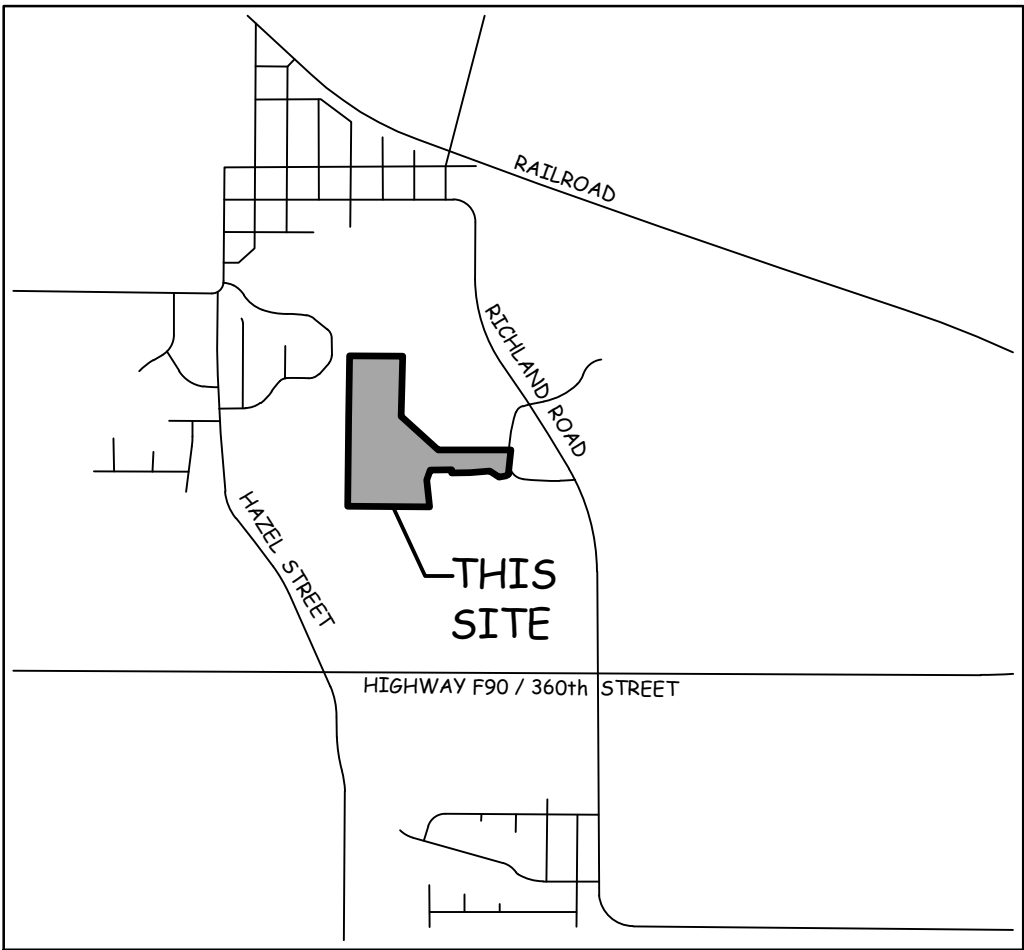
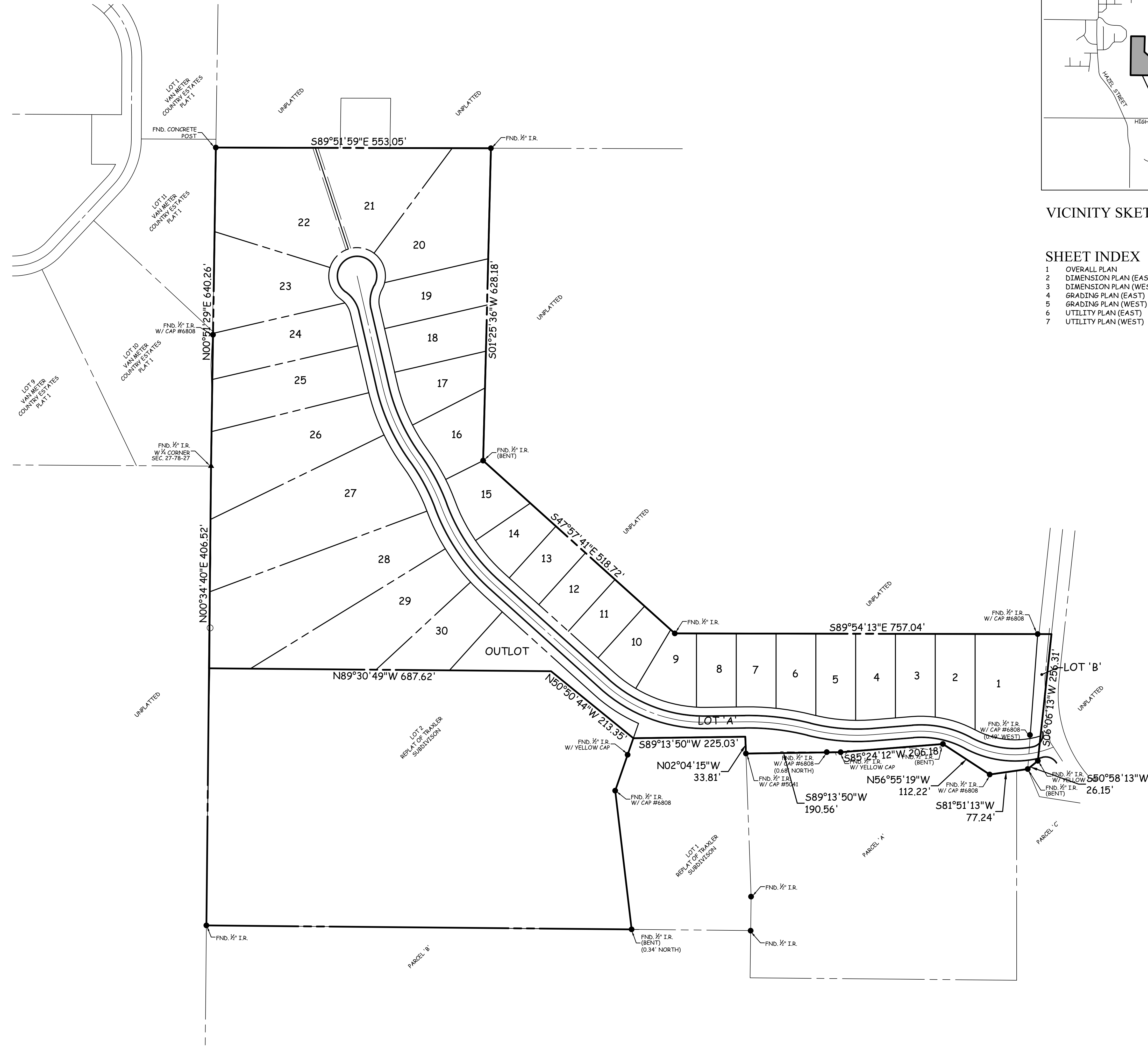




