

110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

COMMUNITY MEETING AGENDA
Monday, October 3, 2016 • 5:00 p.m.
City Council Chambers, 110 North Poplar Street
Council Quorum May Be Present

Community Meeting to Discuss Park Improvements at Park Space in Pedersen Valley

CITY COUNCIL WORK SESSION #1 AGENDA
Monday, October 3, 2016 • 6:00 p.m.
West Branch Town Hall, 201 East Main Street

1. Call to order
2. Roll call
3. Capital Improvement Plan Street Inspections throughout West Branch
4. Adjourn

CITY COUNCIL MEETING AGENDA
Monday, October 3, 2016 • 7:00 p.m.
City Council Chambers, 110 North Poplar Street
Action may be taken on any agenda item.

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Welcome
5. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the September 19, 2016 regular City Council Meeting.
 - b. Approve minutes from the September 19, 2016 City Council Work Session.
 - c. Approve claims.
 - d. Approve Change Order No. 2 in the amount of \$_____ to All American Concrete, Inc. for stormwater improvements to extend a culvert and install an intake to address an uncovered culvert pipe on the West Branch Parks and Recreation Phase 1 Improvements Project.
6. Communications/Open Forum
7. Public Hearing/Non-Consent Agenda
 - a. Mayor Roger Laughlin – Recognition of Heritage Merchants.
 - b. Mayor Roger Laughlin - Appointments/Reappointments/Move to action.
 - i. Charles Varnum – Library Board of Trustees, June 30, 2019
 - c. Mr. Jonny Stax, Jonny Stax Presents, Inc. and Ms. Tara Langlely - Promoting West Branch
 - d. Mr. Nate Kaas, Fehr-Graham Engineering – Park Space in Pedersen Valley

CITY COUNCIL MEETING AGENDA
Monday, October 3, 2016 • 7:00 p.m. (continued)
City Council Chambers, 110 North Poplar Street
Action may be taken on any agenda item.

- e. Third Reading of Ordinance 742, amending Chapter 31 “Police Department,”/Move to action.
 - f. First Reading of Ordinance 743, Amending Title Chapter 92 “Water Rates.”/Move to action.
 - g. Resolution 1518, approving West Branch High School Phase 3 Improvements Project Site Plan./Move to action.
 - h. Resolution 1519, approving Change Order No. 3 in the amount of \$2,522.20 to All American Concrete, Inc. for the installation of additional concrete at Wapsi Creek Park on the West Branch Parks and Recreation Phase 1 Improvements Project./Move to action.
 - i. Resolution 1520, approving a road closure on Saturday October 8, 2016 from 4:00 p.m.-10:00 p.m. of the 100 blocks of East Main Street, West Main Street, North Downey Street and South Downey Street and five-day liquor license permits for beer and wine for Fall Fest sponsored by West Branch Community Development Group./Move to action.
8. City Staff Reports
- a. Library/IT Director Nick Shimmin – Library Staffing Update
 - b. City Engineer Dave Schechinger – Beranek Park Project, Concept #4
 - c. City Administrator Matt Muckler – FY17 Capital Improvement Projects
 - d. City Administrator Matt Muckler – FY16 Street Finance Report
9. Comments from Mayor and Council Members
- a. Council Member Mary Beth Stevenson – Lower Cedar Watershed Meeting
 - b. Council Member Mary Beth Stevenson - Residential Individual Lot Site Plan Requirements
 - c. Mayor Roger Laughlin – Update on Lions Field Creek Restoration Project
10. Adjournment

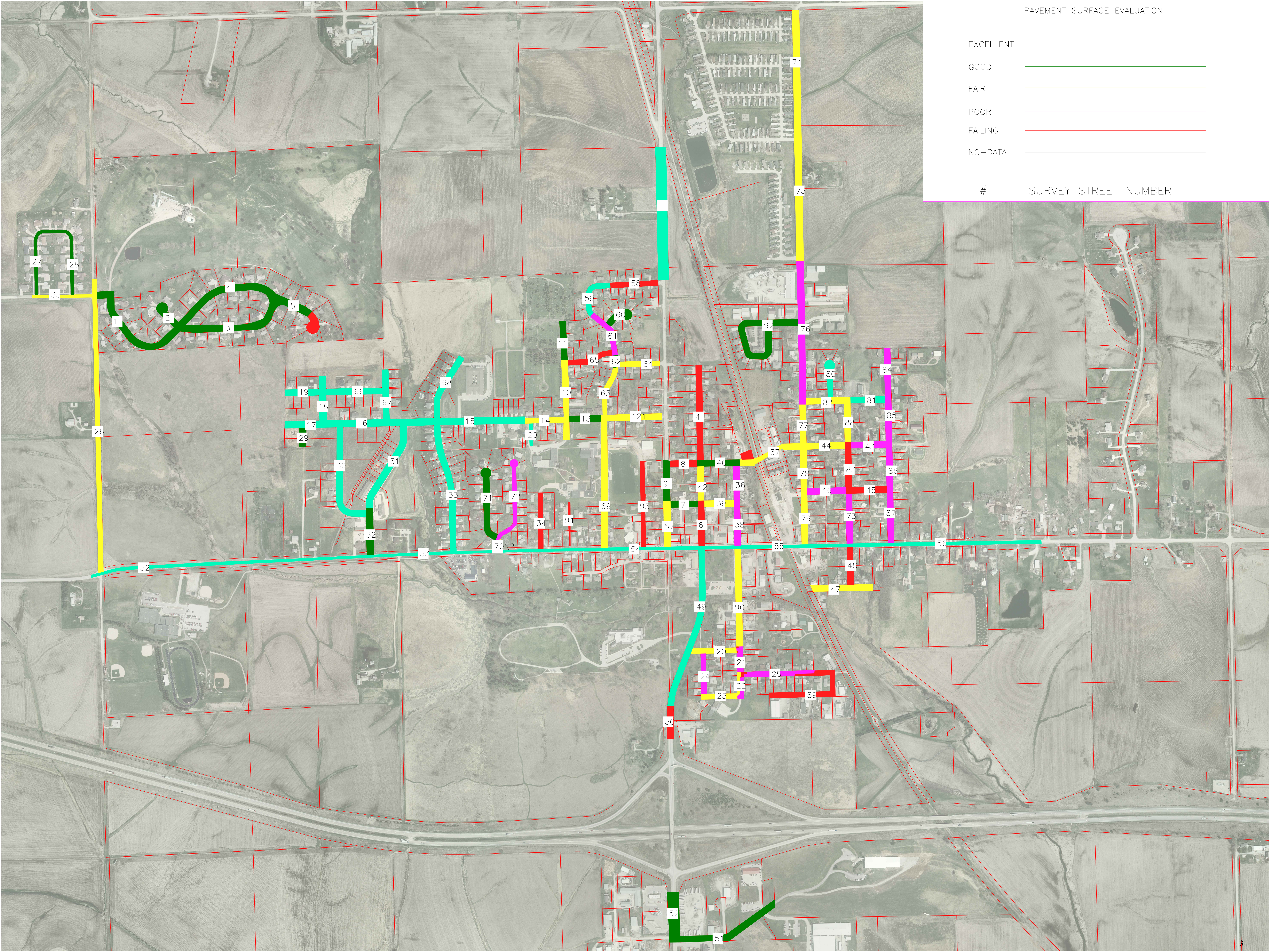
CITY COUNCIL WORK SESSION #2 AGENDA
Monday, October 3, 2016
Immediately following regular City Council Meeting
City Council Chambers, 110 North Poplar Street

- 1. Call to order
- 2. Roll call
- 3. City Council Goal Setting Session
- 4. Adjourn

PAVEMENT SURFACE EVALUATION

EXCELLENT	<div></div>
GOOD	<div></div>
FAIR	<div></div>
POOR	<div></div>
FAILING	<div></div>
NO-DATA	<div></div>

SURVEY STREET NUMBER



(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at www.westbranchiowa.org/government/council-videos. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

City Council Meeting

**September 19, 2016
7:00 p.m.**

Mayor Roger Laughlin called the West Branch City Council meeting to order at 7:00 p.m. Mayor Laughlin then invited the Council, Staff and members of the audience to stand and led the group in the Pledge of Allegiance. Roll call: Mayor Roger Laughlin was present. Council members: Jordan Ellyson, Colton Miller, Tim Shields, Mary Beth Stevenson and Brian Pierce were present. Laughlin welcomed the audience and the following City staff: City Administrator Matt Muckler, Deputy City Clerk Leslie Brick, Finance Officer Gordon Edgar, Police Chief Mike Horihan, Library Director Nick Shimmin, Parks & Recreation Director Melissa Russell and Public Works Director Matt Goodale.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve minutes from the August 25, 2016 City Council Work Session.

Approve minutes from the September 6, 2016 regular City Council Meeting.

Approve minutes from the September 6, 2016 City Council Work Session.

Approve Change Order No. 1 in the amount of \$1,224.10 to All American Concrete, Inc. for the removal of wet, unsuitable soils and replacement with rock on the West Branch Parks and Recreation Phase 1 Improvements Project.

Approve claims.

EXPENDITURES		9/19/2016
ACTION SEWER & SEPTIC SERV	TELEWISE STORM SEWER LINE	655.40
ALLIANT ENERGY	ELECTRICITY-WATER TOWER	10,174.90
AMAZON	BOOKS, SUPPLIES	398.74
BAKER & TAYLOR INC.	BOOKS	329.37
BARRON MOTOR SUPPLY	MAINT SUPPLIES, REPAIR PARTS	263.14
BEAVER HEATING AND AIR CON	A/C REPAIRS-TOWN HALL	237.00
BP AMOCO	FUEL	801.47
CAJ ENTERPRISES INC	HAULING	294.40
CEDAR RAPIDS PHOTO COPY IN	COPIER SUPPLIES	12.79
FARMERS SUPPLY SALES INC	REPAIR PARTS	223.74
FELD FIRE EQUIPMENT CO. IN	UNIFORMS	751.00
HD CLINE COMPANY	TIRES & WHEEL	586.16
IHEARTMEDIA	ADVERTISING	344.00
IOWA ASSN. MUN. UTILITIES	SAFETY TRAINING	526.40
IOWA CRIME PREVENTION ASSO	MEMBERSHIP DUES	50.00
IOWA ONE CALL	LOCATION SERVICE	97.20
JOEY DEAN WENNDT	FIRE TRAINING	150.00
JOHNSON COUNTY REFUSE INC.	RECYCLING AUG 2016	3,690.75
LINN COUNTY R.E.C.	STREETS-UTILITIES	85.65
LYNCH'S PLUMBING INC	PLUMBING REPAIR	263.00
MATT PARROTT/STOREY KENWOR	RECEIPT BOOKS	207.75
MISCELLANEOUS VENDOR	JEANETTE THOMAS: REFUND	308.75
OFFICE EXPRESS	OFFICE SUPPLIES	61.69
OVERDRIVE INC	AUDIOBOOKS	170.00
PHYSIO-CONTROL INC	MEDICAL SUPPLIES	286.69
PITNEY BOWES GLOBAL FINANC	LIBRARY POST METER RENTAL	120.00
PITNEY BOWES PURCHASE POWE	LIBRARY POSTAGE	503.50
PLUNKETT'S PEST CONTROL IN	PEST CONTROL	47.59
PYRAMID SERVICES INC.	REPAIR PARTS	4.71
QUILL CORP	CERTIFICATE FRAMES	112.36
RIVER PRODUCTS COMPANY INC	ROADSTONE	573.32
S & S FLATWORK LLC	SIDEWALK REPAIR	600.00
STATE HYGIENIC LAB	WATER ANALYSIS	25.00
SUPPLYWORKS	SUPPLIES	219.56
TUMBLEWEED PRESS INC	SUBSCRIPTION	299.50
USA BLUE BOOK	SUPPLIES	241.01
WALMART COMMUNITY/GEMB	DVDS & MISC SUPPLIES	235.35
WEST BRANCH COMMUNITY SCHO	GYM RENT	297.00
WEST BRANCH REPAIRS	VEHICLE REPAIR	1,486.44
WEST BRANCH TIMES	ADVERTISING	2,223.33
WEX BANK	VEHICLE FUEL	1,355.01
TOTAL		29,313.67

PAYROLL

9/9/2016 39,306.72

PAID BETWEEN MEETINGS		
BAKER & TAYLOR INC.	BOOKS	210.19
CEDAR COUNTY RECORDER	RECORDING FEE	7.00
COSTCO WHOLESALE	SUPPLIES	397.29
CROELL REDI-MIX INC	STREET REPAIR, STORM SEWER REPAIR	1,712.50
DEWEYS JACK & JILL	SUPPLIES	105.21
MISCELLANEOUS VENDOR	JESSICA THOMPSON: REFUND	35.00
NICK SHIMMIN	POSTAGE	5.12
UPS	SEWER - SHIPPING	41.46
US BANK EQUIPMENT FINANCE	COPIER LEASE	300.80
VAN METER INC	LED FLOOD LIGHTS BERANEK PARK	14,836.14
TOTAL		17,650.71
GRAND TOTAL EXPENDITURES		86,271.10

FUND TOTALS	
001 GENERAL FUND	51,086.07
022 CIVIC CENTER	611.08
031 LIBRARY	7,828.00
110 ROAD USE TAX	4,007.81
112 TRUST AND AGENCY	4,182.51
600 WATER FUND	9,558.06
610 SEWER FUND	7,202.17
740 STORM WATER UTILITY	1795.40
GRAND TOTAL	86,271.10

Motion by Stevenson, second by Ellyson to approve agenda/consent agenda. AYES: Stevenson, Ellyson, Miller, Pierce, Shields. Motion carried.

COMMUNICATIONS/OPEN FORUM

Several people spoke at the open forum.

Mike Quinlan, 2856 Oasis Rd NE, Iowa City: Spoke on behalf of Cedars Edge golf and thanked the council for their work. He reported that 110 memberships had been sold during the season that allowed 235 people to play golf there this summer.

Mark Petersen, 419 Lilac St, Tiffin: He said he was speaking in support of Tammi and Jerry and felt the golf course was a necessity for the community. He said they need a lot of financial help and he would appreciate the city looking at tax abatement or TIF to assist them.

Erin Morrison-Vincent, 102 West Main: She said she posted a question on Facebook asking if the community wanted the golf course. She reported receiving 265 signatures and 60 comments in support of the golf course. She then presented the names and comments to the City Council.

Kathy Knoop, 800 Johnson-Cedar Road: She reported that she lived on “the road” (Johnson-Cedar Road) which the city is asking to be replaced. She stated it was a chip and seal road and was fine and did not need to be replaced.

Randy Sexton, 124 N Oliphant St.: He said he was he head golf coach at West Branch High School and wanted to speak on behalf of the children of West Branch. He said he ran a golf camp at the course and it was a neat experience to have an owner come out and say they welcome kids again.

Trevor Thein, 701 Sullivan St.: He reported the youth of the community are willing to support the course in any way they can – fund raising or other ways.

Mayor Roger Laughlin said he hoped the golf course issue was not dead and they would see it again sometime but right now it was out of the city’s hands.

Kevin Olson, City Attorney commented that the Sextons and the city had both been flexible in their negotiations but the golf course owners were not. They wanted everything and would give up nothing.

Council person Ellyson said it was out of the hands of the city but Council person Brian Pierce said he disagreed with that and that people should come up with ideas to acquire the course.

There was some additional discussion but the mayor said he allocated 30 minutes to the topic and ended the discussion and allowed a one minute break for people to exit the room if they did not want to stay for the remainder of the meeting.

Stacey Rios, 115 Foster St.: Spoke about the need for a sidewalk on Foster St.

PUBLIC HEARING/NON-CONSENT AGENDA

Mayor Roger Laughlin – Recognition of Reserve Police Officer Lynn Lovetinsky.

Mayor Laughlin presented a certificate of appreciation to Reserve Officer Lynn Lovetinsky for all of the volunteer hours he has donated to the City of West Branch. Chief Horihan also commented on the dedication and service of Officer Lovetinsky saying Lynn puts in the time, puts forth the effort and is worthy of being recognized.

Ms. Abby Noelck, Spanish Teacher, Student Government Adviser – West Branch High School Homecoming Activities

Holly Hebl, a junior from West Branch High School, presented a copy of the Homecoming parade route to the City Council for approval.

Approve street closures along parade route for the West Branch High School Homecoming Parade on Wednesday September 28, 2016 from 6:00 p.m.–7:00 p.m./Move to action.

Motion by Shields, second by Pierce to approve street closure. AYES: Shields, Pierce, Stevenson, Miller, Ellyson. Motion carried.

Brian Boelk, HBK Engineering, LLC – Park & Rec Phase I Improvements Project Update

Robb Decker presented the progress report. Beranek Park lights were in and would be tested soon, the work is in the punch list phase and should be done soon. Wapsi Park playground equipment is in, Lynch is done with their portion and paving is close to going in. There is a permit required for the restroom facility and the building must still be ordered. There is work to be done in preparation for the construction of the restroom. There was much discussion on whether the concrete should be run up to the Chassis Engineering building located near the park. The Council requested a Change Order be brought before them for the next Council meeting.

The IDNR has approved the flood plain permit for Lions Field and has indicated a variance will be granted for the first phase of Wapsi Creek Park. The second phase of Wapsi Creek which will include a restroom and shelter will require a no-rise certificate.

Second Reading of Ordinance 742, amending Title “Police, Fire and Emergencies,” Chapter 30 “Police Department.”/Move to action.

Motion by Ellyson, second by Stevenson to approve second reading of Ordinance 742. AYES: Ellyson, Stevenson, Miller, Pierce, Shields. Motion carried.

First Reading of Ordinance 743, Amending Title Chapter 92 “Water Rates.”/Move to action.

Muckler said the draft he was presenting was the same as he presented at the last meeting. He said the rate study showed that our community has higher rates than other communities and the higher the usage, the faster the rate climbs. He said other communities have about a 2,000 gallon minimum usage rate. The proposed rates would take a minimum bill from \$34.68 for 1,700 gallons to \$40.42 for 2,000 gallons. There was discussion on how rate changes would affect households and businesses in the community.

Motion by Shields, second by Ellyson to approve first reading of Ordinance 743. After the discussion, Shields amended the motion to make it a motion to postpone the reading. Ellyson seconded the motion to amend. AYES: Shields, Ellyson, Miller, Pierce, Stevenson. Motion carried.

Resolution 1511, closing a portion of Cookson Street./Move to action.

Resident Dave Peden said that he needed 75 feet of street space to back up trucks with 53 feet long trailers on to his property. There was discussion on where to locate a fence on Cookson Street that would accommodate Peden and also meet the city’s needs.

Motion by Pierce, second by Miller to approve Resolution 1511. AYES: Pierce, Miller, Ellyson, Stevenson, Shields. Motion carried.

Resolution 1516, approving residential site plan policy./Move to action.

Ryan Bowers, representing the Planning and Zoning Commission, asked the Council to withhold approval at this time because it was felt that some of the requirements were too complex for prospective home owners to complete and would require hiring an engineering firm and may discourage people from relocating to West Branch. The P & Z commissioners felt these requirements should be reviewed and amended before becoming a resolution. Resident Kathy Knoop asked the Council to check what other communities are doing about site plans. City Engineer Schechinger was asked to comment on the requirements. He explained that other communities have similar requirements because there have been many problems with builders and homeowners and having these policies will provide some degree of assurance that new home owners will be protected.

