NOTICE OF PUBLIC HEARING OF THE ORLEANS PLANNING AND ZONING COMMISSION CONCERNING PRELIMINARY PLAT OF J&M NELSON ENTERPRISES SUBDIVISION

Notice is hereby given that on Tuesday, December 23, 2025, at 3:15 PM in the Orleans City Hall, 13880 253rd Ave, Orleans, Iowa, the Planning and Zoning Commission of Orleans, Iowa, will hold a public hearing to consider the Preliminary Plat of J&M Nelson Enterprises Subdivision, described as follows:

> PART OF LOT 3 OF WALRATH'S ADDITION AND THE 50 FEET ABUTTING PARCEL IN GOV'T LOT 2 OF SECTION 27-100-36, ORLEANS, DICKINSON COUNTY, IOWA PER INSTRUMENT No. 13-06252.
>
> SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

Additional information concerning these matters may be obtained from the City Clerk, 13880 253rd Ave, Orleans, Iowa, phone – 712-336-8156, email – cityoforleansia@outlook.com

The public hearing gives you the opportunity to submit your views on the matter in person, in writing or by representative.

This Notice is given by order of the Planning and Zoning Commission, Orleans, Iowa.

P. Kay Cmelik
City Clerk

Plot Date: 11/7/2025 Last Saved By: bengroen File Name: E25090 - Prelim Plat

PRELIMINARY PLAT - NELSON'S ADDITION

GRAPHIC SCALE
0 40 80
(1" = 80')

N

IGLSD MH4-21-2
Rim Elev. 1425.15
Approx. F.L. 1408.47

Joseph & Barbara Clayton #13265

Dale & Sandra Witt #13271

David & Kimberly Miller #13279

IGLSD MH4-21-3
Rim Elev. 1423.23
Approx. F.L. 1409.03

Timothy & Sandra Pauley #13285

20' DRAINAGE AND UTILITIES EASEMENT

James & Leeanne Hayward #13295

Dave & Mary Ann Kapaska #13301

Steve Nowak #13305

Michael Arens #13315

James & Hollis Lawyer #13325

EXISTING 10" WATER MAIN

EXISTING 6" WATER MAIN

Felons LLC #13335

Andrew and Lorie Olson #13345

Carol Lagneaux #13355

Inwood Park

Wallis & Mary Reed #13361

Trent & Melissa Bollman #13367

Kirt Rasmussen #13375

Kirt Rasmussen #13385

Harold Hauber #13395

Harold Hauber #13395

22'

66' ROW

Brand Management & Investment Corp. #13415

Hugh & Virginia Thompson #13425

Hugh & Virginia Thompson #13425

PROPOSED 20' DRAINAGE EASEMENT

Todd & Valerie Kinghorn #13445

EXISTING 20' UTILITIES EASEMENT

Jerris & Tamra Van Roekel #13455

Terrance & Kathleen Clark #13465

David & Miriam Hector #13475

Kirk & Rebecca Huisenga #13481

IGLSD MH
Brian & Katherine Nokleb Rim Elev. 1419.40
#13489 FL 1409.56

Linda K. Devore #13505

LOT 1 12,987 SF

LOT 2 12,042 SF

LOT 3 12,046 SF

LOT 4 38,054 SF

LOT 5 11,907 SF

LOT 6 11,910 SF

LOT 7 11,914 SF

LOT 8 11,917 SF

LOT 9 11,921 SF

LOT 10 11,924 SF

LOT 11 13,433 SF

PROPOSED 20' DRAINAGE AND UTILITIES EASEMENT (10' EACH SIDE)

PROPOSED 10' DRAINAGE EASEMENT

Dickinson County Conservation Board

EXISTING 20' UTILITIES EASEMENT
PROPOSED 20' DRAINAGE EASEMENT

EXISTING 30' TRAIL EASEMENT

PROPOSED 20' DRAINAGE EASEMENT (10' EACH SIDE)

10' WIDE PCC RECREATIONAL TRAIL

PROPOSED 10' DRAINAGE EASEMENT

SE Cor. Lot 3 Walrath's Add. LS15217

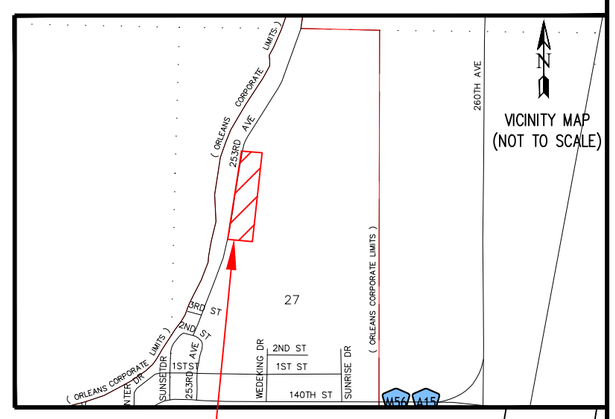
Parcel"D"

Ricky Hartwig #13486

Walrath's Add.