VICINITY SKETCH

NORTH
SCALE: 1"=2,000'

SHEET INDEX

- 1 OVERALL PLAN
- 2 DIMENSION PLAN (EAST)
- 3 DIMENSION PLAN (WEST)
- 4 GRADING PLAN (EAST)
- 5 GRADING PLAN (WEST)
- 6 UTILITY PLAN (EAST)
- 7 UTILITY PLAN (WEST)

PRELIMINARY PLAT

TRINDLE RIDGE

Sheet 1 of 7

OWNERS

JON & JULIE STECK
3569 RICHLAND CIRCLE
VAN METER, IOWA 50261

PATRICK & MARY FERRING
3567 RICHLAND CIRCLE
VAN METER, IOWA 50261

APPLICANT

TRINDEL RIDGE, LLC
101 MAIN STREET
PO BOX 82
BOONEVILLE, IOWA 50038

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

MIN. LOT AREA - 10,000 S.F.
MIN. LOT WIDTH - 80'

SETBACKS

FRONT - 35'
REAR - 35'
SIDE - 8'

LEGAL DESCRIPTION

LOTS 3, 4, 5 AND 6, REPLAT OF TRAXLER SUBDIVISION AMENDED PLAT, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA, CONTAINING 29.729 ACRES MORE OR LESS (INCLUDES 0.140 ACRES COUNTY ROAD RIGHT-OF-WAY).

