RESOLUTION NO. 1519

A RESOLUTION APPROVING CHANGE ORDER NUMBER THREE, 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.

WHEREAS, the City Council of the City of West Branch awarded All American Concrete, Inc., as the lowest responsive bidder, with the contract to complete the West Branch Parks and Recreation Phase 1 Improvements Project in the amount of $257,991.84 by approving Resolution 1471 with a 4-0 vote at the June 6, 2016 City Council Meeting; and

WHEREAS, the City Council approved 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 by approving the consent agenda with a 5-0 vote at the September 19, 2016 City Council Meeting ; and

WHEREAS, the City Council approved Change Order No. 2 to All American Concrete, Inc. for stormwater improvements to extend a culvert and install an intake to address an uncovered culvert pipe by approving the consent agenda at the October 3, 2016 City Council Meeting; and

WHEREAS, in the case that the City Council wishes to approve the payment for the installation of additional concrete at Wapsi Creek Park on the West Branch Parks and Recreation Phase 1 Improvements Project, it is now necessary for the City Council to approve Change Order #3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the City Council approves Change Order #3 for the West Branch Parks and Recreation Phase 1 Improvements Project.

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

_____

Roger Laughlin, Mayor

ATTEST:

_____

Matt Muckler, City Administrator/Clerk

hbk ENGINEERING

CHANGE OR EXTRA WORK ORDER

No. 3

Project: West Branch Parks & Rec Improvements - Phase 1 **Date Prepared:** 09/21/16

Contractor: All American Concrete, Inc.

You are hereby authorized to make the following changes to the contract documents:

A - Description of change to be made or extra work to be done:
Extend paving of parking lot at Wapsi Park to meet Roy Lewis building and doorway. Work to consist of earthwork (earthwork), 6" granular subbase, and 6" PCC paving.

B - Reason for change or extra work:
In order to provide fully paved access up to Roy Lewis building per previous discussions had with the City. Current plan for improvements had paving stopping at the City property line, which resulted in stopping short roughly 14' north of the building and doorway.

C - Settlement for cost of work to be made as follows:

Item Description	Unit	Quantity	Unit Price	Total Cost
Earthwork - cut/fill	CY	31.87	$14.50	$ 462.12
Granular Subbase, 6"	TONS	9.68	$31.00	$ 300.08
PCC Paving, 6" Parking Lot	SY	32.00	$55.00	$ 1,760.00
			TOTAL CHANGE ORDER #2:	**$ 2,522.20**

Steven Herman — Date 09.27.2016
Engineering Design Technician

Brian Boelk, PE — Date 09.27.2016
Project Engineer

Receipt is acknowledged of this change or extra work and terms of settlement are hereby agreed to:

Approved contingent upon funds being available under the existing project agreement or upon additional funds being made available and approved by Council.

All American Concrete, Inc.
Contractor

Date 09.27.2016

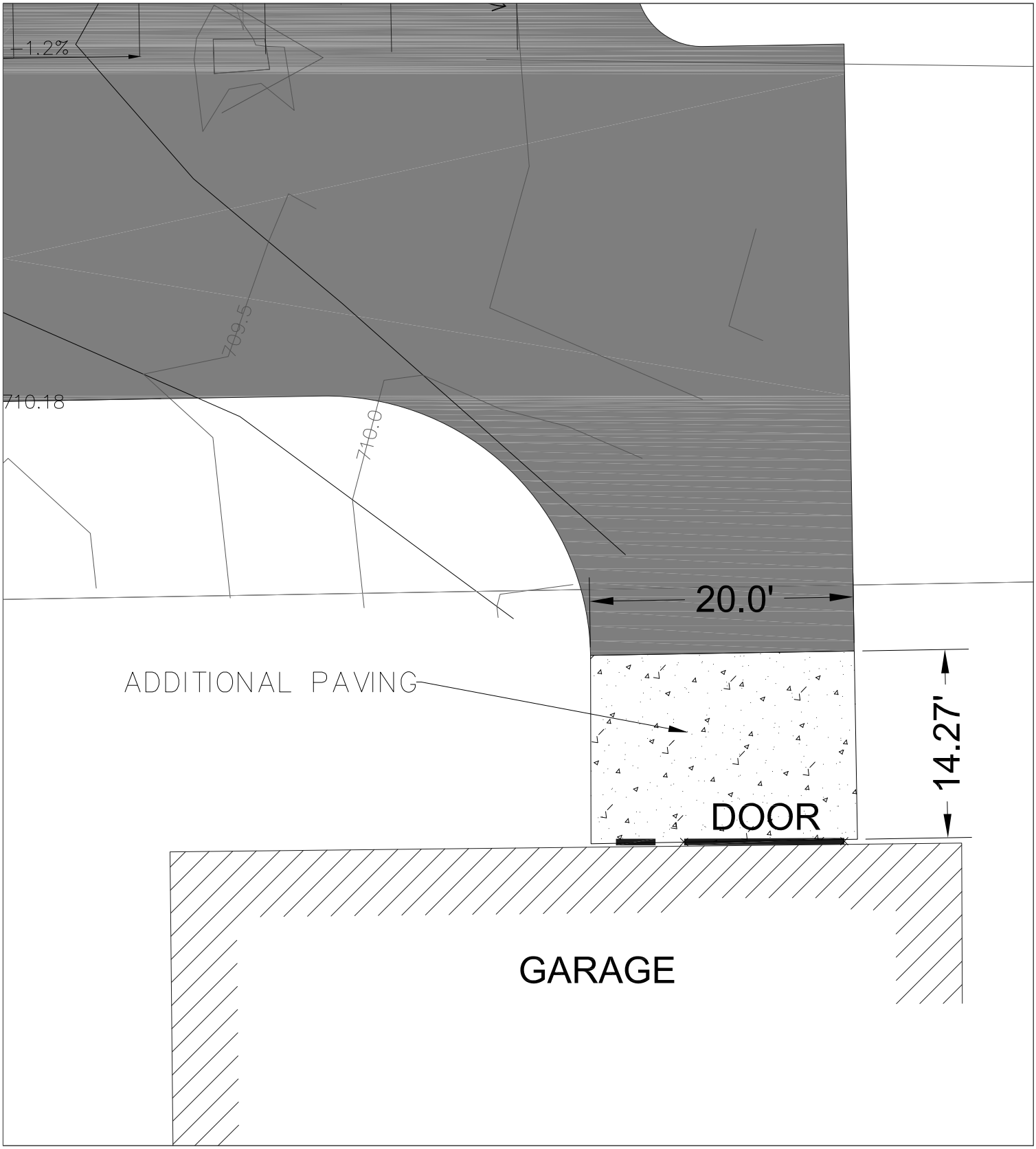
APPROVED BY:

Date:
(Superintendent/Owner/Project Manager)

DRAWN BY: TOM KALMAN

WAPSI PARK
PAVING CHANGE REQUEST
WEST BRACNH, IA

PROJECT MANAGER: BRIAN BOELK



TITLE:

CHANGE PROPOSAL REQUEST DRAWING

hbk ENGINEERING

HBK ENGINEERING, LLC
921 W. VAN BUREN ST, CHICAGO, IL 60607
PHONE: (312) 432-0076 FAX: (312) 432-0231

PROJECT NUMBER:	14-0707
FILE NAME:	140707
DATE DRAWN:	09/22/2016
SCALE:	1" = 10'-0"

SHEET: 156 1

RESOLUTION NO. 1520

RESOLUTION 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 FOR BEER AND WINE FOR FALL FEST SPONSORED BY WEST BRANCH COMMUNITY DEVELOPMENT GROUP

WHEREAS, the West Branch Community Development Group has submitted a request to the City Council to close four blocks in Downtown West Branch for six hours on Saturday October 8th for a live band and street dance with beer tents from 5:00 p.m.-9:00 p.m.; and

WHEREAS, Chapter 45 of the Code of Ordinances of the City of West Branch, Iowa, entitled "Alcohol Consumption and Intoxication" states that public consumption of alcohol in public places is forbidden except for five potential allowances; and

WHEREAS, one of those allowances is when that consumption is approved by separate resolution of the City Council; and

WHEREAS, local establishments have applied to the State of Iowa Alcoholic Beverages Division to serve beer and wine on a five-day license for the purpose of serving alcohol during the evening event of Fall Fest on Saturday, October 8, 2016; and

WHEREAS, it is now necessary for the City Council to approve said street closures and alcohol permits.

NOW, THEREFORE, be it resolved by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned street closures and alcohol permits for beer and wine only be and the same are hereby accepted and approved.