John & Jan Huntsinger #13510

VICINITY MAP
(NOT TO SCALE)



LEGEND

- FOUND SECTION CORNER AS NOTED
- PROPERTY CORNER FOUND
- ( ) RECORD DIMENSION
- BUILDING SETBACK LIMITS
- 1400 EXISTING MAJOR CONTOUR
- 1401 EXISTING MINOR CONTOUR
- 1400 PROPOSED MAJOR CONTOUR
- 1401 PROPOSED MINOR CONTOUR
- EXISTING CURB STOP
- PROPOSED CURB STOP
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- TV PEDESTAL
- TELEPHONE PEDESTAL
- COMMUNICATION PEDESTAL
- COMMUNICATION VAULT
- ELECTRIC PEDESTAL
- ELECTRIC VAULT
- ELECTRIC METER
- GAS METER
- UTILITY PEDESTAL
- EXISTING STREET LIGHT
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- 911 (ADDRESS) SIGN
- STREET OR INFORMATIONAL SIGN
- GAS EXISTING GAS LINE
- E EXISTING UNDERGROUND ELECTRIC LINE
- OH EXISTING OVERHEAD UTILITY LINE
- T EXISTING TELEPHONE LINE
- TV EXISTING TV LINE
- FO EXISTING FIBER OPTIC LINE
- COM EXISTING COMMUNICATION LINE
- SAN EXISTING SANITARY SEWER LINE
- SAN PROPOSED SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- ST PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- W EXISTING WATER MAIN
- W PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- SUBDIVISION BOUNDARY
- SF PROPOSED SILT FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- PROPOSED DETECTABLE WARNING
- EXISTING PCC PAVEMENT
- PROPOSED 5" PCC SIDEWALK
- PROPOSED 7" PCC PAVEMENT
- EXISTING BRUSH
- ROW RIGHT-OF-WAY

OWNER OF RECORD: OLSON, ANDREW AND LORIE K

PREPARER: BECK ENGINEERING, INC., 3301 ZENITH AVE., SPIRIT LAKE, IA 51360

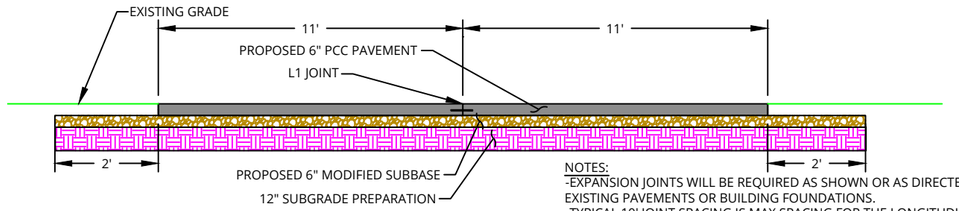
AREA:
-TOTAL PLATTED AREA EXCLUDING R.O.W.= 3.67 ACRES

CURRENT/PROPOSED ZONING: CITY OF ORLEANS
R2 - GENERAL RESIDENTIAL DISTRICT
BUILDING SETBACK LIMITS
-FRONT YARD= 25 FOOT MINIMUM
-REAR YARD= 35 FOOT MINIMUM
-SIDE YARD= 10 FOOT MINIMUM
LOT REQUIREMENTS
-AREA (SINGLE FAMILY) = 10,000 SQUARE FEET MINIMUM
-LOT WIDTH = 80 FEET MINIMUM

LEGAL DESCRIPTION OF AREA TO BE PLATTED:
PART OF LOT 3 OF WALRATH'S ADDITION AND THE 50 FEET ABUTTING PARCEL IN GOV'T LOT 2 OF SECTION 27-100-36, ORLEANS, DICKINSON COUNTY, IOWA PER INSTRUMENT No. 13-06252

NOTES:
-ALL WATER SERVICES SHALL BE 3/4" TYPE "K" SOFT COPPER.
-BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1-SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
-SURVEY INFORMATION PROVIDED BY PAT MOHNING SURVEYING

Drawn 09-24-25 By BJG		Nelson's Addition City of Orleans Preliminary Plat	BEI Civil Engineering • Land Surveying Landscape Architecture • Architecture	Beck Engineering, Inc.			Client:
Revised				110 E Indian Street Cherokee, IA 51012 (712) 225-9025	2480 Berkshire Parkway Suite B Clive, IA 50325 (515) 330-1538	806 Hartford Place SE Orange City, IA 51041 (712) 737-9225	301 10th Street Suite A Sheldon, IA 51201 (712) 631-4014	3301 Zenith Avenue PO Box 238 Spirit Lake, IA 51360 (712) 336-3596	Josh Nelson 3565 200th Ave Spencer, Iowa 51301
	Project No.								
Sheet 1 of 2	E25090								