NOTES

1. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
2. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - F.E.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION

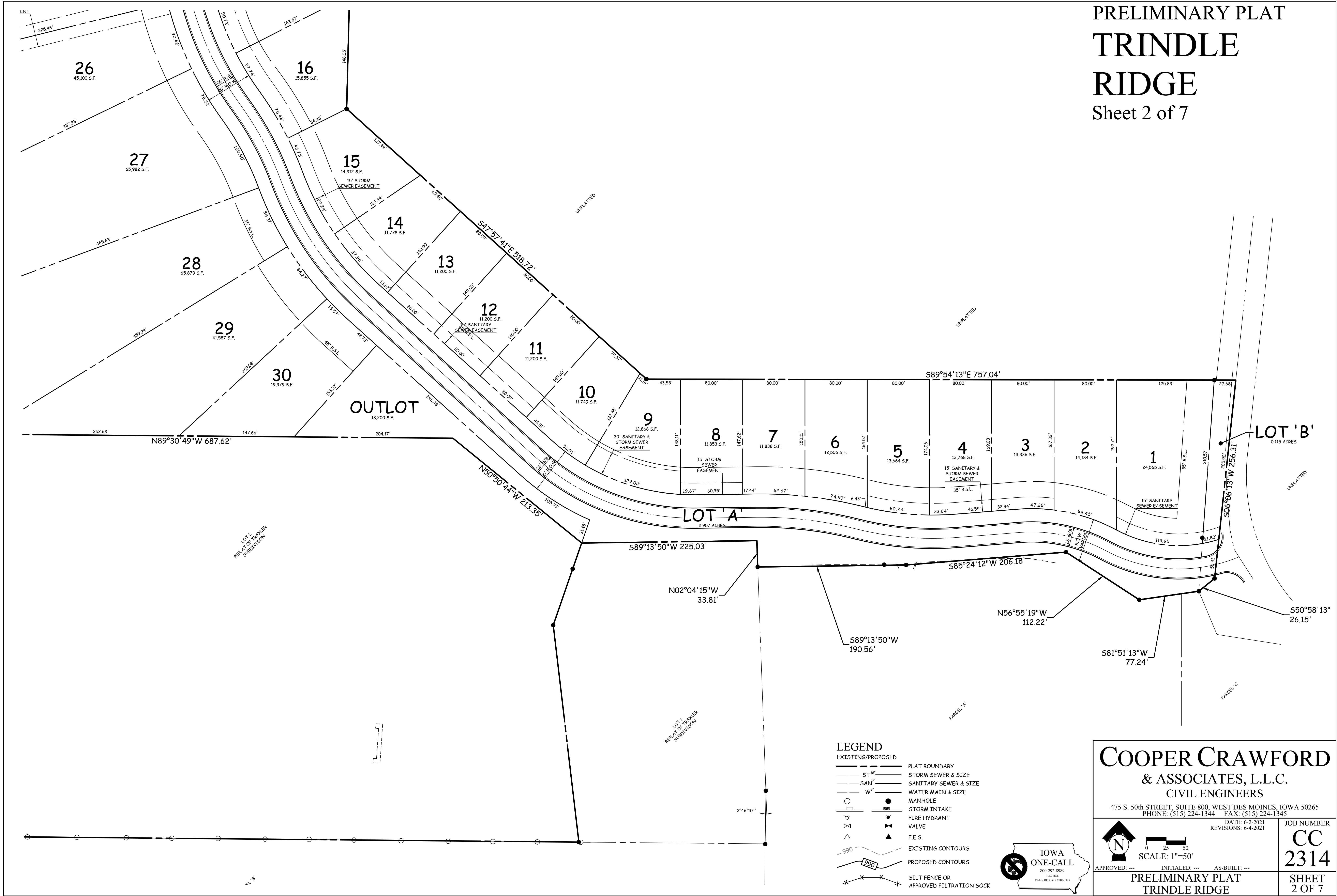
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-7	