* * * * * * *

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

_____

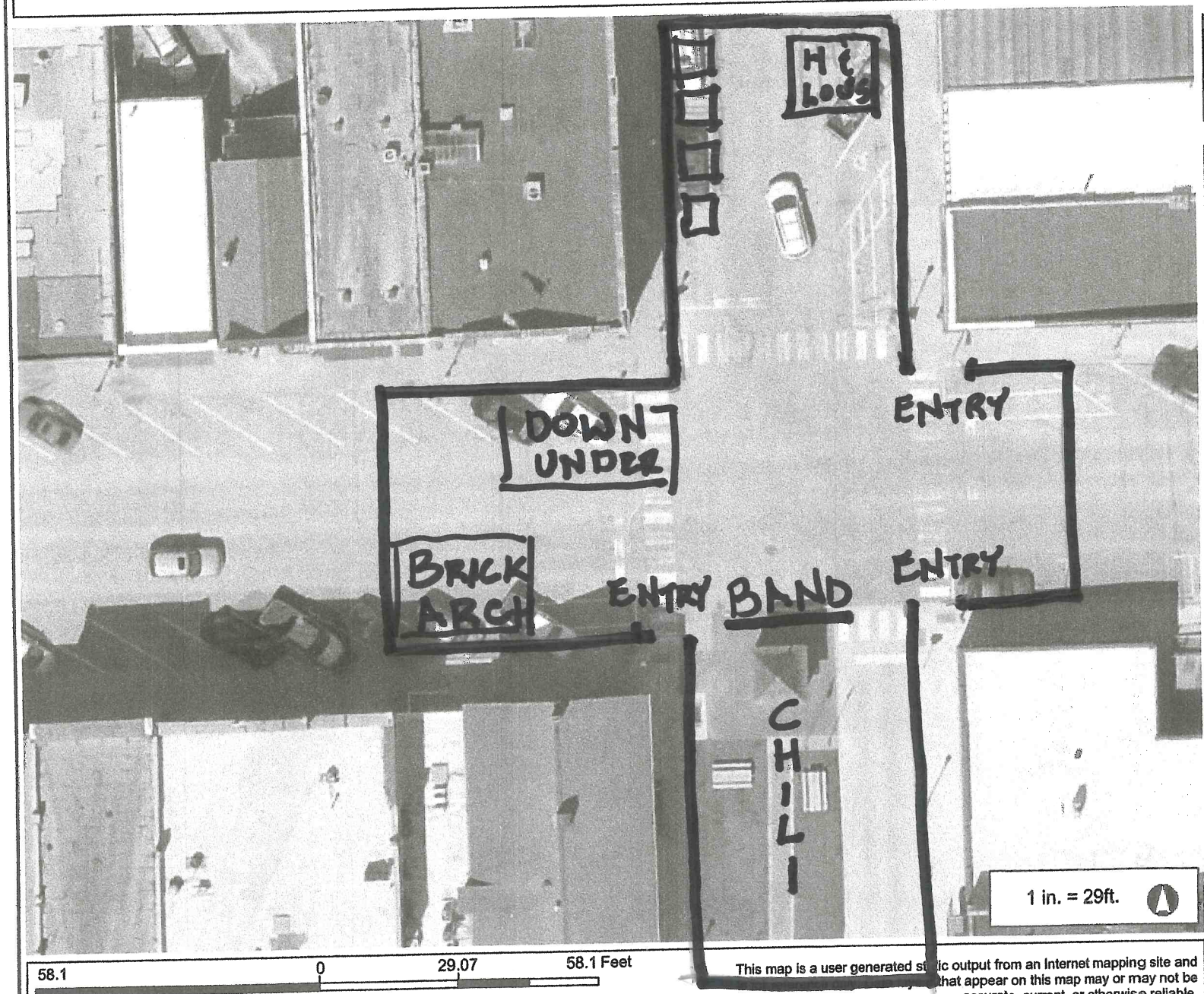
Roger Laughlin, Mayor

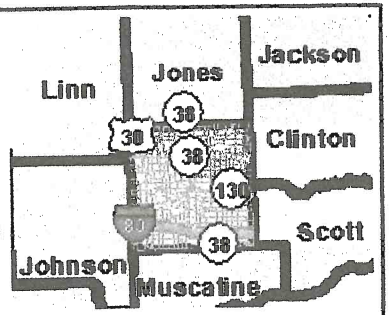
ATTEST:

_____

Matt Muckler, City Administrator/Clerk

Cedar County, IA





Legend

1 in. = 29ft.

58.1 0 29.07 58.1 Feet

This map is a user generated static output from an Internet mapping site and that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes


2016
FALL FESTIVAL
OCTOBER 7 & 8TH
DOWNTOWN WEST BRANCH
HERITAGE SQUARE
FRIDAY ONLY
Shop Hop Local Businesses • 10 - 5 pm
Grab your Shop Hop Passport at any local business! Chances to win prizes.
SATURDAY
12 - 4 pm • FREE Events
Pumpkins & Painting
Hayrack Rides
12 - 4 pm
Fall Bake Sale
Farmers Market
EVENING EVENT • $10 Admission
Chili Cook-off • 5 - 7 pm
LIVE BAND & STREET DANCE "Hard Salami"
with Beer Tents • 5 - 9 pm
Historic
WEST BRANCH
COMMUNITY DEVELOPMENT GROUP
20 06
A Main Street Iowa Community

PLOTTED: Friday, May 06, 2016 2:33:47 PM

X-REFS: 368116 Topo & 2012-3-1 Arial 2 & Const Limits
FILE PATH: Z:\WEST BRANCH 368116 BERANEK STREET PRELIMINARY ENGINEERING\DRAWINGS_PRODUCTION DRAWINGS\DEMO

N

0' 20' 40'

REMOVE PCC SIDEWALK (9 SY)

REMOVE PCC DRIVEWAY (40 SY)

CLEAR & GRUBBING (28 UNITS)

REMOVE PCC DRIVEWAY (33 SY)

RELOCATE ELECTRICAL

CLEAR & GRUBBING 4 TREES (37.4 UNITS)

CLEAR & GRUBBING (17.6 UNITS)

CLEAR & GRUBBING (17.6 UNITS)

REMOVE BUILDING

RELOCATE POWER POLE

RELOCATE ELECTRICAL

REMOVE CL 10 (88 SY)

PROTECT PROPERTY PIN

CLEAR & GRUBBING 2 TREES (7.6 UNITS)

REMOVE PCC (28 SY)

REMOVE LIGHT POLE

REMOVE CL 10 DRIVEWAY (74 SY)

CLEAR & GRUBBING 18 BUSHES (19.8 UNITS)

CLEAR & GRUBBING (4.8 UNITS)

REMOVE CL 10 (53 SY)

REMOVE HMA (971 SY)

CLEAR & GRUBBING (8.8 UNITS)

CLEAR & GRUBBING (1.1 UNITS)

CP-101

RIM=709.83

RIM=710.56

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	EDG
CHECKED	DRS
APPROVED	DRS
DATE	4-20-2016
ISSUED FOR	REVIEW

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

VEENSTRA & KIMM, INC.
860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

STREET IMPROVEMENT
CITY OF WEST BRANCH

CONCEPT #3
DEMOLITION PLAN
BERANEK STREET

DWG. NO.
D.01

PROJECT 368116

PLOTTED: Friday, May 06, 2016 2:34:11 PM

X-REFS: 2012-3-1 Arial 2 & 368116 Topo & Const Limits & WaterMAP 2014 9-19-13
FILE PATH: Z:\WEST BRANCH 368116 BERANEK STREET PRELIMINARY ENGINEERING\DRAWINGS_DESIGN DRAWINGS\STREET CONCEPT # 3

BIG TIMBER EXCAVATION & GRADING INC.
LOT F OF B I.W HAINES SUBDIVISION

HANSEN TRACY & KAY E
LOT E & D OF B I.W HAINES SUBDIVISION

ROOD RANDY RAE & NORMA JANE
LOT B OF B I.W HAINES SUBDIVISION

BETHANY EVENGELICAL LUTHERAN CHURCH
LOT I OF B I.W HAINES SUBDIVISION

BETHANY EVENGELICAL LUTHERAN CHURCH
LOT M OF B I.W HAINES SUBDIVISION

CASSABAUM LEE R & PATRICIA E
LOT N OF B I.W HAINES SUBDIVISION

N

0' 20' 40'

