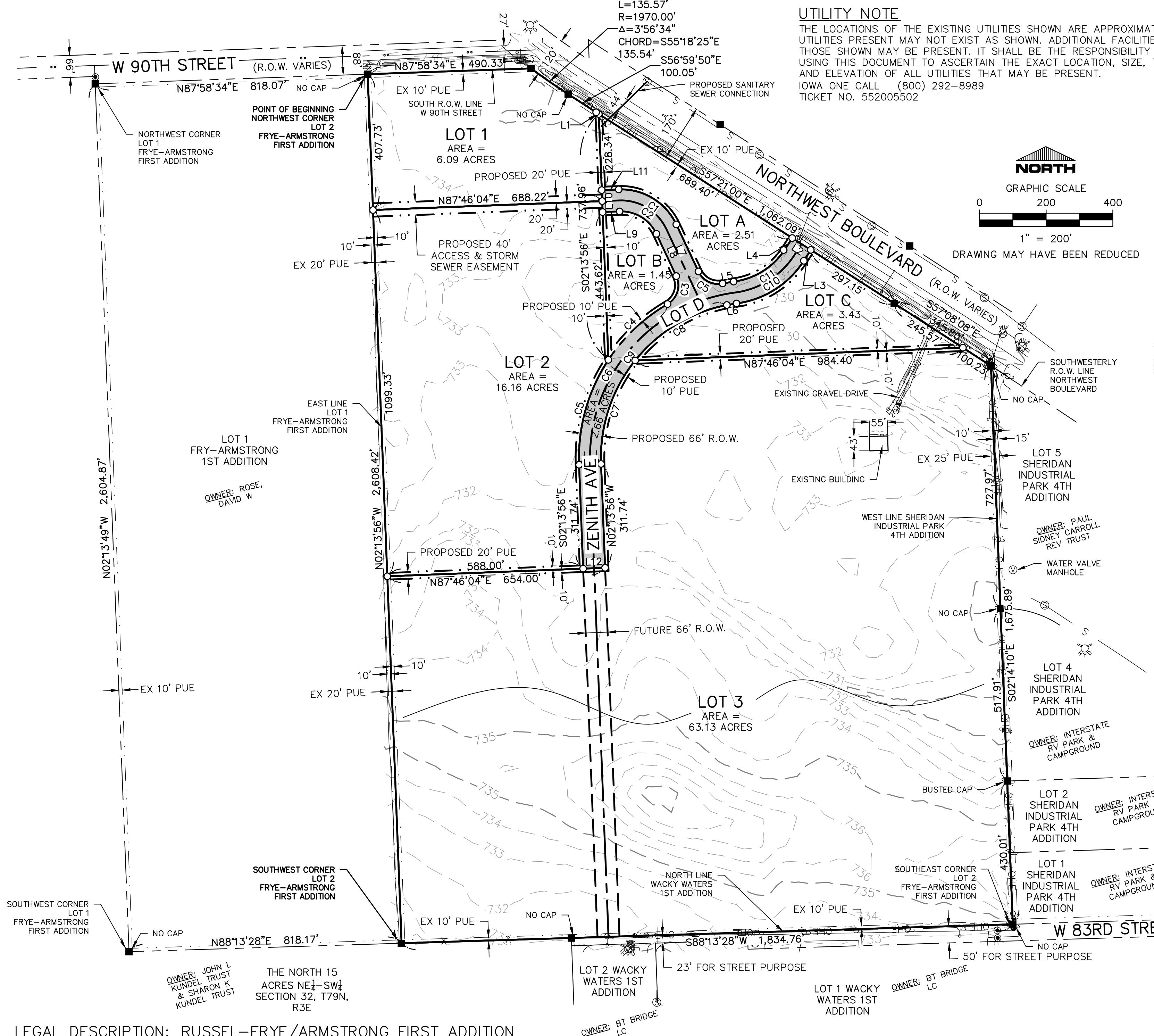


# PRELIMINARY PLAT

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



## UTILITY NOTE

THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE UTILITIES PRESENT MAY NOT EXIST AS SHOWN. ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT. IT SHALL BE THE RESPONSIBILITY OF ANYONE USING THIS DOCUMENT TO ASCERTAIN THE EXACT LOCATION, SIZE, TYPE, MATERIAL AND ELEVATION OF ALL UTILITIES THAT MAY BE PRESENT.

