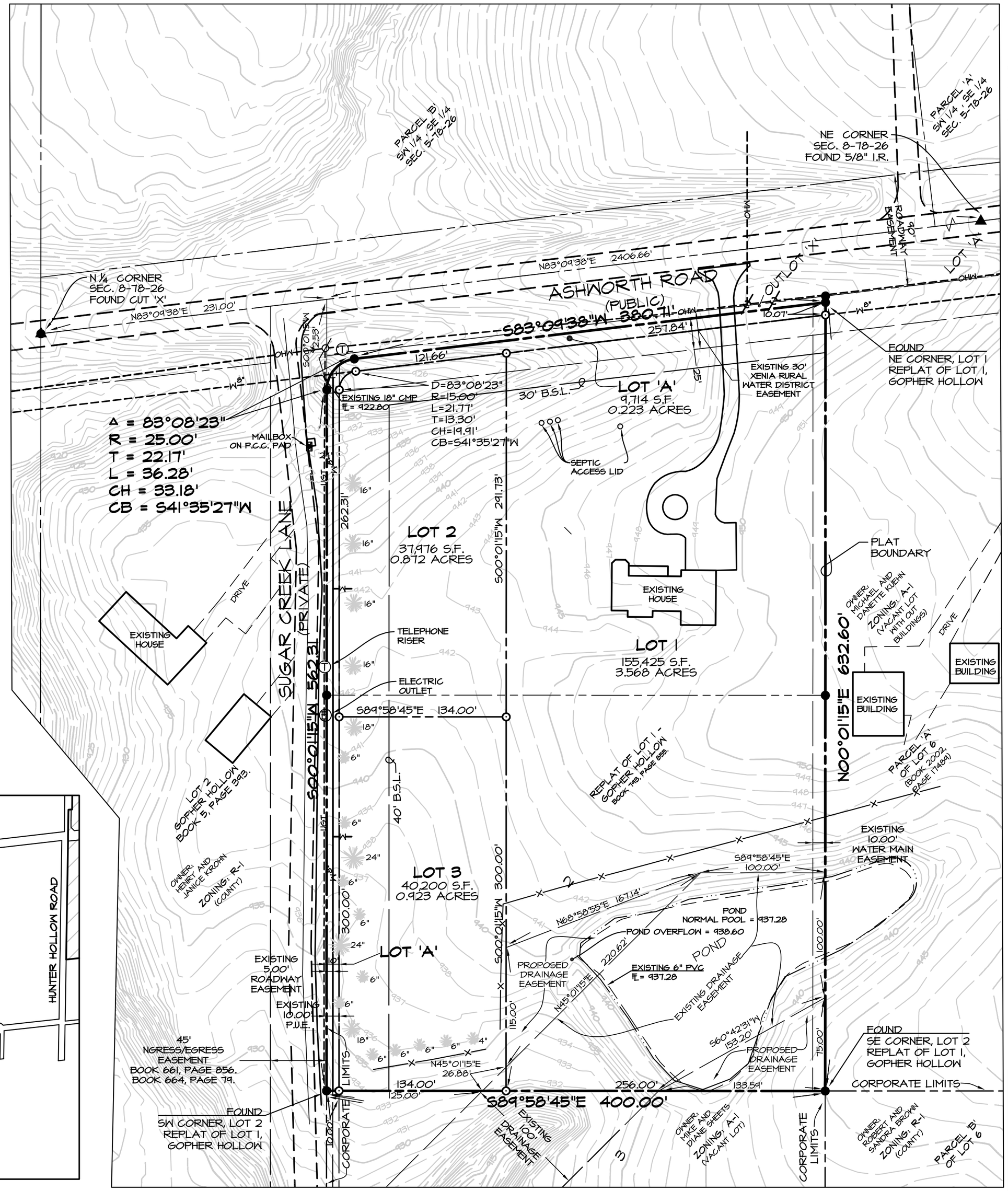
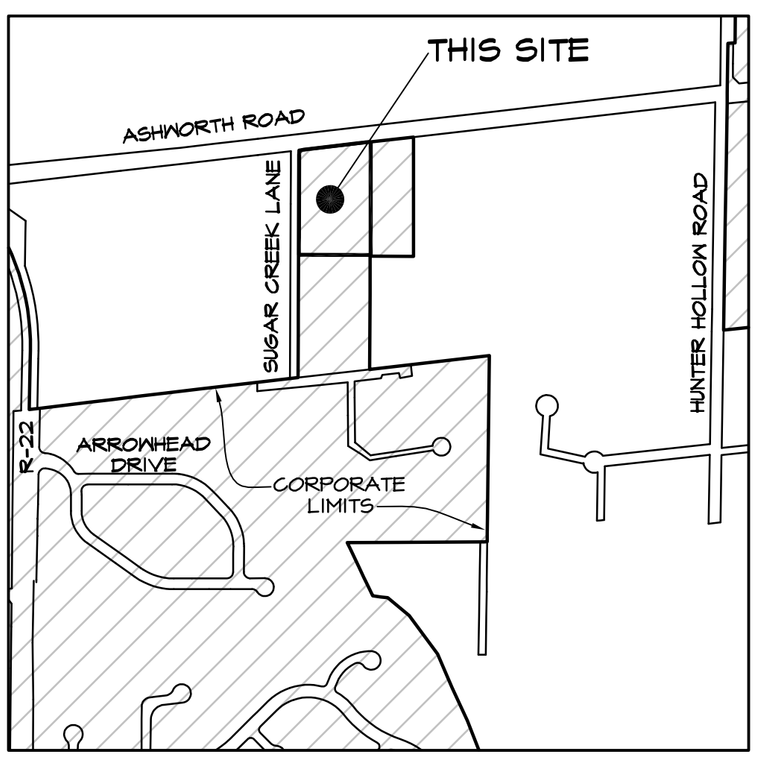
PRELIMINARY PLAT
SLEEPY HOLLOW
WAUKEE, IA





