

# PRELIMINARY PLAT TWIN OAKS WAUKEE, IA

**PROPERTY OWNER / APPLICANT:**  
JEFFERY WYCOFF  
3176 ASHWORTH ROAD  
WAUKEE, IOWA 50263

**PREPARED BY:**  
CIVIL ENGINEERING CONSULTANTS, INC.  
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**LEGAL DESCRIPTION**  
LOTS 1 AND 2, REPLAT OF LOT 1 GOPHER HOLLOW, AN OFFICIAL PLAT IN THE NE 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., RECORDED IN BOOK 743, 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'  
SIDE YARD SETBACK - 7' / 15' TOTAL  
REAR YARD SETBACK - 30'

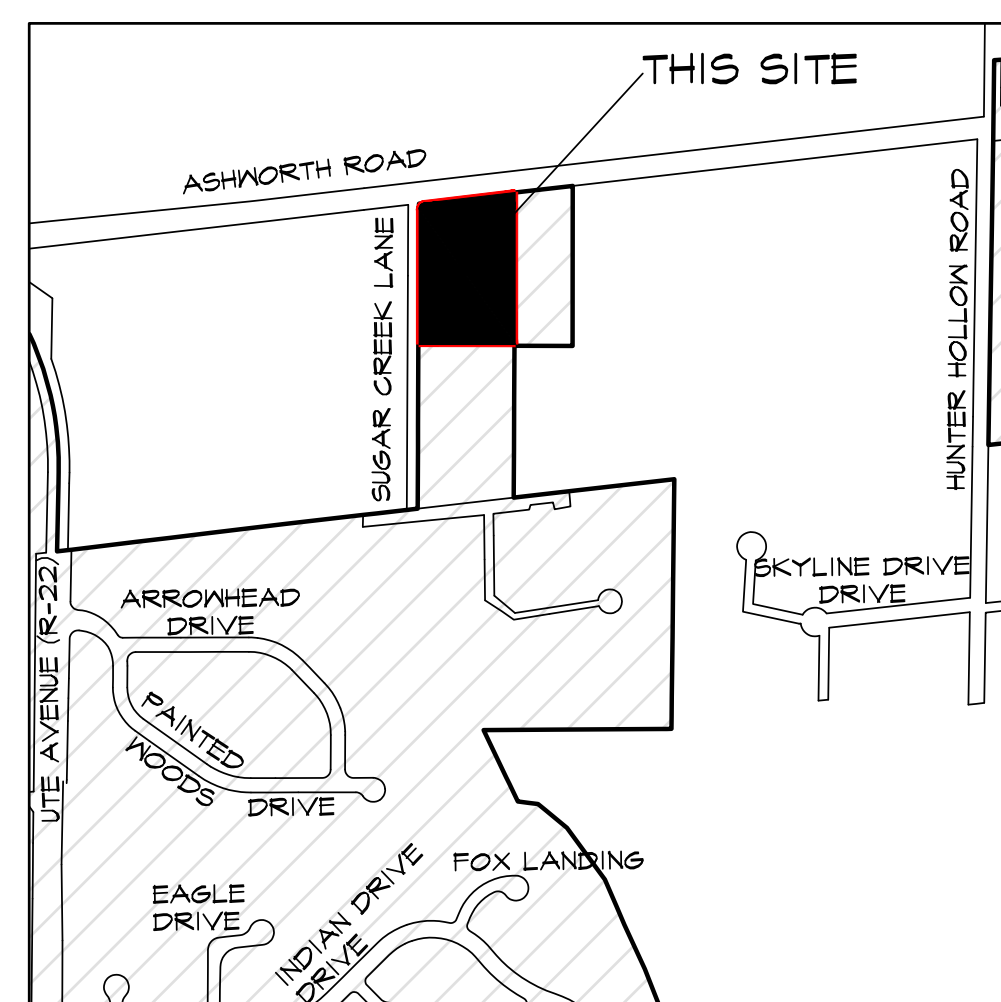
MAXIMUM HEIGHT = 40' PRINCIPAL BUILDING  
14' ACCESSORY BUILDING

