

**Sec. 303. Preliminary application.**

The subdivider shall prepare and submit to the city council for referral to the planning commission the following:

→ 303.1 Four copies of the preliminary plat at a scale of not less than one inch to 200 feet. In the case of subdivisions outside of the corporate limits, one additional preliminary plat submittal will be required and will be referred to the Fayette County Engineer. All preliminary submittals shall be in conformance with the design standards set forth in article IV of this ordinance and shall include or be accompanied by the following information.

- ✓ (a) Receipt for preliminary platting fee.
- ✓ (b) Proposed name of the subdivision, which shall not duplicate previously filed plat names.
- ✓ (c) A date, scale, northpoint, and key map showing the general location of the proposed subdivision in relation to surrounding development.
- ✓ (d) Names and addresses of the developer, engineer, surveyor, or landscape architect responsible for the survey or design.
- ✓ (e) Location of boundary lines in relation to section or quarter section lines, including a legal description of the property.
- ✓ (f) Existing contours wherever five feet of deviation occurs.
- ✓ (g) Location, width, and name of existing or platted streets and alleys, railroads, underground utilities, right-of-way or easements, parks and existing structures within the proposed subdivision and their relationship to the same of adjacent subdivisions.
- ✓ (h) Existing and proposed zoning and existing and proposed land use.
- ✓ (i) Written and signed statements explaining how and when the subdivider proposed to provide and install all required sewers or other suitable sanitary disposal systems, water supply, pavement, sidewalks, drainage ways and other required improvements.
- ✓ (j) Written and signed statements by the appropriate officials, obtained by the developer, ascertaining the availability of gas, electricity, and water to the proposed subdivision.
- ✓ (k) Layout, numbers, and approximate dimensions of lots and the number of each block and all parcels of land to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivisions, together with the purpose or limitation.
- N/A (l) In new developments in subdivisions, all discharges of said waters from a basement sump or sump pump shall be made to a sub-surface storm sewer or other sub-surface facility provided therefore by the developer or the city as the city council shall determine, and in no instance shall such discharge be to a city street.

See 303.1(i) signed letter

Electric  
see email from Alliance E.  
GAS  
LP Tanks  
Water  
Well (see plat)

303.2 After receipt of the preliminary plat applications, the planning commission shall distribute said applications to the appropriate officials, who shall examine the proposed plat in terms of compliance with all laws, regulations, and codes of the city. The findings of the examinations shall be returned to the commission within 15 days.

303.3 The commission, upon receipt of the examination findings, shall approve or disapprove the preliminary plat application at the time of their next regularly scheduled meeting. Approval of the preliminary plat by the commission shall be void at the end of six months unless a final plat has been submitted. Approval of a preliminary plat does not constitute authority to sell lots, record the plat, advertise the future or conditional sale of lots based on the preliminary plat, or authority to construct permanent building in reliance upon the preliminary plat layout.

---

303.4 Upon approval of the preliminary plat by the commission, the subdivider may proceed with the preparation of the final plat.

303.1 (i)

Homeowners association will be created before the sale of the first lot.

Septic systems - Wastewater will be treated by a wastewater treatment system that is approved when a building permit is requested by the future property owner and installed at the cost of the future property owner. This may be a conventional septic tank/leach field system, a conventional septic tank/sand filter, or an approved treatment system such as Advantex.

Water supply - Well will be drilled after the sale of the first lot and before construction of the first home. Water lines will be run to the well in the easements provided at the cost of the future property owners.

Road Construction - Private Road construction will begin after the sale of the first lot and before the construction of the first home. This may be a phased approach according to the order of lot sales. A sufficient turn around cul-de-sac will be created at the end of each phase of road construction to provide adequate space for large vehicles to turn around.

  
Lyle Miller

3.10.23  
Date

303.1 (j)

Electric - See email from Cristen Gallup from Alliant Energy for availability of electricity. The road tract is a utility easement so what Alliant is asking for is provided.

Gas - Purchasers of lots will be responsible for obtaining a L.P. tank at the time they need serviced by gas.

Water - See preliminary plat for common well location and notes.

**From:** [Jon Biederman](#)  
**To:** [Phillip Moore](#)  
**Subject:** FW: Residential subdivision - Oelwein  
**Date:** Monday, March 13, 2023 7:49:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

FYI

**JON BIEDERMAN, PE, LSI | Senior Project Manager**  
**Fehr Graham | Engineering & Environmental**

---

**From:** Gallup, Cristen <[CristenGallup@alliantenergy.com](mailto:CristenGallup@alliantenergy.com)>  
**Sent:** Monday, March 13, 2023 7:38 AM  
**To:** Jon Biederman <[jbiederman@fehrgraham.com](mailto:jbiederman@fehrgraham.com)>  
**Subject:** RE: Residential subdivision - Oelwein

Great, thank you!