Motion by Miller, second by Shields to approve Resolution 1516. After discussion, Miller amended the motion to table the resolution. Shields seconded. AYES: Miller, Shields, Pierce, Stevenson, Ellyson. Motion carried.

Resolution 1517, approving the purchase of a 2017 Ford F-250 Super Duty 4X4 Utility Truck in the amount of \$26,000.00./Move to action.

Motion by Miller, second by Shields to approve Resolution 1517. AYES: Miller, Shields, Pierce, Stevenson, Ellyson. Motion carried.

Resolution 1518, approving West Branch High School Phase 3 Improvements Project Site Plan./Move to action.

City Administrator Muckler said the resolution had inadvertently been placed on the agenda and was asking for it to be tabled. Superintendent Hatfield spoke on the West Branch School system 15 year master facilities plan and noted that the school wants to build a fourteen feet wide path around the school to enable emergency vehicles to get behind the building.

Motion by Shields, second by Miller to table Resolution 1518. AYES: Shields, Miller, Stevenson, Pierce, Ellyson. Motion carried.

City Engineer Dave Schechinger – Beranek Park Project, Concept #3

Schechinger explained that this concept included widening a portion of the parking lot to 24 feet, building a retaining wall, extending the sidewalk to the pavilion and relocating a shed in exchange for acquisition of land required for the project.

City Administrator Matt Muckler – Review of FY17 Capital Improvement Projects

Muckler spoke about the four projects on the CIP list for FY17 and explained that the utility funds did not have enough money to cover the utility portion of the projects and the new figures included the utility estimates. He asked the council to consider which projects could be deferred if bid prices came in over estimates. Miller suggested that the Council have a work session that visited the streets to get a better understanding of work needed on the various streets in order to provide a ranking. A work session was scheduled for 6:00 p.m. on October 3.

CITY STAFF REPORTS

Park & Recreation Director Melissa Russell – Update on Park Space in Pedersen Valley

Russell reported on her meeting with City Administrator Muckler and Nate Kass of Fehr Graham. Design work had been halted while the City pursued purchasing land north of the park. Nate was given direction to produce designs that did not have structures over the easements and would allow for future growth. A public meeting is scheduled for October 3 at 5 p.m.. for public comment on designs.

City Administrator Matt Muckler – Lions Field Creek Restoration Project Meeting – Thursday September 22nd, 6:00 p.m. at Lions Field

Muckler just wanted to remind people there is a meeting on September 22nd at Lions Field to discuss the Restoration project.

City Administrator Matt Muckler – FY16 Street Finance Report

Muckler said he would provide this on October 3rd.

Lead Water Operator Tim Moss – Report on 2015 Water Quality Report

Public Works Director Goodale reported for Tim Moss. There were no violations. Not all tests are performed each year and results reported are at the 90 percentile of a number of tests.

Police Chief Mike Horihan – Parking in the Public Right-of-way & potential School Zone on Foster Street

Chief Horihan reported that he wanted to put yield signs up at some intersections at Greenview and Greenview Court. He also reported that he had done a traffic count on Foster and had counted about 75 cars entering or leaving the street in a twenty minute period. He is going to request a 20 MPH limit for the area and he believes that a sidewalk is the best solution.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Mayor Pro Tem Colton Miller – Announced that they are requesting an extension for the Reap Grant.

Mayor Roger Laughlin – Reported that Main St. West Branch is planning a Fall Festival on October 8. They may want to shut down Main Street. They want to have vendors serve beer. The City is looking into the need for having Dram Insurance.

Brian Pierce – Challenged the other Council members to come up with ideas to save the golf course.

ADJOURNMENT

Motion to adjourn regular meeting by Miller, second by Pierce. Motion carried on a voice vote. City Council meeting adjourned at 9:47 p.m.

Roger Laughlin, Mayor

ATTEST: _____
Gordon Edgar, Deputy City Clerk

(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at www.westbranchiowa.org/government/council-videos. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

City Council Work Session

**September 19, 2016
Immediately following the regular Council Meeting**

Mayor Roger Laughlin called the West Branch City Council meeting to order at 9:48 p.m. Roll call: Mayor Roger Laughlin was present. Council members: Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, and Mary Beth Stevenson were present. Laughlin welcomed the audience and the following City staff: City Administrator Matt Muckler, Deputy City Clerk Leslie Brick, Finance Officer Gordon Edgar, Library Director Nick Shimmin, Park & Recreation Director Melissa Russell, and Public Works Director Matt Goodale.

City Council Goal Setting Session

Miller made a motion to postpone the work session to October 3. Second by Ellyson. Ayes: Miller, Ellyson, Shields, Pierce, Stevenson. Motion carried.

ADJOURNMENT

Motion by Shields to adjourn the work session, second by Pierce. Motion carried on a voice vote. City Council work session adjourned at 9:48 p.m.

Roger Laughlin, Mayor

ATTEST: _____
Gordon Edgar, Deputy City Clerk



Raffle Hoover's Hometown Days

GRAND PRIZE Chris Rushton \$ 1,000.00

OTHER WINNERS

Bob Donohoe	\$ 200.00	Chuck Ford	\$ 200.00
Joanne Hora	\$ 200.00	Jim Huber	\$ 200.00
Liz Moen	\$ 200.00	Angela Rois	\$ 200.00

Provided by Peggy Jeffries, Manager, Heritage Merchants.

Heritage Merchants is located adjacent to the Herbert Hoover Historical Site at 105 S. Downey Street in the former Brown's Hardware Building. Originally built by Glen and Arlene Brown in the mid-40's to house their hardware store, the building has also been home to Capper's Pharmacy and the offices of the West Branch Times over the years. Roger and Connie Laughlin purchased the building in May 2015 completely renovating it, utilizing reclaimed barn beams and boards. Heritage Merchants opened in August 2015 in time for Hoover's Hometown Day celebration.

Heritage Merchants offers a wide range of items from vendors located within a 30 mile radius of West Branch. The collection includes fine art (water color paintings, stained glass, jewelry, photography, fused glass, and photography on metal), garden items, antiques, vintage and collectible items, home decor, handcrafted wooden items, a huge collection of cast iron pots and pans, cards and postcards with a local touch! The collection is constantly changing.

Heritage Merchants was also one of the three Main Street businesses to get an Anne Woodward window makeover on August 17, compliments of Main Street Iowa.

Phone 319.621.0798

Heritagemerchantswb@gmail.com



10 am – 5 pm Wednesday, Friday, and Saturday

11 am – 5 pm Thursday 12 pm – 4 pm Sunday



**Tuesdays 4-6 pm through September - -
Heritage Square – downtown West
Branch.**



A Main Street Iowa Community



NEWSLETTER

The West Branch Community Development Group Newsletter (formerly Main Street West Branch Newsletter) is published six times a year. Printed copies are available at area businesses or at the CDG office or viewable/downloadable from Facebook or our website.

The mission of the West Branch Community Development Group (formerly Main Street West Branch) is to improve the social and economic well-being of our community by discovering and utilizing the unique identity, assets and character of West Branch's historic downtown district using the National Main Street Four Point Approach®.

We are a non-profit volunteer driven organization working through a combination of public, private, and commercial interest for the benefit of our community with a focus on economic development through historic preservation.

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West Branch, Iowa 52358
Office: 319.643.7100 Mobile: 319.329.8186
www.MainStreetWestBranch.org
westbranchmainstreet@gmail.com

OFFICE HOURS

(Hours may vary on occasion)

9 am to 2 pm Monday – Friday
Or by appointment

Board of Directors:

Shane Staker, President
Mark Vanlandschoot, VP & Economic Vitality Chair
Ed Larew, Treasurer
Jodi Clemens, Secretary
Nicki Brick, Director & Organization Committee Chair
Tami Urmie, Director & Deign Committee Chair
Erin Morrison-Vincent, Director & Promotion Committee Chair

Advisory

Mayor Roger Laughlin, City of West Branch
Pete Swisher, National Park Service
Jerry Fleagle/Brad Reiners, Hoover Presidential Foundation

Executive Director: Kevin Rogers



Executive Director's Chair

I'm back and slowly I've been getting myself reintegrated back into the daily grind at the WBCDG

office. I certainly have appreciated everyone's support, understanding, cards, emails, and words of encouragement over the past nine weeks.

It's a **very exciting** time for the West Branch Community Development Group (formerly Main Street West Branch). Our new logo is being rolled out, a new name that is more representative of who we are and what our mission is, and a heightened drive focusing on **COMMUNITY**. But most importantly we are still one of 52 Main Street Iowa Communities and proud of it!

Finally I would like to recognize and thank **Nicki Brick, Jodi Clemens, and Tami Urmie**, for holding down the fort so to speak during my absence.



No Good Deed Goes Unpunished?

WBCDG board members Jodi Clemens and Nicki Brick find themselves in a bit of trouble during a tour of the Hoover Library-Museum special exhibit **Ain't Misbehavin'? The World of the Gangster**. The

exhibit, open through Sunday, October 23, explores the Prohibition Era, 1920-1933 - the time of Al Capone, gangsters, jazz, speakeasies and the G-man.



2016 is shaping up to be a banner year in terms of community volunteer hours for the West Branch Community Development Group (WBCDG). Through the month of July 2016.

2015 = 548 volunteer hours
2016 = 1454 volunteer hours

That is a 165.3% increase in volunteer hours so far this year!!



Thank you Tami Urmie, Cotton Creek Mill; Donna and Vic Zender, It's New Once Again, Ranger

Cormac Broeg, National Park Service; Brad Reiners, Hoover Presidential Foundation, for staffing the West Branch state fair booth on Monday, August 15.



Mark Your Calendars!! FALL FESTIVAL October 7-8, 2016



Watch and www.WestBranchMainStreet.org for more details.



Birthplace Centennial Quilt

The new **Birthplace Centennial Quilt** (BCQ) is up in the visitor center! Designed and overseen by Tami Urmie and Tara Langley of Cotton Creek Mill, and pieced together by quilters from the area, each vivid square represents a National Park unit. Stop by and Find Your Park!



More from Anne Woodward's August 17 visit to West Branch.



A Christmas Past

December 2-3, 2016

Over in the little town where the Secretary of Commerce (Herbert Hoover) and the Idol of Belgium's children was born, [there is a] real live Community Club that is attracting statewide attention by its habit of "doing things".

1922 West Branch Time article by Maud Stratton

Stratton went on to talk about the two big fireplaces someone built on Main Street, the jolly wiener roasts and marshmallow toasts that took place, the huge tree that adorned the square (picture above), and the treats that Santa and Mrs. Claus and two of their children distributed.

This published article sparked the many ideas and notions that have become the basis for A Christmas Past as we know it today, some 95 years later.

A Christmas Past 2016 is going to be an exciting one this year! It all kicks off Saturday, November 26, for Shop Small Saturday, with events throughout the week, cumulating with the festival Friday & Saturday.

*Traditions & Community
Coming Together!*

**City of West Branch
Advisory Board/Commission
Application Form**

Individuals serving on boards or commissions play an important role in advising the City Council on matters of interest to our community and its future. For the most part, Board and Commission members must be residents of West Branch.

When a vacancy occurs an announcement of that vacancy will be posted. No sooner than two weeks later the Mayor and City Council will review all applications. The appointment will be made at a formal City Council meeting. Appointees serve as unpaid volunteers.

This application is a public document and as such it or the information it contains may be reproduced and distributed. This application will remain active for two years and you will automatically be considered for any vacancy occurring during that time.

Name of Board or Commission: Library Board Date: 9-14-16
Your Name: Charles Varnum Street Address: 1658 Baker Ave

Do you live within the corporate limits of West Branch? Yes ☐ No ☒

How long have you been a resident of West Branch? 5 years

Occupation: Sales/Receiving Employer: Theissens of Coralville

Optional Questions (use back of application if necessary)

What experience and/or skills do you have that might especially qualify you to serve on this board or commission?

I've voluntarily served on multiple boards in my lifetime, so I have a good working knowledge of budgeting, planning, and fund-raising.

What particular contributions do you feel you can make to this board or commission?

My family is a weekly user of the library, and have a vested interest in its success and growth.

{AM CONSULTING}

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HOOVER'S
Hometown Days

Hoover's Hometown Days Media Coverage Report

Radio - KXIC 800 AM

4 pre-event interviews and on-site coverage

Interviews With:

- Roger Laughlin, West Branch Mayor
- Pete Swisher, National Park Superintendent
- Melissa Russell, Park & Recreation Director
- Becky Knoche, Assistant Library Director



Radio – WMT Radio

6 total interviews; 1 pre-event interview and 6 onsite interviews

- August 3, Jonny Stax, 5:20PM
- August 5, Nicki Brick, 4:20 PM
- August 5, Becky Knoche, Assistant Library Director, 4:40 PM
- August 5, Mayor Roger Laughlin, 5:00 pm
- August 5, Pete Swisher, 5:20 PM
- August 5, Four kids playing Hooverball, 5:40 PM
- August 5, Tony Senio, Judge for the national Hooverball Championship, 6:00 PM



TV – KGAN (CBS 2 Iowa and Fox 28 Iowa)

2 segments; live coverage (6:30 PM) plus 1 edited segment for evening news



(Anchor Read)



Justin Roberts, KGAN Weather
Anchor and Hoover's
Hometown Days Broadcaster



(Anchor Read)

Print/Online – West Branch Times

5+ Stories; 2 online articles, 3+ print articles

WEST BRANCH TimesOnline **VIEW OUR E-EDITION**

FRONT PAGE NEWS SPORTS EDITORIALS OBITUARIES CLASSIFIEDS WEDNESDAY, AUGUST 10, 2016

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Trick dogs, pre-5K breakfast, 'Circus Boy' join 'Days fest
by Lisa McDonald · News · August 04, 2016

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Multiple new and expanded events will debut this weekend at Hoover's Hometown Days.

Full text is available only to subscribers. If you are currently a subscriber, [click here to access the E-Edition](#).

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“Trick Dogs, pre-5K breakfast, ‘Circus Boy’ join ‘Days fest”

<http://www.westbranchtimes.com/article.php?id=12946>

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FRONT PAGE NEWS SPORTS EDITORIALS OBITUARIES CLASSIFIEDS WEDNESDAY, AUGUST 10, 2016

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Washington Nationals sending Racing Herbie to West Branch
News · August 04, 2016

[f](#) [t](#) [e](#) [G+](#) [+](#) [3](#)

The White House Historical Association and the Washington Nationals are pleased to bring one of the team's mascots, "Racing Herbie" Hoover, to West Branch August 6 to walk in the Hometown Days Parade as part of the annual Hoover's Hometown Days event.

Full text is available only to subscribers. If you are currently a subscriber, [click here to access the E-Edition](#).

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COMMUNITY STATE BANK Member **FDIC** Visit Us On The Web! www.cstbank.com

“Washington Nationals sending Racing Herbie to West Branch”

<http://www.westbranchtimes.com/article.php?id=12945>

Online – Iowa City Press Citizen

Hoover's Hometown Days, Aug. 5-6, in West Branch



(Photo: Zach Berg / Press-Citizen)

A festival dedicated to West Branch's most famous son, President Herbert Hoover, Hoover's Hometown Days features concerts from local artists, the Mayor's Parade Saturday morning and a performance by comedian juggler Bobby Hunt Saturday afternoon.

IOWA CITY
Press-Citizen
PART OF THE USA TODAY NETWORK

“Your guide to Iowa City-area summer festivals”

[http://www.press-citizen.com/story/entertainment/
2016/05/24/your-guide-iowa-city-area-summer-festivals/
84848828/](http://www.press-citizen.com/story/entertainment/2016/05/24/your-guide-iowa-city-area-summer-festivals/84848828/)



Community Calendar Mention

HOOVE HOMETOWN DAYS



Aug 5 Date: 8/5/2016 - 8/6/2016
Time: 4:00 PM - 10:00 PM

Location: City of West Branch
Main Street
West Branch, IA 52772 ([map](#))

Contact: Ashley Pabst (Ashley@amconsultantsgroup.com)

Details

The City of West Branch, IA will be hosting Hoover's Hometown Days, a two-day festival of music, food, rides, fireworks and a lively parade. Full schedule of events at hooverdays.org. The City of West Branch, Iowa will be hosting its annual Hoover's Hometown Days on August 5th and 6th. Hoover's Hometown Days, West Branch's premier event of the summer, is a two-day festival where the city comes to life with music, food, rides, captivating fireworks and a lively parade that takes over the downtown area. Performers include the 34th Army Band and the Dean-O-Holics, while other activities featured range from inflatables to comedy shows. The weekend honors Herbert Hoover, 31st president of the United States and West Branch native. The festival also supports the city's mission of maintaining West Branch's small town, fun family atmosphere. Full schedule of events at hooverdays.org.



Community Calendar Mention

4:00 PM

Hoover's Hometown Days

Friday, August 05, 2016 @ Village Green

EVENT

Info

110 Parkside Drive
West Branch, IA 52358

[Help us update your page »](#)

MAP & DIRECTIONS



DESCRIPTION

The City of West Branch, Iowa will be hosting its annual Hoover's Hometown Days on August 5th and 6th. Hoover's Hometown Days, West Branch's premier event of the summer, is a two-day festival where the city comes to life with music, food, rides, captivating fireworks and a lively parade that takes over the downtown area. Performers include the 34th Army Band and the Dean-O-Holics, while other activities featured range from inflatables to comedy shows. The weekend honors Herbert Hoover, 31st president of the United States and West Branch native. The festival also supports the city's mission of maintaining West Branch's small town, fun family atmosphere.

Additional links:

<http://www.hooverdays.org/>

Like 0 G+1 SHARE

reminder: iCal | Google Calendar



Community Calendar Mention

Hoover Hometown Days

Friday, August 5

The City of West Branch, Iowa will be hosting its annual Hoover's Hometown Days on August 5th and 6th. Hoover's Hometown Days, West Branch's premier event of the summer, is a two-day festival where the city comes to life with music, food, rides, captivating fireworks and a lively parade that takes over the downtown area.

Where: Downtown West Branch, IA

When: 4:00 PM - 11:00 PM

Who: All ages On Friday,

How: See a full schedule of event start times at <http://www.hooverdays.org/events.html>

Cost: No cost, unless you are purchasing food or antiques or items from the tents or are participating in Hooverball

For more info: <http://www.hooverdays.org/>

Other Community Calendars



LITTLE VILLAGE
IOWA CITY'S NEWS & CULTURE MAGAZINE



AMERICANTOWNS.COM



The IOWA SOURCE
IOWA'S ENLIGHTENING MAGAZINE



VISITQUADCITIES.COM

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ORDINANCE NO. 742

AN ORDINANCE AMENDING TITLE “POLICE, FIRE AND EMERGENCIES”, CHAPTER 30 “POLICE DEPARTMENT”

1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 30 “POLICE DEPARTMENT” of the Code of West Branch, Iowa is hereby amended by deleting Section 30.11 “RESIDENCY REQUIREMENT” in its entirety and inserting in lieu thereof:

30.11 RESIDENCY REQUIREMENT

All full-time peace officers, including the Police Chief, shall establish a residence within an eight mile radius of West Branch within six months of their date of employment, and continued residency within that eight mile radius of West Branch is a requirement for continued employment with the City. Peace officers will not utilize a city vehicle for transportation to and from any residence outside of the city limits, unless the full-time peace officer is on call and receives authorization from the Police Chief to do so. The Police Chief shall ensure that all full-time peace officers comply with these requirements.

