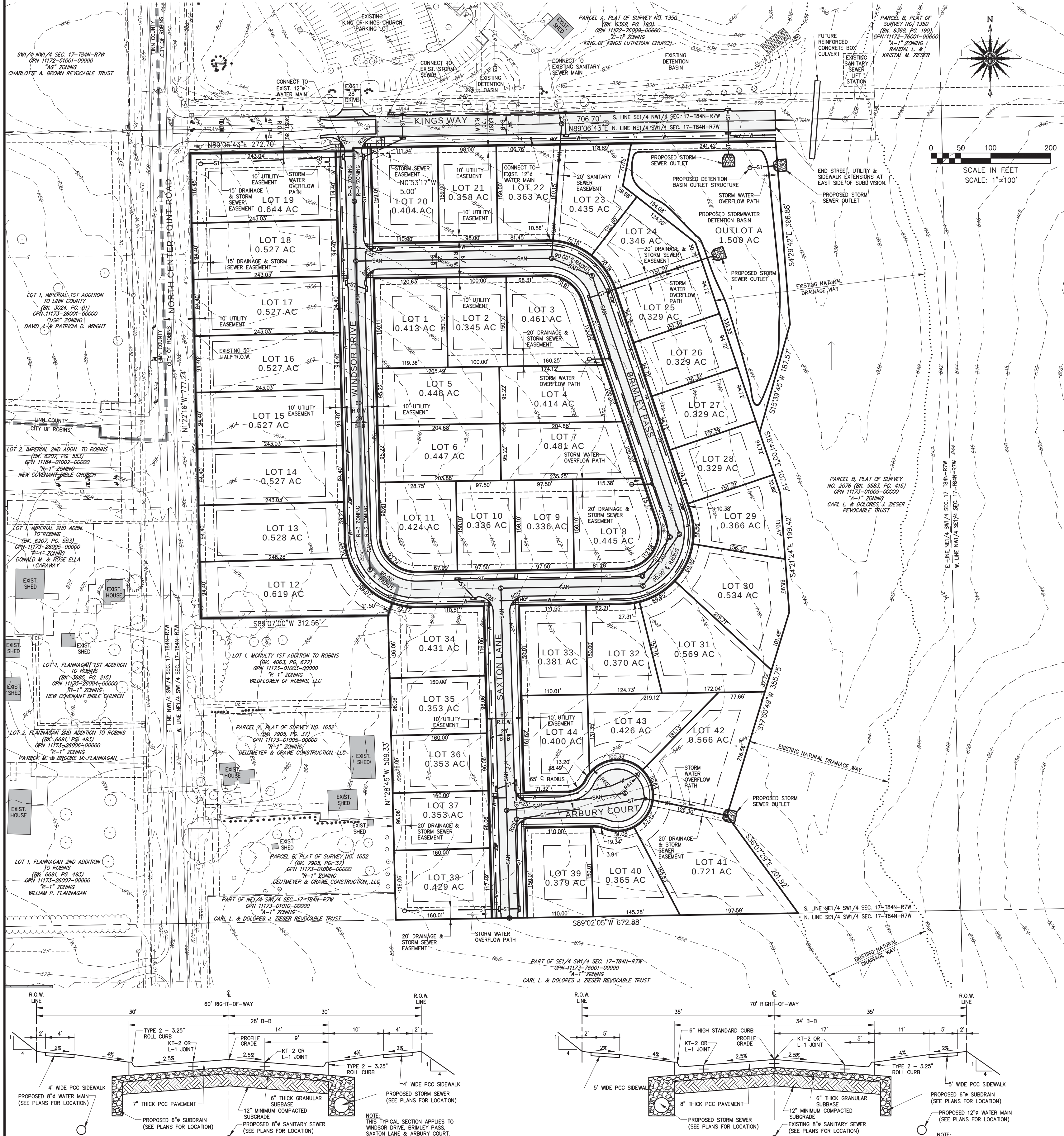


PRELIMINARY PLAT CAMBRIDGE HEIGHTS ADDITION TO ROBINS, IOWA



4 PUBLIC SUBDIVISION STREETS TYPICAL SECTION
NOT TO SCALE

3 KINGS WAY TYPICAL SECTION
NOT TO SCALE

TITLEHOLDER & APPLICANT
DX4 INVESTMENTS, LLC
222 THIRD AVENUE SE
CEDAR RAPIDS, IA 52401
CONTACT: MR. DUSTIN KERN
PHONE: 319-654-6707
E-MAIL: DUSTIN@DX4SERVICES.COM