**Cristen Gallup | Senior Field Designer**

**ALLIANT ENERGY**

505 10<sup>th</sup> Street SE | Oelwein, IA 50662

Office: (319)283-9023

[alliantenergy.com](http://alliantenergy.com) | [cristengallup@alliantenergy.com](mailto:cristengallup@alliantenergy.com)

---

**From:** Jon Biederman <[jbiederman@fehrgraham.com](mailto:jbiederman@fehrgraham.com)>  
**Sent:** Monday, March 13, 2023 7:33 AM  
**To:** Gallup, Cristen <[CristenGallup@alliantenergy.com](mailto:CristenGallup@alliantenergy.com)>  
**Subject:** [EXTERNAL] RE: Residential subdivision - Oelwein

**CAUTION:** This is an **external** email that came from **outside** Alliant Energy. Use caution and never respond to an email asking for personal information. Remember the CyberSecurity SEAL when reading email:

**S**ender – Is the sender someone you know and are you expecting email from them?

**E**xternal – Messages from outside Alliant Energy will be labeled External in the subject line.

**A**ttachments – If this email contains attachments, are you expecting them? Is it the type of thing this sender would share with you?

**L**inks – If this message contains links, type in the website's address directly in your browser rather than clicking the link in the email.

---

Cristin

Thank you for your response. The access easement along the northerly side is also a utility easement so should be a good location for your infrastructure.

**JON BIEDERMAN, PE, LSI | Senior Project Manager**

**From:** Gallup, Cristen <[CristenGallup@alliantenergy.com](mailto:CristenGallup@alliantenergy.com)>

**Sent:** Monday, March 13, 2023 7:00 AM

**To:** Jon Biederman <[jbiederman@fehrgraham.com](mailto:jbiederman@fehrgraham.com)>

**Subject:** RE: Residential subdivision - Oelwein

Hey Joe,

Thanks for reaching out. We do provide electric service to the proposed area. Our existing overhead line is on that side of the road but crosses the road just south of the existing driveway to this property. So I don't see any issues getting electric into the development. The only request I would like to make is for our electric easement to be near the road vs the back lot line for maintenance. Or will it be accessible other than the side yard of that first lot? It also looks like there is a well house in the front, and assuming they will need separate power to that being in the front will likely save installation costs.

Feel free to reach out with any further questions,

**Cristen Gallup | Senior Field Designer**

**ALLIANT ENERGY**

505 10<sup>th</sup> Street SE | Oelwein, IA 50662

Office: (319)283-9023

[alliantenergy.com](http://alliantenergy.com) | [cristengallup@alliantenergy.com](mailto:cristengallup@alliantenergy.com)

---

**From:** Jon Biederman <[jbiederman@fehrgraham.com](mailto:jbiederman@fehrgraham.com)>

**Sent:** Friday, March 10, 2023 7:56 AM

**To:** Gallup, Cristen <[CristenGallup@alliantenergy.com](mailto:CristenGallup@alliantenergy.com)>

**Cc:** Phillip Moore <[pmoore@fehrgraham.com](mailto:pmoore@fehrgraham.com)>

**Subject:** [EXTERNAL] Residential subdivision - Oelwein

**CAUTION:** This is an **external** email that came from **outside** Alliant Energy. Use caution and never respond to an email asking for personal information. Remember the CyberSecurity SEAL when reading email:

**Sender** – Is the sender someone you know and are you expecting email from them?

**External** – Messages from outside Alliant Energy will be labeled External in the subject line.

**Attachments** – If this email contains attachments, are you expecting them? Is it the type of thing this sender would share with you?

**Links** – If this message contains links, type in the website's address directly in your browser rather than clicking the link in the email.

---

Cristin

See attached pdf of a proposed 4 lot residential subdivision located directly south of and adjoining the golf course just southeast of the City of Oelwein (outside of the city limits). Can you provide a statement that Alliant Energy is able to provide electric service to these four lots? That statement will satisfy a jurisdictional platting requirement for proposed utilities. Please let me know any questions. Thanks.

**JON BIEDERMAN, PE, LSI | Senior Project Manager**  
**Fehr Graham | Engineering & Environmental**

128 South Vine Street  
West Union, Iowa 52175

P: 563.422.5131

C: 563.380.8252

E: [jbiederman@fehrgraham.com](mailto:jbiederman@fehrgraham.com)

[fehrgraham.com](http://fehrgraham.com)

CURRENT AND PROPOSED FAYETTE COUNTY ZONING DISTRICT - AR (AGRICULTURE-RESIDENTIAL DISTRICT)

MINIMUM REQUIRED LOT AREA - 1 ACRE  
MINIMUM REQUIRED LOT WIDTH - 200 FEET

SETBACKS (FAYETTE COUNTY):

FRONT YARD - 75 FEET  
SIDE YARD:

1 AND 1.5 STORIES - TOTAL SIDE YARD 30 FEET, MINIMUM ON ONE SIDE - 10 FEET.  
2 AND 3 STORIES - TOTAL SIDE YARD - 40 FEET, MINIMUM ON ONE SIDE - 15 FEET.  
CHURCHES AND SCHOOLS - 50 FEET ON EACH SIDE.