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

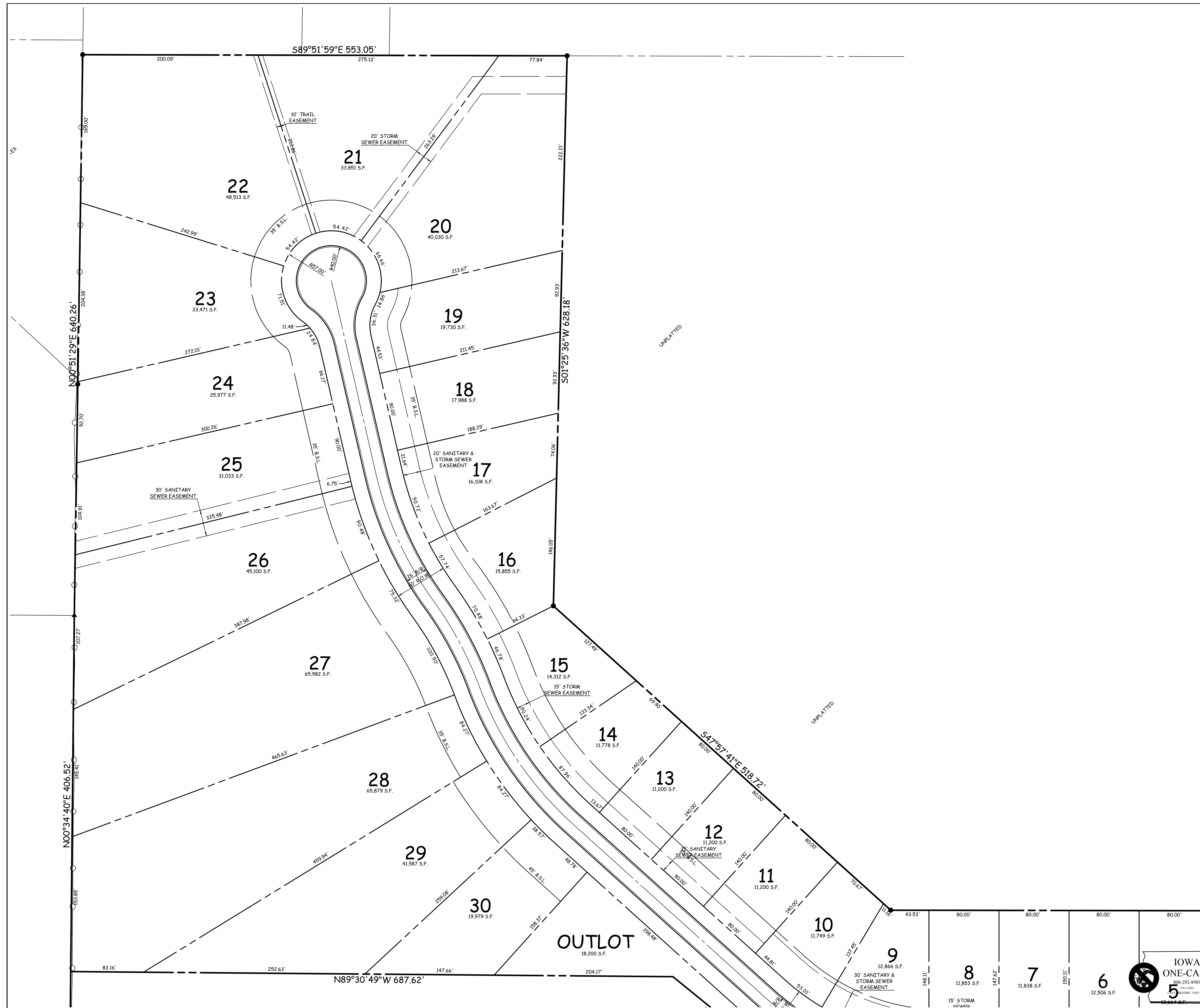
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

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PRELIMINARY PLAT
TRINDLE
RIDGE
Sheet 2 of 7



PRELIMINARY PLAT
TRINDLE
RIDGE
Sheet 3 of 7

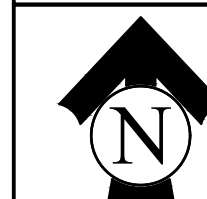


LEGEND

EXISTING/PROPOSED		PLAT BOUNDARY
ST ^{18"}		STORM SEWER & SIZE
SAN ^{8"}		SANITARY SEWER & SIZE
W ^{6"}		WATER MAIN & SIZE
		MANHOLE
		STORM INTAKE
		FIRE HYDRANT
		VALVE
		F.E.S.
		EXISTING CONTOURS
		PROPOSED CONTOURS
		SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345



SCALE: 1"=50'