4' PCC SIDEWALK (9 SY)
DETECTABLE WARNING (8 SF)

8" HMA TRANSITION (125 SY, 60 TONS)

PCC CURB & GUTTER (653 LF)

8" HMA ROAD (1,473 SY, 700 TONS)

PCC DRIVEWAY (11 SY)

RIP RAP (19 TONS)

SW-501 12" PIPE (16 LF)

6' PCC SIDEWALK (66 SY)
DETECTABLE WARNING (20 SF)

54.00'

R10.00'

R10.00'

18.00'

9.00'

24.02'

0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00

P-9-361 LF OF 6" @ 0.00%

P-10-192 LF OF 6" 0.00%

P-11-88 LF OF 6" @ 0.00%

RIM=709.09

PCC DRIVEWAY (40 SY)

PCC DRIVEWAY (33 SY)

PCC DRIVEWAY (50 SY)

INSTALL HYDRANT

6' PCC SIDEWALK (28 SY)
DETECTABLE WARNING (12 SF)

3' TALL GRAVITY WALL (97.5 LF)

INSTALL GATE VALVES (EA. 3)

CONNECT TO EXISTING WATER

CONNECT TO EXISTING WATER

N1° 02' 31.99"W 100.930'

N10°01'13.24"W 175.967'

R5.00'

R5.00'

14.00'

P-1-180 LF OF 12" REINFORCED CONCRETE @ 0.01%

MH # 1
RIM=704.95
INV OUT=701.29

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	EDG
CHECKED	DRS
APPROVED	DRS
DATE	4-20-2016
ISSUED FOR	REVIEW

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

V&K
VEENSTRA & KIMM, INC.
860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

STREET IMPROVEMENT
CITY OF WEST BRANCH

CONCEPT #3
PLAN
BERANEK STREET

DWG. NO. D.02

PROJECT 368116

OPINION OF COST
BERANEK STREET - OPTION 3
WEST BRANCH, IOWA
5-4-2016

	Description	Unit	Estimated Quantities	Unit Price	Proposed Price
1	CLEAR + GRUBB	UNIT	150	$12.00	$1,800.00
2	EXCAVATION, CL 10, WASTE	CY	250	$15.00	$3,750.00
3	TOPSOIL, STRIP, SALVAGE + SPREAD	CY	110	$5.00	$550.00
4	MODIFIED SUBBASE	CY	110	$25.00	$2,750.00
5	HMA (300K ESAL) BASE, 1/2"	SY	1600	$30.00	$48,000.00
6	SURF, DRIVEWAY, CL A CR STONE	TON	20	$15.00	$300.00
7	RMVL OF EXIST STRUCT	LS	1	$5,000.00	$5,000.00
8	APRON, CONC, 12"	EACH	1	$750.00	$750.00
9	SEGMENTAL BLOCK RETAIN WALL	SF	300	$20.00	$6,000.00
10	INTAKE, SW-501	EACH	1	$2,500.00	$2,500.00
11	SUBDRAIN, TILE, 6"	LF	650	$8.00	$5,200.00
12	SUBDRAIN OUTLET, RF-19E	EACH	2	$200.00	$400.00
13	STORM SWR G-M/CAS,TRNCHED, RCP 2000D,12"	LF	16	$50.00	$800.00
14	ENGINEER FABRIC	SY	10	$10.00	$100.00
15	EROSION STONE	TON	20	$35.00	$700.00
16	RMVL OF PAV'T	SY	1080	$10.00	$10,800.00
17	SIDEWALK, PCC, 6"	SY	105	$50.00	$5,250.00
18	DETECTABLE WARNING - CURB RAMP	SF	40	$30.00	$1,200.00
19	CURB + GUTTER, PCC, 3.5'	LF	650	$25.00	$16,250.00
20	DRIVEWAY, PCC, 6"	SY	135	$40.00	$5,400.00
21	CONSTRUCTION SURVEY	LS	1	$5,000.00	$5,000.00
22	PAINTED PAV'T MARK, WATERBORNE/SOLVENT	STA	1.5	$500.00	$750.00
23	PAINTED SYMBOL + LEGEND, WATERBORNE/SOLVNT	EACH	2	$200.00	$400.00
24	TRAFFIC CONTROL	LS	1	$1,000.00	$1,000.00
25	MOBILIZATION	LS	1	$5,000.00	$5,000.00
26	WATER MAIN, TRENCHED, PVC, 6"	LF	640	$35.00	$22,400.00
27	VALVE, GATE, DIP, 6"	EACH	3	$1,000.00	$3,000.00
28	FIRE HYDRANT ASSEMBLY, WM-201	EACH	1	$5,000.00	$5,000.00
29	SILT FENCE	LF	500	$2.00	$1,000.00
30	RMVL OF SILT FENCE	LF	500	$0.50	$250.00
31	CLEAN-OUT OF SILT FENCE	LF	500	$1.00	$500.00
				Sum	$161,800.00
				Contingency 15%	$24,300.00
				Total	***$186,100.00***

CIP Infrastructure/Road Projects

Matt Goodale August 25, 2016

After taking part in the National Park Service concrete restoration program I believe the City could benefit from a similar approach on several areas of town that are currently listed as CIP projects and could be done as a normal expenditure from the Road Use Fund, General Fund Road Use or a combination of those as well as utilizing the water and sewer fund for smaller projects outside of the CIP. Those are listed below

1. South 1st Street, Cookson to Cedar FY18 CIP
2. Foster Street, W Main Street to school FY19 CIP
3. N 1st Street, E College Street to dead end FY20 CIP

There are several other streets that would benefit from implementing this program that are not currently listed as CIP projects. If the council approves of this approach a restoration schedule could be provided at budget time or prior to budget time this year.

