FLINT RIDGE BUSINESS PARK
PRELIMINARY PLAT

BURLINGTON / WEST BURLINGTON, IOWA

REVISED: 3-1-93 | 11-10-95 | 8-24-00
1-4-95 | 12-16-97 | 4-19-02
4-5-95 | 12-18-97 | 1-24-05
6-21-95 | 07-20-98

0 50 100 200 400 600
FEET

SCALE: 1" = 200'

CONTOUR INTERVAL: 1 FOOT
AERIAL TOPOGRAPHIC BY AERIAL SERVICES, INC.
DATED FEBRUARY 1991

LEGEND

EXISTING		PROPOSED
SS	SANITARY SEWER	12"SAN
SD	STORM SEWER	24"ST
W	WATER MAIN	12"W
G	GAS MAIN	
E	ELECTRIC LINE	
T	TELEPHONE LINE	
	EASEMENT	
	PAVED STREET	
	SETBACK LINE PER BADC COVENANTS	
	DRAINAGEWAY	
	FIRE HYDRANT	
	VEGETATION BUFFER	
	BDCO BOUNDARY (SEE LEGAL DESCRIPTION)	
7	SEE ATTACHMENT FOR ADJOINING PROPERTY	
	CORPORATION LIMITS	

UTILITY NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.

STORM WATER DRAINAGE NOTES

1. EXISTING TRIBUTARY DRAINAGE AREAS SHALL BE SUBSTANTIALLY MAINTAINED FOR FUTURE DEVELOPED CONDITIONS.
2. STORM WATER DISCHARGE TO OFF-SITE AREAS FROM WITHIN THE EXISTING DEVELOPMENT TRIBUTARY DRAINAGE AREAS SHALL BE LIMITED TO THE PEAK DISCHARGE RESULTING FROM A 10-YEAR RAINFALL EVENT BASED ON UNDEVELOPED CONDITIONS.
3. STORM WATER CONVEYANCE SYSTEMS WITHIN THE DEVELOPMENT SHALL BE DESIGNED BASED ON PEAK DISCHARGES OCCURRING FROM 10-YEAR RAINFALL EVENT FOR DEVELOPED CONDITIONS.
4. STORM WATER DETENTION OR RETENTION FACILITIES SHOWN ON THE DRAINAGE CONCEPT PLAN WILL BE DESIGNED TO ACCOMMODATE STORAGE FOR THE DIFFERENCE BETWEEN THE PEAK DISCHARGE OCCURRING FROM A 10-YEAR RAINFALL EVENT FOR UNDEVELOPED CONDITIONS AND THE PEAK DISCHARGE FROM A 100-YEAR RAINFALL EVENT FOR DEVELOPED CONDITIONS.
5. STORM WATER CONVEYANCE FOR SITE DEVELOPMENT SHALL LIMIT LOT COVERAGE FOR PARKING AND BUILDING AREAS TO A MAXIMUM OF 50 PERCENT.
6. STORM WATER RUNOFF OCCURRING FROM OFF-SITE SOURCES SHALL BE CONVEYED WHERE NECESSARY THROUGH THE PROPOSED DEVELOPMENT SITE.
7. DETAILED STORM DRAINAGE PLANS SHALL BE SUBMITTED WHEN APPLICABLE COMPLIANCE WITH THE ABOVE REQUIREMENTS IS DEMONSTRATED, AND WHEN SITE AREAS ARE DEVELOPED FOR FINAL PLATTING.