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:**
- LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE.
  - 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.
  - EXISTING EASEMENTS WITHOUT RECORDING INFORMATION ARE TRANSCRIBED FROM THE FINAL PLAT OF REPLAT OF LOT 1 GOPHER HOLLOW AS RECORDED IN BOOK 743, PAGE 855.
  - MINIMUM FLOOR ELEVATIONS ARE NOT REQUIRED FOR THIS PLAT.
  - PRIVATE SEPTIC SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE GUIDELINES AND POLICIES OF THE DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

**AREA OF DISTURBANCE:**  
THERE IS NO PROPOSED GRADING FOR THIS PLAT.  
ESTIMATED DISTURBANCE DUE TO WATER MAIN CONSTRUCTION IS 18,000 SF.



**VICINITY SKETCH**  
SCALE: 1" = 800'

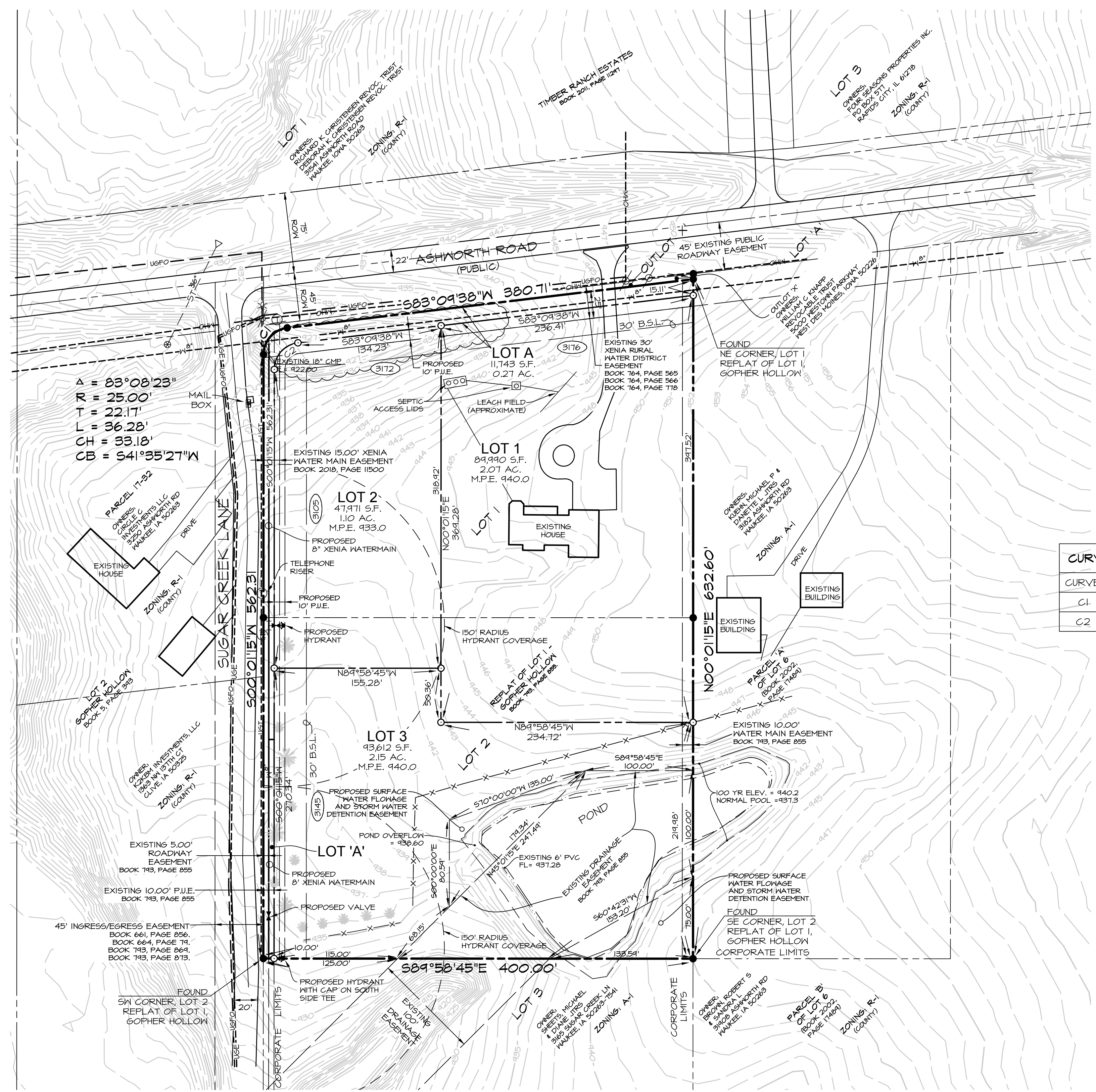
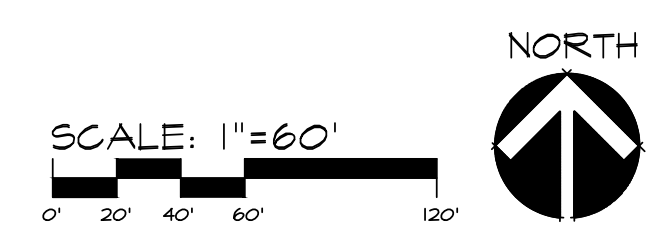
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	83°08'23"	25.00'	36.28'	22.17'	33.18'	S41°35'27"W
C2	83°08'23"	25.00'	36.28'	22.17'	33.18'	S41°35'26"W