There are also several projects that I feel should be added to the possible pool of CIP projects. Those are listed below.

1. East Green Street, N 5th Street to N 6th Street- Concrete curb and gutter, asphalt overlay of the existing sealcoat street. Minimal work to prepare this project as there is no water main or sanitary sewer main on this street. Storm water would need to be addressed for the two properties on the corners of N 6th Street and East Green Street.

2. East College Street, N 4th Street to N 6th Street- Concrete curb and gutter, asphalt overlay of the existing sealcoat street. This project would require water main replacement and would likely be a good area to upgrade to an 6 or 8 inch main to provide higher volume to the east side of town. I believe an engineer would be best to decide which would be necessary for this area. Sanitary sewer main repairs have been completed to this section of town but if this street were to be replaced I would suggest installing a half block of sanitary sewer main between N 5th Street and N 6th street to serve these residents who have extremely long services that are located under the edge of the road surface.

3. East Orange Street, N 4th Street to N 5th Street- Concrete curb and gutter with an asphalt overlay of the existing sealcoat. Water main on the block from N 5th Street to N 6th Street will need to be replaced and upsized to 6 inch main. All sewer main repairs have been made to this street except for the lining and grouting which should be completed in this fiscal year. Storm water intakes and piping should be inspected thoroughly and upgraded as needed.

4. East Green Street, N Downey Street to N 2nd Street- This section of street is occasionally used as a detour route. It also receives high traffic at times due to the proximity to Downtown, Parking at the Methodist Church and is connectivity between two major roadways. Due to that I believe

a road surface consistent with surrounding roads should be used. The connecting roads are concrete with curb and gutter or concrete with curb and gutter and an asphalt overlay. This street is likely to become more highly used in the future as the Wapsi Creek Park on N 2nd Street and trailhead parking for the Hoover Nature Trail are developed. The water main on this street should not require any additional work and there is no sanitary sewer main. The block between N 1st Street and n 2nd Street will require storm sewer installation for approximately half of the block.

5. One that may not be a project but is still very important is the televising and repairs of the remaining 3 phases of sanitary sewer mains. Round 1 went quickly with the additional funds utilized during the lift station project for the repairs. That phase was completed in 1 year and televising followed up with for phase 2 and 3 immediately. Phase 2 is now going on 3 years of repairs and should be completed this year. That is simply due to lack of funds available to complete it all quickly. The remaining Phases were shown to be the least troublesome during initial flow monitoring 5 or 6 years ago which leads me to believe they could be completed rather quickly if funds were available and it was put out as one or two projects-point repairs and lining/grouting. This would help cut down on the City's I&I issues which will eventually be a major determining factor in the size of a mechanical plant or additional treatment methods necessary to maintain compliance with our NPDES permit. The more quickly these repairs are made the better for the City in the long run. Many of these repairs would be necessary to make before some of the road projects or during them so getting them all at once would prepare the areas for the road repairs.
   I am suggesting this as a possible project due to the possible savings the city could see doing this as one big project and due to the time frame required if it is completed through the City's Sewer Fund. I would estimate the City I&I program as currently funded will take approximately 9 years to complete the remaining 3 phases. This would put our total I&I program at a 13 to 14 year turn around. It is my opinion that a faster turnaround for the initial repairs would leave the City in a better position to effectively implement yearly televising and repairs utilizing funds available currently within the Sewer Fund.

6. I also believe another well should be looked at as a possible CIP project for future funding. The City currently has 4 operational wells. One of those is a Jordan well while the other three are Silurian. The City previously plugged another Silurian well that was located near the water tower on West Orange Street. Our current water production is covered with the wells the City has in use but another well would provide the option of less run time for each well daily which would lead to a better recharge rate for each well and would also provide the City with additional options for providing a constant supply of clean water.

7. Lastly I believe painting water tower #2 should be worked into the CIP plan. This tower was cleaned last year and the paint was in good shape but it was estimated that 3 to 4 years more without painting is the longest we should go. Water tower #1 was painted 5 years ago at an approximate cost of $180,000.

Moving some of the water and wastewater projects to the CIP to be completed along with road projects would allow for the Water and Sewer Funds to be utilized as more of a maintenance or repair function. As funded neither the water or sewer budgets can cover the cost of these large scale projects in this time frame and provide maintenance for wells, repainting of water towers, installation of generators at the water plant or lagoons or full replacement of air lines at the lagoons. I do believe that road projects should not be completed without the infrastructure underneath being replaced or rehabilitated. The life expectancy of a surface should be taken into account when determining if infrastructure repairs should be completed at the time of surfacing as well as the remaining life expectancy of the infrastructure.

CIP Infrastructure FY17

Matt Goodale August 25, 2016

These prices for improvements are figured from previous projects mainly done with Lynchs Excavating. More precise prices may be given by the engineers. This also does not include any engineering.

Beranek Drive Improvements

Engineers Estimate for Road Work **$225,000**

Would it be possible to instead of doing a total reconstruction to just remove curbs and install new curbs at appropriate locations 4 inches higher than the existing parking lot and overlay the existing parking lot with 4-6 inches of asphalt? That would still give a good surface but potentially lower the cost of the whole project.