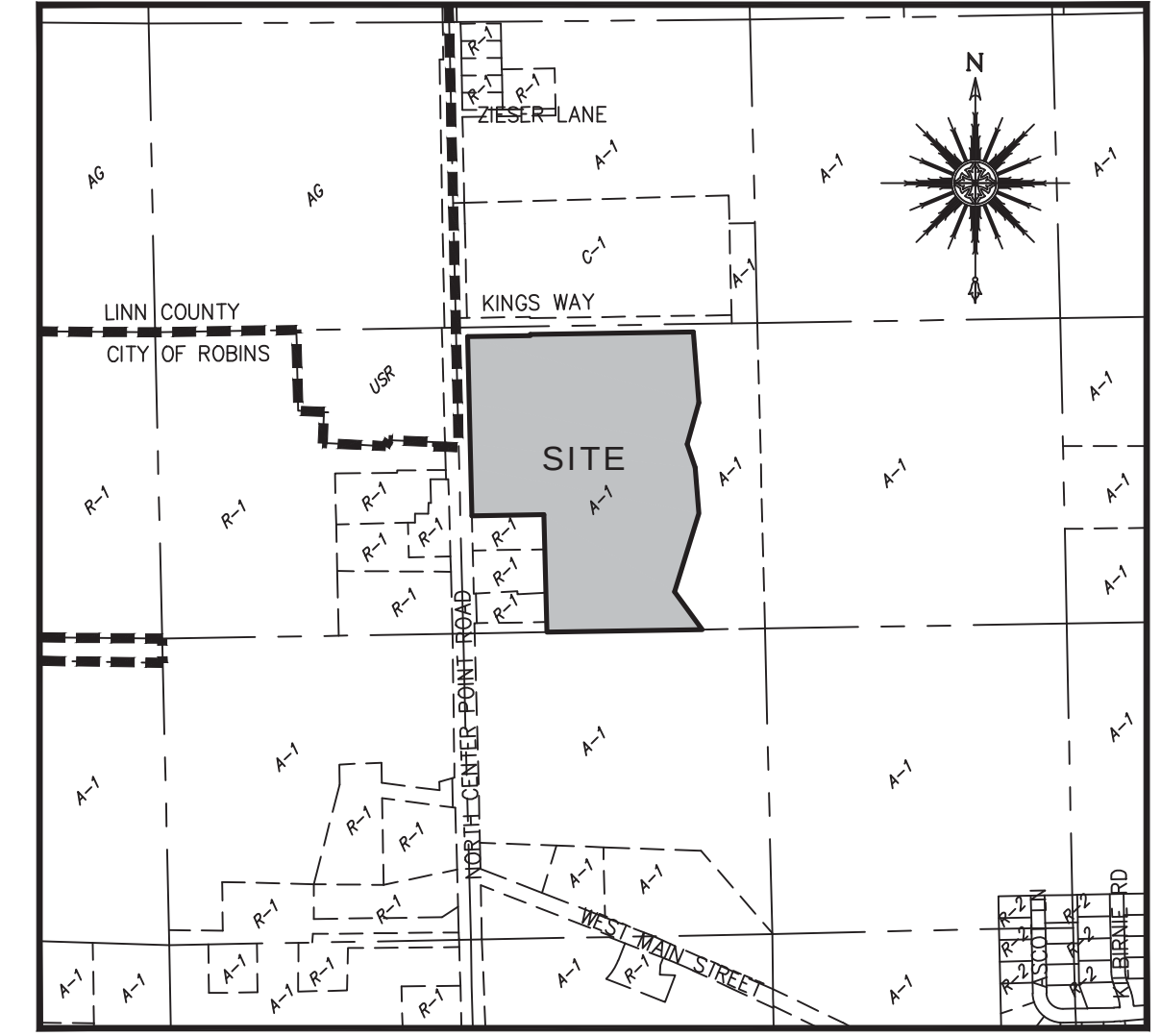
PREPARED BY
SCHNOOR-BONIFAZI ENGINEERING &
SURVEYING, LLC
431 FIFTH AVENUE SW
CEDAR RAPIDS IA 52404
CONTACT PERSON: TRED SCHNOOR, PE
PHONE: 319-298-8888
E-MAIL: TSCHNOOR@S-B-ENGINEERING.COM

LEGAL DESCRIPTION
PARCEL A, PLAT OF SURVEY NO. 2076 AS
RECORDED IN BOOK 9383, PAGE 541 OF
THE RECORDS OF THE LINN COUNTY, IOWA
RECORDER ON JULY 6, 2016.