**LEGEND**

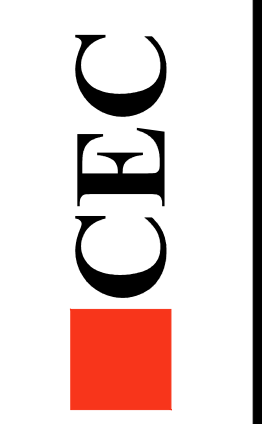
—	PROPERTY BOUNDARY	---	EXISTING OVERHEAD WIRES
- - -	SECTION LINES	---	EXISTING UNDERGROUND TELEPHONE
- - -	LOT LINES	---	EXISTING WATERMAIN
- - -	CENTERLINE	---	PROPOSED WATERMAIN
- - -	BUILDING SETBACK LINE (B.S.L.)	---	EXISTING POWER POLE
- - -	EXISTING FENCE LINES	---	EXISTING POWER POLE WITH STREET LIGHT
▲	FOUND SECTION CORNER	---	EXISTING TELEPHONE RISER
●	FOUND PROPERTY CORNER	---	EXISTING DECIDUOUS TREE AND SIZE
○	(3/8" I.R. W/YELLOW CAP #17844 UNLESS OTHERWISE NOTED)	---	EXISTING EVERGREEN TREE AND SIZE
○	SET PROPERTY CORNER	---	EXISTING TREE LINE
○	(3/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)	---	ADDRESS
•	EXISTING FENCE POST	---	M.P.E.
D.	DEEDED DISTANCE	---	MINIMUM PROTECTION ELEVATION
M.	MEASURED DISTANCE	---	
P.	PREVIOUSLY RECORDED DISTANCE	---	
I.R.	IRON ROD	---	
I.P.	IRON PIPE	---	
P.O.B.	POINT OF BEGINNING	---	

**CERTIFICATION**

	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 PROFESSIONAL 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, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: _____ this sheet only		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, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: _____ this sheet only
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DATE:	REVISIONS	COMMENTS
OCT. 25, 2018	1	
	2	
	3	
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	6	

**TWIN OAKS**  
WAUKEE, IOWA

**PRELIMINARY PLAT**

SHEET \_\_\_\_\_ OF 1

E-8038