First Street- Main to Green

Engineers Estimate for Road Work **$81,000**

Televising of the sanitary sewer in this area has not been completed but I believe it should be done before roadwork begins. I would estimate the repairs to this area would be in the $25,000 range. The water main is also in need of replacement in this area at an approximate cost of $35,000. There are 4 storm sewer intakes that should be replaced as well at a cost of $20,000.

Total Estimated Cost with Infrastructure **$161,000**

Second Street- Main to Green

Engineers Estimate for Road Work **$140,000**

Televising has been completed and no major defects found. Newer pvc pipe and concrete manholes. Replacement of cover with gasketed covers and chimney seals should be completed at time of road work. This would be a minimal project and would cost around $2,000.The water main should be replaced with this project at a cost of $35,000. There is no real storm sewer installed on this street but it may be necessary for portions of it. I would estimate $25,000 would cover this work.

Total Estimated Cost with Infrastructure **$202,000**

South Maple Street- S 2nd to S 4th

Engineers Estimate for Road Work **$60,000**

Televising of the sanitary sewer in this area has not been completed but I believe it should be done before roadwork begins. The sanitary sewer work without televising that is a guess. Two manholes to potentially replace and pipe that could have point repairs as well as likely needing lined. Lining could be completed after the surface was completed. I would estimate $40,000 in repairs.

Total Estimated Cost with Infrastructure **$100,000**

CIP Infrastructure FY18

Matt Goodale August 25, 2016

College Street Bridge

Total from Engineers Estimate **$725,000**

There are significant sanitary sewer, storm water and water main projects that should be undertook at the time of road replacement. What projects would need completed is dependent on how far to the south, east or west road work is completed. There are 7 taps needing removed in a 280 foot stretch of Second Street from Green Street to College Street. This is a newer pvc line and no other repairs are needed so this has been left until the street work was completed. There is also around 375 foot of 4 inch water main on this street that should be replaced at an approximate cost of $35,000. The water main to the west is 4 inch and should be replaced with at a minimum 6 inch pipe. Also to the west televising of sanitary sewer and repairs associated with that will need to be completed. To the east there are a few minimal sanitary sewer repairs that should be completed as well as replacement of a 4 inch water main with a minimum of 6 inch pipe. There is approximately 1,000 foot of water main from N 1st Street to N 4th Street with a creek crossing and tie ins to several other mains. Using prices from the recent 4th Street quote for 400 foot of 6 inch main as well as engineer estimates for the East Main Street Water Main Project there would be an approximate cost of $200,000 for the water main project in this area. The sewer sanitary sewer work for everything east of N 2nd Street would be in the $25,000 range with the rest to be determined by televising but likely in the $20,000 range. The work on N 2nd Street would be in the $20,000 range for removing the taps that are not in use.

Total Estimated Cost with Infrastructure **$1,025,000**

South 1st Street, Cookson to Cedar

Total from Engineers Estimate **$102,000**

Due to several recent repairs I would recommend removing this from the CIP completely. There are some smaller repairs that could be made to this street and I would recommend completing those out of the normal operating budget.

CIP Infrastructure FY19

Matt Goodale August 25, 2016

Cookson Drive, Maple to end

Engineers Estimate for Road Work **$73,000**

An overlay of this street would not be my recommendation without extensive reconstruction of the concrete paving underneath that would be required due to the recent decline in this particular section of roadway. Storm water in this area has been an issue and should be completed before replacement or reconstruction of this road. The storm water project previously discussed for the property south of the city shop and east to the creek would likely be the best option for achieving this. That was estimated at around $90,000. The additional street reconstruction would likely be in the $50,000 to $70,000 range. So $140,000 to $ 160,000 total additional cost to this project.

Total Estimated Cost with Infrastructure **$233,000**

Foster Street, Main to School

Engineers Estimate for Road Work **$158,000**

There are no utilities in this street so no additional work would be required. I also do not agree with this as a project. The condition of this street in comparison to many others is excellent. The minimal patching on this street could be completed within our normal operating budget if council so chooses. I believe this money would be better spent on a failing street such as the Cookson Drive project or an entirely different street, possibly replacing East Green from N Downey Street to 2nd Street which would tie in the previous 2 years' projects nicely.

Town Hall Renovation

Engineers Estimate for Project **$400,000**

I have nothing to add to this project except I believe a historical building such as this should be kept up and made useable without disrupting the appearance negatively or getting rid of the charm that it provides to this area of town. The interior work should likewise fit the building.

Oliphant Street, N Downey Street to 551 N Oliphant Street

Engineers Estimate for Road Work **$130,000**

The sanitary sewers in this area have not been televised but should be completed as well as repairs made prior to this work being completed. There would likely be a manhole replacement as well as point repairs and some lining. I would estimate $30,000 worth of sanitary sewer repairs to this area but televising would be essential to getting an appropriate price.

Total Estimated Cost with Infrastructure **$160,000**

CIP Infrastructure FY20

Matt Goodale August 25, 2016

North First Street, College Street to Dead End

Engineers Estimate for Road Work **$239,000**

This is another street I do not agree with being in the CIP but if the council chooses to keep this as a project then I have provided all the pertinent information for infrastructure work necessary. This street has a new water main that was installed in the past 10 years. The sanitary sewer main has not been televised but due to the condition of the road surface over the manholes and some sections of pipe my assumption is that there will be a decent amount of repairs to be made in this area. I would guess somewhere in the $30,000 range. The road surface has numerous areas that will require patching but most of that work will be completed with the point repairs to the sanitary sewer system. The remaining repairs could be completed using the normal operating budget if the council so chooses. There is one section at the north end that would require large scale replacement to return it to a like new condition and another length of panels about halfway down the street that will need removed and replaced. Storm sewer repairs were recently completed to this street.