TYPICAL PCC PATCH CROSS SECTION
(NOT TO SCALE)

NOTES:
-EXPANSION JOINTS WILL BE REQUIRED AS SHOWN OR AS DIRECTED WHEN ABUTTING CERTAIN EXISTING PAVEMENTS OR BUILDING FOUNDATIONS.
-TYPICAL 10' JOINT SPACING IS MAX SPACING FOR THE LONGITUDINAL JOINTS. TRANSVERSE JOINTS SHALL BE SPACED AT 10' MAX SPACING OR AS SHOWN IN THE PLAN SHEETS. IRREGULAR SPACING SHALL BE AS SHOWN OR AS DIRECTED. INTEGRAL TRANSVERSE JOINTS SHALL BE A 'C' JOINT AND END OF PAVING TRANSVERSE JOINTS SHALL BE A 'RT' JOINT. DEPENDING ON SEQUENCE OR LOCATION, LONGITUDINAL JOINTS SHALL BE A 'C', 'L-1' OR A 'BT-1' OR 'KT-1' JOINT.
-THICKNESS SHALL BE 7" MINIMUM THICKNESS.
-PROPOSED CONCRETE PATCHING SHALL MATCH ADJACENT SURFACES.
-SUBGRADE SHALL BE COMPACTED TO A MINIMUM 95% OF THE STANDARD PROCTOR DENSITY.
-ALL JOINTS SHALL BE SEALED

GRAPHIC SCALE
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(1" = 80')
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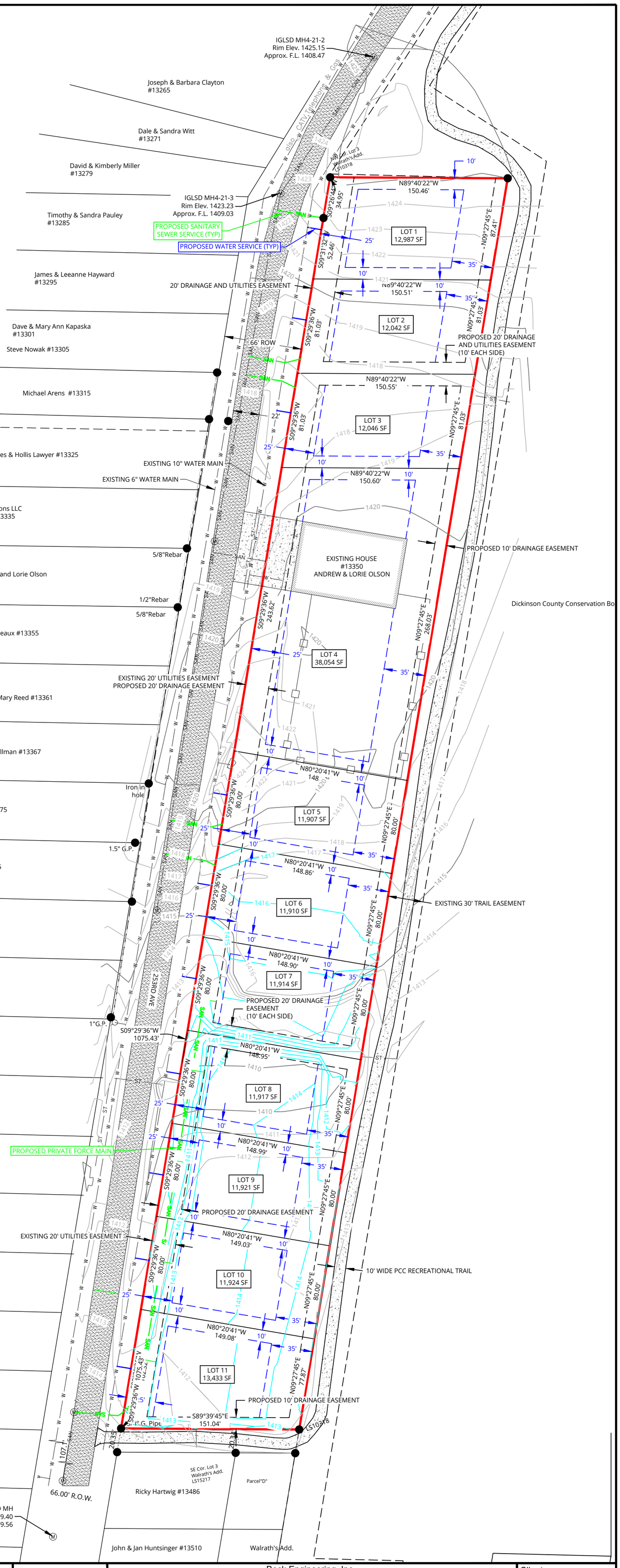

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