOPES STEEPER THAN 10:1 AND LONGER THAN 20 FEET SHALL BE PROTECTED BY A SHORT TERM EROSION CONTROL BLANKET.
- DUST CONTROL MEASURES SHALL BE EMPLOYED IF DUST IS CREATED AND THERE IS POTENTIAL FOR AIR AND/OR WATER POLLUTION FROM DUST TRANSPORTED BY WINDS. DUST CONTROL MEASURES SUCH AS SPRINKLING/IRRIGATION, MULCHING, OR OTHER APPROPRIATE MEASURES SHALL BE EMPLOYED AS NECESSARY.
- THE CONTRACTOR SHALL PLACE ANY OTHER CONTROLS CONSISTENT WITH CURRENT BMP'S AS DEEMED NECESSARY TO CONTROL RUNOFF FROM EXPOSED SITES.
- THE WORK WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION WITH A DENSITY OF 70% OR EQUIVALENT STABILIZATION MEASURES ON ALL DISTURBED AREAS.

TYPICAL PCC ROAD SECTIONS



NOT TO SCALE

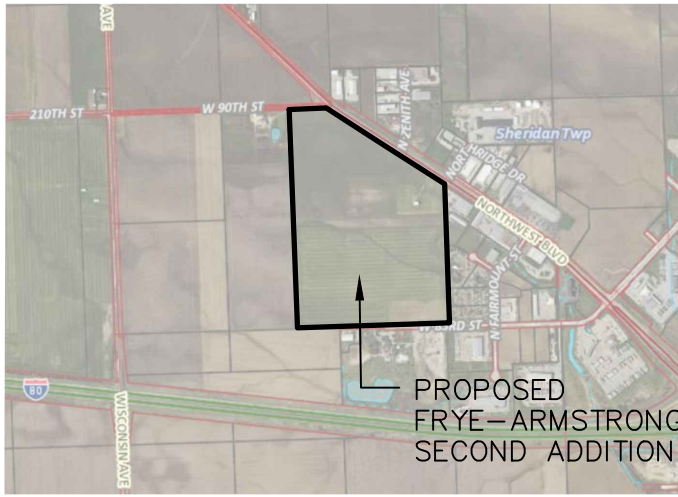
GRADE FOR FUTURE WALK

LEGEND

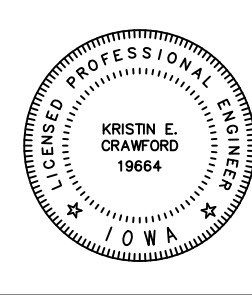
---	SUBJECT PROPERTY LINE
---	LOT/RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	CONTOUR LINE
---	STORM SEWER
---	SANITARY SEWER
---	WATER LINE
---	WIRE FENCE
---	UNDERGROUND TELEPHONE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	SECTION LINE
---	BUILDING SETBACK LINE
---	PROPOSED RIGHT-OF-WAY
---	SIGN
---	FENCE POST
---	SANITARY MANHOLE
---	AREA INTAKE
---	STORM MANHOLE
---	CATCH BASIN
---	GUY ANCHOR
---	UTILITY POLE

☆	LIGHT POLE
⊕	TRAFFIC SIGNAL
⊙	UTILITY MANHOLE
⊠	UTILITY PEDESTAL
⊞	GAS VALVE
⊞	WATER VALVE
⊞	WELL
⊞	YARD HYDRANT
⊞	FIRE HYDRANT
()	RECORD DIMENSION
○	SET 5/8" IRON ROD W/ RED PLASTIC CAP NO. 12631
■	FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP NO. 5080 7222 OR AS NOTED
EX	EXISTING
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE

LOCATION MAP



NOT TO SCALE



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

FOR ORIGIN DESIGN, INC.

KRISTIN E. CRAWFORD
RE 18664
LICENSE #
DATE 7-22-21
PAGES OR SHEETS COVERED BY THIS CERTIFICATION: 1

DATE 12/21/2021
CHECKED JMT
RENEWAL DATE
PROJ. NO. 21152
SHEET 1 of 1

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