UTILITY COMPANIES

GAS/ELECTRIC
ARNOLD ZAHR
ALLIANT ENERGY
527 SOUTH ROOSEVELT AVENUE
BURLINGTON, IOWA 52601
753-5723

TELEPHONE
DAVID HARTMAN
QWEST
3565 UTICA RIDGE ROAD
BETTENDORF, IOWA 52722
563-355-1893

CITY OF BURLINGTON
PUBLIC WORKS DIRECTOR
3510 DIVISION STREET
BURLINGTON, IOWA 52601
753-8171

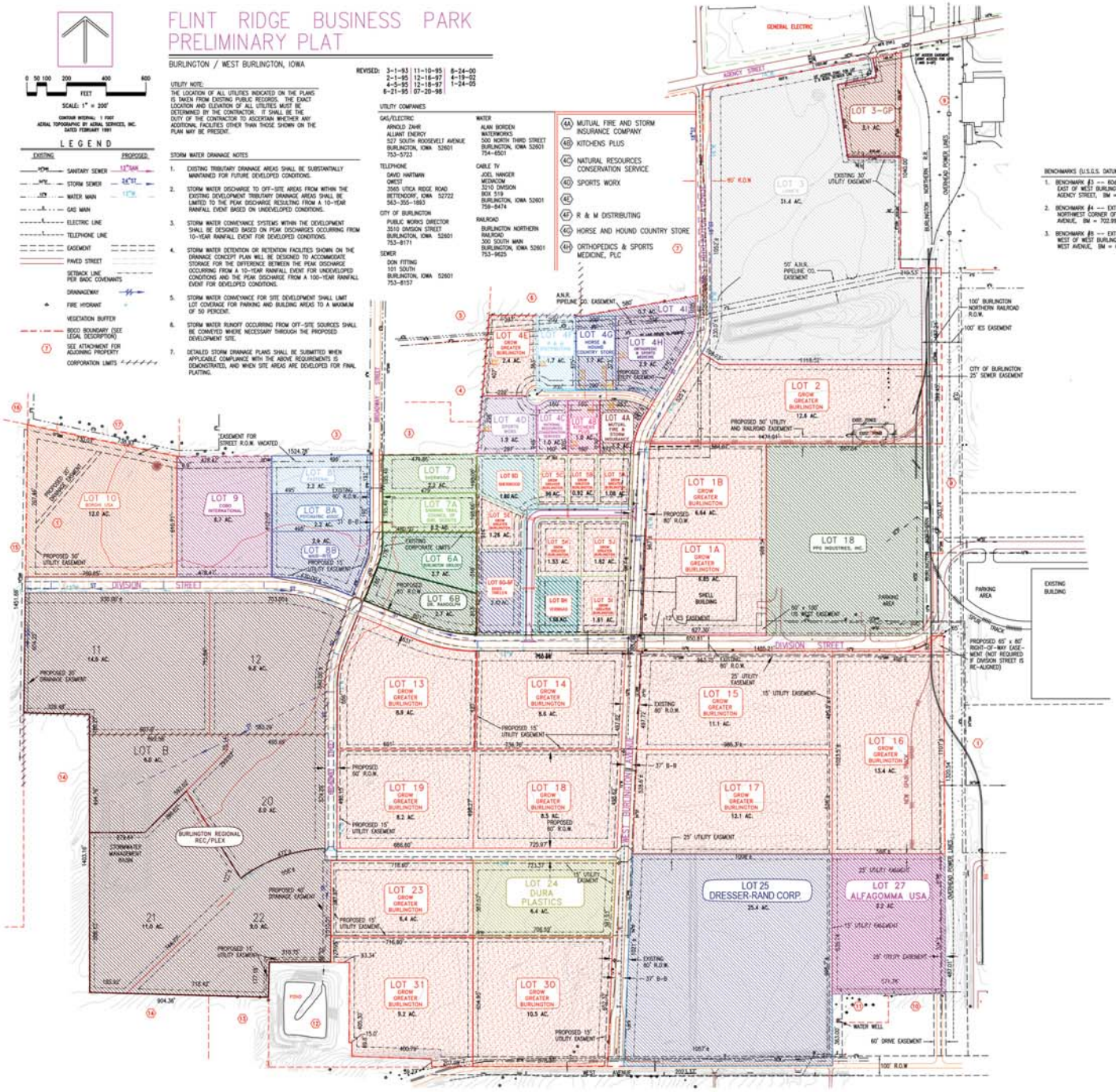
SEWER
DON FITTING
101 SOUTH
BURLINGTON, IOWA 52601
753-8157

