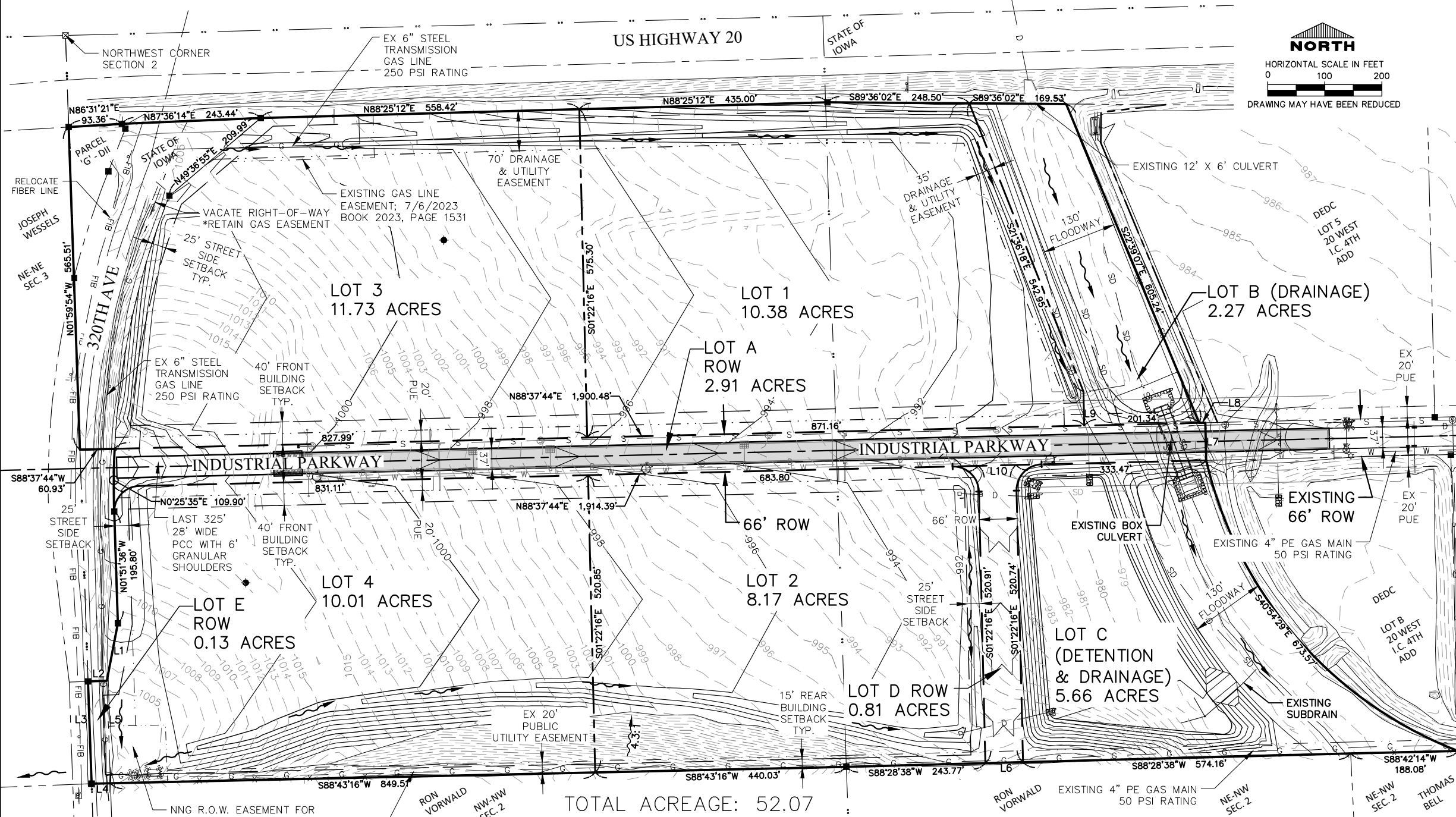


PRELIMINARY PLAT
20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE
SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH P.M. DELAWARE COUNTY, IOWA



LINE TABLE		
ID	BEARING	DISTANCE
L1	N10° 51' 14" E	102.51'
L2	N88° 00' 06" E	33.00'
L3	N01° 59' 54" W	179.25'
L4	N88° 43' 16" E	33.00'
L5	N01° 59' 54" W	179.66'
L6	N88° 28' 38" W	179.25'
L7	S01° 22' 16" E	66.00'
L8	N88° 37' 44" E	10.78'
L9	S01° 22' 16" E	59.76'
L10	N88° 37' 44" E	66.00'