2. This amendment to the ordinance shall be in full effect from and after its publication as by law provided.

3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

4. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

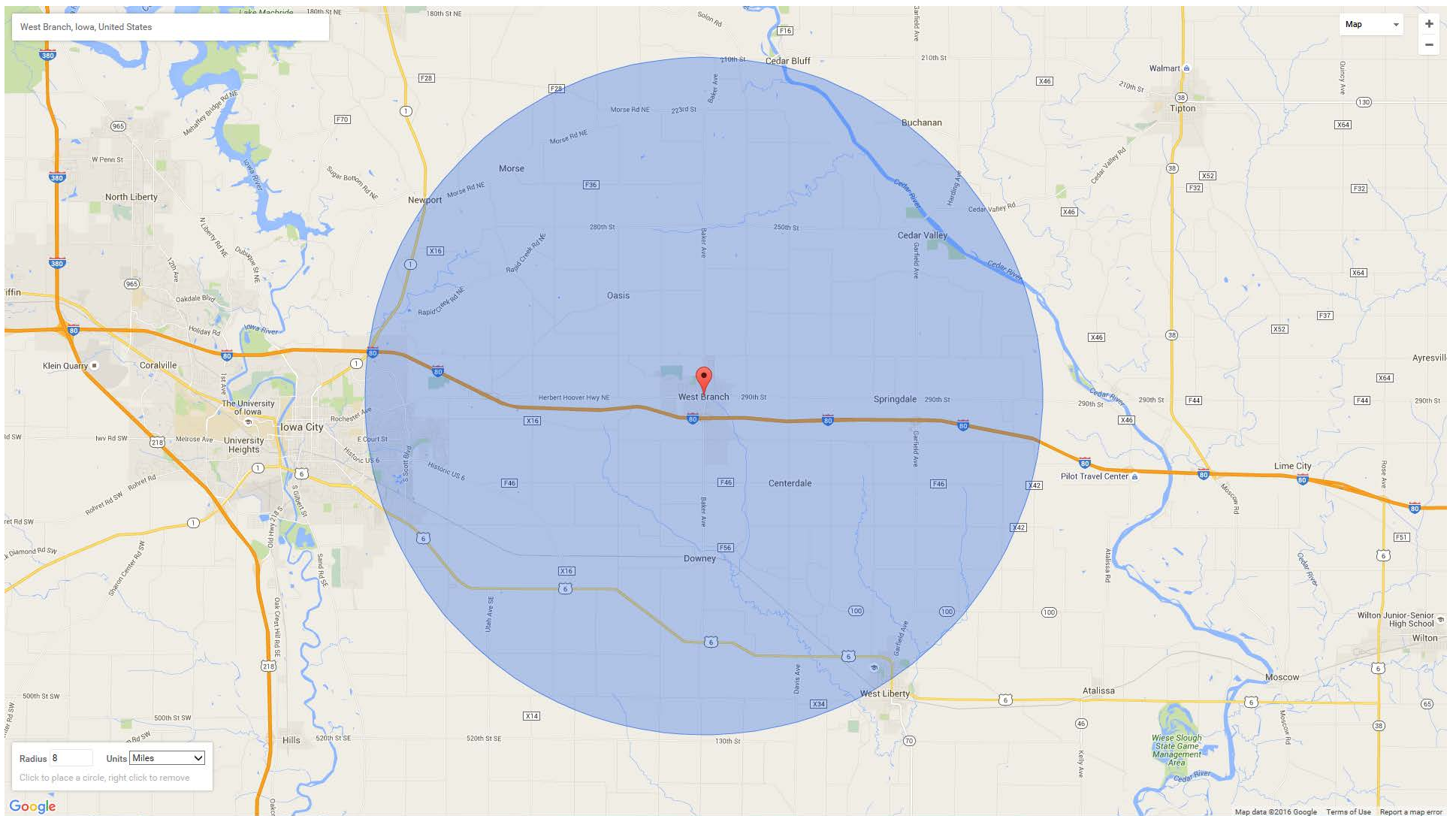
Passed and approved this 3rd day of October, 2016.

First Reading:	September 6, 2016
Second Reading:	September 19, 2016
Third Reading:	October 3, 2016

Roger Laughlin, Mayor

Attest:

Matt Muckler, City Administrator/Clerk



ORDINANCE NO. 743

AN ORDINANCE AMENDING TITLE CHAPTER 92 “WATER RATES”

1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 92 “WATER RATES” of the Code of West Branch, Iowa is hereby amended by deleting Section 92.02 in its entirety and inserting in lieu thereof:

92.02 RATES FOR SERVICE.

Water service shall be furnished at the rate of:

\$5.23 per 1,000 gallons, with a 1,700-gallon minimum, payable monthly effective July 1, 2012.

All consumption over 250,000 gallons per meter per month stays at this rate.

\$7.79 per 1,000 gallons, with a 1,700-gallon minimum, payable monthly effective July 1, 2016.

\$7.95 per 1,000 gallons, with a 1,800-gallon minimum, payable monthly effective July 1, 2017.

\$8.10 per 1,000 gallons, with a 1,900-gallon minimum, payable monthly effective July 1, 2018.

\$8.27 per 1,000 gallons, with a 2,000-gallon minimum, payable monthly effective July 1, 2019.

\$8.43 per 1,000 gallons, with a 2,000-gallon minimum, payable monthly effective July 1, 2020.

\$8.60 per 1,000 gallons, with a 2,000-gallon minimum, payable monthly effective July 1, 2021.

2. This amendment to the ordinance shall be in full effect from and after its publication as by law provided.
3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.
4. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 3rd day of October, 2016.

First Reading: October 3, 2016

Second Reading:

Third Reading:

Roger Laughlin, Mayor

Attest:

Matt Muckler, City Administrator/Clerk

Date of Increase	Proposed Increase	Proposed Minimum Gallons Increase	Price per unit	Water	Sewer	Recycling	Storm-water	Sales Tax	Total minimum bill	Total per month increase	Total per year increase	min users annual water and sewer increase	all other users annual water and sewer increase	total annual increase	total water fund increase
1-Jul-16	7.79	1.7	13.24	13.24	13.24	4.75	2.50	0.93	\$ 34.66						
1-Jul-17	7.95	1.8	14.30	14.30	14.30	4.75	2.75	1.00	\$ 37.11	\$ 2.44	\$ 29.32	\$ 7,220.13	\$ 16,003.11	\$ 23,223.24	\$ 13,005.01
1-Jul-18	8.10	1.9	15.40	15.40	15.40	4.75	3.00	1.08	\$ 39.63	\$ 2.52	\$ 30.24	\$ 7,449.47	\$ 15,002.71	\$ 22,452.18	\$ 12,573.22
1-Jul-19	8.27	2	16.53	16.53	16.53	4.75	3.00	1.16	\$ 41.97	\$ 2.35	\$ 28.18	\$ 6,938.38	\$ 17,003.07	\$ 23,941.45	\$ 13,407.21
1-Jul-20	8.43	2	16.86	16.86	16.86	4.75	3.00	1.18	\$ 42.66	\$ 0.68	\$ 8.21	\$ 1,965.58	\$ 16,002.89	\$ 17,968.47	\$ 10,062.34
1-Jul-21	8.60	2	17.20	17.20	17.20	4.75	3.00	1.20	\$ 43.36	\$ 0.70	\$ 8.38	\$ 2,006.49	\$ 17,003.07	\$ 19,009.56	\$ 10,645.35

Number of minimum users in July 2016 was 249

Number of total users in July 2016 was 1001

RESOLUTION NO. 1518

RESOLUTION APPROVING WEST BRANCH HIGH SCHOOL PHASE 3 IMPROVEMENTS
PROJECTS SITE PLAN

WHEREAS, the West Branch Community School District has heretofore submitted a proposed Site Plan to construct the third phase of site improvements at West Branch High School in the City of West Branch, Iowa (the “Project”); and

WHEREAS, said Site Plan has heretofore been reviewed by City Staff, including the City Engineer; and

WHEREAS, the Site Plan has been found to conform to West Branch Code of Ordinances; and

WHEREAS, the City of West Branch Planning and Zoning Commission has reviewed the Site Plan and recommended its approval to the West Branch City Council; and

WHEREAS, it is now necessary for the City Council to approve said Site Plan.

NOW, THEREFORE, be it resolved by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Site Plan for the Project be and the same are hereby accepted and approved.

* * * * *

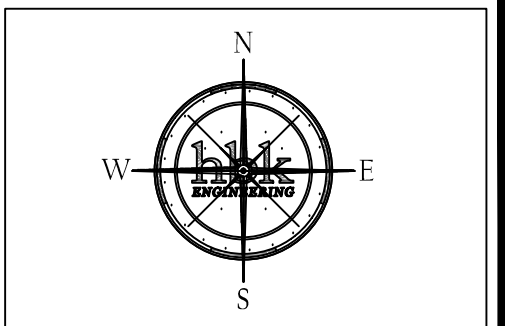
Passed and approved this 3rd day of October, 2016.

Roger Laughlin, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

WEST BRANCH HIGH SCHOOL
PHASE 3 IMPROVEMENTS
FIRE SAFETY AND GRADING IMPROVEMENTS
WEST BRANCH, IOWA



PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:
COVER

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:

WEST BRANCH
COMMUNITY SCHOOLS

WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

FOLDER NAME:
16-0849

DATE CREATED:
08-15-2016

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
08-15-16	SITE PLAN	JDP	NJB
09-14-16	BID DOCUMENTS	JDP	NJB
09-19-16	BID DOCUMENTS	SPR	BAB

PROJECT MANAGER:
BOELK

SHEET:
C100

CONTACTS

UTILITY LOCATING CREW	"ONE CALL" P: 800-222-2222
PUBLIC WORKS DEPARTMENT	A: MATT OODALE P: 319-338-2222
SUPERINTENDENT OF SCHOOLS	A: KEVIN HATFIELD P: 319-338-2213
CITY ADMINISTRATOR	A: MATT MECKLER P: 319-338-2222
MAYOR	A: ROBERT LAHLIN P: 319-338-2222
EMERGENCY	A: WEST BRANCH POLICE DEPARTMENT P: 319-338-2222
CITY ENGINEER	A: DAVE SCHECHTER VEENSTRA & KIMM, INC. P: 319-338-2222

PROJECT INFORMATION

- SCOPE OF WORK
1. NEW 1" FIRE LANE WITH 1" WATER MAIN AND HYDRANTS AROUND HIGH SCHOOL BUILDING.
 2. GRADING AND SANITARY SEWER FOR FUTURE MULTI-USE FACILITY DEVELOPMENT.

PROJECT LOCATION

LOCATION MAP
NOT TO SCALE



INDEX OF SHEETS

SHEET	TITLE
C100	COVER SHEET
C200	EXISTING SITE PLAN & TOPOGRAPHIC SURVEY
C300	DEMOLITION PLAN
C100	SITE GRADING AND EROSION CONTROL
C101	SITE GRADING AND EROSION CONTROL
C100	UTILITY LAYOUT PLAN
C101	WATER PROFILE
C102	SANITARY PROFILE
C103	SANITARY PROFILE
C100	PAVING PLAN AND PROFILE SHEETS
C101	PAVING PLAN AND PROFILE SHEETS
C102	SIDEWALK PAVING DETAILS
C103	SIDEWALK PAVING DETAILS
C100	GENERAL NOTES
C101	SITE DETAILS
C102	SITE DETAILS
C103	SITE DETAILS
C100	SITE DETAILS



CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

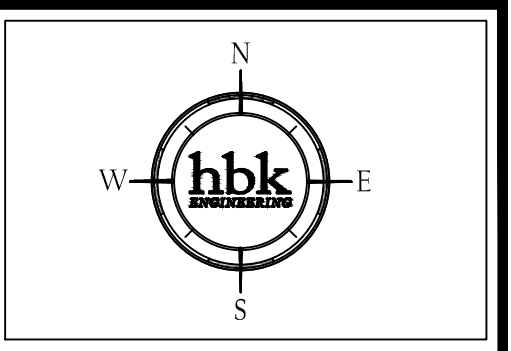
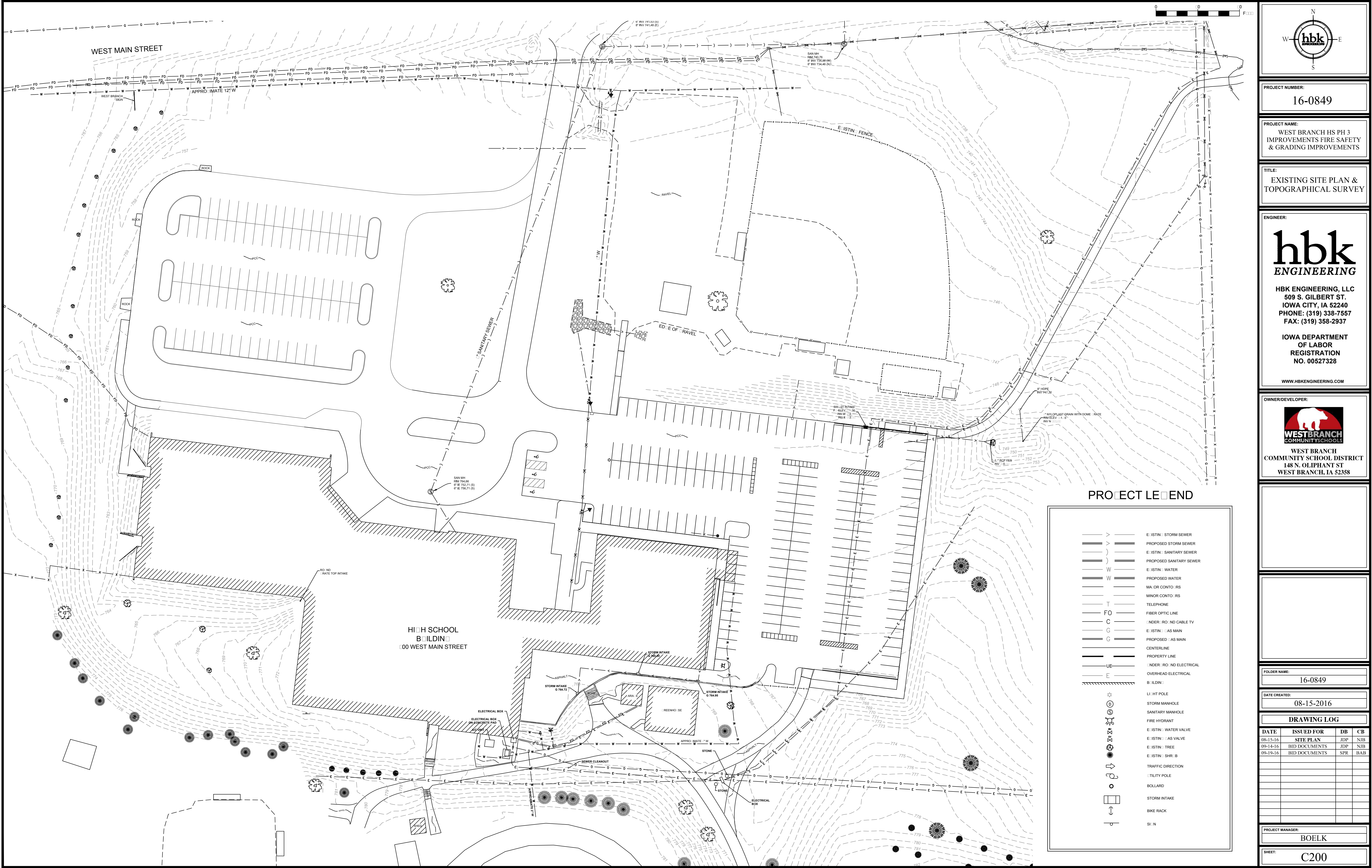
SIGNED: _____ DATE: _____

BRIAN B. BOELK, P.E.

LICENSE NUMBER 16503.

MY LICENSED RENEWAL DATE IS DECEMBER 31, 2016.

PAGES OR SHEETS COVERED BY THIS SEAL: _____.



PROJECT NUMBER:
16-0849

PROJECT NAME:
**WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS**

TITLE:
**EXISTING SITE PLAN &
TOPOGRAPHICAL SURVEY**

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:

**WEST BRANCH
COMMUNITY SCHOOLS**

WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

PROJECT LEGEND

	E:ISTIN: STORM SEWER
	PROPOSED STORM SEWER
	E:ISTIN: SANITARY SEWER
	PROPOSED SANITARY SEWER
	E:ISTIN: WATER
	PROPOSED WATER
	MAJOR CONTOURS
	MINOR CONTOURS
	TELEPHONE
	FIBER OPTIC LINE
	UNDER: RO:ND CABLE TV
	E:ISTIN: GAS MAIN
	PROPOSED GAS MAIN
	CENTERLINE
	PROPERTY LINE
	UNDER: RO:ND ELECTRICAL
	OVERHEAD ELECTRICAL
	BUILDING
	LIGHT POLE
	STORM MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	E:ISTIN: WATER VALVE
	E:ISTIN: GAS VALVE
	E:ISTIN: TREE
	E:ISTIN: SHRUB
	TRAFFIC DIRECTION
	UTILITY POLE
	BOLLARD
	STORM INTAKE
	BIKE RACK
	SIGN

FOLDER NAME:
16-0849

DATE CREATED:
08-15-2016

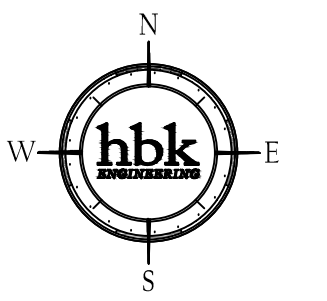
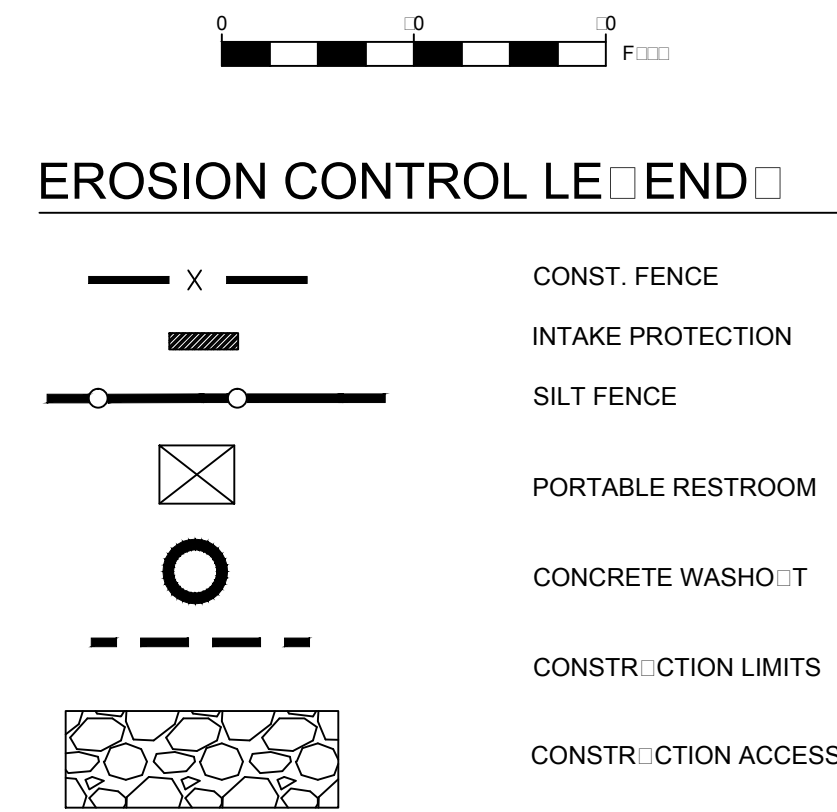
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DATE	ISSUED FOR	DB	CB
08-15-16	SITE PLAN	JDP	NJB
09-14-16	BID DOCUMENTS	JDP	NJB
09-19-16	BID DOCUMENTS	SPR	BAB

PROJECT MANAGER:
BOELK

SHEET:
C200



1. **S**lopes shall be constructed in accordance with the design and shall be constructed in accordance with the design and shall be constructed in accordance with the design. **P**rior to construction, the design shall be approved by the Engineer.
2. **S**lopes shall be constructed in accordance with the design and shall be constructed in accordance with the design. **F**ilter sock may be used for utility slopes. **M**aximum slope shall be 4:1.
3. **C**onstruction shall be in accordance with the design and shall be constructed in accordance with the design. **L**ocations may move with approval by Engineer and shall be in accordance with the design.
4. **L**ocations shall be in accordance with the design and shall be constructed in accordance with the design. **E**ngineer shall be in accordance with the design.
5. **I**nspection shall be in accordance with the design and shall be constructed in accordance with the design. **E**ngineer shall be in accordance with the design.
6. **T**he design shall be in accordance with the design and shall be constructed in accordance with the design. **E**ngineer shall be in accordance with the design.