IOWA ONE CALL (800) 292-8989

TICKET NO. 552005502

## PROPERTY ADDRESS

8730 NORTHWEST BOULEVARD  
DAVENPORT, IOWA 52086

## OWNER NOTE

CURRENT OWNERS:

CHERYL L. FRYE REV. TRUST  
12398 210 STREET  
DAVENPORT, IOWA 52084

JACK A. ARMSTRONG FAMILY TRUST  
12148 210 STREET  
DAVENPORT, IOWA 52084

LANCE C. FRYE REV. TRUST  
12398 210 STREET  
DAVENPORT, IOWA 52084

SUNNY D. ARMSTRONG SURVIVOR'S TRUST  
12148 210 STREET  
DAVENPORT, IOWA 52084

## DEVELOPER NOTE

S.J. RUSSELL, LLC.  
4600 EAST 53RD STREET  
DAVENPORT, IOWA 52087  
PH. (563) 459-4601

## PREPARER'S CONTACT

KRISTIN CRAWFORD, P.E.  
5405 UTICA RIDGE ROAD #200  
DAVENPORT, IA 52807  
V. (563) 823-0192  
F. (563) 823-0195  
E. KRISTIN.CRAWFORD@ORIGNDESIGN.COM

## EXISTING ZONING

ZONING DISTRICT: I-1 (LIGHT-INDUSTRIAL)  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: NONE  
SETBACKS:

- FRONT: NO LESS THAN 25 FEET
- SIDE: NONE UNLESS ADJACENT RESIDENTIAL
- DISTRICT THE NO LESS THAN 25 FEET
- SIDE FOR CORNER LOT: NO LESS THAN 20 FEET
- REAR: NO LESS THAN 15 FEET
- BUILDING HEIGHT: NO MORE THAN 90 FEET

## PROPOSED ZONING

ZONING DISTRICT: I-1 (LIGHT-INDUSTRIAL)  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: NONE  
SETBACKS:

- FRONT: NO LESS THAN 25 FEET
- SIDE: NONE UNLESS ADJACENT RESIDENTIAL
- DISTRICT THE NO LESS THAN 25 FEET
- SIDE FOR CORNER LOT: NO LESS THAN 20 FEET
- REAR: NO LESS THAN 15 FEET
- BUILDING HEIGHT: NO MORE THAN 90 FEET

## LOT USAGE

LOTS 1-3: LIGHT INDUSTRIAL  
LOTS A, B, & C: DETENTION  
LOT D: RIGHT-OF-WAY

## STORM DETENTION NOTE

STORM WATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH THIS DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

## 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 1,970.00 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 OR 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: \_\_\_\_\_

CENTURY LINK CITY OF DAVENPORT

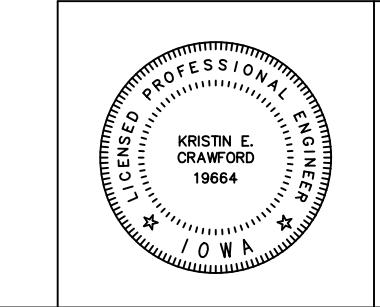
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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'
C6	332.03'	533.00'	35° 41' 33"	S15° 36' 51"W	326.69'
C7	578.14'	533.00'	62° 08' 53"	N28° 50' 31"E	550.21'
C8	333.74'	467.00'	40° 56' 45"	N18° 14' 26"E	326.68'
C9	326.04'	466.28'	40° 03' 44"	N58° 42' 46"E	319.43'
C10	659.83'	466.71'	81° 00' 14"	N38° 14' 23"E	606.24'
C11	245.63'	283.78'	49° 35' 36"	N57° 29' 58"E	238.03'

LEGEND	
SUBJECT PROPERTY LINE	★
LOT/RIGHT-OF-WAY LINE	—
EASEMENT LINE	— 000 —
CONTOUR LINE	— D —
STORM SEWER	— S —
SANITARY SEWER	— W —
WATER LINE	— X —
WIRE FENCE	— T —
UNDERGROUND TELEPHONE	— E —
UNDERGROUND ELECTRIC	— OHE —
OVERHEAD ELECTRIC	— OHE —
SECTION LINE	— OHE —
BUILDING SETBACK LINE	EX
PROPOSED RIGHT-OF-WAY	PUE
SIGN	ROW
FENCE POST	RIGHT-OF-WAY
SANITARY MANHOLE	BSL
AREA INTAKE	BUILDING SETBACK LINE
STORM MANHOLE	
CATCH BASIN	
GUY ANCHOR	
UTILITY POLE	



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DRAWN DMK PLAT. NO. PRELIM  
CHECKED JMT PROJ. NO. 21152  
RENEWAL DATE  
DATE 7-22-21 SHEET 1 of 1  
PAGES OF SHEETS COVERED BY THIS CERTIFICATION:  
7-21/152 DRAWINGS/CIVL/21152 PRELIMINARY PLAT

