

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

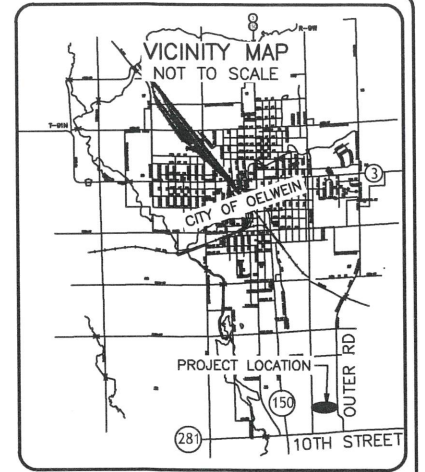
CURVE TABLE

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'

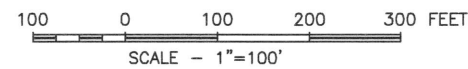
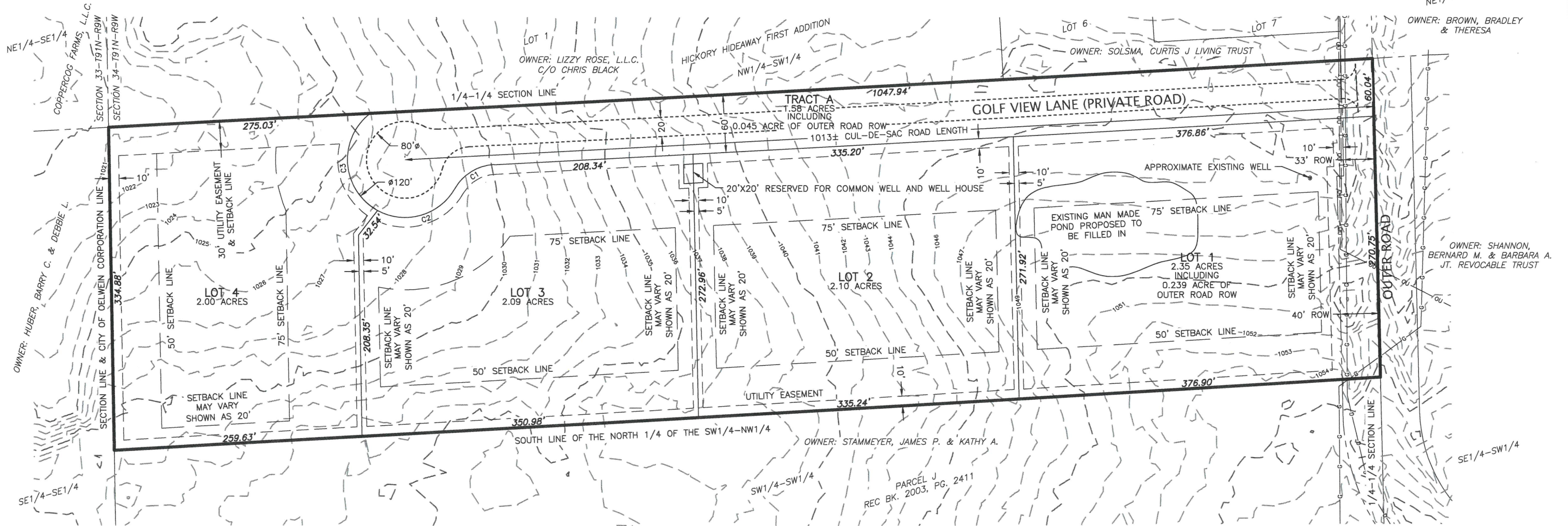
NOTES:

- 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

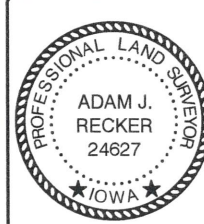
- SURVEY BOUNDARY
- PROPOSED UTILITY EASEMENT
- PROPOSED SETBACK LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CRUSHED STONE PRIVATE ROAD
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS MAIN

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
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ILLINOIS
IOWA
WISCONSIN

JOB NUMBER:
23-010

SHEET NUMBER:
1 of 1

PLAT DATE: 3/8/23