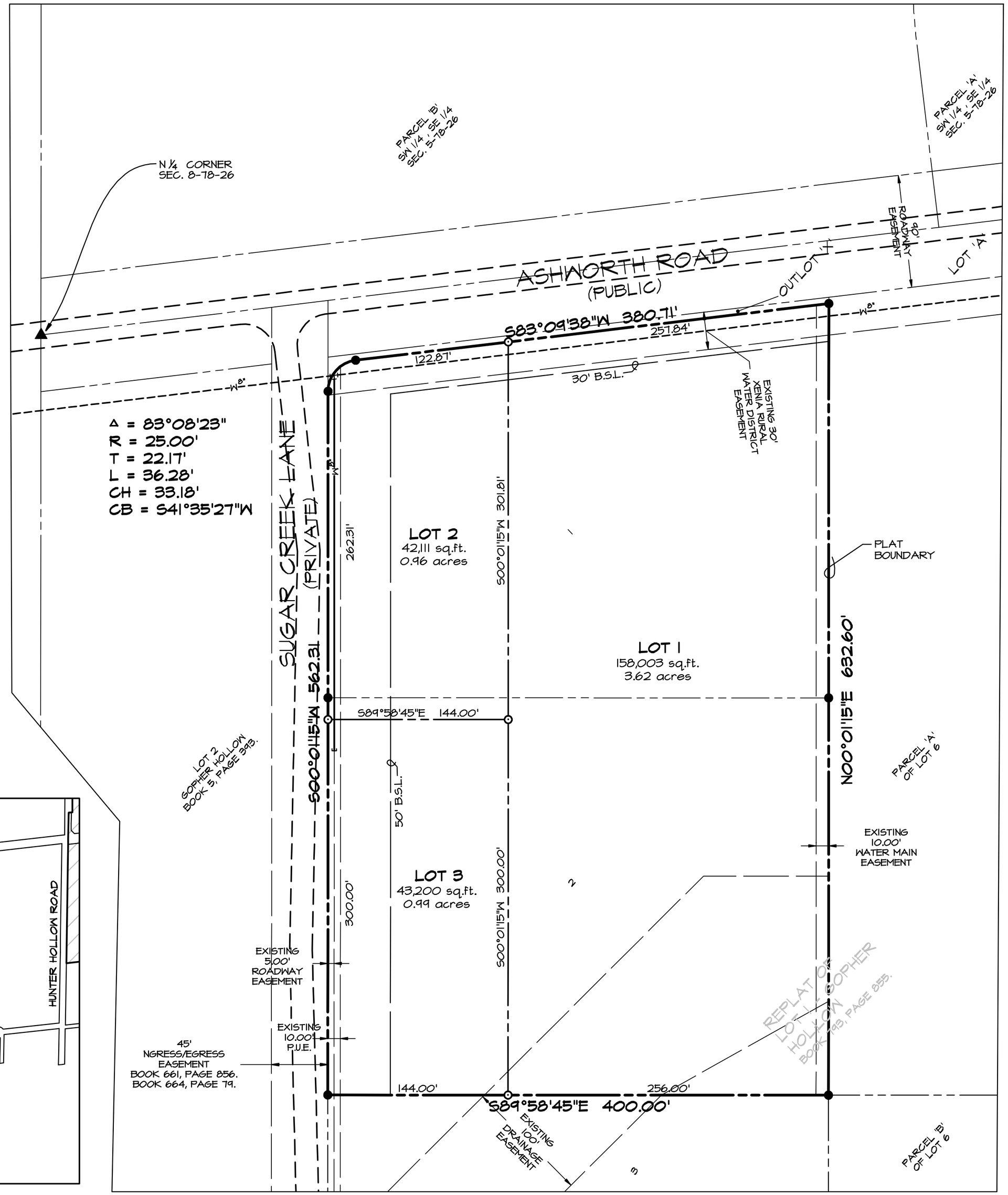
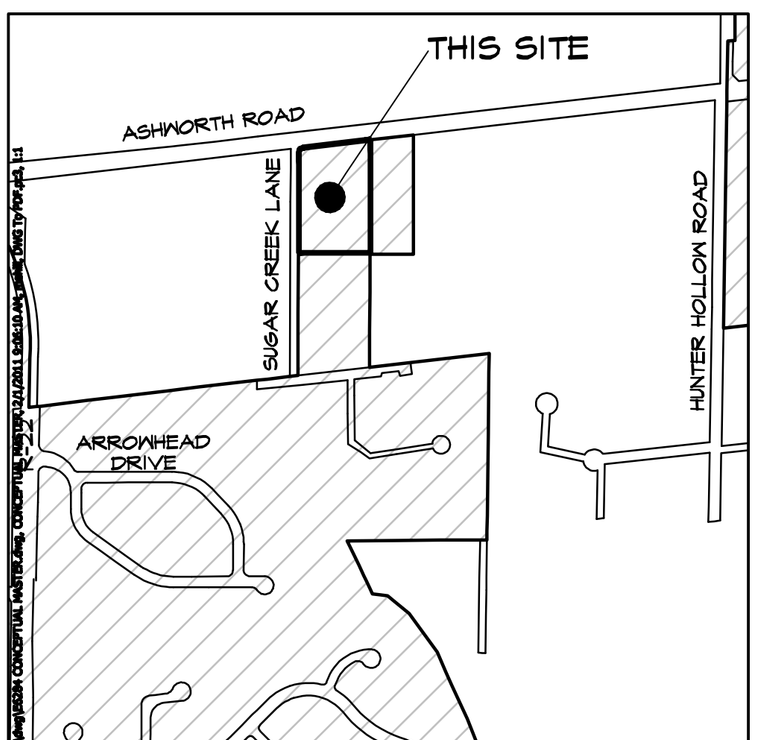
CONCEPTUAL MASTER PLAN
SLEEP HOLLOW
WAUKEE, IA