WATER
ALAN BORDEN
WATERWORKS
500 NORTH THIRD STREET
BURLINGTON, IOWA 52601
754-6501

CABLE TV
JOEL HANGER
MEDIACOM
3210 DIVISION
BOX 519
BURLINGTON, IOWA 52601
758-8474

RAILROAD
BURLINGTON NORTHERN RAILROAD
300 SOUTH MAIN
BURLINGTON, IOWA 52601
753-9625

(6A) MUTUAL FIRE AND STORM INSURANCE COMPANY
(6B) KITCHENS PLUS
(6C) NATURAL RESOURCES CONSERVATION SERVICE
(6D) SPORTS WORX
(6E)
(6F) R & M DISTRIBUTING
(6G) HORSE AND HOUND COUNTRY STORE
(6H) ORTHOPEDICS & SPORTS MEDICINE, PLC



BENCHMARKS (U.S.G.S. DATUM)

1. BENCHMARK #3 -- 80d SPIKE IN FIRST POWER POLE EAST OF WEST BURLINGTON AVENUE ON SOUTH SIDE OF AGENCY STREET, BM = 704.50
2. BENCHMARK #4 -- EXTREME TOP OF HYDRANT AT NORTHWEST CORNER OF ROOSEVELT AVENUE AND WEST AVENUE, BM = 702.99
3. BENCHMARK #8 -- EXTREME TOP OF FIRST HYDRANT WEST OF WEST BURLINGTON AVENUE ON NORTH SIDE OF WEST AVENUE, BM = 693.63

LEGAL DESCRIPTION

BURLINGTON AREA DEVELOPMENT CORPORATION AND CATERPILLAR PROPERTY:

PART OF SECTION 1, T68N, R3W, PART OF THE EAST 1/2 OF SECTION 2, T68N, R3W, AND PART OF THE SOUTHEAST 1/4 OF SECTION 36, T70N, R3W ALL IN THE 5th P.M., CITY OF BURLINGTON AND CITY OF WEST BURLINGTON, DES MOINES COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1;
THENCE S 00°04'42" E 82.40' ALONG THE CENTERLINE OF WEST BURLINGTON AVENUE TO THE PLACE OF BEGINNING;
THENCE CONTINUING S 00°04'42" E 77.04' TO THE NORTH RIGHT-OF-WAY LINE OF THE MICHIGAN-WISCONSIN PIPELINE COMPANY RIGHT-OF-WAY (NAR PIPELINE CO.);
THENCE N 77°50'36" E 1000.70' ALONG SAID NORTH LINE;
THENCE EAST 218.53' ALONG SAID NORTH LINE TO THE WEST LINE OF THE IOWA SOUTHERN UTILITIES COMPANY RIGHT-OF-WAY;
THENCE S 00°22'19" E 886.69';
THENCE N 89°53'55" W 587.84';
THENCE S 00°05'08" W 969.54' TO THE NORTH RIGHT OF WAY LINE OF DIVISION STREET;
THENCE N 89°54'02" W 650.81' ALONG SAID NORTH LINE;
THENCE S 00°23'36" W 80.06' TO THE SOUTH RIGHT-OF-WAY LINE OF DIVISION STREET;
THENCE S 89°54'02" E 1485.21' ALONG SAID SOUTH LINE;
THENCE N 00°20'27" W 80.00';
THENCE S 89°54'02" E 65.00' TO THE WEST LINE OF THE IOWA SOUTHERN UTILITIES COMPANY RIGHT-OF-WAY;
THENCE S 00°20'27" E 1320.54';
THENCE S 00°20'33" E 487.01';
THENCE S 89°53'42" W 571.76';
THENCE S 00°22'30" E 363.00';
THENCE S 89°52'52" W 2023.37';
THENCE N 03°32'48" W 39.37';
THENCE N 88°07'57" W 400.79';
THENCE N 00°19'51" E 69.80';
THENCE N 88°40'09" W 15.00';
THENCE N 00°19'51" E 405.30';
THENCE S 89°55'36" W 404.09';
THENCE S 01°22'28" W 177.19';
THENCE N 88°27'37" W 404.34';
THENCE N 00°03'38" W 1403.16';
THENCE N 88°28'44" W 329.44' TO THE SOUTHWEST CORNER OF LOT 1 IN BADC SECOND SUBDIVISION;
THENCE N 01°38'03" E 1451.68' ALONG THE WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE S 77°43'27" E 738.93' ALONG THE NORTH LINE OF SAID LOT 1;
THENCE N 88°27'37" E 1524.78' ALONG THE NORTH LINE OF SAID LOT 1;
THENCE N 04°50'33" E 703.31';
THENCE S 89°22'09" E 462.28';
THENCE N 80°00'18" E 630.13' TO THE PLACE OF BEGINNING, CONTAINING 318.30 ACRES MORE OR LESS, SUBJECT TO ESTABLISHED ROADS, AND SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