APPROVED: --- INITIALED: --- AS-BUILT: ---

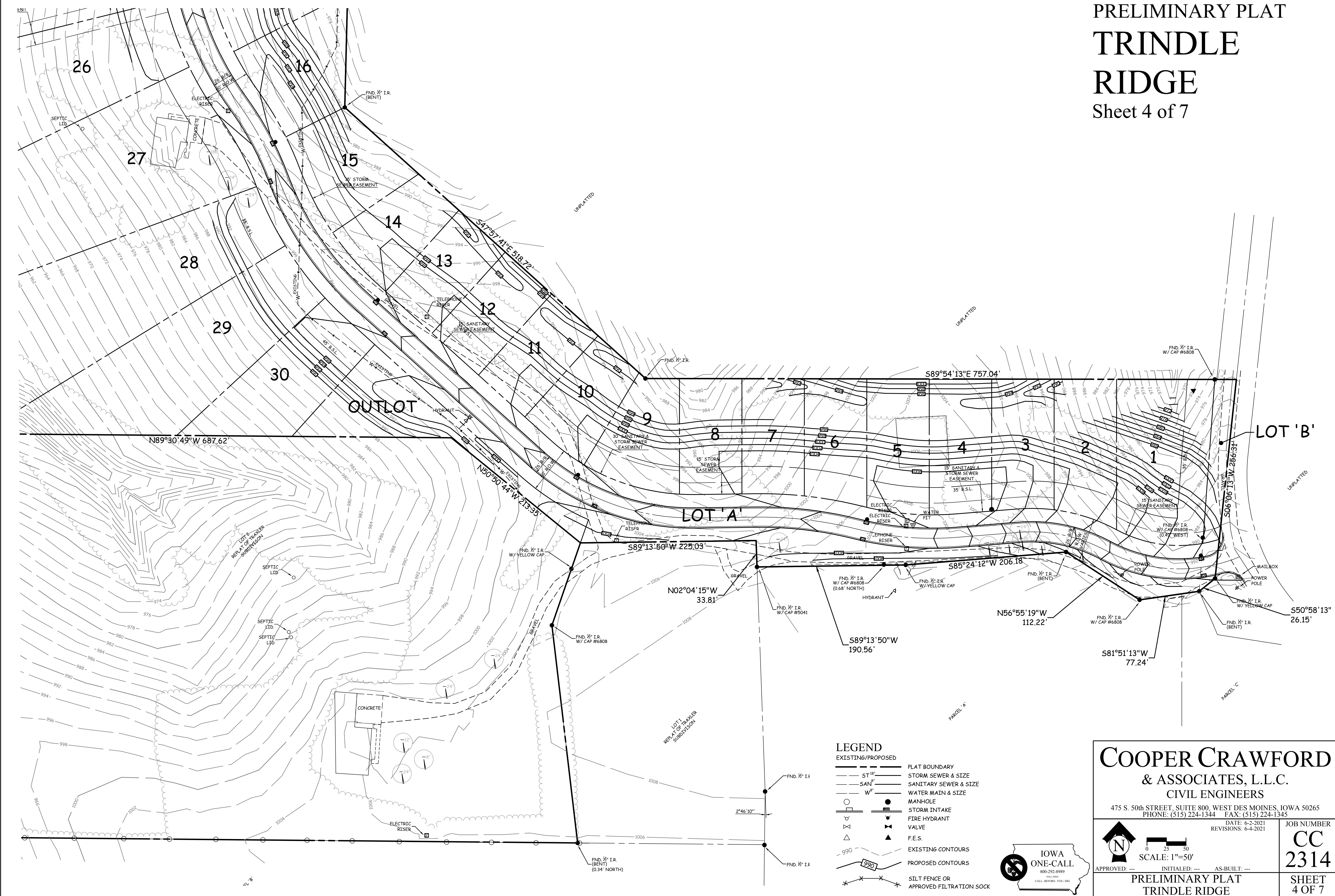
PRELIMINARY PLAT
TRINDLE RIDGE

DB NUMBER

CC
2314

SHEET
3 OF 7

PRELIMINARY PLAT
TRINDLE
RIDGE
Sheet 4 of 7



COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-2-2021
REVISIONS: 6-4-2021

