

PHONE: (563) 556-4389

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PREPARED BY: BUESING & ASSOCIATES

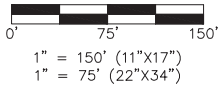


PRELIMINARY PLAT LAKE VIEW ESTATES

AS COMPRISED OF PARCEL 2016-02,
A PART OF THE SW1/4 NE1/4,
OF SECTION 36, T89N, R3W, OF THE 5TH P.M.,
IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

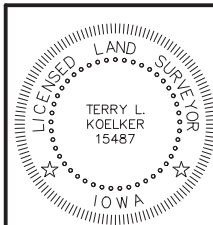
NOTES

1. PARCEL 2016-02 IS OWNED BY:
BILL HERMSEN / 2104 332ND AVE. / DYERSVILLE, IA 52040
2. PARCEL 2016-02 IS PRESENTLY ZONED A-1, BUT IS INTENDED TO BE REZONED TO R-1.
R-1 HAS A MINIMUM FRONT YARD SETBACK OF 30', A MINIMUM SIDE YARD SETBACK OF 8', A MINIMUM REAR YARD SETBACK OF 35', AND THE SIDE STREET SETBACK FOR A CORNER LOT IS 15'.
3. PROPOSED STREET ROW WIDTHS ARE 50'. PROPOSED STREETS WIDTHS ARE 37' B-B. PROPOSED RETURN RADII ARE 30' AT INTERSECTIONS.
4. ALL ELEVATIONS AND CONTOURS SHOWN ON THIS PLAT ARE ON AN ARBITRARY DATUM. CONTOUR INTERVAL IS 1 FEET.
5. THE EASEMENTS SHOWN AT THE FRONT OF EACH LOT ARE 10' WIDE PUBLIC UTILITY EASEMENTS (PUE).
6. THERE ARE 21 RESIDENTIAL LOTS PROPOSED, WITH LOTS 18, 19, 20 AND 21 BEING PROPOSED AS TWO FAMILY LOTS, AND THE REMAINING AS SINGLE FAMILY.



LEGEND

- | | |
|-------|--|
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING PERIMETER |
| --- | EXISTING EASEMENT LINE |
| --- | PROPOSED PROPERTY LINE |
| --- | PROPOSED EASEMENT LINE |
| --- | PRO. BUILDING SETBACK |
| --- | CENTERLINE |
| --- | XTG. STREET |
| --- | XTG. SANITARY SEWER |
| --- | XTG. STORM SEWER |
| --- | XTG. WATER |
| --- | XTG. OVERHEAD UTILITIES |
| --- | XTG. GAS |
| --- | XTG. FIBER OPTIC |
| --- | XTG. FENCE |
| --- | PRO. STREET (C-G) |
| --- | PRO. SANITARY SEWER |
| --- | PRO. SS-FM |
| --- | PRO. STORM SEWER |
| --- | PRO. WATER |
| --- | XTG. CONTOUR |
| --- | PRO. CONTOUR |
| CL | CENTERLINE |
| ROW | RIGHT OF WAY |
| PUE | PUBLIC UTILITY EASEMENT (ELEC., PHONE, CABLE TV, GAS...) |
| SSE | SANITARY SEWER EASEMENT |
| WE | WATER EASEMENT |
| CL | CENTERLINE |
| BOC | BACK OF CURB |
| B-B | BOC TO BOC |
| XTG | EXISTING |
| PRO | PROPOSED |
| SL | STREET LIGHT |
| PP | POWER POLE |
| GUY | GUY WIRE |
| UP | UTILITY PEDESTAL |
| WM | WATER MAIN |
| FH | FIRE HYDRANT |
| WV | WATER VALVE |
| SS | SANITARY SEWER |
| SS-FM | SS FORCE MAIN |
| LS | LIFT STATION |
| MH | MANHOLE |
| FL | FLOW LINE |
| STS | STORM SEWER |
| CB | CATCH BASIN |
| FES | FLARED END SECTION |
| PCC | PORTLAND CEMENT CONCRETE |
| ACC | ASPHALT CEMENT CONCRETE |
| R | RADIUS |
| C-G | CURB & GUTTER |



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TERRY L. KOELKER
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THRU 4

PROJECT NO. 23225

SHEET TITLE
LAKE VIEW ESTATES
PRELIMINARY PLAT
DYERSVILLE, IOWA

PREPARED FOR:
BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

DRAWN BY:

TPL

REVISIONS

2/6/24 / 2/28/24
4/17/24

DATE

1/9/24

SCALE:

4/29/24 XTS UTIL.
ADJUST.

SEE BAR

SCALE

5/7/24

332ND UTIL.

CHECKED BY:

TLK

1/4



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DATE	REVISIONS	DRAWN BY:
1/9/24	2/6/24 / 2/28/24 4/17/24	TPL
SCALE:	ADDED	CHECKED BY:
4/29/24	XTG UTIL	TLK
SEE BAR SCALE	ADJUST	
5/7/24	332ND UTIL	

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

PROJECT	NO. 23225	SHEET TITLE
LAKE VIEW ESTATES PRELIMINARY PLAT DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040	2/4



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1/9/24	2/6/24 / 2/28/24 4/17/24	TPL
SCALE:	CHECKED BY:	
SCALE: 1" = 80' (11"x17") 1" = 40' (22"x34")	4/29/24 XTC UTIL ADJUST 332ND UTIL	TLK

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PROJECT NO. 23225
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BILL HERWSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PRELIMINARY PLAT
DYERSVILLE, IOWA
3/4

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4/4	SHEET TITLE	PROJECT	NO. 23225	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
					1/9/24	2/6/24 / 2/28/24	
					SCALE:	4/29/24 ADDED XTG UTIL.	CHECKED BY:
					SEE BAR SCALE	5/7/24 ADJUST. 332ND UTIL.	TLK