[illegible]

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

**IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328**

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358**

DATE CREATED:	08-15-2016
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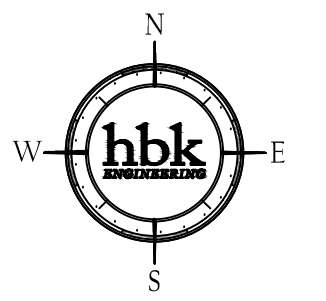
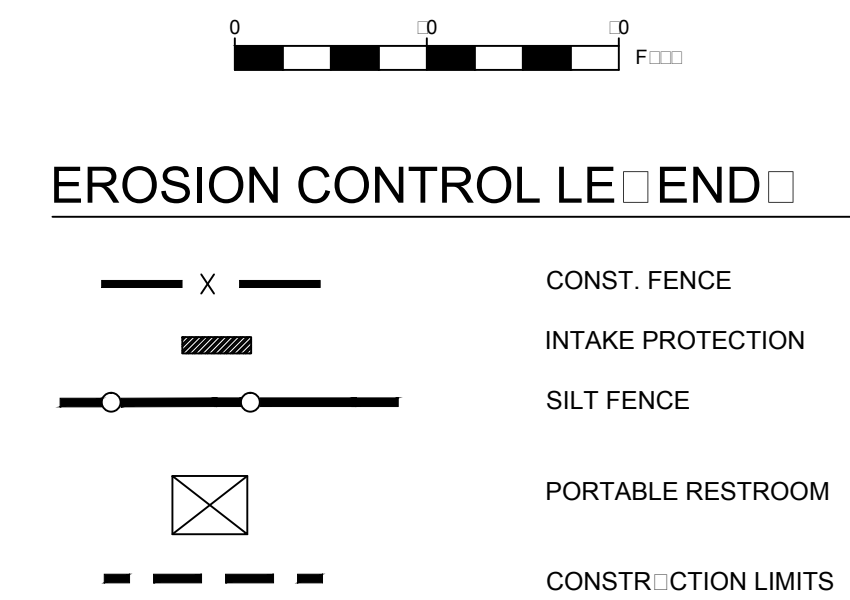
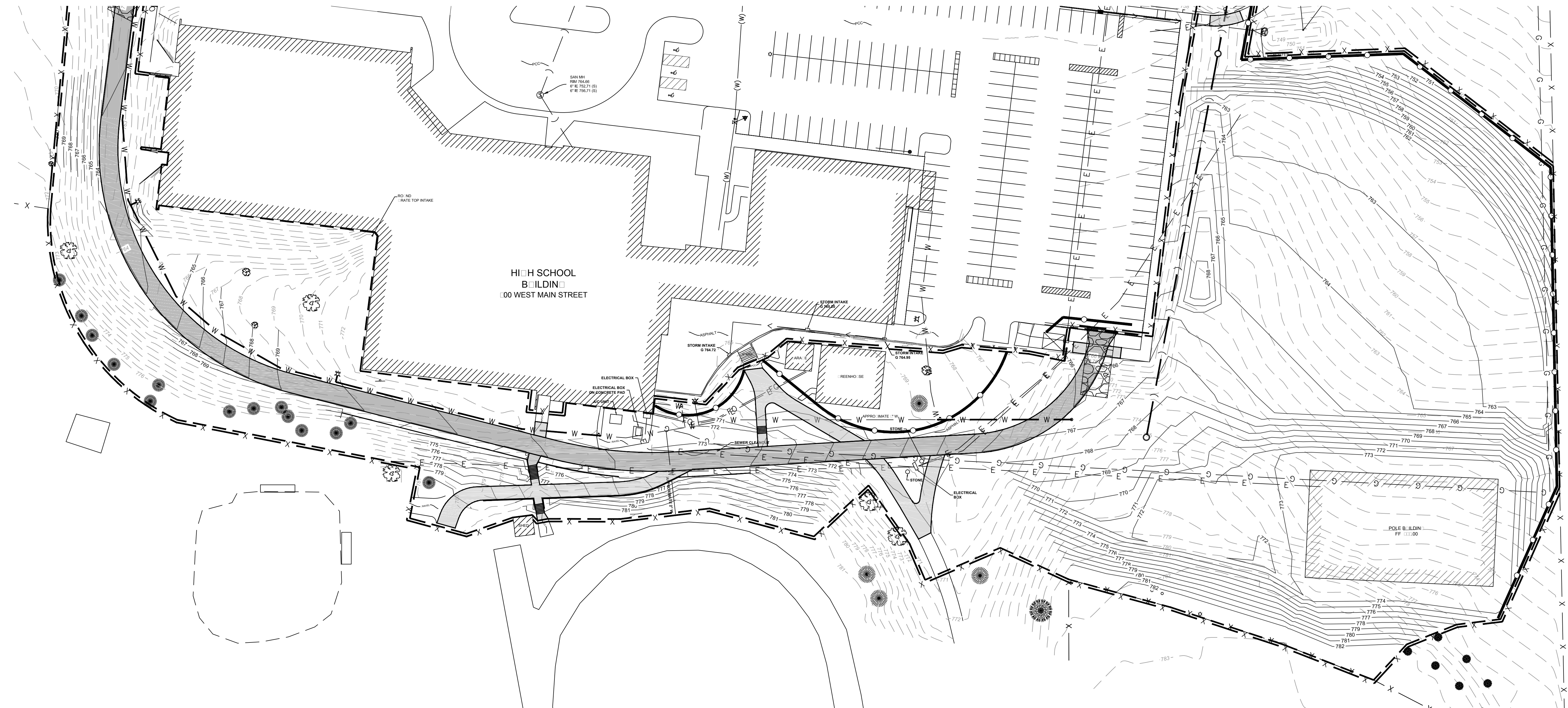
SHEET: C400

Erosion Control

- [illegible]

Construction Limits

1. Preremove all trees and brush as indicated on plans and dispose offsite. If C... .. C... .. E... ..
2. Remove all trees and brush as indicated on plans and dispose offsite. If C... .. C... .. E... ..
3. C... .. M... ..
4. C... .. only required during excavation and if or while open trenches exist. C... ..
5. Safety is of importance as this is a school. Evaluation of site



PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE: SITE GRADING &
EROSION CONTROL PLAN
SOUTH SIDE

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOL DISTRICT**
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

FOLDER NAME: 16-0849

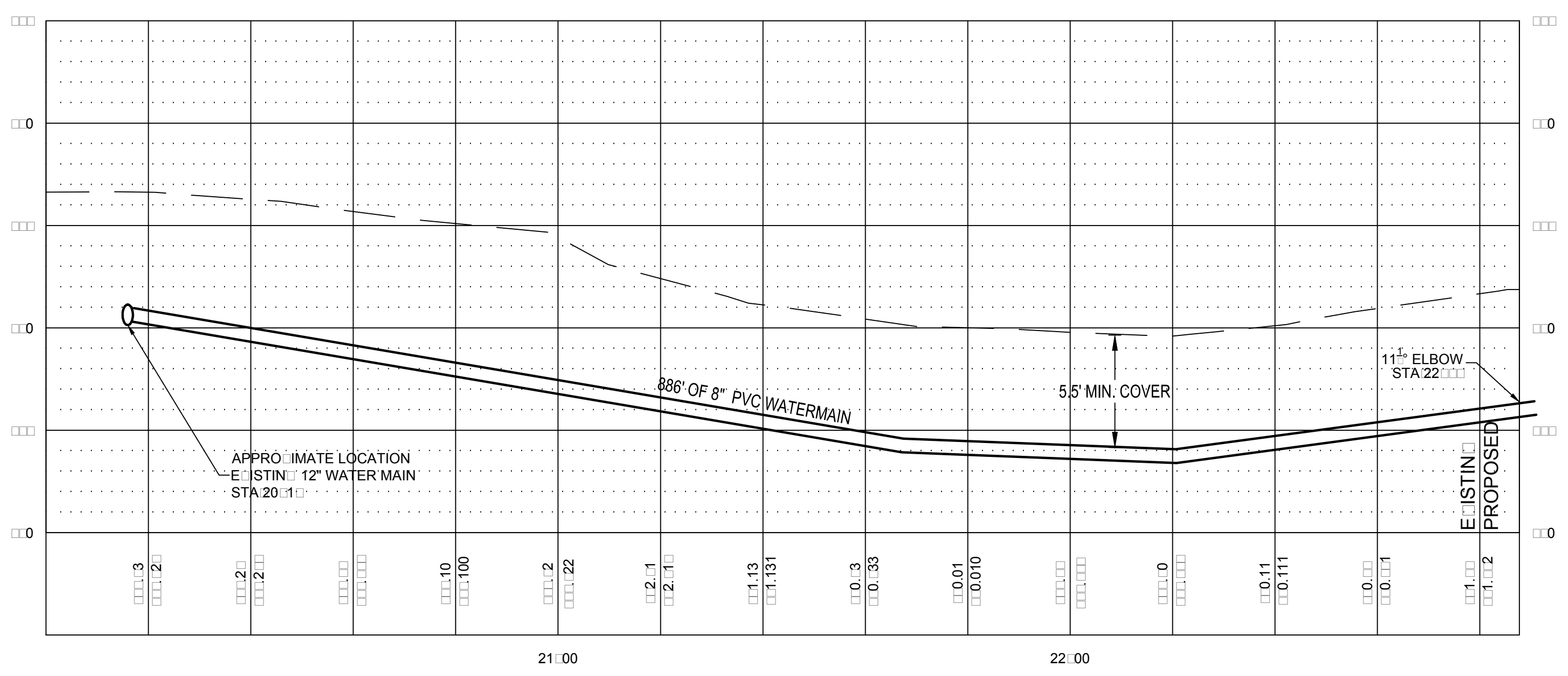
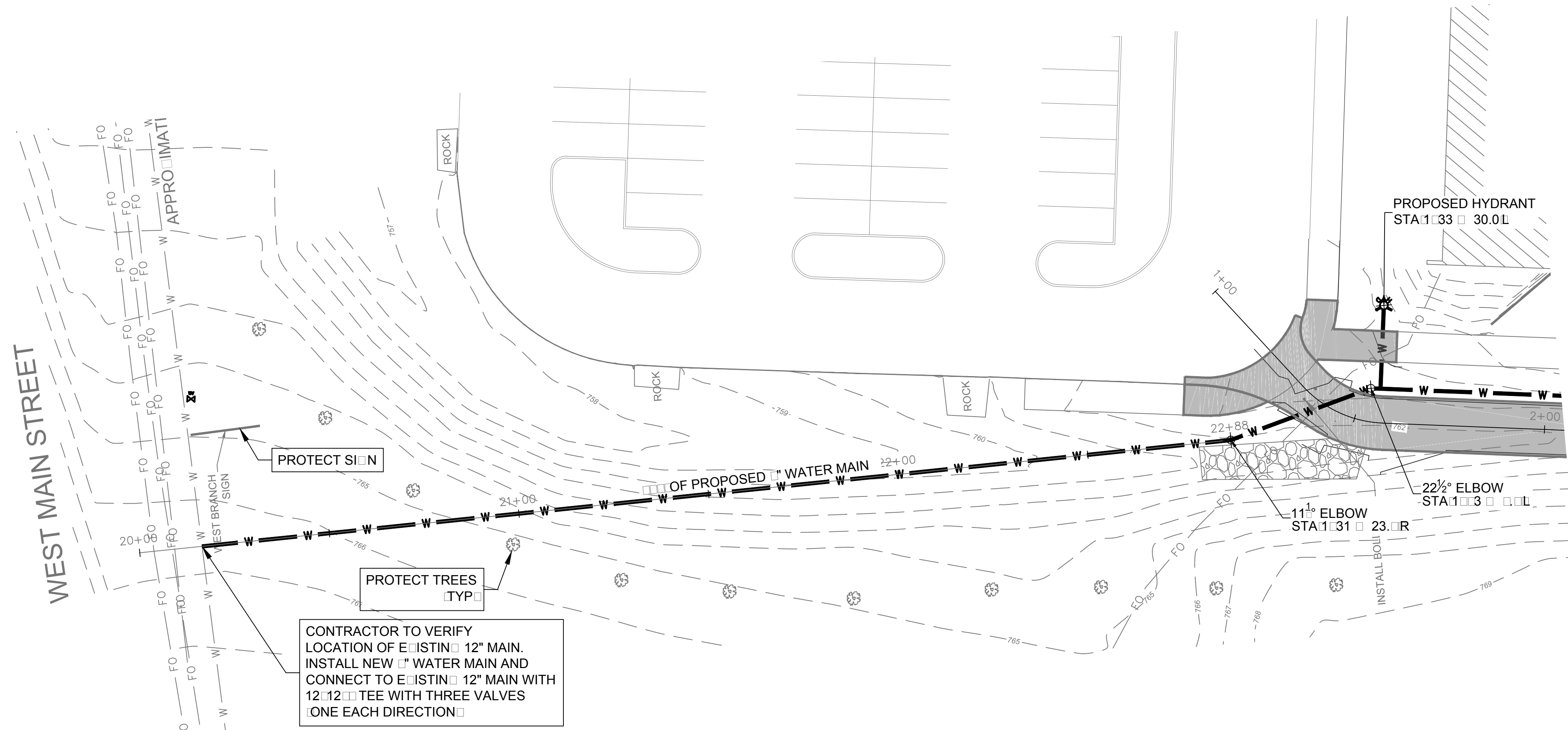
DATE CREATED: 08-15-2016

RAWING LOG

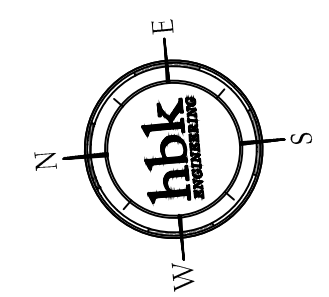
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PROJECT MANAGER:	BOELK
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SHEET: C401



WATERMAIN PROFILE FROM CONNECTION TO MAIN TO NW CORNER OF BUILDING
SEE C-00 & C-01 FOR WATERMAIN PROFILE ADJACENT TO FIRE LANE



PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:
WATERMAIN PROFILE

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
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NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