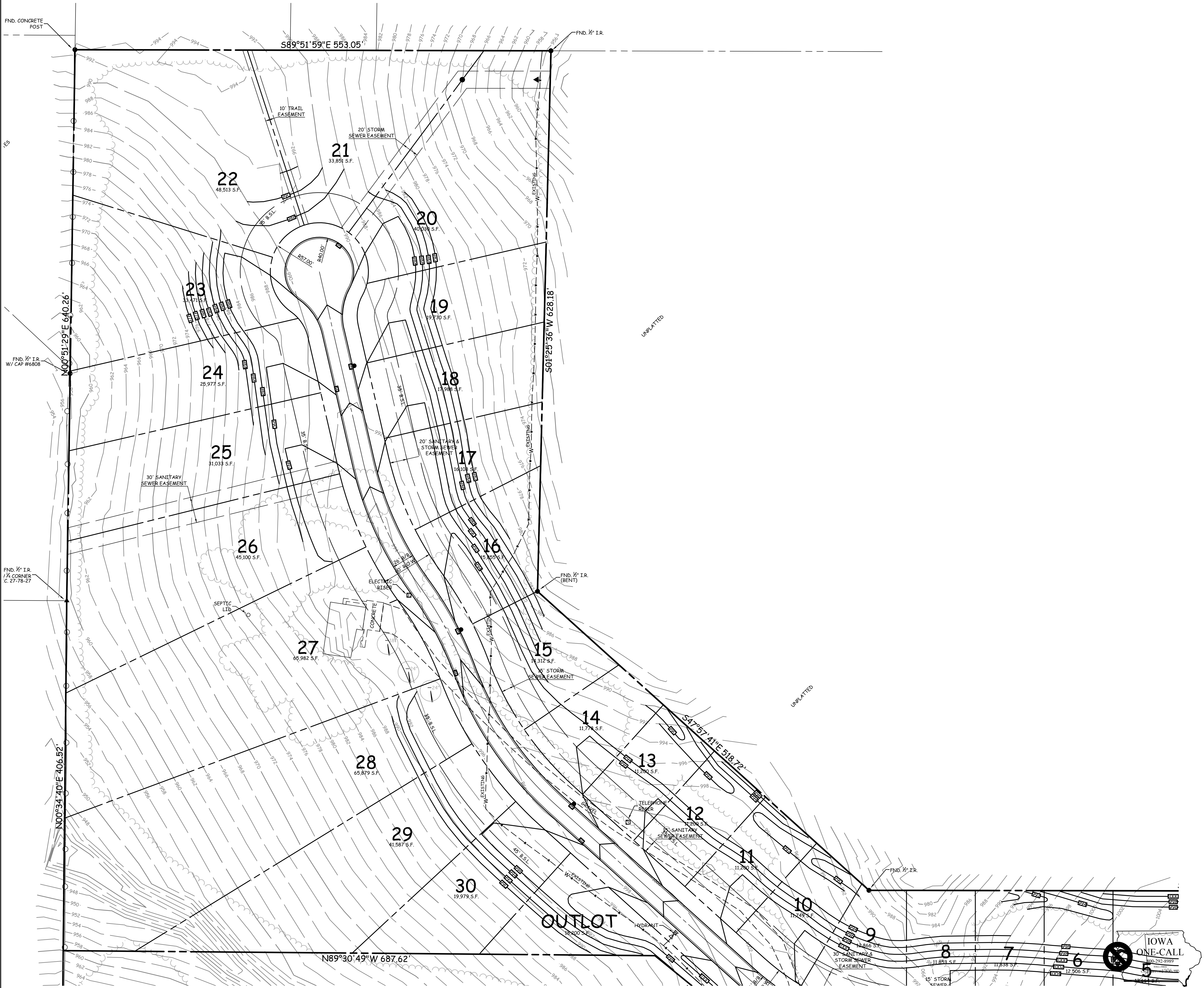
JOB NUMBER
**CC
2314**

APPROVED: --- INITIALED: --- AS-BUILT: ---

PRELIMINARY PLAT
TRINDLE RIDGE

SHEET
4 OF 7

PRELIMINARY PLAT
TRINDLE
RIDGE
Sheet 5 of 7



LEGEND
 EXISTING/PROPOSED

— PLAT BOUNDARY	— ST 18" STORM SEWER & SIZE
— SAN 8" SANITARY SEWER & SIZE	— W 8" WATER MAIN & SIZE