AND ALSO:

GLACIER PARK PROPERTY:

THAT PORTION OF THE SW1/4 SE1/4 OF SECTION 36, T70N, R3W OF THE 5TH P.M., AND THAT PORTION OF THE N1/2 NW1/2 NE1/4 OF SECTION 1, T68, R3W OF THE 5TH P.M., IN THE CITY OF BURLINGTON, DES MOINES COUNTY, IOWA, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW1/4 SE1/4 OF SECTION 36; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 35.0 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°15'30"W, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AGENCY STREET, AS NOW LOCATED AND CONSTRUCTED; THENCE N80°40'30"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1022.0 FEET; THENCE S00°13'30"W A DISTANCE OF 1040.0 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PROPERTY CONVEYED TO THE TRANE COMPANY FROM BURLINGTON NORTHERN, INC. BY WARRANTY DEED DATED SEPTEMBER 29, 1972; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE OF SECTION 36 A DISTANCE OF 35.0 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF SAID PROPERTY CONVEYED TO THE TRANE COMPANY A DISTANCE OF 970.0 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 35.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NW1/4 NE1/4 OF SAID SECTION 1; THENCE N00°49'30"E PARALLEL WITH SAID WEST LINE OF THE NW1/4 NE1/4 OF SECTION 1 A DISTANCE OF 160.0 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF SECTION 36 AND THE TRUE POINT OF BEGINNING, CONTAINING 25.13 ACRES MORE OR LESS, SUBJECT TO ESTABLISHED ROADS, AND SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTE: THIS DESCRIPTION WAS PREPARED FROM RECORDED DEEDS AND PLATS WITHOUT BENEFIT OF ACTUAL LAND SURVEY AND IS FOR PRELIMINARY PLAT PURPOSES ONLY.

OWNER:
CATERPILLAR TRACTOR COMPANY
REAL ESTATE DEPARTMENT
PEORIA, ILLINOIS 61629
309/675-4132

GROW GREATER BURLINGTON
610 NORTH 4th St. Ste 200
BURLINGTON, IOWA 52601
319/752-6365

DEVELOPERS:
GROW GREATER BURLINGTON
610 NORTH 4th St. Ste 200
BURLINGTON, IOWA 52601
319/752-6365

CITY OF BURLINGTON
400 WASHINGTON
BURLINGTON, IOWA 52601
319/753-8120

CITY OF WEST BURLINGTON
122 BROADWAY
WEST BURLINGTON, IOWA 52655
319/752-5451

Flint Ridge
BUSINESS PARK