WEST BRANCH
COMMUNITY SCHOOLS

WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

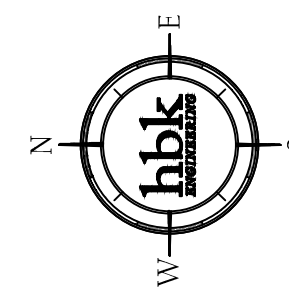
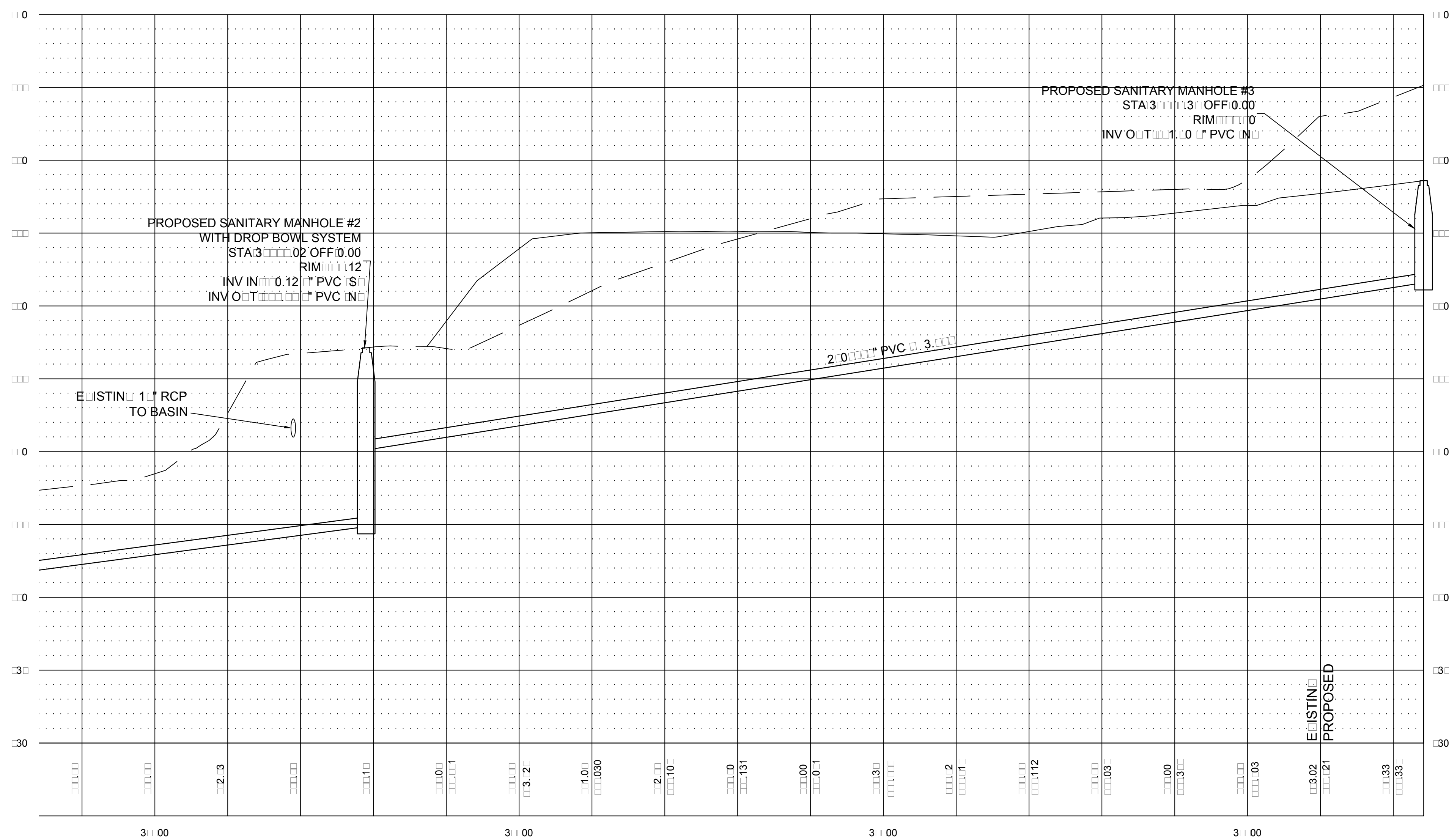
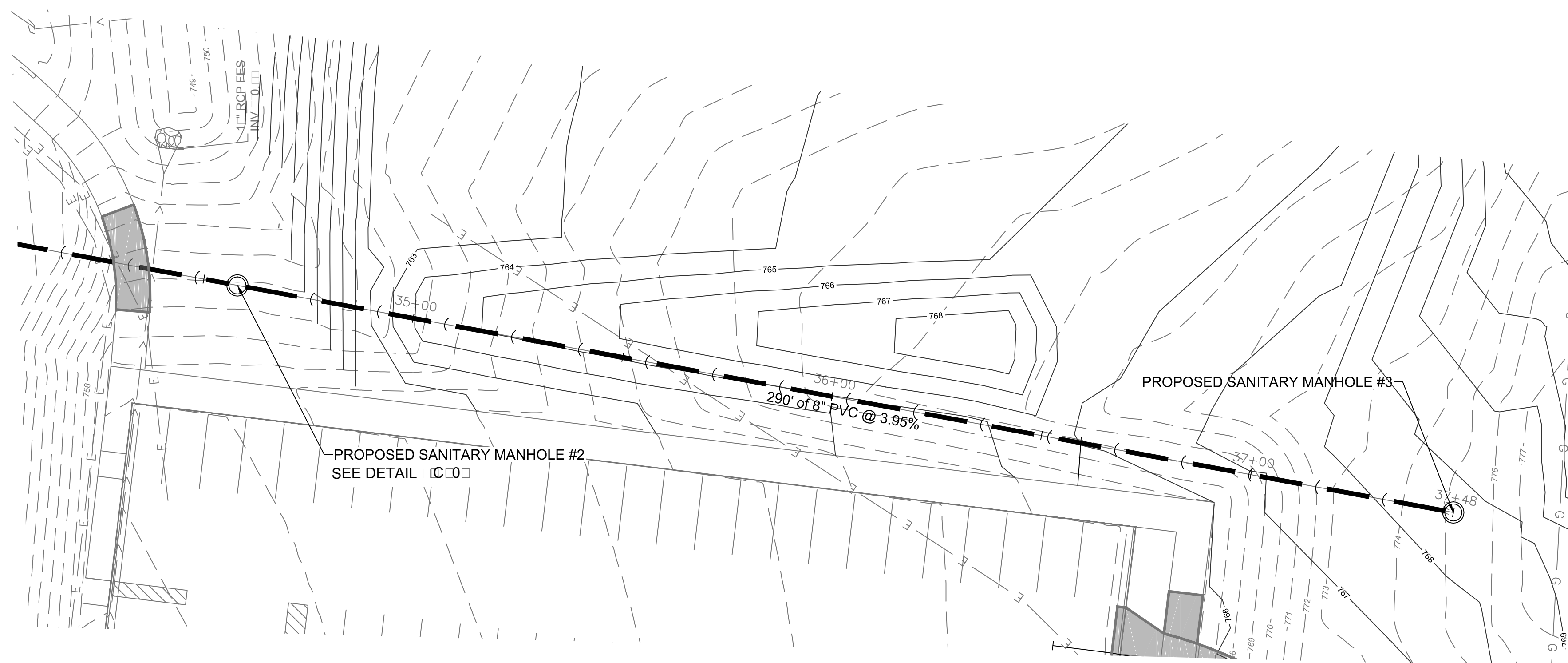
FOLDER NAME:
16-0849

DATE CREATED:
08-15-2016

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
08-15-16	SITE PLAN	JDP	NJB
09-14-16	BID DOCUMENTS	JDP	NJB
09-19-16	BID DOCUMENTS	SPR	BAB

PROJECT MANAGER:
BOELK

SHEET:
C501



PROJECT NUMBER:

16-0849

PROJECT NAME:

WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:

SANITARY PROFILE

ENGINEER:

hbk

ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

**IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328**

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358**

FOLDER NAME:

16-0849

DATE CREATED:

08-15-2016

DRAWING LOG

[illegible]

PROJECT MANAGER:

BOELK

SHEET:

C503

00 WEST MAIN STREET

CONTRACTOR TO VERIFY CONNECTION TYPE AND LOCATION. CONTRACTOR TO INSTALL 12" TEE WITH 4" GATE VALVE ON PROPOSED LINE WEST

STORM INTAKE G 765.20

STORM INTAKE G 764.72

STORM INTAKE G 764.95

ASPHALT

STONE

RAVEL

SHED

ELECTRICAL BOX

ELECTRICAL BOX ON CONCRETE PAD

A/C UNIT

SEWER CLEANOUT

APPROXIMATE 12" W

100' OF PROPOSED 12" WATER MAIN

CONTRACTOR TO VERIFY CONNECTION TYPE AND LOCATION. CONTRACTOR TO INSTALL 12" TEE WITH 4" GATE VALVE ON PROPOSED ST. B TO EAST

INSTALL BLOW OFF AT END OF 12" WATER MAIN STA. 10+00 TO 12+00

11 1/2" ELBOW STA. 12+00

0 20 0 FEET

PROJECT NUMBER: 16-0849

PROJECT NAME: WEST BRANCH HS PH 3 IMPROVEMENTS FIRE SAFETY & GRADING IMPROVEMENTS

TITLE: PAVING & WATER PLAN

ENGINEER: hbk ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT OF LABOR REGISTRATION NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER: WEST BRANCH

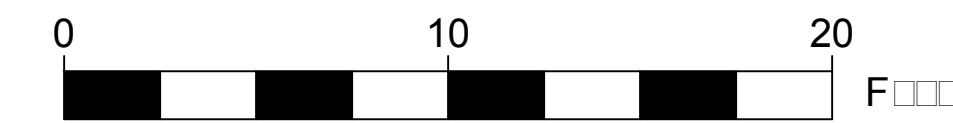
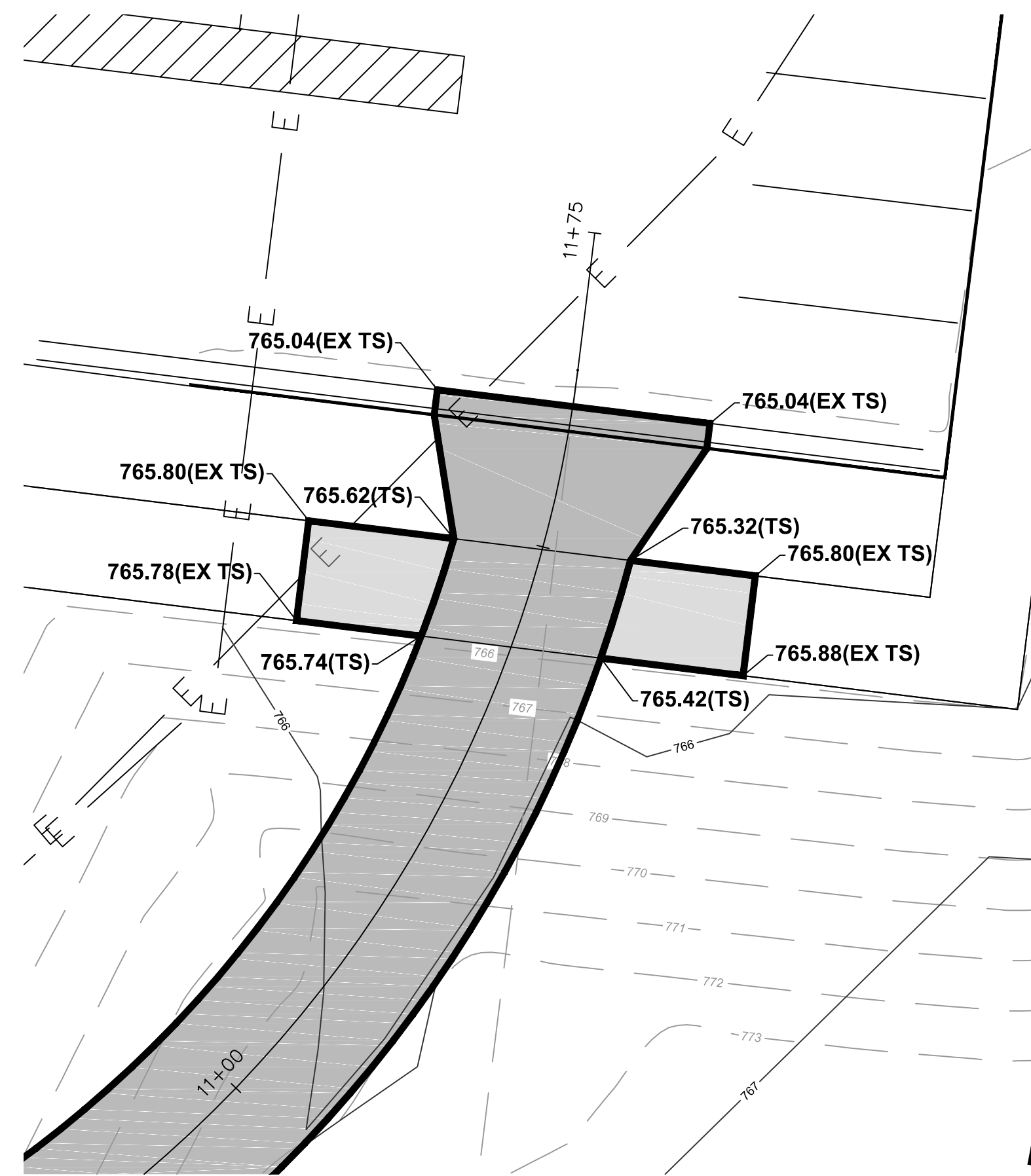
OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358**

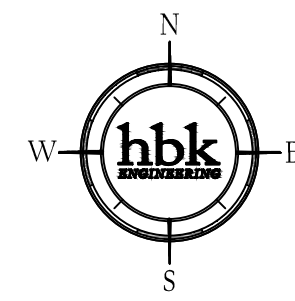
- 1. The Contractor shall coordinate water main and water service installation with the West Branch Community School District to avoid closing of school and school events.**
- 2. The Contractor shall coordinate the connection to the existing 12" water main with the City of West Branch to plan and schedule water shutdowns if/as needed.**





NOTES

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2. The Contractor shall coordinate the connection to the existing 12" water main with the City of West Branch to plan and schedule water shutdowns if/as needed.



PROJECT NUMBER:

16-0849

PROJECT NAME:

WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:

SIDEWALK PAVING DETAILS

ENGINEER:

hbk

ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
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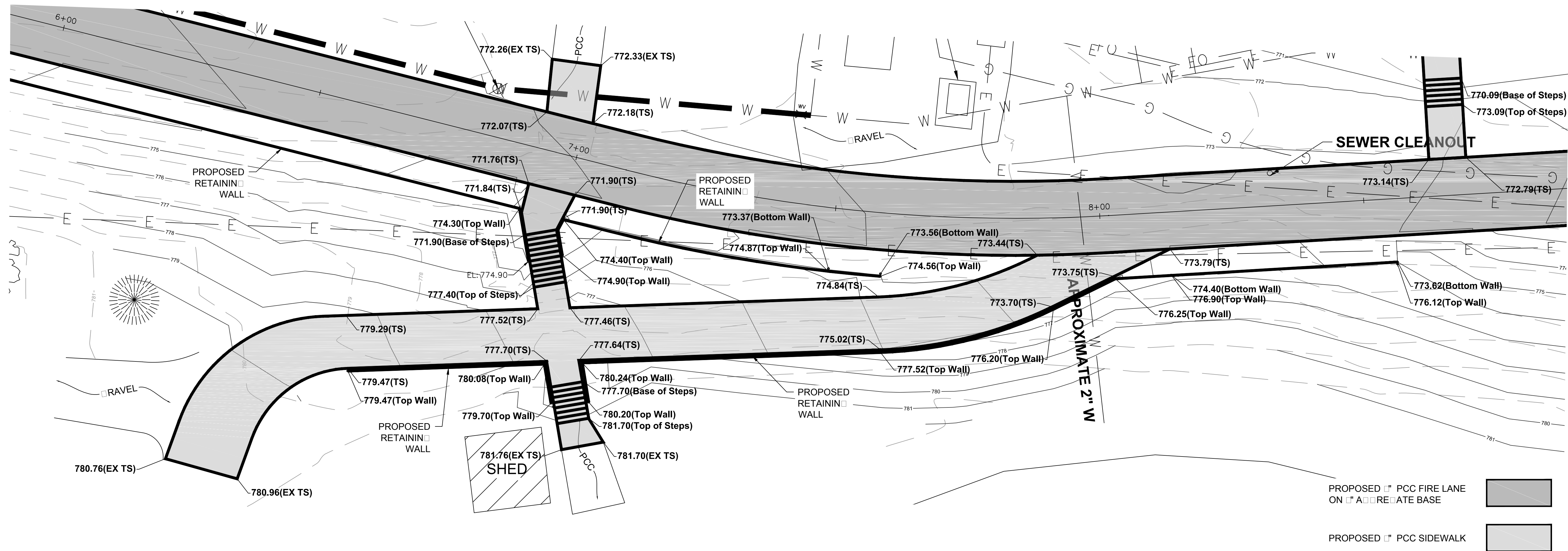
**IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328**

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358**

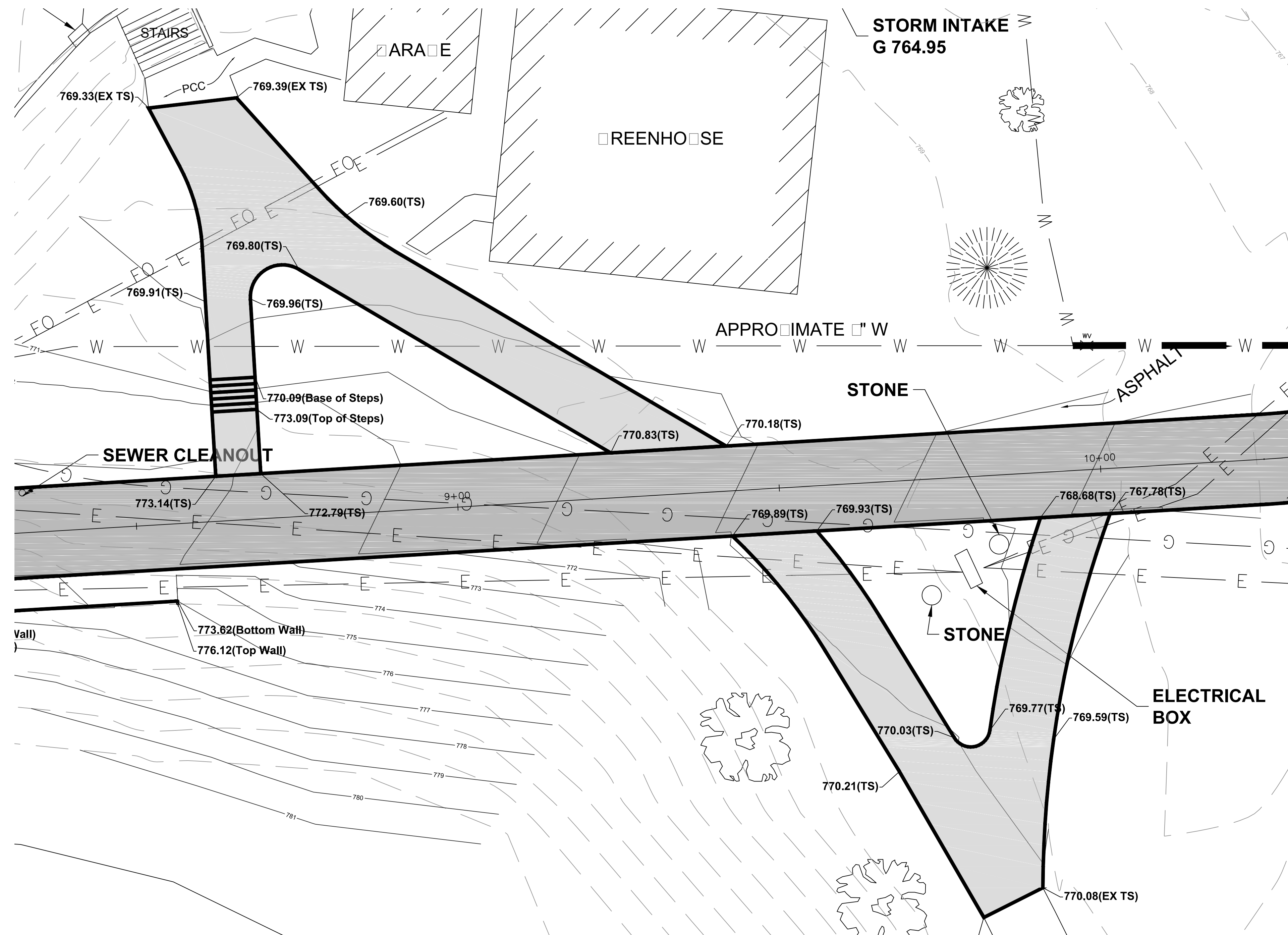


PROPOSED 12" PCC FIRE LANE
ON 12" ASPHRETE BASE

PROPOSED 4" PCC SIDEWALK

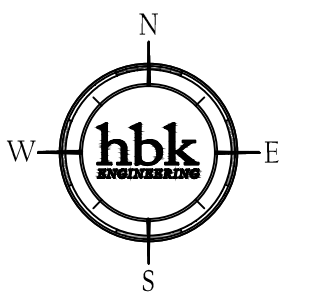
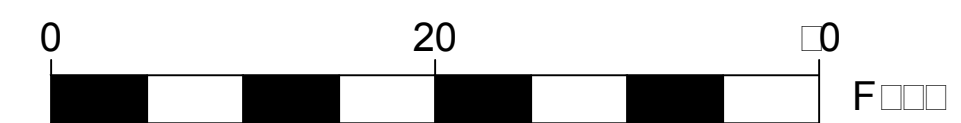
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PROPOSED 12" PCC FIRE LANE
ON 12" ASPHALT BASE

PROPOSED 4" PCC SIDEWALK



PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:

**SIDEWALK
PAVING DETAILS**

ENGINEER:

hbk

ENGINEERING


HBK ENGINEERING, LLC
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**WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358**



FOLDER NAME: 16-0849

DATE CREATED: 08-15-2016

DRAWING LOG

[illegible]

PROJECT MANAGER:	BOELK
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SHEET: C603

POLLUTION PREVENTION PLAN

ALL CONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT LIMITS FOR WEST BRANCH HIGH SCHOOL PHASE 3 IMPROVEMENTS FIRE SAFETY AND GRADING IMPROVEMENTS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN IS FOR THE CONSTRUCTION OF WEST BRANCH HIGH SCHOOL PHASE 3 IMPROVEMENTS FIRE SAFETY AND GRADING IMPROVEMENTS IN WEST BRANCH, IA. THIS PROJECT INCLUDES CLEARING AND GRUBBING GRADING RESTORATION AND INSTALLATION OF PAVEMENT WATER MAIN STORM SEWER AND SANITARY SEWER.