○ MANHOLE	● STORM INTAKE
⊕ FIRE HYDRANT	⊕ VALVE
△ F.E.S.	— EXISTING CONTOURS
— PROPOSED CONTOURS	— SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
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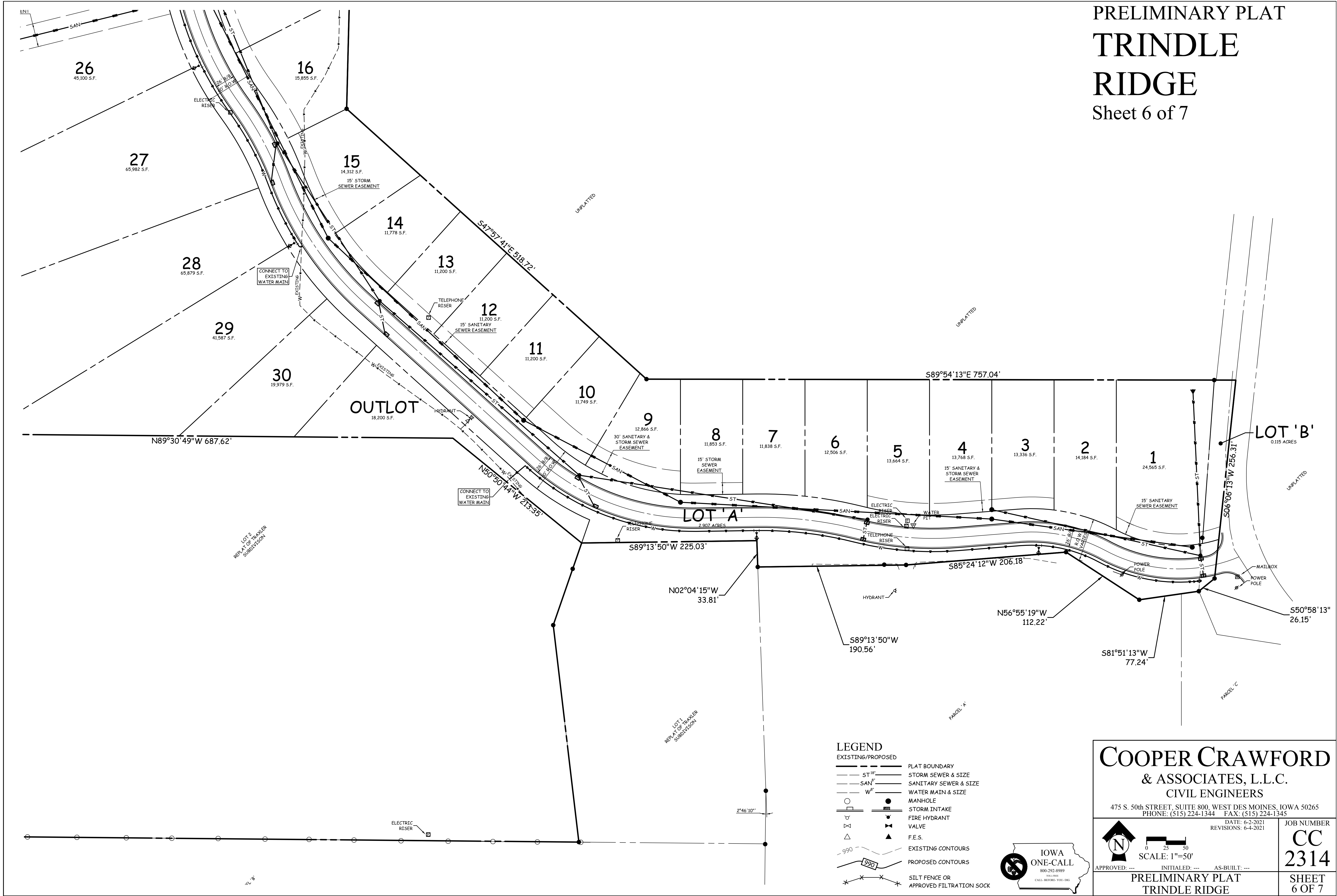
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PRELIMINARY PLAT TRINDLE RIDGE

