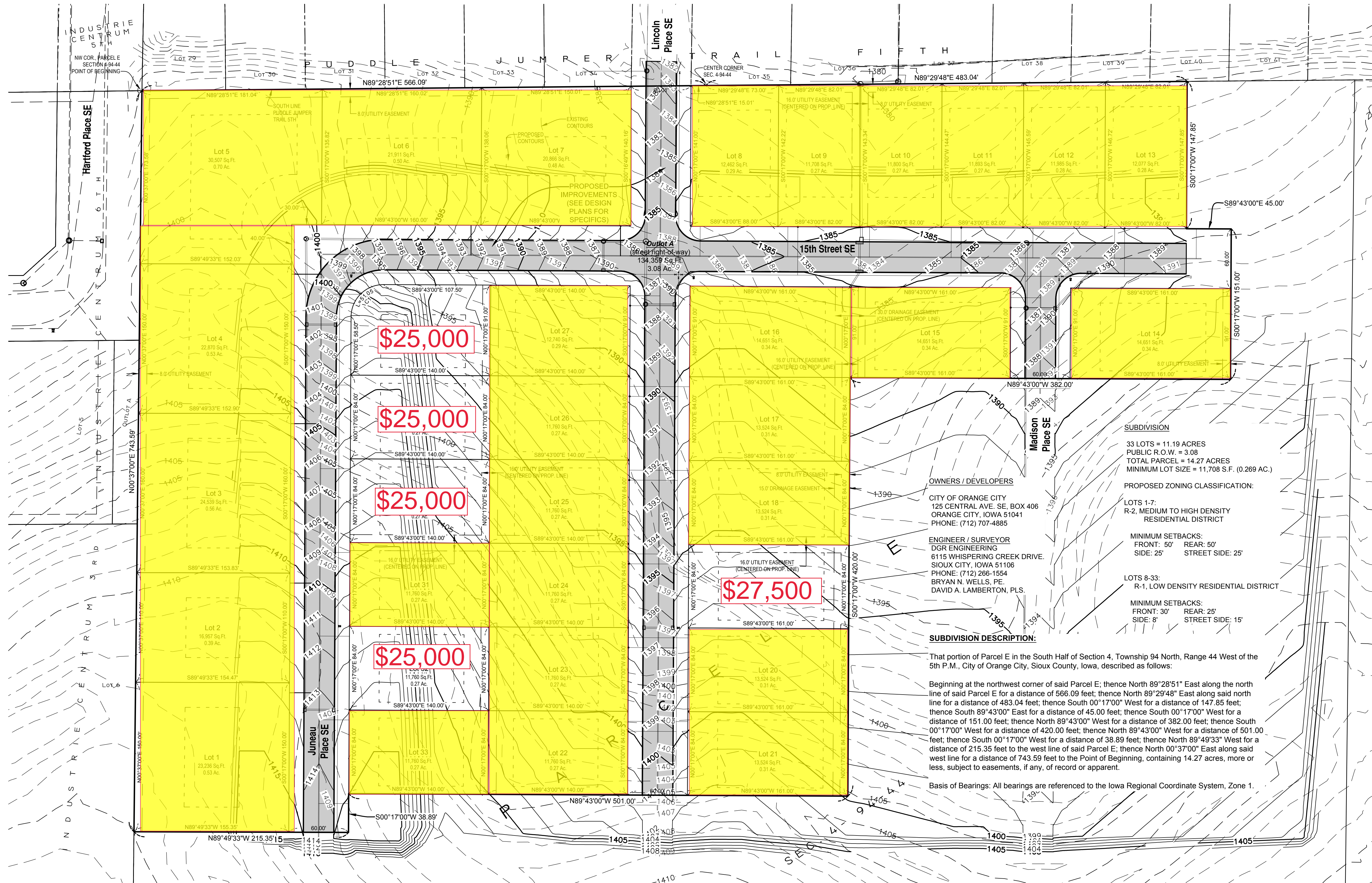
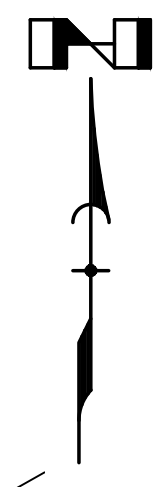
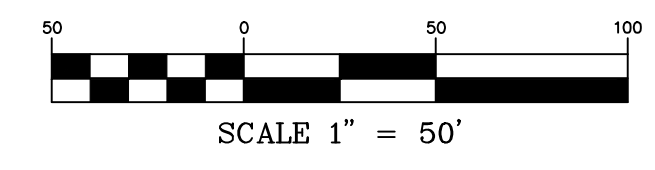