VICINITY SKETCH
SCALE: 1" = 800'

CORPORATE LIMITS

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 IN THE NE ¼ OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., RECORDED IN BOOK 793, PAGE 855, CITY OF WAUKEE, DALLAS COUNTY, IOWA, PARCEL CONTAINS 5.586 ACRES.

CURRENT ZONING
R-1

ZONING REQUIREMENTS
R-1 MINIMUM REQUIREMENTS

FRONT YARD SETBACK - 30' - PLAT SHOWS 40' TO MATCH ADJACENT LOTS.
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

NOTES:
1. LOT 'A' IS TO BE DEDICATED AS CITY RIGHT-OF WAY.
2. THIS PLAT IS SUBJECT TO A PETITION, CONTRACT AND WAIVER REGARDING FUTURE PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ROAD IMPROVEMENTS, SIDEWALK INSTALLATION, SANITARY SEWER CONSTRUCTION AND STORM SEWER CONSTRUCTION.
3. FOOTING DRAIN SUMP PUMP SYSTEMS FOR ANY NEW CONSTRUCTION WILL OUTLET AT GRADE IN A MANNER THAT WILL NOT IMPEDE NEIGHBORING PROPERTIES.

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
	BUILDING SETBACK LINE (B.S.L.)
	EXISTING FENCE LINES
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER (⅝" I.R. W/YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
⊙	SET PROPERTY CORNER (⅝" 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
-OHW-	OVERHEAD WIRES
-UGT-	UNDERGROUND TELEPHONE
ø	POWER POLE
Ⓣ	TELEPHONE RISER
24"	DECIDUOUS TREE AND SIZE
16"	EVERGREEN TREE AND SIZE

PRELIMINARY PLAT
SLEEPY HOLLOW
WAUKEE, IA

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

Scale: 1"=60'
0' 20' 40' 60' 120'
NORTH
SHEET 1 OF 1
DATE OF SURVEY: JAN. 05, 2011
DATE CREATED: JUNE 10, 2011
REVISIONS: JULY 06, 2011
DWG BY M.E.H.

E-6284

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