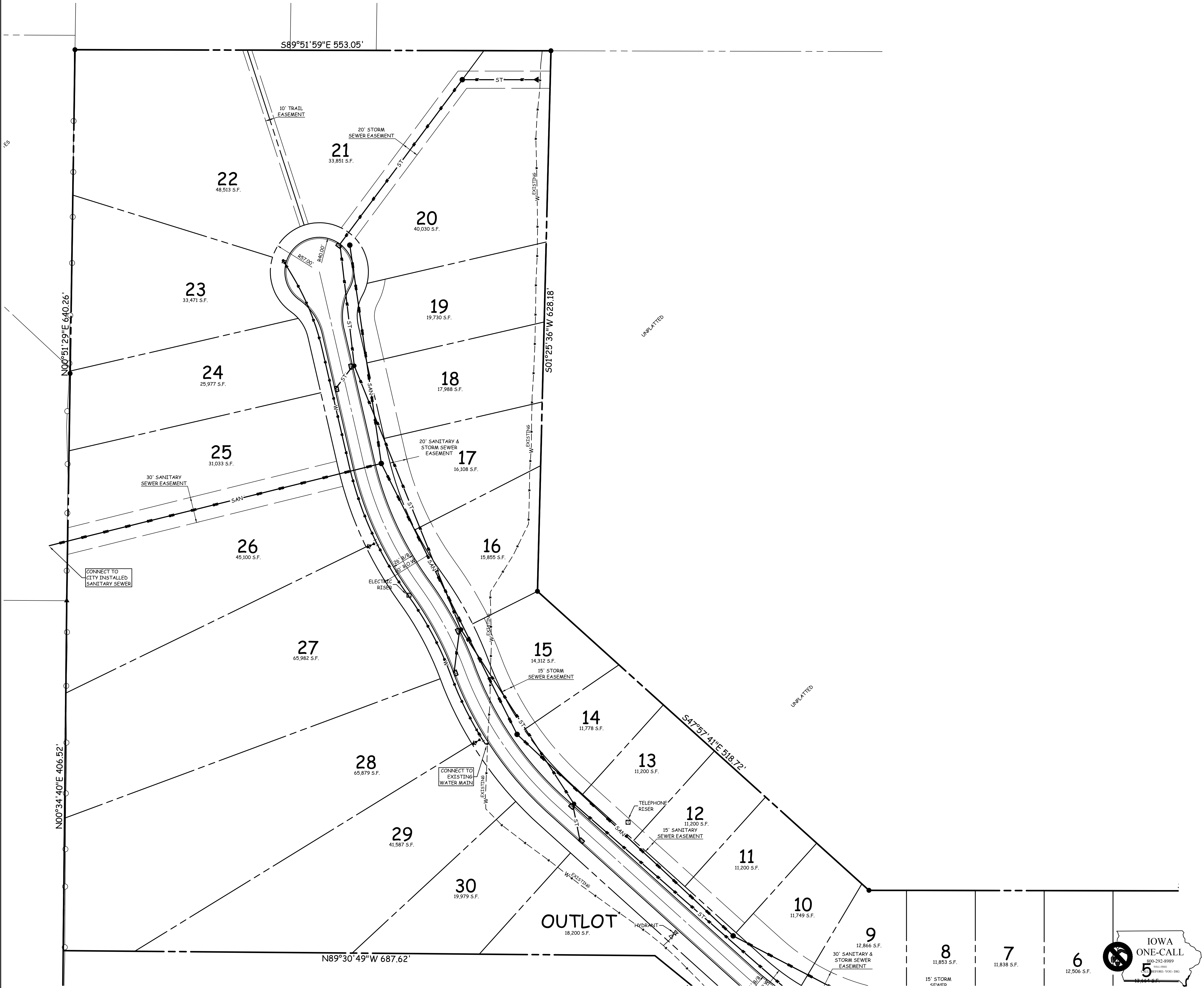
JOB NUMBER
CC 2314

SHEET 5 OF 7

PRELIMINARY PLAT
TRINDLE
RIDGE
Sheet 6 of 7



PRELIMINARY PLAT
TRINDLE
RIDGE
Sheet 7 of 7



LEGEND
EXISTING/PROPOSED

—	PLAT BOUNDARY
— ST 18"	STORM SEWER & SIZE
— SAN 8"	SANITARY SEWER & SIZE
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PRELIMINARY PLAT
TRINDLE RIDGE

JOB NUMBER
CC 2314
SHEET
7 OF 7

TRINDLE RIDGE