PRELIMINARY PLAT OF
Puddle Jumper Trail, Ninth Addition
CITY OF ORANGE CITY,
SIOUX COUNTY, IOWA



\$25,000

\$25,000

\$25,000

\$25,000

\$27,500

OWNERS / DEVELOPERS

CITY OF ORANGE CITY
125 CENTRAL AVE. SE, BOX 406
ORANGE CITY, IOWA 51041
PHONE: (712) 707-4885

ENGINEER / SURVEYOR
DGR ENGINEERING
6115 WHISPERING CREEK DRIVE.
SIOUX CITY, IOWA 51106
PHONE: (712) 266-1554
BRYAN N. WELLS, P.E.
DAVID A. LAMBERTON, PLS.

SUBDIVISION DESCRIPTION:

That portion of Parcel E in the South Half of Section 4, Township 94 North, Range 44 West of the 5th P.M., City of Orange City, Sioux County, Iowa, described as follows:

Beginning at the northwest corner of said Parcel E; thence North 89°28'51" East along the north line of said Parcel E for a distance of 566.09 feet; thence North 89°29'48" East along said north line for a distance of 483.04 feet; thence South 00°17'00" West for a distance of 147.85 feet; thence South 89°43'00" East for a distance of 45.00 feet; thence South 00°17'00" West for a distance of 151.00 feet; thence North 89°43'00" West for a distance of 382.00 feet; thence South 00°17'00" West for a distance of 420.00 feet; thence North 89°43'00" West for a distance of 501.00 feet; thence South 00°17'00" West for a distance of 38.89 feet; thence North 89°49'33" West for a distance of 215.35 feet to the west line of said Parcel E; thence North 00°37'00" East along said west line for a distance of 743.59 feet to the Point of Beginning, containing 14.27 acres, more or less, subject to easements, if any, of record or apparent.

Basis of Bearings: All bearings are referenced to the Iowa Regional Coordinate System, Zone 1.

SUBDIVISION

33 LOTS = 11.19 ACRES
PUBLIC R.O.W. = 3.08
TOTAL PARCEL = 14.27 ACRES
MINIMUM LOT SIZE = 11,708 S.F. (0.269 AC.)

PROPOSED ZONING CLASSIFICATION:

LOTS 1-7:
R-2, MEDIUM TO HIGH DENSITY
RESIDENTIAL DISTRICT

MINIMUM SETBACKS:
FRONT: 50' REAR: 50'
SIDE: 25' STREET SIDE: 25'

LOTS 8-33:
R-1, LOW DENSITY RESIDENTIAL DISTRICT

MINIMUM SETBACKS:
FRONT: 30' REAR: 25'
SIDE: 8' STREET SIDE: 15'

PUDDLE JUMPER TRAIL
NINTH ADDITION
ORANGE CITY, IOWA

PRELIMINARY PLAT
PRELIMINARY
FOR REVIEW ONLY 3/29/2018

NO.	DATE	REVISIONS
1		
2		
3		

Project Manager: B. WELLS
Designer: D. LAMBERTON
Project Number: 267095
Phone: (712) 266-1554