Total Estimated Cost with Infrastructure **$269,000**

Northside Drive, N Oliphant Street to N Maple Street

Engineers Estimate for Road Work **$113,000**

This street has not been televised but has several manholes that will need replaced/repaired as well as any point repairs that are indicated by televising. I would guess the sanitary sewer repairs would be somewhere in the $30,000 range. The water main is 4 inch and should be replaced prior to road work being completed. It should be around $30,000. There is also a small amount of storm water infrastructure on this street that would require attention at a cost of $15,000.

Total Estimated Cost with Infrastructure **$188,000**

West Main Street Overlay

Engineers Estimate for Road Work **$215,000**

East Main Street Overlay

Engineers Estimate for Road Work **$205,000**

West Branch CIP FY16-FY20

	Budgeted Amount	Council App. Date for Eng	Council App. $ Amount	Res. #	Council App. Date for Const	Council App. $ Amount	Res. #	Minus Water/Sewer	$ Amount	CO#1	CO#2	CO#3	Total
FY16													
4th Street, Animal Clinic to Reagan	$ 500,000.00	6/1/2015	$ 65,000.00	1340	4/4/2016	$ 756,332.50	1440	$ 60,534.00	$ 760,798.50	$ 5,645.00	$ 49,247.50		$ 815,691.00
Main St Crossings @ Pedersen/Scott	$ 70,000.00	6/1/2015	$ 7,700.00	1341	5/16/2016	$ 42,310.09	1465		$ 50,010.09				$ 50,010.09
Main & Oliphant Intersection	$ 110,000.00	6/1/2015	$ 11,550.00	1341	5/16/2016	$ 63,465.14	1465		$ 75,015.14				$ 75,015.14
Main & Foster Intersection	$ 150,000.00	6/1/2015	$ 15,750.00	1341	5/16/2016	$ 86,543.37	1465		$ 102,293.37				$ 102,293.37
Subtotal	$ 830,000.00								$ 988,117.10				$ 1,043,009.60
FY17													
Beranek Street (Parking Lot)*	$ 400,000.00								$ 225,000.00				$ 225,000.00
S. Maple, 2nd to 4th	$ 60,000.00								$ 100,000.00				$ 100,000.00
N. 1st St., Main to Green	$ 81,000.00								$ 151,000.00				$ 151,000.00
N. 2nd St., Green to College**	$ 135,000.00								$ -				$ -
N. 2nd St., Main to Green	$ 140,000.00								$ 197,990.40				$ 197,990.40
Subtotal	$ 816,000.00								$ 673,990.40				$ 673,990.40
FY18													
College Street Bridge	$ 750,000.00								$ 885,000.00				$ 885,000.00
S. 1st Street, Cookson to Cedar***	$ 102,000.00								$ 20,000.00				$ 20,000.00
Subtotal	$ 852,000.00								$ 905,000.00				$ 905,000.00
FY19													
Cookson Drive, Maple to Dead End	$ 73,000.00								$ 214,945.00				$ 214,945.00
Foster Street, Main to School	$ 158,000.00								$ 25,000.00				$ 25,000.00
Town Hall Restoration	$ 400,000.00								$ 400,000.00				$ 400,000.00
Oliphant St., Downey to 551 N.	$ 130,000.00								$ 160,000.00				$ 160,000.00
Subtotal	$ 761,000.00								$ 799,945.00				$ 799,945.00
FY20													
N. 1st St., College St to Dead End	$ 239,000.00								$ 35,500.00				$ 35,500.00
Northside, Oliphant to Maple	$ 113,000.00								$ 188,000.00				$ 188,000.00
West Main Street Overlay	$ 215,000.00								$ 215,000.00				$ 215,000.00
East Main Street Overlay	$ 205,000.00								$ 205,000.00				$ 205,000.00
Subtotal	$ 772,000.00								$ 643,500.00				$ 643,500.00
Grand Total	$ 4,031,000.00								$ 4,010,552.50				$ 4,065,445.00

*Council preference to reduce scope of project
**Timing of project questioned, rolled into College St. Bridge Project
***Public Works recommends removal after recent work done to this street.

EXHIBIT A

City of West Branch, Iowa

Residential Individual Lot Site Plan Requirements

Subdivision Name / Lot # _____ Owner _____

1st Review _____ 2nd Review _____ Date Approved _____

Project Name _____ Project Location / Address _____

Reviewer _____ Designer _____

Contact _____ Phone _____ Fax _____

* This section to be filled in by the City of West Branch Building Department

City of West Branch
110 N. Poplar Street | West Branch, Iowa 52358
319.643.5888 | www.westbranchiowa.org

What is a site plan?
A site plan is a scaled drawing or map showing what improvements you intend to make on your property. A site plan is required for land use/development reviews and to obtain building permits. A correctly drawn site plan shows the lot lines for a parcel, the existing and proposed development, adjacent streets, driveways, utilities, and easements on the site.

What do I need to submit?
Submit the number of copies of the site plan as specified on your land use application form or building permit application checklist. See the site plan example on the back of this page to help you include all the information needed in the site plan.

Where can I get help preparing a site plan?
Neither the City Engineer nor the City staff can draw the plans or design the project for you. We can only check the completed plans to be sure they meet the code requirements. You will save time and money if your plans do not need major revisions. We are available to assist you in understanding the code requirements. If you need help in drawing the site plan, please consult a professional for advice or help. The yellow pages or various builders may provide you with references.

