

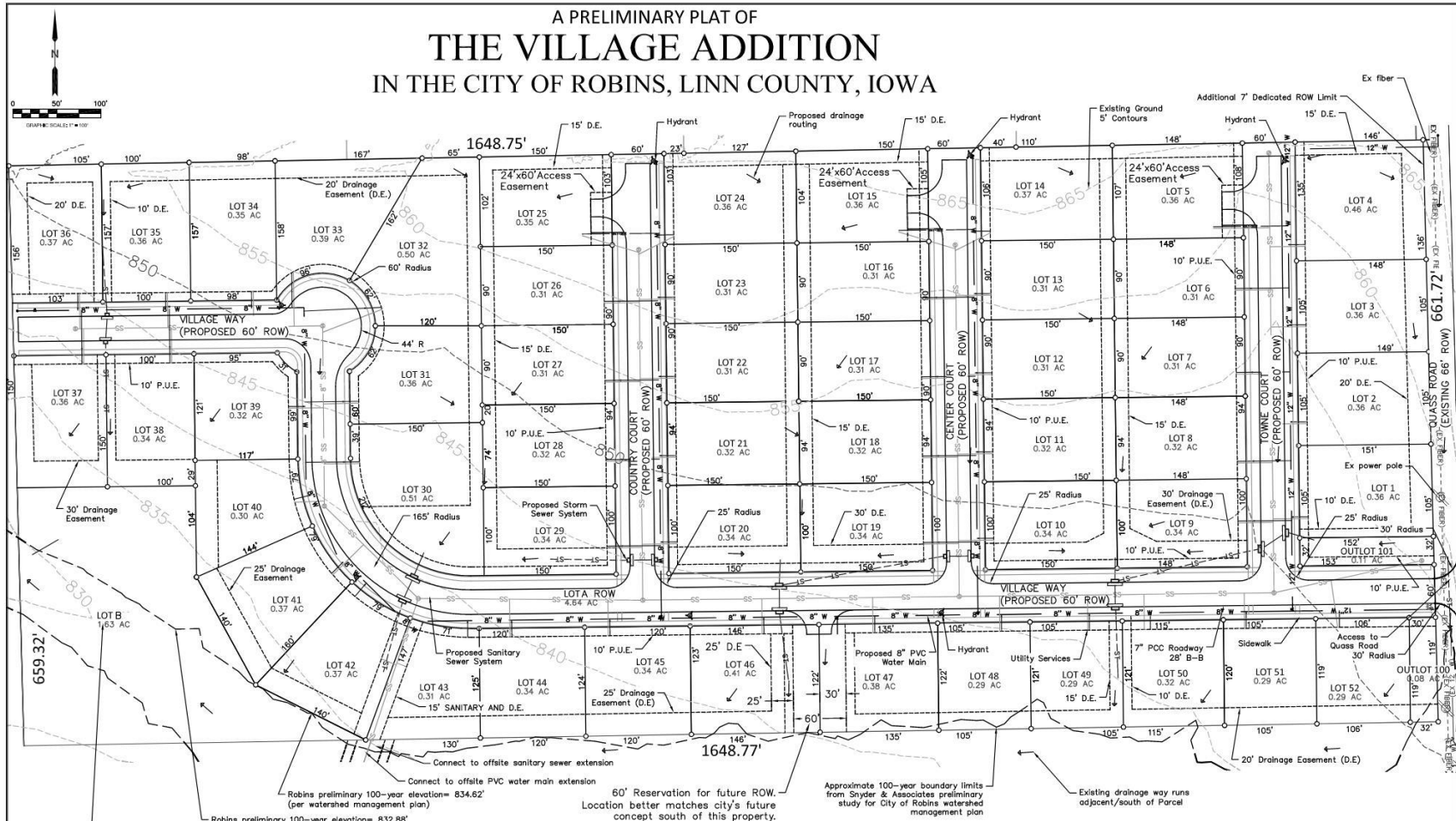
The Village Addition

Residential development located near Quass Road and south of County Home Road in Robins. 28' B-B concrete streets with City water and sewer.

Developer/Owner:	Forge Inc., c/o Bryce Ricklefs
Area:	25 Acres
Development Type:	Residential
Location:	Quass Road
Number of Lots:	52
Size of Lots:	0.29 Acres to 0.46 Acres
Final Plat Approval:	Anticipated Fall 2023

The Village Addition Preliminary Plat

A PRELIMINARY PLAT OF THE VILLAGE ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA



Storm water management/public use/forebay area as part of Robins watershed management plan. Potential to extend a trail from the end of Village Way as part of any City recreation plans.

Robins preliminary 100-year elevation = 834.62' (per watershed management plan)

Robins preliminary 100-year elevation = 832.88' (per watershed management plan)

Connect to offsite sanitary sewer extension

Connect to offsite PVC water main extension

60' Reservation for future ROW. Location better matches city's future concept south of this property.

Approximate 100-year boundary limits from Snyder & Associates preliminary study for City of Robins watershed management plan

Existing drainage way runs adjacent/south of Parcel

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.

NO.	DATE	REVISION	BY	PREPARED FOR:	PREPARED BY:	DATE	DATE	DATE
				FORGE INC mschok@forgeinc.com Tel: 319-462-4435	SIS CIVIL mschok@siscivil.com Tel: 319-350-8120	05/13/2021	13-2018-09	PP.02 OF PP.02

Private Developments