THIS PPP COVERS APPROXIMATELY 21 ACRES WITH AN ESTIMATED 10 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS MORE THAN ONE ACRE DISTURBED. THIS AN IDNR GENERAL PERMIT NO. 2 HAS BEEN OBTAINED AND SHALL BE FOLLOWED.

REFER TO THE PROJECT PLANS FOR LOCATIONS OF TYPICAL SLOPES DITCH GRADES AND MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS. A COPY OF THESE PLANS WILL BE ON FILE AT THE CLERKS OFFICE OF CITY OF WEST BRANCH. RUNOFF FROM THIS PROJECT WILL FLOW INTO AN EXISTING DETENTION POND AND DITCH WHICH THEN LEADS TO THE HOOVER RIVER.

POTENTIAL SOURCES OF POLLUTION

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT THAT MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RELATED OPERATIONS. THESE OTHER OPERATIONS HAVE STORM WATER RUNOFF THE REGULATION OF WHICH IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE SPECIFIC LAND USES. EXAMPLES ARE:

COMMERCIAL AND INDUSTRIAL ACTIVITIES

RUNOFF FROM COMMERCIAL INDUSTRIAL AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS THAT COULD BE COMMINLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

2. CONTROLS

AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED PRIOR TO BEGINNING GRADING EROSION OR CLEARING AND GRUBBING OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. USE SILT FENCE AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZATION SEEDING SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 21 DAYS THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING WITHIN 10 DAYS. OTHER STABILIZATION METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 2.02 OF THE STANDARD SPECIFICATION. IF THE WORK INVOLVED IS NOT APPLICABLE TO ANY CONTRACT ITEMS, THE WORK SHALL BE PAID FOR ACCORDING TO ARTICLE 110.03 PARAGRAPH B.

AS THE WORK PROGRESSES ADDITIONAL EROSION CONTROL ITEMS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THESE MAY BE ITEMS SUCH AS SILT FENCE DITCH CHECKS MULCH AND OTHER APPROPRIATE MEASURES WHICH SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR WILL COMPLETE THE CONSTRUCTION WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION ON ALL DISTURBED AREAS.

3. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS RULES AND REGULATIONS THE MORE RESTRICTIVE LAWS RULES OR REGULATIONS SHALL APPLY.

APPROVED STATE OR LOCAL PLANS

DURING THE COURSE OF THIS CONSTRUCTION IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

4. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER INCLUDING CLEANING REPAIRING OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

THE CONTRACTOR IS REQUIRED TO CLEAN ADJACENT PARKING LOTS AND/OR STREETS OF SOIL DEPOSITED BY CONSTRUCTION TRAFFIC AS REQUIRED TO PREVENT SOIL RUNOFF AND DUST.

5. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

6. NON-STORM DISCHARGES

NON-STORM DISCHARGE INCLUDES SURFACE DRAINS I.E. LONGITUDINAL AND STANDARD SUBDRAINS SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS CLASS A STONE OR EROSION STONE.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2.01 STABILIZING CROP SEEDING AND FERTILIZING.

SEED MIXTURES SHALL BE ON OF THE FOLLOWING:

SPRING MARCH 1 TO MAY 20
WINTER RYE OR OATS 1 BUSHEL PER ACRE
SODAN GRASS PIPER 2 LBS. PER ACRE
FESCUE KENTUCKY 31 OR FAWN 10 LBS PER ACRE
ALFALFA RANIER OR VERNAL 5 LBS PER ACRE

SUMMER MAY 21 TO JULY 20
OATS 1 BUSHEL PER ACRE
SODAN GRASS PIPER 3 LBS. PER ACRE
FESCUE KENTUCKY 31 OR FAWN 10 LBS PER ACRE
ALFALFA RANIER OR VERNAL 5 LBS PER ACRE

FALL JULY 21 TO SEPTEMBER 30
WINTER RYE 2 BUSHEL PER ACRE
FESCUE KENTUCKY 31 OR FAWN 10 LBS PER ACRE
ALFALFA RANIER OR VERNAL 5 LBS PER ACRE

AFTER AUGUST 31 HAIRY VETCH SHALL BE SUBSTITUTED FOR ALFALFA AT THE RATE OF 10 LBS PER ACRE

FERTILIZER SHALL BE APPLIED AT A RATE OF 100 LBS PER ACRE OF SYNTHETICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER.

GRADING NOTES

1. MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 1:1 HORIZONTAL TO 1:1 VERTICAL.

2. NO EXCAVATION SHALL BE ALLOWED WITHIN 2 FEET OF PROPERTY LINES.

3. WHERE HEIGHT OF FILL IS GREATER THAN 30 FEET AN INTERMEDIATE TERRACE OF AT LEAST 10 FEET WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.

4. COMPACTION TO BE 95% STANDARD PROCTOR WHERE 1:1 SLOPE.

5. PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 10 FEET FROM TRUNKS OF TREES TO BE PROTECTED.

6. SILT FENCE LOCATIONS AND LENGTHS AS INDICATED ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED AS NEEDED. UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.

7. ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF IOWA CITY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

8. STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT MORE THAN 10 DAYS UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 10 DAYS THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.

NPDES STORM WATER CONSTRUCTION PERMIT

1. THIS SUBDIVISION FALLS UNDER THE NPDES STORM WATER PERMIT REQUIREMENT.

2. THE POLLUTION PREVENTION PLAN AND EROSION CONTROL PLAN SHEET MUST BE KEPT SOMEWHERE ON SITE AT ALL TIME OR AVAILABLE WITHIN 24 HOURS.

3. THE DEVELOPER OR CONSULTANT SHALL SUBMIT APPLICATION TO THE IDNR AND THE IDNR SHALL RECEIVE THIS APPLICATION AT LEAST 24 HOURS PRIOR TO THE START OF WORK THIS PERMIT APPLICATION SHALL INCLUDE PROOF OF PUBLIC NOTIFICATION AS WELL AS THE PERMIT FEE. A COPY OF THE PERMIT FROM IDNR SHALL BE SUBMITTED TO THE CITY OF IOWA CITY ENGINEERING DIVISION.

4. ONCE WORK IS COMPLETED A NOTICE OF DISCONTINUATION SHALL BE SUBMITTED TO THE IDNR AND A COPY GIVEN TO THE CITY OF IOWA CITY ENGINEERING DIVISION WITHIN 30 DAYS AFTER FINAL STABILIZATION.

5. THE PPP SHOULD BE CONSIDERED AN ACTIVE DOCUMENT AND BE REVISED ACCORDING TO REPRESENTATION IN THE FIELD.

SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

1. SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AS PREPARED BY HBK ENGINEERING LLC. CONSTRUCTION SHALL ALSO CONFORM TO SDAS, WEST BRANCH STANDARDS AND SPECIFICATIONS SHALL PREVAIL.

2. CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASEMENT BEDDING FOR ALL SANITARY SEWER UNLESS NOTED OTHERWISE ON THE PLANS.

3. SANITARY SEWERS TO BE PVC TRUSS PIPE UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR 23 WITH UNASKED JOINTS

4. 12" AND 18" DIAMETER WATER MAINS SHALL BE DR11 PVC PIPE EXCEPT AROUND CULDESACS SMALL RADIUS CURVES AND WHERE CLASS 12 DIP SHALL BE USED UNLESS NOTED OTHERWISE ON THE PLANS.

5. SANITARY SEWER TRENCHES SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED, COMPACTED TO 95% STANDARD PROCTOR DENSITY.

6. GRANULAR TRENCH BACKFILL SHALL BE CLASS A CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 120.0.1 WITH 1" MAXIMUM MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.

7. WATER MAINS WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

8. ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT OF WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.

9. ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED

A. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.

B. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.

10. WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.

11. WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.

12. VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 12 INCHES MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION THE WATER MAIN SHALL NOT BE PLACED CLOSER THEN 6 INCHES ABOVE A SEWER OR 12 INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.

13. WHERE THE WATER MAIN CROSSES SEWER ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.

14. NOMINAL DEPTH OF WATER MAIN 12 FEET TO TOP OF PIPE.

15. WATER MAIN AND WATER SERVICE LINES CROSSING STREETS SHALL BE INSTALLED PRIOR TO PAVING.

16. ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE CITY OF WEST BRANCH REQUIRED TEST RESULTS.

17. SANITARY SEWER MANHOLE FRAME AND LID TO BE NEENAH R112 SELF SEALING OR APPROVED EQUAL.

18. ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
A. DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
B. DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 1/3 OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICE ALLOWED.
C. NO PIPE SHALL EXCEED A DEFLECTION OF 1/4".

AIR TESTING

1. PERFORM FROM MANHOLE TO MANHOLE AFTER BACKFILL.

2. PLACE PNEUMATIC PLUGS:
A. SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER
B. CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT INTERNAL BRACING OR BLOCKING.

3. INTRODUCE LOW PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE 10 PSI GREATER THAN MAXIMUM PRESSURE EXERTED ON GROUNDWATER ABOVE PIPE INVERT.

4. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 10 PSI.

5. ALLOWS 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW PRESSURE AIR HOSE FROM CONTROL PANEL.

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO BACK OF CURB UNLESS NOTED OTHERWISE.

3. REMOVE AND REPLACE OR RESTORE ALL STREET SLOPES PAVEMENT MARKINGS SIDEWALK LAMPS SIDEWALKS STEPS LANDSCAPE STRUCTURES CURB AND GUTTER STREETS DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.

4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.

5. GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADATION NO. 11 WHERE NO SUBDRAIN IS TO BE PLACED AND GRADATION NO. 12 FOR WHERE SUBDRAIN IS TO BE INSTALLED PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 120.0.

6. PROOF-ROLL SUBGRADE WITH A MINIMUM 20 TON V.W. TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.

7. ALL CURB AND GUTTER IS 12" UNLESS STATED OTHERWISE.

PCC PAVEMENT NOTES

1. PCC PAVING THICKNESS SHALL BE AS NOTED ON THE PLANS.

2. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION LATEST REVISION SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.

3. MINIMUM 28 DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C3 OR C4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMITTURES AND WATER REDUCING ADMITTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 1103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 1113 FOR HOT POLYURETHANE JOINT SEALER.

4. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 1113 FOR HOT POLYURETHANE JOINT SEALER.

5. CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.

6. FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

7. PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.

8. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.

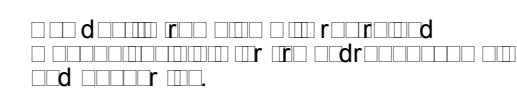
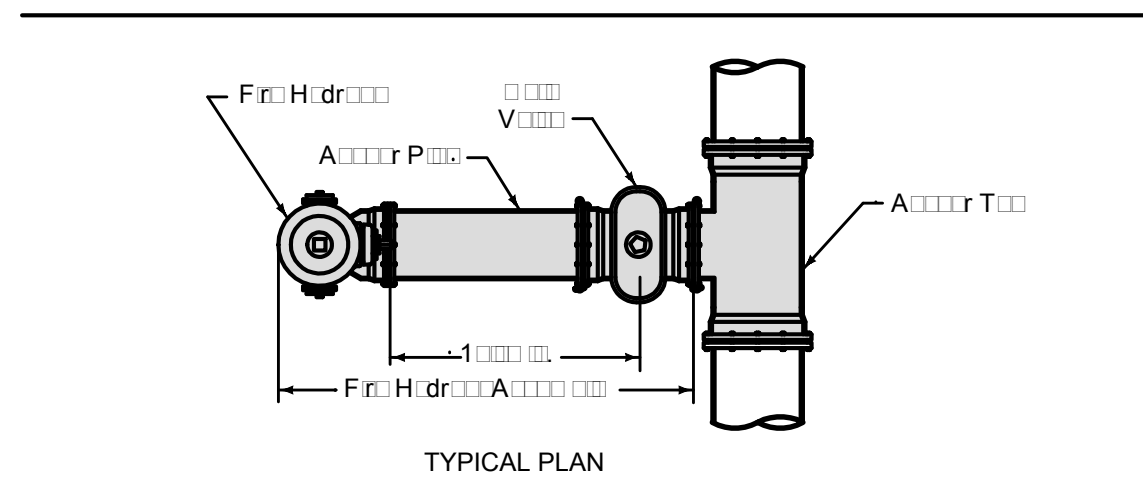
9. PCC SIDEWALKS SHALL BE 4 INCHES THICK, EXCEPT AT DRIVEWAYS. THICKNESS OF PCC WALKS AT DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT 3 FEET MAXIMUM CENTERS FOR 3 FEET WIDE WALKS, 4 FEET MAXIMUM CENTERS FOR 4 FEET WIDE WALKS, AND 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS, 6 FEET MAXIMUM CENTERS FOR WALKS GREATER THAN 5 FEET IN WIDTH. LONGITUDINAL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN SLABS GREATER THAN 8 FEET IN WIDTH. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.

10. ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.

11. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

12. ALL 1/2" EXPANSION JOINTS TO BE SEALED.

PROJECT NUMBER:			
16-0849			
PROJECT NAME:			
WEST BRANCH HS PH 3 IMPROVEMENTS FIRE SAFETY & GRADING IMPROVEMENTS			
TITLE:			
GENERAL NOTES			
ENGINEER:			
<div>hbkENGINEERING</div> <div>HBK ENGINEERING, LLC 509 S. GILBERT ST. IOWA CITY, IA 52240 PHONE: (319) 338-7557 FAX: (319) 358-2937</div> <div>IOWA DEPARTMENT OF LABOR REGISTRATION NO. 00527328</div> <div>WWW.HBKENGINEERING.COM</div>			
OWNER/DEVELOPER:			
<div><div>WEST BRANCH COMMUNITY SCHOOLS</div><div>WEST BRANCH COMMUNITY SCHOOL DISTRICT 148 N. OLIPHANT ST WEST BRANCH, IA 52358</div></div>			
FOLDER NAME:			
16-0849			
DATE CREATED:			
08-15-2016			
DRAWING LOG			
DATE	ISSUED FOR	DB	CB
08-15-16	SITE PLAN	JDP	NJB
09-14-16	BID DOCUMENTS	JDP	NJB
09-19-16	BID DOCUMENTS	SPR	BAB
PROJECT MANAGER:			
BOELK			
SHEET:			
C700			



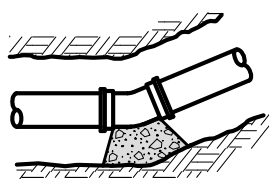
1 FIRE HYDRANT ASSEMBLY



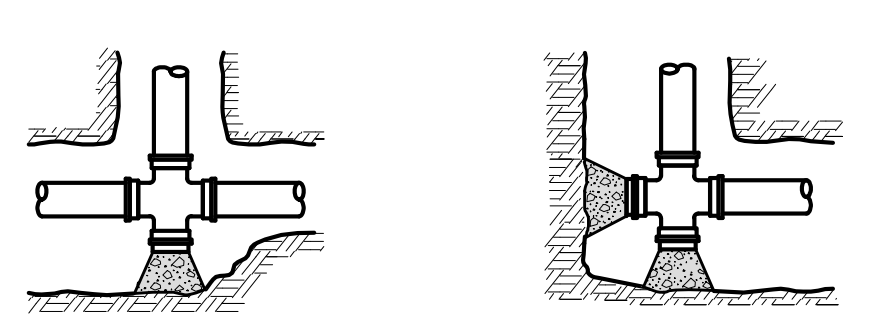
2 TRACER SYSTEM
C02 INTS



BENDS

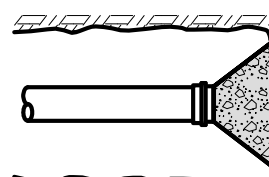


CROSSES



TYPICAL PLAN

DEAD ENDS

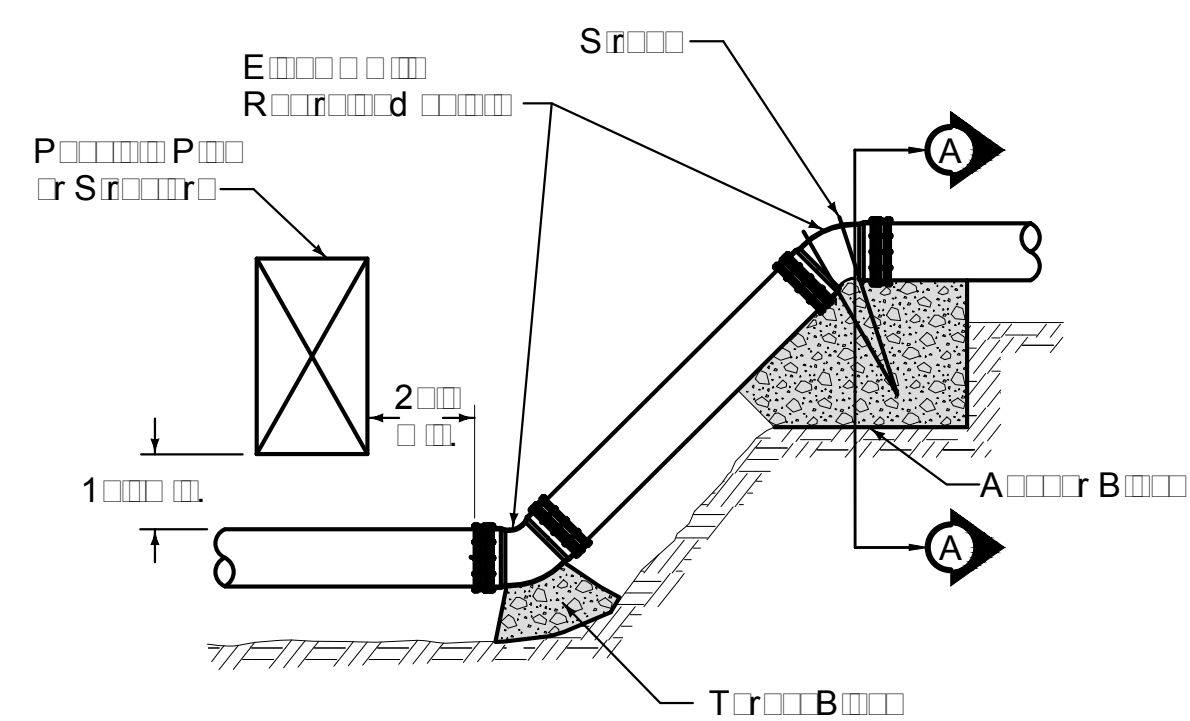


D型 鋼材 P型 D 鋼材		MINIMUM BEARING SURFACE (mm)				
		B型 d				T型 鋼材 D型 E型
		114°	222°	□°	□°	
□	1	1	2	□	3	
□	1	2	□	□	□	
□	2	□	□	1□	10	
10	3	□	11	21	1□	
12	□	□	1□	2□	21	
1□	□	11	21	3□	2□	
1□	□	1□	2□	□0	3□	
1□	□	1□	3□	□3	□□	
20	11	21	□2	□□	□□	
2□	1□	31	□0	111	□□	
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3□	3□	□□	132	2□□	1□3	

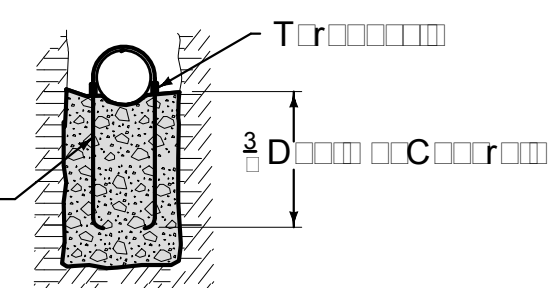
M型 鋼材 的 最 小 承 載 面 積 為 1000mm²。 其 他 型 號 的 最 小 承 載 面 積 為 1000mm²。

Maximum number of records read per record 10 and number of records per 1,000.