ESTIMATED STORM WATER RUNOFF

	1-YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
PRE-DEVELOPED SITE	11.31 CFS (1,203 AC-FT)	16.42 CFS (1,670 AC-FT)	26.66 CFS (2,615 AC-FT)	36.76 CFS (3,556 AC-FT)	53.12 CFS (5,100 AC-FT)	67.36 CFS (6,460 AC-FT)	83.33 CFS (8,004 AC-FT)
POST-DEVELOPED SITE *	19.12 CFS (1,387 AC-FT)	26.69 CFS (1,890 AC-FT)	41.61 CFS (2,894 AC-FT)	56.08 CFS (3,882 AC-FT)	79.21 CFS (5,488 AC-FT)	99.13 CFS (6,894 AC-FT)	121.52 CFS (8,481 AC-FT)

*NOTE - POST-DEVELOPED PEAK DISCHARGES DO NOT TAKE INTO ACCOUNT THE PROPOSED RETENTION BASINS.



1 SITE LOCATION MAP
1"=800'



Map Unit Symbol	Map Unit Name	Map Unit Symbol	Map Unit Name
41B	Sparta loamy fine sand, 2 to 5 percent slopes	175B	Dickinson fine sandy loam, 2 to 5 percent slopes
41C	Sparta loamy fine sand, 5 to 9 percent slopes	175C	Dickinson fine sandy loam, 5 to 9 percent slopes
83B	Kanyon loam, 2 to 5 percent slopes	198B	Floyd loam, 1 to 4 percent slopes
83C	Kanyon loam, 5 to 9 percent slopes	394B	Ostrander loam, 2 to 5 percent slopes
83C2	Kanyon loam, 5 to 9 percent slopes, eroded	407B	Schley loam, 1 to 4 percent slopes
84	Clyde silty clay loam, 0 to 3 percent slopes	409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes
110B	Lamont fine sandy loam, 2 to 5 percent slopes	471A	Oran loam, 0 to 2 percent slopes

2 SOILS MAP
1"=500'

CERTIFICATION OF APPROVAL
THIS PRELIMINARY PLAT HAS BEEN APPROVED BY
THE CITY OF ROBINS ON _____
BY _____
SIGNATURE/TITLE

R-2 LOT & SETBACK REQUIREMENTS
• MINIMUM LOT AREA: 12,500 SQ. FT. (0.287 ACRES)
• MINIMUM LOT WIDTH: 90 FEET
• FRONT YARD: 30 FEET
• CORNER SIDE YARD: 30 FEET
• REAR YARD: 30 FEET
• INTERIOR SIDE YARD: 10 FEET

R-3 LOT & SETBACK REQUIREMENTS
• MINIMUM LOT AREA: 12,500 SQ. FT. (0.287 ACRES)
• MINIMUM LOT WIDTH: 90 FEET
• FRONT YARD: 30 FEET
• CORNER SIDE YARD: 30 FEET
• REAR YARD: 30 FEET
• INTERIOR SIDE YARD: 10 FEET

NOTES
1. THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THE DEVELOPER SHALL MEET THE REQUIREMENTS OF THE DESIGN STANDARDS MANUAL AS ADOPTED BY THE CITY OF ROBINS.
2. 4-FOOT WIDE SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC STREETS AT THE TIME EACH LOT IS DEVELOPED. THE BACK OF THESE 4-FOOT WIDE WALKS SHALL BE LOCATED 2-FEET WITHIN THE RIGHT-OF-WAY. SIDEWALKS SHALL HAVE A 5'X5' PASSING AREA AT MAXIMUM 200' INTERVALS.

IMPERVIOUS AREA TABULATION

AREA DESCRIPTION	AREA	IMPERVIOUS AREA
R-2 SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1-11 & 20-44)	14,768 AC.	35% (5,169 AC.)
R-3 TWO FAMILY RESIDENTIAL LOTS (LOTS 12-19)	4,426 AC.	35% (1,549 AC.)
LOT A	1,500 AC.	0% (0 AC.)
PUBLIC STREET RIGHT-OF-WAY	4,009 AC.	75% (3,005 AC.)
TOTAL SITE	24,703 AC.	39.4% (9,723 AC.)

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN: TRED SCHNOOR
APPROVED: TRED SCHNOOR
ISSUED FOR: REVIEW
DATE: 09/23/2016
PROJECT NO.: 15029

PRELIMINARY PLAT
CAMBRIDGE HEIGHTS ADDITION
TO ROBINS, IOWA
NORTH CENTER POINT ROAD & KINGS WAY, ROBINS, IOWA