AREA TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
1	451,990	10.38
2	355,970	8.17
3	510,845	11.73
4	436,235	10.01
NET	1,755,040	40.29
A	126,695	2.91
B	98,900	2.27
C	246,420	5.66
D	35,245	0.81
E	5,920	0.13
TOTAL	2,268,220	52.07

UTILITY NOTE
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE UTILITIES PRESENT MAY NOT EXIST AS SHOWN. ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT. IT SHALL BE THE RESPONSIBILITY OF ANYONE USING THIS DOCUMENT TO ASCERTAIN THE EXACT LOCATION, SIZE, TYPE, MATERIAL AND ELEVATION OF ALL UTILITIES THAT MAY BE PRESENT.
IOWA ONE CALL (800) 292-8989
TICKET NO. 552200116

PROPERTY ADDRESS
INDUSTRIAL PARKWAY SW
DYERSVILLE, IA 52040

PROPRIETOR
CURRENT OWNERS: DYERSVILLE
INDUSTRIES, INC. (DII)
DYERSVILLE ECONOMIC DEVELOPMENT
1100 16TH AVE SE
DYERSVILLE, IOWA 52040
V. (563) 875-2311
E. JRAHE@DYERSVILLE.COM

EXISTING ZONING
ZONING DISTRICT: I-2
(MIXED INDUSTRIAL)
MINIMUM LOT AREA: NONE SF
MINIMUM LOT WIDTH: NONE FEET
SETBACKS:
FRONT: 40 FEET
SIDE: 0 FEET
STREET SIDE: 25 FEET
REAR: 15 FEET
MAX BUILDING HEIGHT: 60 FEET
MAX BUILDING COVERAGE: 70%
MAX IMPERVIOUS SURFACE: 85%
PARKING LOT FRONT: 10 FEET
PARKING LOT SIDE: 0 FEET
PARKING LOT STREET SIDE: 10 FEET
PARKING LOT REAR: 0 FEET

ENGINEER'S INFO
JONATHAN LUTZ, P.E.
ORIGIN DESIGN, INC.
137 MAIN STREET 100
DUBUQUE, IOWA 52001
V. (563) 556-2464
E. JON.LUTZ@ORIGINDSIGN.COM

PROPOSED ZONING
ZONING DISTRICT: I-2
(MIXED INDUSTRIAL)
MINIMUM LOT AREA: NONE SF
MINIMUM LOT WIDTH: NONE FEET
SETBACKS:
FRONT: 40 FEET
SIDE: 0 FEET
STREET SIDE: 25 FEET
REAR: 15 FEET
MAX BUILDING HEIGHT: 60 FEET
MAX BUILDING COVERAGE: 70%
MAX IMPERVIOUS SURFACE: 85%
PARKING LOT FRONT: 10 FEET
PARKING LOT SIDE: 0 FEET
PARKING LOT STREET SIDE: 10 FEET
PARKING LOT REAR: 0 FEET

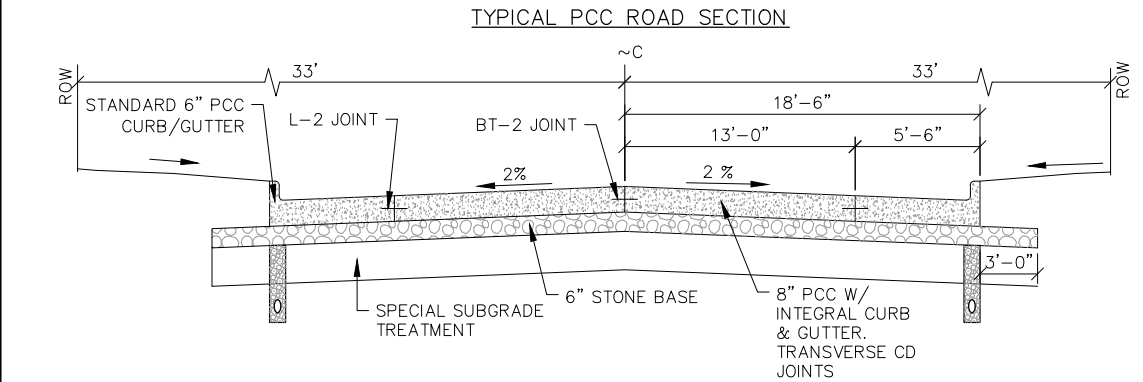
STORM DETENTION NOTE
STORM WATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH THIS DEVELOPMENT AND WILL BE MAINTAINED BY THE CITY OF DYERSVILLE.