CHANGES IN PIPE DEPTH



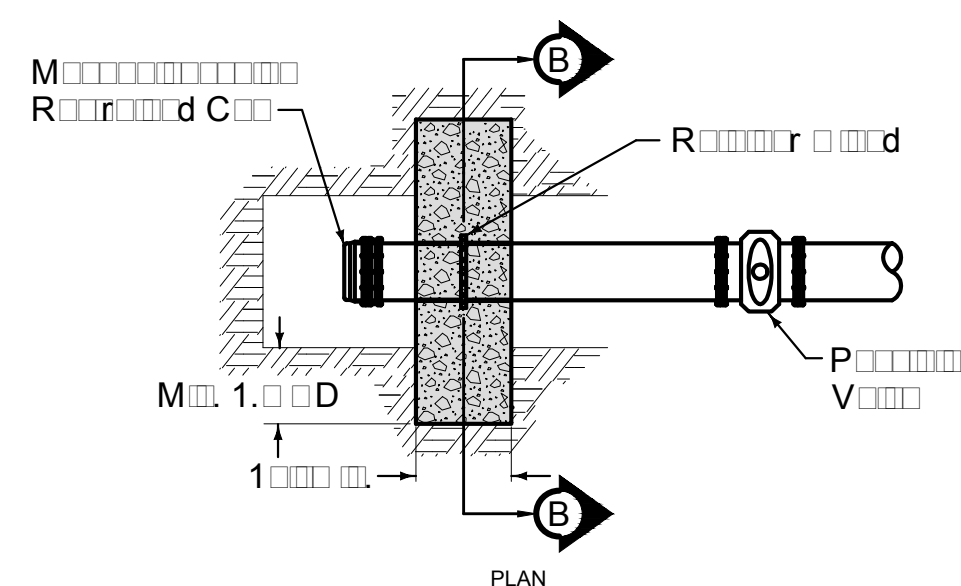
ELEVATION



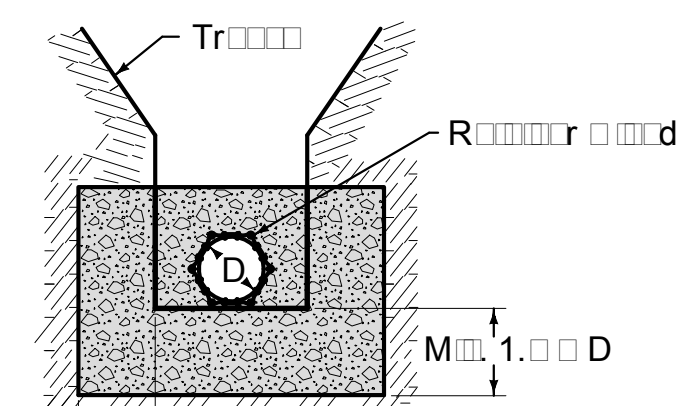
SECTION A A

DEAD ENDS □ ALTERNATE METHOD □

The error term ϵ_i is assumed to follow a normal distribution with mean zero and constant variance σ^2 .



PLAN



SECTION B-B

THRUST BLOCKS

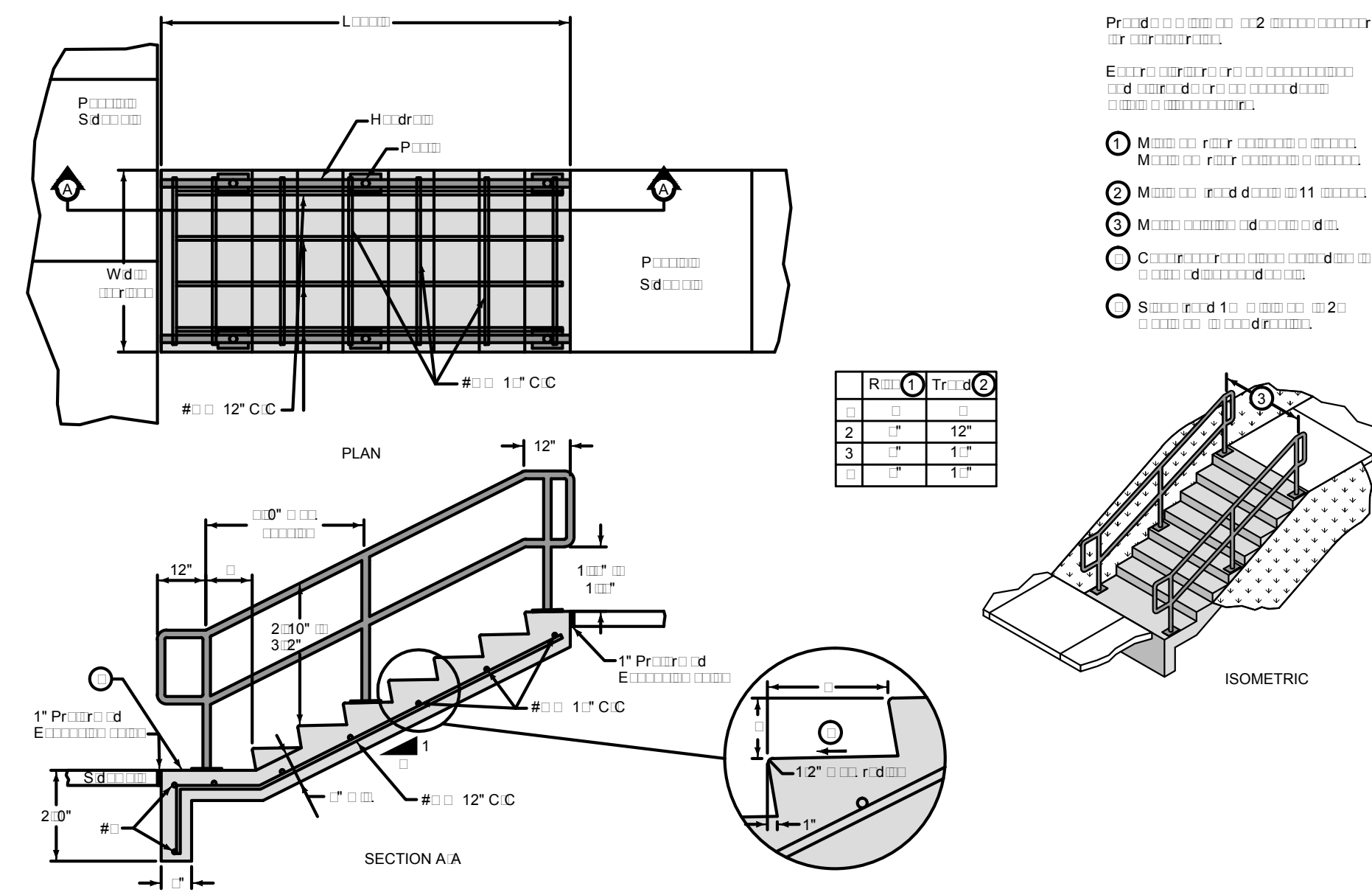
OWNER/DEVELOPER:



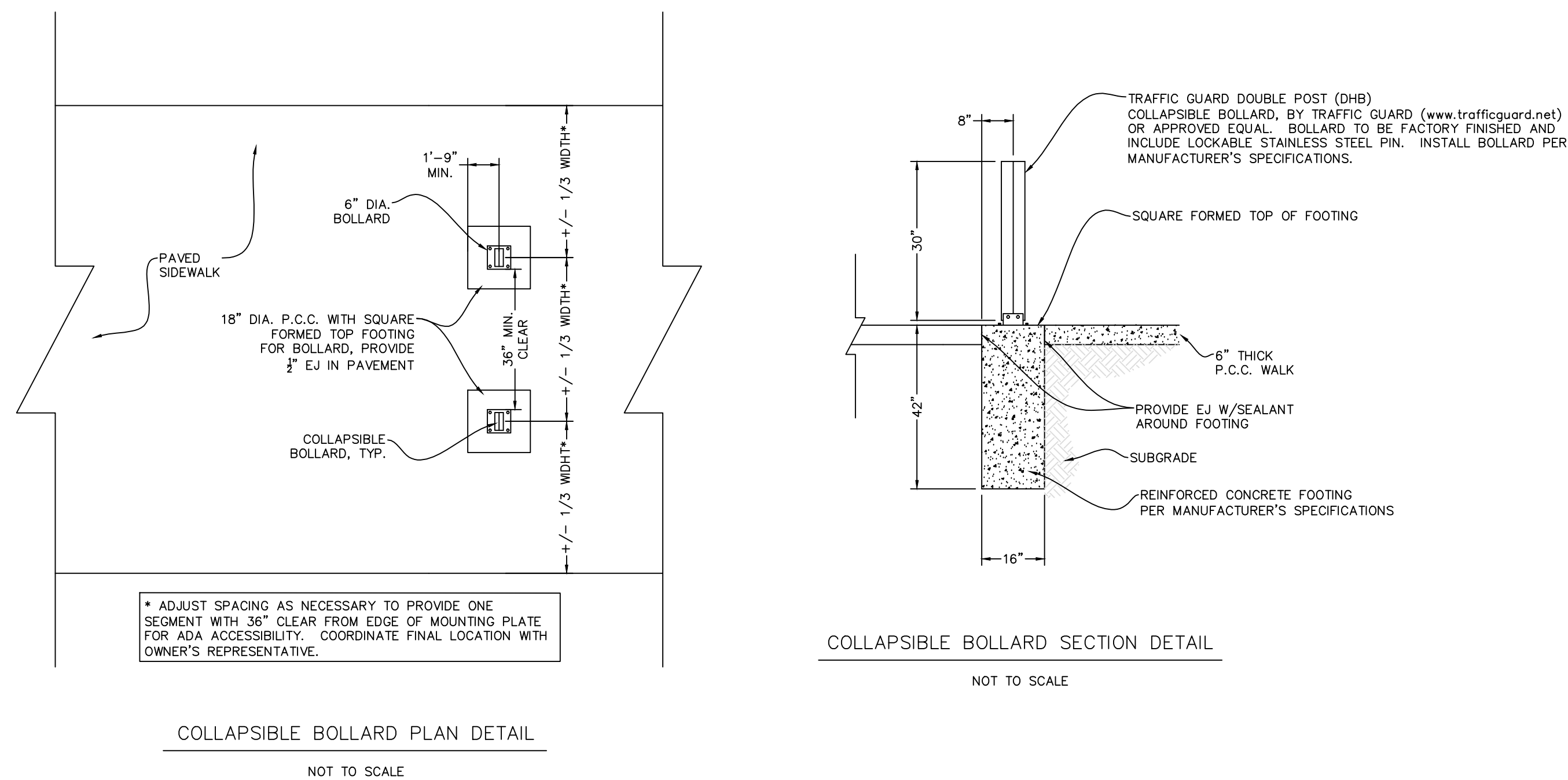
**WEST BRANCH
COMMUNITY SCHOOLS**

**WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358**

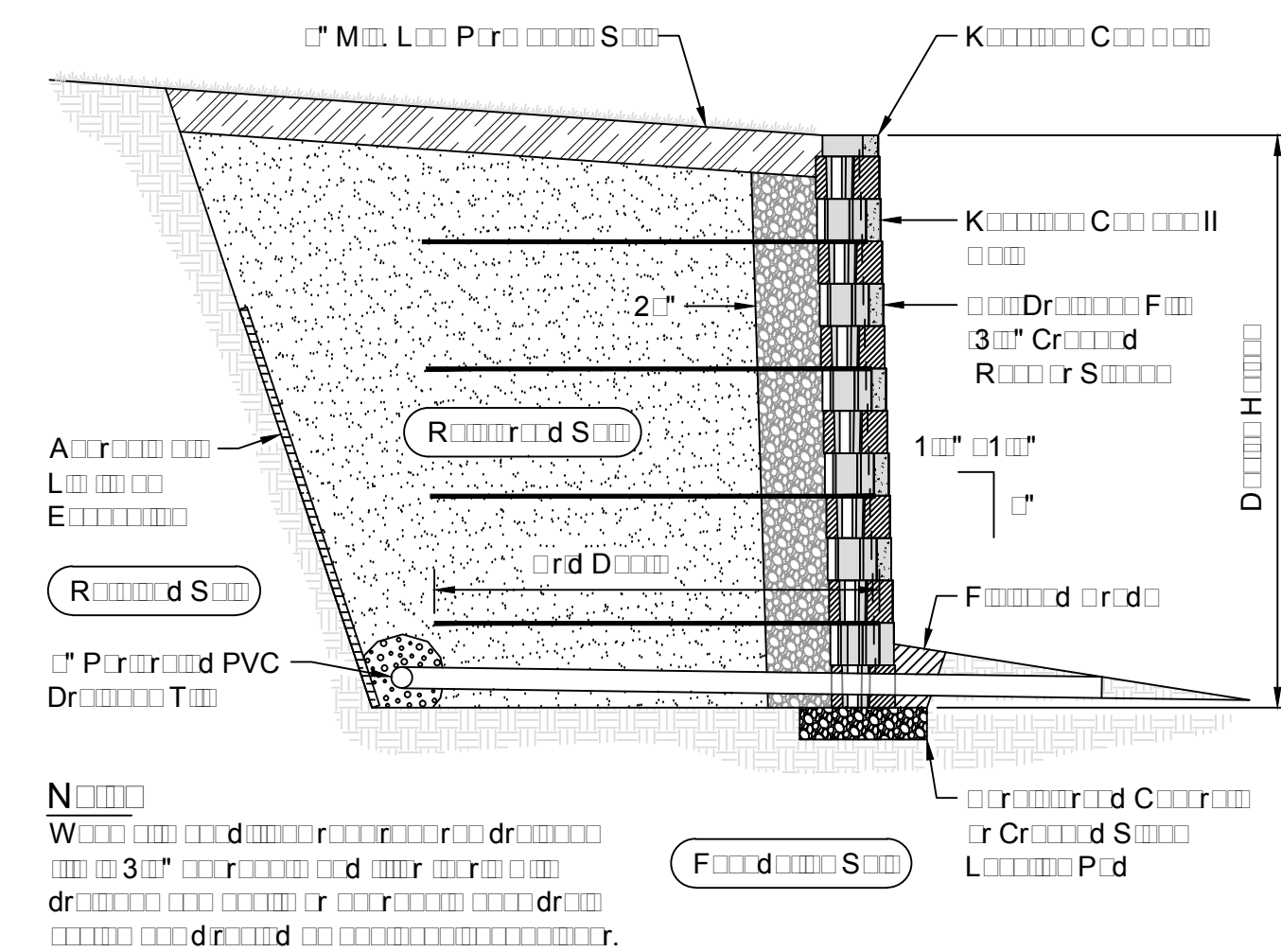
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16-0849					
DATE CREATED:					
08-15-2016					
DRAWING LOG					
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08-15-16	SITE PLAN			JDP	NJB
09-14-16	BID DOCUMENTS			JDP	NJB
09-19-16	BID DOCUMENTS			SPR	BAB
PROJECT MANAGER:					
BOELK					
SHEET:					
C702					



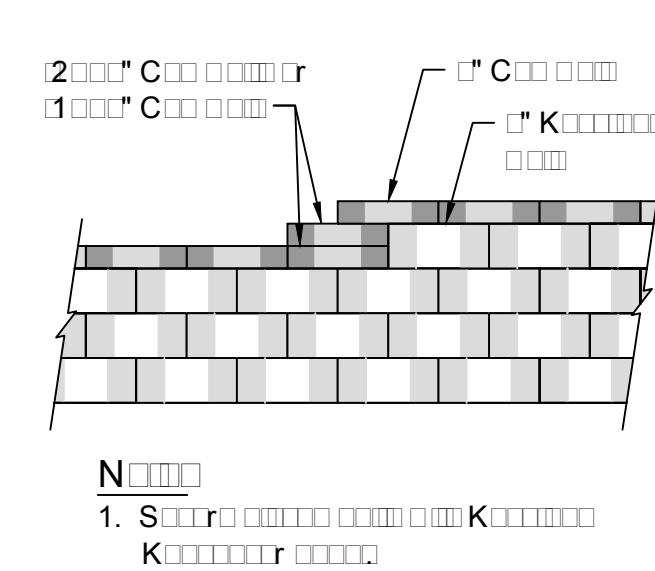
1 CONCRETE STEPS WITH HANDRAIL
C03 INTS



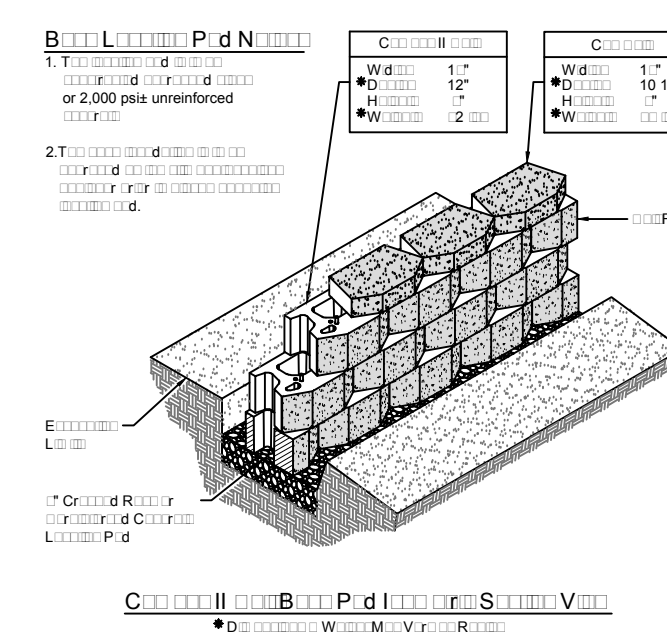
2 COLLAPSIBLE BOLLARD
C03 NTS



T R d W S
C II N r V r S



T W S



3 RETAINING WALL DETAILS
C03 INTS

PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:	
DETAILS	

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

**IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328**

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOL DISTRICT**

**148 N. OLIPHANT ST
WEST BRANCH, IA 52358**

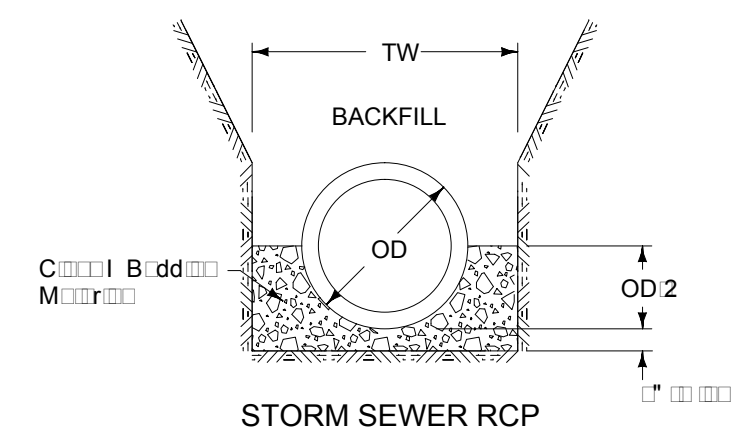
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16-0849

