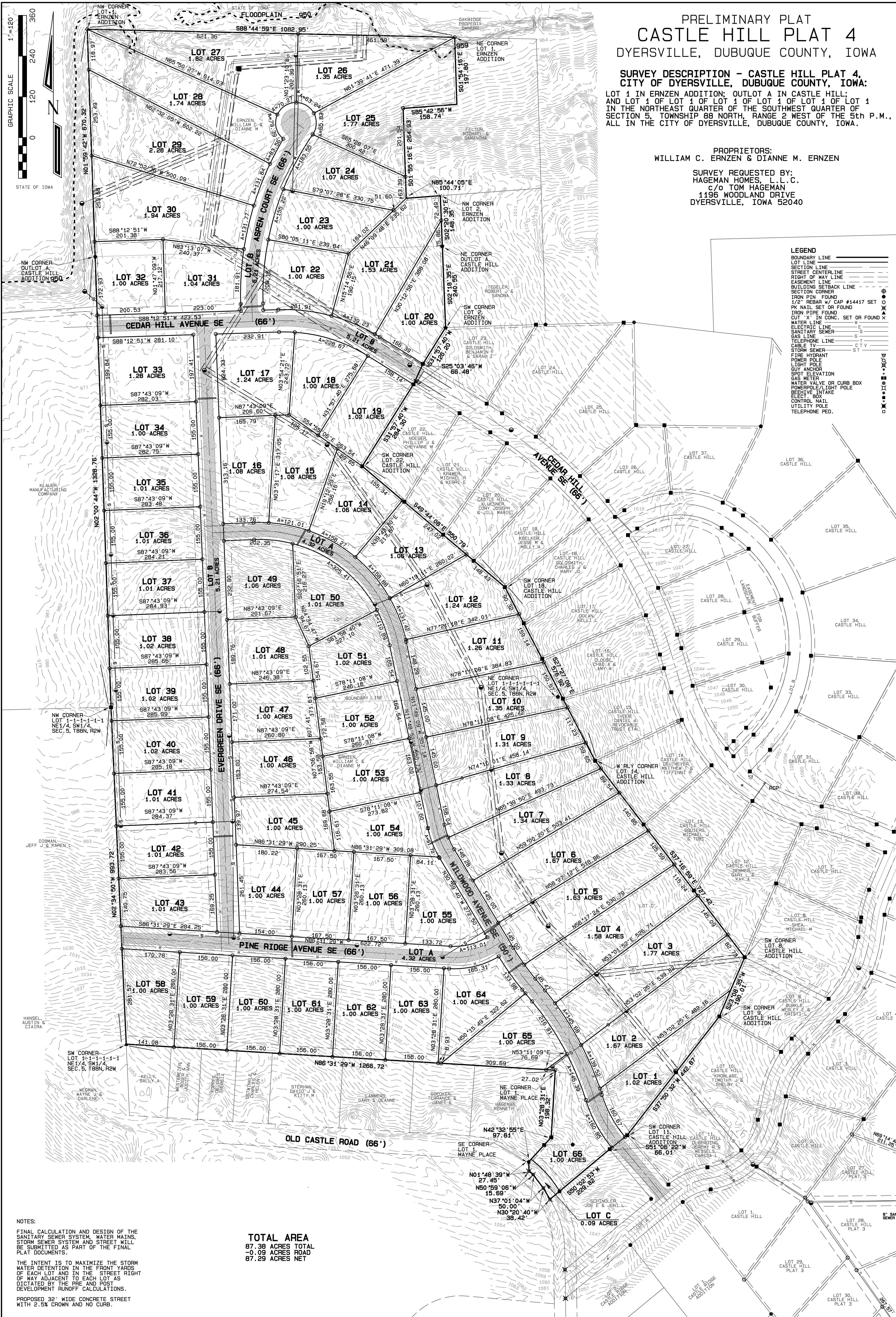




PRELIMINARY PLAT
CASTLE HILL PLAT 4
DYERSVILLE, DUBUQUE COUNTY, IOWA

SURVEY DESCRIPTION - CASTLE HILL PLAT 4,
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA:

LOT 1 IN ERNZEN ADDITION; OUTLOT A IN CASTLE HILL;
AND LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1
IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 WEST OF THE 5th P.M.,
ALL IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA.

PROPRIETORS:
WILLIAM C. ERNZEN & DIANNE M. ERNZEN

SURVEY REQUESTED BY:
HAGEMAN HOMES, L.L.C.
C/O TOM HAGEMAN
1156 WOODLAND DRIVE
DYERSVILLE, IOWA 52040

LEGEND	
BOUNDARY LINE	---
LOT LINE	---
SECTION LINE	---
STREET CENTERLINE	---
RIGHT OF WAY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
SECTION CORNER	+
IRON PIN FOUND	+
1/2" REBAR W/ CAP #14417 SET	+
PK NAIL SET OR FOUND	+
IRON PIPE FOUND	+
CUT "X" IN CONC. SET OR FOUND	X
WATER LINE	W
ELECTRIC LINE	E
SANITARY SEWER	S
GAS LINE	G
TELEPHONE LINE	T
CABLE TV	CTV
STORM SEWER	ST
POWER POLE	P
LIGHT POLE	L
GUY ANCHOR	A
SPOT ELEVATION	E
WATER VALVE OR CURB BOX	V
POWER/POLE/LIGHT POLE	P
BEHIVE INTAKE	B
ELECT. BOX	E
CONTROL NAIL	N
UTILITY POLE	U
TELEPHONE PED.	P

NOTES:
FINAL CALCULATION AND DESIGN OF THE
SANITARY SEWER SYSTEM, WATER MAINS,
STORM SEWER SYSTEM AND STREET WILL
BE SUBMITTED AS PART OF THE FINAL
PLAT DOCUMENTS.

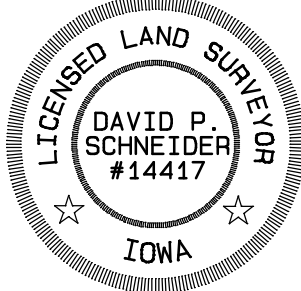
THE INTENT IS TO MAXIMIZE THE STORM
WATER DETENTION IN THE FRONT YARD
OF EACH LOT AND IN THE STREET RIGHT
OF WAY ADJACENT TO EACH LOT AS
DICTATED BY THE PRE AND POST
DEVELOPMENT RUNOFF CALCULATIONS.

PROPOSED 32" WIDE CONCRETE STREET
WITH 2.5% CROWN AND NO CURB.

TOTAL AREA
87.38 ACRES TOTAL
0.09 ACRES ROAD
87.29 ACRES NET

PRELIMINARY PLAT
CASTLE HILL PLAT 4
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128 - 906 First Street N
Farley, Iowa 52046
Ph# 563-744-3631 daves@yousq.net



I hereby certify that this land surveying document was
prepared by me or under my direct supervision and
that I am a duly licensed Professional Land Surveyor
under the laws of the State of Iowa.
David P. Schneider P.L.S. #14417 Date: 3/26/2024
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

Project: 2863PP
Date: 3/26/2024
Sheet: 1 of 1