LOT USAGE
LOTS 1, 2, 3, & 4: I-2 MIXED INDUSTRIAL
LETTERED LOTS TO BE DEDICATED TO CITY
LOT A: DEDICATED FOR PUBLIC R.O.W.
LOTS B & C: DEDICATED DETENTION & DRAINAGE
LOT D: DEDICATED FOR PUBLIC R.O.W.
LOT E: DEDICATED FOR PUBLIC R.O.W.

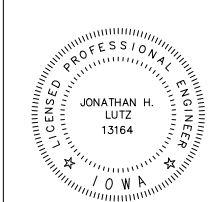
NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF DYERSVILLE STANDARDS AND SPECIFICATIONS.
- THE LOCATION OF ALL PUBLIC UTILITIES INDICATED ON THIS PLAN ARE TAKEN FROM PUBLIC RECORDS AND IOWA ONE CALL.
- UTILITY EASEMENTS SHALL BE PROVIDED ON THE FINAL PLAT WHICH INCLUDE A MINIMUM 20' ALONG ALL FRONT AND REAR LOT LINES, 10' ALONG ALL SIDE LOT LINES, 20' CENTERED ON WATER MAIN, SANITARY AND STORM SEWER RUNNING OUTSIDE OF STREET RIGHT OF WAY.
- PROPOSED GAS LINES SHALL BE INSTALLED IN THE STREET ROW ALONG THE STREETS. PROPOSED ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN EASEMENT IN A LOCATION TO BE DETERMINED BY THE UTILITY PROVIDER.
- ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF DYERSVILLE LANDSCAPE ORDINANCES, AND SHALL BE INSTALLED PRIOR TO CITY COUNCILS ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
- ALL PROPOSED SANITARY SEWER SHALL BE 10".
- ALL PROPOSED WATER MAINS SHALL BE 8".
- STORM SEWER IN THE R.O.W. OR PUE SHALL BE OWNED AND MAINTAINED BY CITY OF DYERSVILLE, IOWA.
- SANITARY SEWER IN THE R.O.W. OR PUE SHALL BE OWNED AND MAINTAINED BY THE CITY OF DYERSVILLE, IOWA.
- WATER MAIN IN THE R.O.W. OR PUE SHALL BE OWNED AND MAINTAINED BY THE CITY OF DYERSVILLE, IOWA.

LOCATION MAP



E	UNDERGROUND ELECTRIC	☆	LIGHT POLE	⊕	TRAFFIC SIGNAL
OHE	OVERHEAD ELECTRIC	⊕	CATCH BASIN	⊕	UTILITY MANHOLE
---	BUILDING SETBACK LINE	⊕	GUY ANCHOR	⊕	SIGN
---	SECTION LINE	⊕	UTILITY POLE	⊕	UTILITY PEDESTAL
---	SUBJECT PROPERTY LINE	⊕	EXISTING	⊕	GAS VALVE
---	LOT/RIGHT-OF-WAY LINE	⊕	PUBLIC UTILITY EASEMENT	⊕	WATER VALVE
---	EASEMENT LINE	⊕	RIGHT-OF-WAY	⊕	WELL
---	CONTOUR LINE	⊕	BUILDING SETBACK LINE	⊕	YARD HYDRANT
---	STORM SEWER	⊕	FENCE POST	⊕	FIRE HYDRANT
---	SANITARY SEWER	⊕	SANITARY MANHOLE	⊕	RECORD DIMENSION
---	WATER LINE	⊕	AREA INTAKE	⊕	SET 5/8" IRON REBAR
---	WIRE FENCE	⊕	STORM MANHOLE	⊕	FOUND 5/8" IRON REBAR
---	UNDERGROUND TELEPHONE	⊕			



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.
FOR ORIGIN DESIGN CO.
JONATHAN H. LUTZ
PE 13164
DATE 12/31/2024
RENEWAL DATE
PAGES OR SHEETS COVERED BY THIS CERTIFICATION:

origin design
800 556-4491 origindesign.com
DRAWN CJK/JMT PLAT NO. PREL PLAT
CHECKED JHL PROJ. NO. 21249
DATE 5-6-24 SHEET 1 of 1
P:\21\249\DRAWINGS\SURVEY\21249 PRELIMINARY PLAT