VICINITY SKETCH
SCALE: 1" = 800'

PROPERTY OWNER / APPLICANT:
DOUG & LAURA POOCH
3176 ASHWORTH ROAD
WAUKEE, IOWA 50263

LEGAL DESCRIPTION
LOTS 1 AND 2, REPLAT OF LOT 1 GOPHER HOLLOW, AN OFFICIAL PLAT RECORDED IN BOOK 793, PAGE 855, CITY OF WAUKEE, DALLAS COUNTY, IOWA, PARCEL CONTAINS 5.586 ACRES.

CURRENT ZONING
A-1

PROPOSED ZONING
R-1

ZONING REQUIREMENTS
R-1 MINIMUM REQUIREMENTS
AREA - 20,000 S.F. (WITHOUT PUBLIC SANITARY SEWER)

WIDTH - 60' (WITHOUT PUBLIC SANITARY SEWER)

FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 7' / 15' TOTAL
REAR YARD SETBACK - 30'

MAXIMUM HEIGHT = 40' PRINCIPAL BUILDING
14' ACCESSORY BUILDING

MAXIMUM STORIES = 3 - PRINCIPAL BUILDING
1 - ACCESSORY BUILDING

UTILITIES

SEWER: PRIVATE SEPTIC SYSTEMS
WATER: XENIA RURAL WATER DISTRICT (515) 676-2117
ELECTRIC: MID AMERICAN ENERGY

CERTIFICATION

LICENSED LAND SURVEYOR PATRICK J. SHEPARD 12265 IOWA

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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

PAGES OR SHEETS COVERED BY THIS SEAL:
this sheet only

LEGEND

——— — — ———	PROPERTY BOUNDARY
——— — — ———	SECTION LINES
——— — — ———	LOT LINES
——— - - ———	CENTERLINE
—x——x—	EXISTING FENCE LINES
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER
⊙	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
▪	EXISTING FENCE POST
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING

CONCEPTUAL MASTER PLAN
SLEEP HOLLOW
WAUKEE, IA

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . email@ceciinc.com

Scale: 1"=60'
0' 20' 40' 60' 120'
NORTH

DATE OF SURVEY: JAN. 03, 2011
DATE CREATED: FEB. 01, 2011
REVISIONS:

SHEET 1 OF 1
DWG BY MRK

E-6284