

April 24, 2023



Esteemed City Council members,

It is the recommendation of the Planning and Zoning commission to approve, by resolution, the final application of the subdivision plat submission by Fahr Gramh title " Hick R.E. LLC Subdivision – In the SW1/4 of the SW1/4 of section 34-T91N-R9W Fayette County, Iowa" Current parcel ID of 1834300004. Picture of layout attached.

-David Kral
Building Official/Zoning Administrator



20 2nd Ave. S.W.
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org
www.CityofOelwein.org



Phone: (319) 283-5862
Fax: (319) 283-4032

PRELIMINARY PLAT
HICK R.E. LLC SUBDIVISION

IN THE SW1/4 OF THE SW1/4 OF SECTION 34-T91N-R9W
 FAYETTE COUNTY, IOWA

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

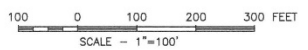
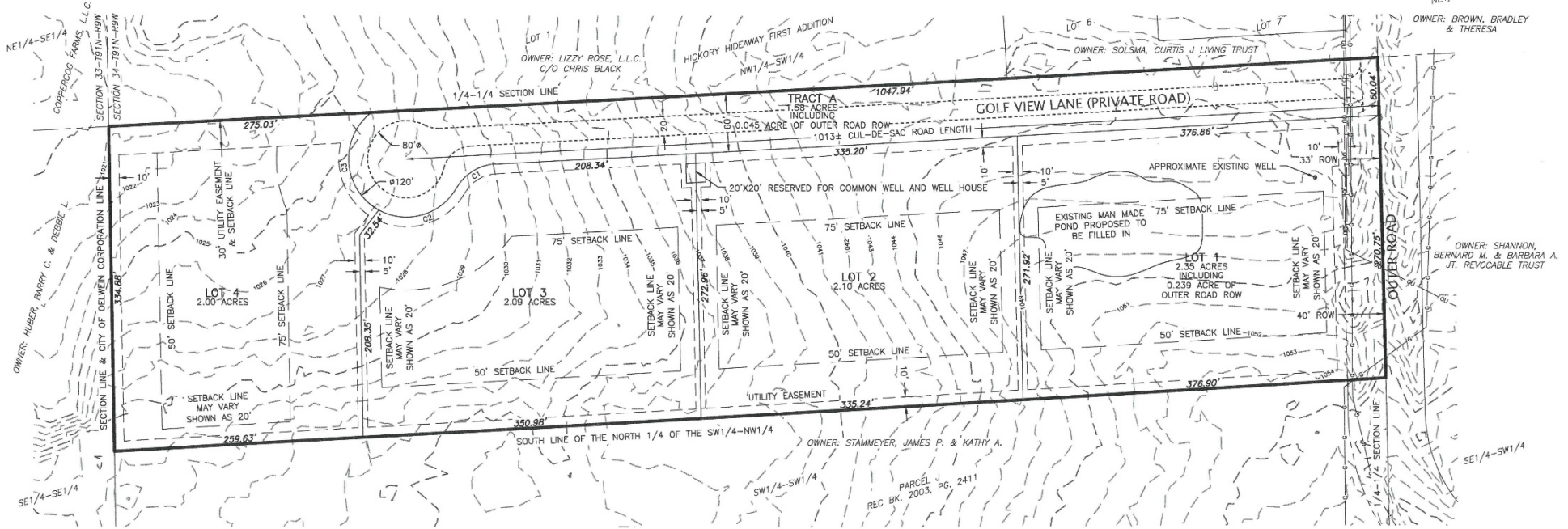
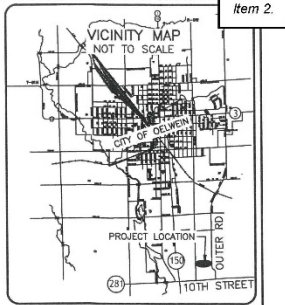
MAXIMUM HEIGHT:
 PRINCIPAL BUILDING - 35 FEET
 ACCESSORY BUILDING - 12 FEET

MAXIMUM NUMBER OF STORIES:
 PRINCIPAL BUILDING - 3 STORIES
 ACCESSORY BUILDING - 1 STORY

- NOTES:
1. 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.
 2. 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.
 3. STREET SURFACING IS PROPOSED TO BE CRUSHED STONE INITIALLY.
 4. 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.
 5. 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.
 6. UTILITY LINES DEPICTED ON MAP ARE SCALED FROM MAPS PROVIDED BY UTILITY COMPANIES AND ARE APPROXIMATE ONLY.
 7. OWNERS OF ADJACENT PARCELS TAKEN FROM FAYETTE COUNTY ASSESSORS MAP (BEACON).
 8. LIDAR CONTOURS ARE SHOWN.
 9. 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.

CURVE TABLE

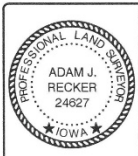
NUMBER	ARC LENGTH	RADIUS	CHORD LENGTH
C1	49.89'	50.00'	47.87'
C2	92.67'	60.00'	83.73'
C3	120.32'	60.00'	101.15'



- 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 PLOT DATE: 3/8/23 © 2023 FEHR GRAHAM	ILLINOIS	JOB NUMBER: 23-010
	IOWA	SHEET NUMBER 1 of 1
	WISCONSIN	4