REAR YARD - 50 FEET

MAXIMUM HEIGHT:

PRINCIPAL BUILDING - 35 FEET  
ACCESSORY BUILDING - 12 FEET

MAXIMUM NUMBER OF STORIES:

PRINCIPAL BUILDING - 3 STORIES  
ACCESSORY BUILDING - 1 STORY

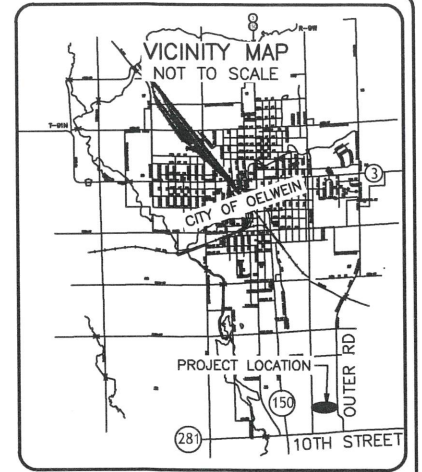
CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD LENGTH
C1	49.69'	50.00'	47.67'
C2	92.67'	60.00'	83.73'
C3	120.32'	60.00'	101.15'

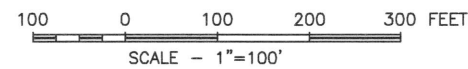
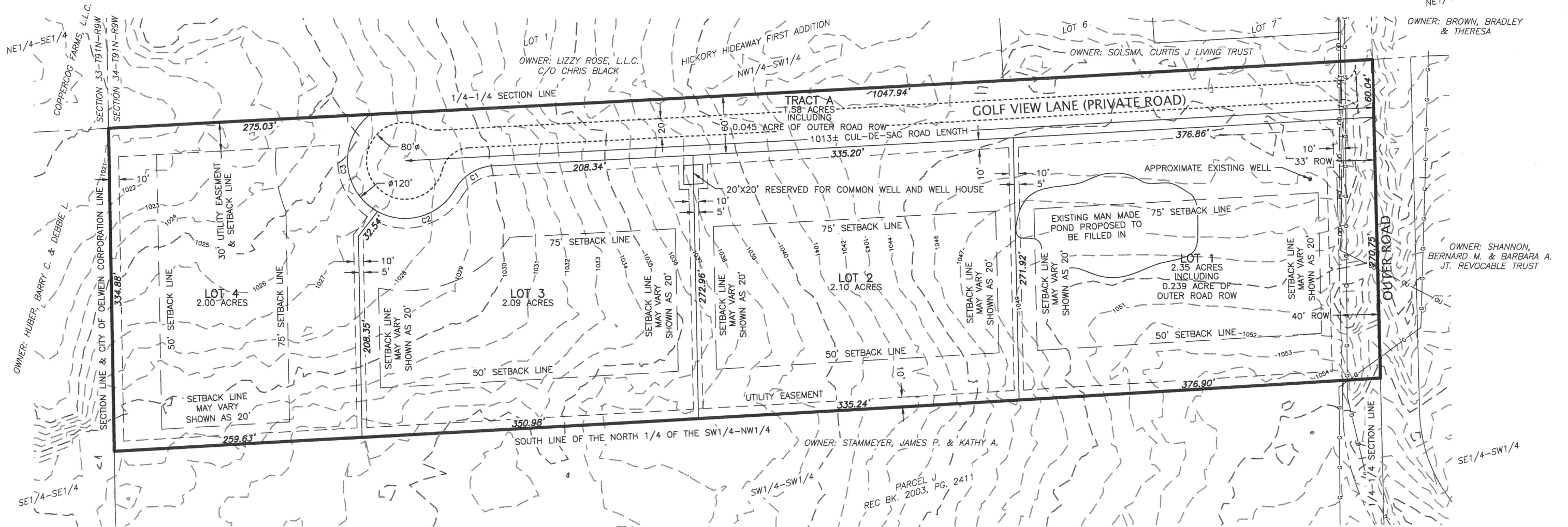
NOTES:

- TRACT A WILL SERVE AS BOTH ACCESS AND A UTILITY EASEMENT FOR ALL LOTS. TRACT A TO BE DEDICATED TO AND MAINTAINED BY A HOMEOWNERS ASSOCIATION THAT WILL BE CREATED AFTER RECORDATION OF THE FINAL PLAT.
- A CUL-DE-SAC LENGTH VARIANCE IS REQUESTED FROM BOTH THE CITY OF OELWEIN AND FAYETTE COUNTY, SEE MAP FOR PROPOSED LENGTH OF CUL-DE-SAC.
- STREET SURFACING IS PROPOSED TO BE CRUSHED STONE INITIALLY.
- LOTS WILL BE SERVED BY A COMMON WELL THAT WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. WATER LINES OF THE APPROPRIATE DIAMETER WILL BE LOCATED IN THE UTILITY EASEMENT TO SUPPLY WATER TO ALL LOTS.
- WASTEWATER WILL BE TREATED BY A WASTEWATER SYSTEM THAT IS APPROVED WHEN A BUILDING PERMIT IS REQUESTED. THIS MAY BE A CONVENTIONAL SEPTIC TANK/LEACH FIELD SYSTEM, A CONVENTIONAL SEPTIC TANK/SAND FILTER, OR AN APPROVED TREATMENT SYSTEM SUCH AS ADVANTEX.
- UTILITY LINES DEPICTED ON MAP ARE SCALED FROM MAPS PROVIDED BY UTILITY COMPANIES AND ARE APPROXIMATE ONLY.
- OWNERS OF ADJACENT PARCELS TAKEN FROM FAYETTE COUNTY ASSESSORS MAP (BEACON).
- LIDAR CONTOURS ARE SHOWN.
- ITEMS LISTED BELOW ARE TO DESCRIBE VARIATIONS FROM VARIOUS SECTIONS IN ARTICLE 4 (DESIGN STANDARDS) & ARTICLE 5 (IMPROVEMENTS) IN THE CITY OF OELWEIN SUBDIVISION REGULATIONS.

- 402.2 - CUL-DE-SAC LENGTH - SEE NOTE #2.
- 403.2 - EACH LOT WILL HAVE ACCESS TO A PRIVATE STREET MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- 501.3 - STREET IS PROPOSED TO BE PRIVATE.
- 501.4 - STREET SURFACING - SEE NOTE #3.
- 501.5 - SIDEWALKS ARE NOT BEING PROPOSED AT THIS TIME.
- 501.6 - CITY SANITARY SEWER IS NOT ACCESSIBLE BY GRAVITY FLOW WITHIN 500'. SEE NOTE #5 FOR PROPOSED PRIVATE SANITARY SYSTEMS. UTILITY EASEMENT IS PROVIDED FOR FUTURE SANITARY SEWER MAIN.
- 501.7 - PUBLIC WATER SUPPLY CONNECTIONS ARE NOT WITHIN 500'. SEE NOTE #4 FOR PROPOSED PRIVATE WATER SYSTEM. UTILITY EASEMENT IS PROVIDED FOR FUTURE PUBLIC WATER MAIN.
- 501.8 - STREET LIGHTING IS NOT PROPOSED AT THIS TIME. UTILITY EASEMENT IS PROVIDED FOR FUTURE STREET LIGHTING.
- 501.9 - A TREE MEETING SPECIFICATIONS WILL BE PLANTED ON EACH LOT AFTER RESIDENTIAL HOME CONSTRUCTION, PROVIDED BY INDIVIDUAL LOT DEVELOPER.



NE 1/4-SW 1/4

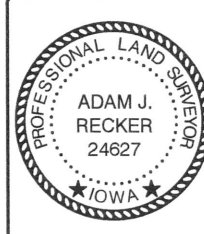


LEGEND

- SURVEY BOUNDARY
- PROPOSED UTILITY EASEMENT
- PROPOSED SETBACK LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CRUSHED STONE PRIVATE ROAD
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS MAIN

OWNER/SUBDIVIDER:  
LYLE MILLER  
P.O. BOX 233  
OELWEIN, IA 50662

SURVEYOR:  
FEHR GRAHAM  
ADAM RECKER  
221 EAST MAIN STREET, SUITE 301  
MANCHESTER, IA 52057



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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

*Adam J. Recker* 3-8-2023  
Adam J. Recker, P.L.S. Date  
License Number: 24627  
My license renewal date is December 31, 2023.  
Sheets covered by this seal: SHEET 1

CURRENT LEGAL DESCRIPTION (METES AND BOUNDS DESCRIPTION WILL BE CREATED AFTER FIELD SURVEY)  
THE NORTH ONE-FOURTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 91 NORTH, RANGE 9 WEST OF THE FIFTH P.M., FAYETTE COUNTY, IOWA.

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
© 2023 FEHR GRAHAM

ILLINOIS  
IOWA  
WISCONSIN

JOB NUMBER:  
23-010

SHEET NUMBER:  
1 of 1

PLAT DATE: 3/8/23