DATE CREATED:
08-15-2016

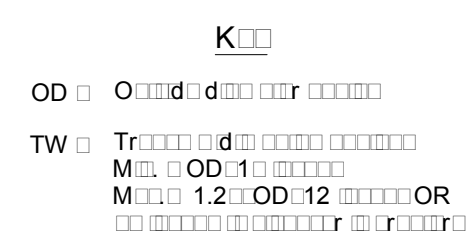
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DATE	ISSUED FOR	DB	CB
08-15-16	SITE PLAN	JDP	NJB
09-14-16	BID DOCUMENTS	JDP	NJB
09-19-16	BID DOCUMENTS	SPR	BAB

PROJECT MANAGER:
BOELK

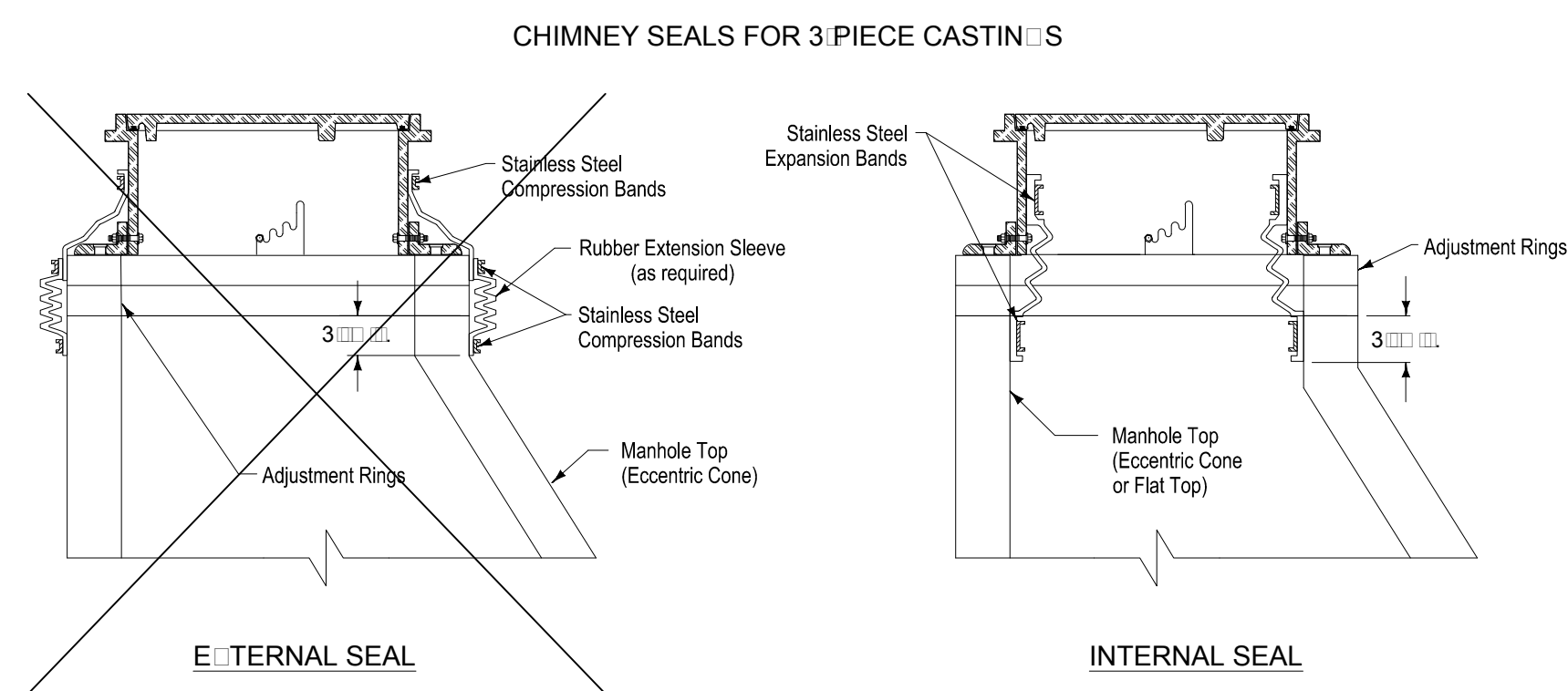
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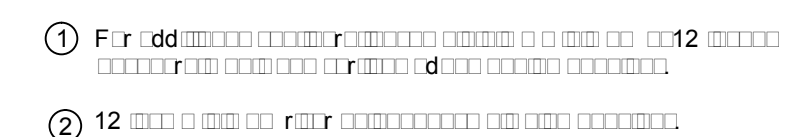
- ① S ☐ ITABLE ON SITE MATERIAL
COMPACTED TO ☐ STANDARD PROCTOR.
- ② CLASS A ROADSTONE ☐ NDER
AND WITHIN ☐ FEET OF P ☐ BLIC PAVEMENT
- ③ ☐ RASSY AREAS S ☐ ITABLE ON SITE
MATERIAL COMPACTED TO ☐ STANDARD PROCTOR
- ④ FILL IN STANDARD LIFTS OF ☐ 12"



2 TRENCH DETAIL
C00 NTS

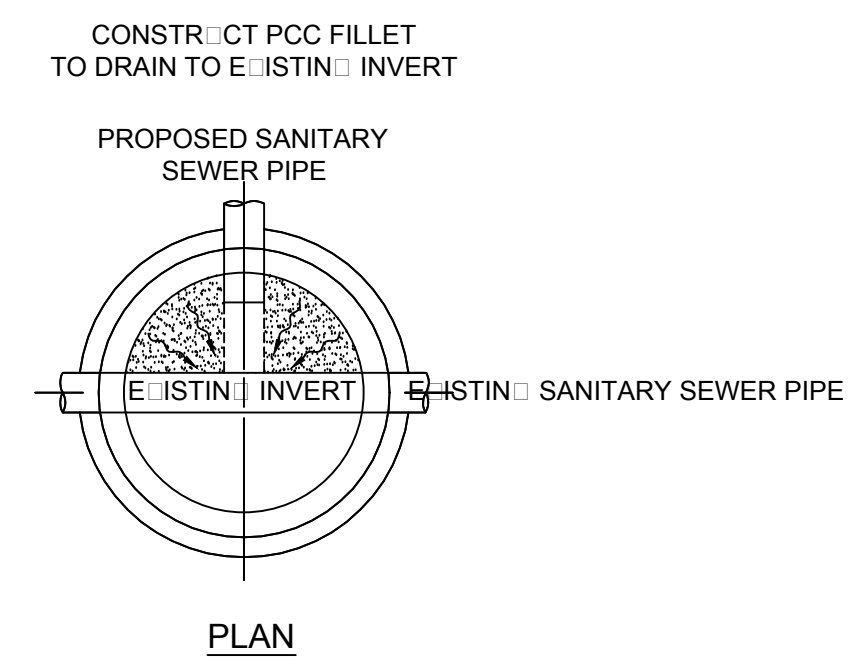


SANITARY MANHOLE CHIMNEY SEALS

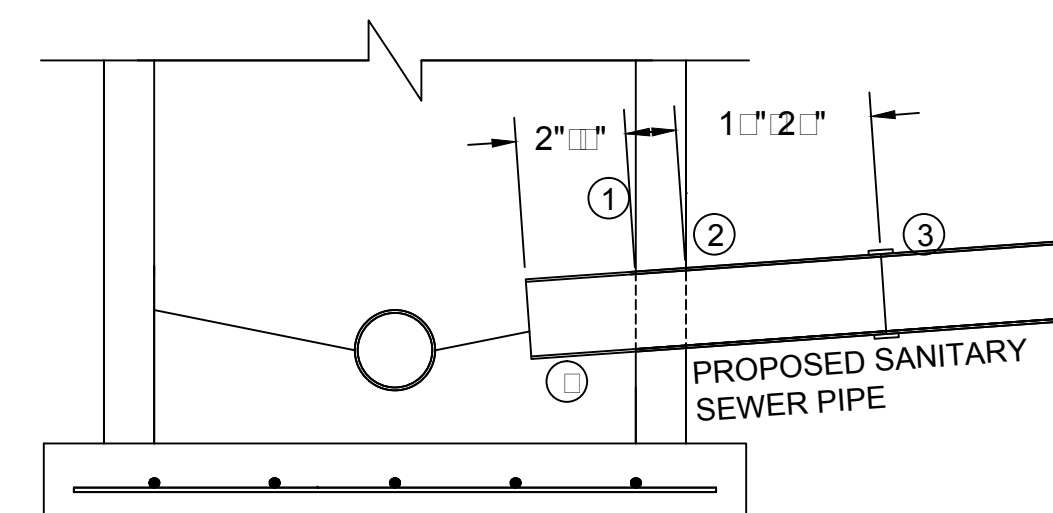


Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes ①	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

3 CIRCULAR SANITARY MANHOLE
C00 INTS



- ① FOR NEW PIPE CONNECTIONS: PROVIDE CORED OPENING WITH FLEXIBLE PIPE CONNECTOR.
- ② CORE ROUND HOLE THROUGH MANHOLE WALL. CORE HOLE DIAMETER AS REQUIRED TO ACCEPT PIPE. INSTALL MODULAR SEAL PER SPECIFICATIONS AROUND SHORT LENGTH OF SANITARY SEWER PIPE. INSERT ASSEMBLY THROUGH MANHOLE WALL.
- ③ FLEXIBLE WATERTIGHT JOINT CONNECTION
- ④ REMOVE EXISTING FILLET AND REPLACE AS NECESSARY TO PROVIDE SMOOTH INVERT TO DRAIN



PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS PH 3
IMPROVEMENTS FIRE SAFETY
& GRADING IMPROVEMENTS

TITLE:

DETAILS

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:



**WEST BRANCH
COMMUNITY SCHOOLS**

**WEST BRANCH
COMMUNITY SCHOOL DISTRICT**
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

FOLDER NAME: 16-0849

DATE CREATED:
08-15-2016

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
08-15-16	SITE PLAN	JDP	NJB
09-14-16	BID DOCUMENTS	JDP	NJB
09-19-16	BID DOCUMENTS	SPR	BAB

PROJECT MANAGER:	BOELK
------------------	-------

SHEET: C704



September 23, 2016

Matt Muckler
City Administrator
City of West Branch
110 North Poplar St.
West Branch, IA 52358

WEST BRANCH, IOWA
WEST BRANCH COMMUNITY SCHOOLS
PHASE 3 IMPROVEMENTS – FIRE SAFETY & GRADING
SITE PLAN

We have reviewed the site plan for the Phase 3 Improvements – Fire Safety & Grading for the West Branch Community School High School. The site plan does meet with the requirements of the West Branch City Code, however, there are a few items of concern that should be addressed.

1. The construction drawings show grading up to the fence line on the east side of the property. The property lines should be verified to confirm that work is confined to property owned by the School District.
2. The connection to the water line on West Main Street is at a high point in the line being extended to the south. This will be problematic for disinfecting the line due to trapping air. A temporary hydrant should be provided to properly flush and disinfect the new line.
3. Fire hydrants are to have STORZ adapter on the large nozzle.
4. Site plan indicates "POLE BUILDING FF 774.00) No details are included on the pole building. Confirm that the pole building is not part of the current project.

Should you have any questions or comments, please contact us at 319-466-1000.

VEENSTRA & KIMM, INC.

Dave Schechinger

SITE PLAN REVIEW CHECKLIST

Project Name WBHS Ph III Fire Safety & Grading

Engineer HBK

Reviewer DRS

Reviewed Date 9-23-2016

1. SITE PLAN ☒

- A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

2. DESIGN STANDARDS ☒

- A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property
- B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.
- C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets
- D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended

SITE PLAN:

1. Prepared by a licensed Engineer or Land Surveyor ☒ YES ☐ NO
2. Date of preparation, North point and scale no smaller than 1"=100'.
Comments: ☒ YES ☐ NO
3. Legal description and address of the property to be developed.
Comments: All work is shown inside existing limits; confirm east property line. ☒ YES ☐ NO
4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
Comments: ☒ YES ☐ NO
5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan.
Comments: ☒ YES ☐ NO
6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations.
Comments: ☒ YES ☐ NO
7. Structure Information:
 - a. Total number and type of dwelling units proposed ☐ YES ☐ NO N/A
 - b. Proposed uses for all buildings ☐ YES ☐ NO N/A
 - c. Total floor area of each building ☐ YES ☐ NO N/A
 - d. Estimated number of employees for each proposed use where applicable ☐ YES ☐ NO N/A
 - e. Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces. ☐ YES ☐ NO N/A
8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. ☐ YES ☐ NO N/A
9. Property lines and all required yard setbacks. Confirm east property line ☐ YES ☒ NO
10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. ☒ YES ☐ NO

11. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements. ☒ YES ☐ NO
12. Location and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. ☐ YES ☐ NO N/A
13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred (100) year storm on site and downstream off site. ☒ YES ☐ NO
14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in Section 173.03. ☐ YES ☒ NO
15. A vicinity map at a scale of 1" = 500' or larger, showing the general location of the property, and the adjoining land uses and zoning. ☒ YES ☐ NO
16. Soil tests and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 173.03. ☐ YES ☐ NO N/A
17. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. ☐ YES ☐ NO N/A
18. Stormwater Pollution Prevention Plan. ☒ YES ☐ NO
19. Stormwater Management Plan. ☐ YES ☒ NO
20. Pre-Application Conference. ☐ YES ☒ NO
21. Provide 25% of open space
 - a. Said open space shall be unencumbered with any structure, or off-street parking or roadways and drives, and shall be landscaped and maintained with grass, trees and shrubbery. ☐ YES ☐ NO N/A
 - b. Each principal structure of an apartment or office complex on same site shall be separated from any other principal structure in the complex by an open space of not less than sixteen (16) feet. ☐ YES ☐ NO N/A
22. Landscaping Requirements
 - a. Minimum requirements at the time of planting - Two (2) trees minimum or one (1) tree of the following size per 1,500 square feet of open space, whichever is greater: 40 Percent 1½" - 2" caliper diameter. Balance 1" - 1½" caliper diameter. (Evergreen trees shall not be less than three (3) feet in height.) ☐ YES ☐ NO N/A
 - b. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater. ☐ YES ☐ NO N/A

23. Buffer Required

- a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district. ☐ YES ☐ NO N/A
- b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. ☐ YES ☐ NO N/A
- c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer ☐ YES ☐ NO N/A

24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. ☐ YES ☐ NO N/A
- b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness. ☐ YES ☐ NO N/A

25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height. ☒ YES ☐ NO
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. ☒ YES ☐ NO N/A
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. ☐ YES ☐ NO N/A
- d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width. ☒ YES ☐ NO

26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use.
- b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be landscaped within parking islands.

☐ YES ☐ NO Not part of
current project

☐ YES ☐ NO N/A

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle.
- b. Driveway approach returns shall not extend beyond the side lot line as extended.
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety.

☐ YES ☐ NO N/A

☐ YES ☐ NO N/A

☐ YES ☐ NO N/A

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements.

☐ YES ☐ NO N/A

29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips.

☐ YES ☒ NO N/A

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval.

☐ YES ☐ NO N/A

September 27, 2016

Matt Muckler
City Administrator
City of West Branch
110 North Poplar St.
West Branch, IA 52358

Re: West Branch Community Schools – Phase 3 Improvements

Dear Mr. Muckler,

Please see my responses below to Mr. Schechinger's review of the Phase 3 Improvements – Fire Safety & Grading Project for the West Branch Community School High School.

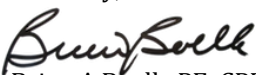
1. All grading is proposed and intended to take place within the School District property. There is not an easement or acquisition needed as it relates to this project directly. During construction, property line will be determined and marked, and grading will be inspected and monitored to insure it remains on school property. Erosion control practices will be placed within school property as well.
2. HBK does not feel that an additional temporary hydrant is needed for flushing and air release purposes as we were proposing to utilize the hydrant located at the Southwest corner of Johnson Cedar Road and Main Street. However, if concerns still remain we can address in addendum to bid documents.
3. HBK will issue an addendum to the bid documents to request and required all fire hydrants to have STORZ adapters on the large nozzle.
4. The Pole Building is not part of the Phase 3 bid documents or construction. We show a proposed preliminary Finished Floor (FF) elevation in order to assist with the grading portion of this project. The Pole Building has yet to be designed and will be a part of the ACE program which has been initiated and is currently in progress; thus, details are not yet available.

In addition to these items, HBK has put together a preliminary landscaping plan as a secondary bid contract for this project. Such landscaping work will be bid out separately and constructed following the Phase 3 work in order to help insure a reliable landscaping contractor obtain the job and to have all other work completed prior to.

Storm water management is planned to drain to and account for drainage patterns as they are today. There is a high point (break point) within the fire lane located around STA 8+16.00. Storm water to the east and south will flow north to the parking lot and appropriate basin as designed and constructed with Phase 2 Improvements. Storm water to the west and south will flow northwest to the existing drainage swale as designed and constructed in Phase 1 Improvements.

I believe this addresses all issues as noted in the review comments. Please let me know if you have any additional concerns questions. We greatly appreciate your attention to this project and your timely response.

Sincerely,



Brian A Boelk, PE, CPESC, CMS4S
HBK Engineering