How does a site plan help me?
A detailed site plan helps in your own planning, communicates your construction ideas to both your contractor and us, and helps assure that your planned project complies with the building and zoning codes. A site plan also communicates your ideas to other reviewing agencies (utility companies, fire district, etc.) who may not be able to visit the site. A complete and accurate set of plans helps to expedite the plan review process and allows the project to proceed more efficiently.

Residential site plans must identify all of the following items, if applicable:

1. __ Address and/or lot number and subdivision name.
2. __ Site boundary survey with north arrow. Minimum scale 1" = 30'.
3. __ All street names, widths, and location of right-of-way.
4. __ Total lot area in acres and square feet.
5. __ Limits of disturbance including all areas where any work will occur (tree save and silt fencing must be within the limits of disturbance). Label total disturbed acreage.
6. __ Existing and proposed side walk, curb and gutter, driveway, building footprint, easements, setbacks, and structures.
7. __ Impervious area in square feet (total area of building, structures, and driveway).
8. __ Zoning buffers – show and label square footage.
9. __ Stream buffers – show and label square footage.
10. __ Drainage and utility easements – show and label square footage. Show location of all pipes and structures (sewer manholes, storm structures, power boxes, etc.). Provide top and invert elevations of structures.
11. __ Existing and proposed topography at 1-foot intervals and proposed spot elevations at all high and low points and elsewhere as necessary with associated flow arrows to illustrate drainage patterns. Driveway slopes and FFE and bench mark elevations at curb at property lines
12. __ Existing and proposed location of sanitary sewer tie-in, water connection, and sump pump drain connection.
13. __ Floodplain – show and label elevation. Indicate M.L.O. if applicable
14. __ Base of all fill slopes steeper than 4:1 must terminate a safe distance from all property lines to allow for constructability and not adversely affect adjacent properties.
15. __ Provide all necessary details for retaining walls, concrete encasement, etc. (location, material, height). If retaining wall is proposed over 4' in revealed height, include the structural design signed, dated, and sealed by an Iowa P.E. (Note that a separate building permit will be required).
16. __ Drainage, erosion, and sedimentation control plan – show drainage paths, erosion control measures (including construction exit) and their locations.
17. __ Tree survey identifying all trees over 18" and all trees that will be saved.

STAFF USE ONLY
RECEIVED BY:
DATE:

Building Permit Application
Single Family, Duplex & Townhouse Dwellings
BUILDING, ELECTRICAL, PLUMBING, MECHANICAL , BUILDING SEWER & WATER SERVICE
(Form #1 Dated 5/27/2014)

Applicant must complete numbered items and highlighted spaces.

1	**JOB ADDRESS:**			
2	OWNER	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL
3	APPLICANT	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL
4	GENERAL CONTRACTOR	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL
5	ELECTRICAL CONTRACTOR	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL STATE LICENSE #
6	PLUMBING CONTRACTOR	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL STATE LICENSE # BEGINNING 7/1/09
7	HVAC CONTRACTOR	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL STATE LICENSE # BEGINNING 7/1/09
8	SEWER & WATER CONTRACTOR	MAILING ADDRESS	CITY STATE ZIP	PHONE # EMAIL STATE LICENSE # BEGINNING 7/1/09
9	DESCRIBE WORK:			

10	TOTAL SQ. FT OF HABITABLE FINISHED AREAS	11	TOTAL SQ. FT OF UNFINISHED / STORAGE	12	TOTAL SQ. FT OF GARAGE AREA				
13	USE OF BUILDING OR STRUCTURE	14	VALUATION:	15	NUMBER OF WATER METERS:				

STATE OF IOWA ENERGY EFFICIENCY REQUIRMENTS
Compliance shall be demonstrated by either meeting the requirements below or meeting the requirements of International Energy Conservation Code Section 405 by providing a ***Compliance Report***

CLIMATE ZONE	FENESTRATION U-FACTOR B	SKYLIGHT U-FACTOR B	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE I	FLOOR R-VALUE	BASEMENT WALL R-VALUE C	SLAB R-VALUE AND DEPTH D	CRAWL SPACE WALL R-VALUE C
5	**0.32**	**0.55**	**49**	**20 or 13 + 5 (See footnote h)**	**13/17**	**30 (See footnote g)**	**15/19**	**10,2 ft**	**15/19**

Minimum Requirements
for Residential Plot Plan

The plot plan must be accurately drawn to an engineer scale displaying the following information:

Minimum paper size 8 ½"x11"
Maximum paper size 11" x 17"

General Information:

1. Applicant(s) name.
2. Legal description.
3. Site address.
4. Current zoning classification.
5. Zoning setback lines.
6. Specify the lot area per dwelling unit
7. An identifiable scale.
8. North directional arrow.
9. Property line dimensions and bearing directions.
10. Official property iron pins.
11. Existing structures including decks, porches, garages and sheds.
12. Proposed structures or additions including decks, porches, sunrooms, garages and sheds.
13. Dimensions of all buildings.
14. Roof overhangs.
15. Existing or proposed fences.
16. Driveways, sidewalks, patios and retaining walls. (engineering required for retaining walls when the height exceeds 4-ft from the bottom of the footing to the top of the wall)
17. Distances between building walls and lot lines.
18. Water service size and location.
19. Building sewer size and location.
20. The sump pump discharge line location. (minimum 3" diameter)
21. Place two points on the side line lots where the front wall intersects the side lot lines. Indicate the distances from the front corner iron pins to the two points and from the two points to the building corners.
22. Statement on the site plan that all property iron pins shall be visible and marked during the entire construction process.

Engineering Information :

1. Public utilities abutting the property. (storm sewers, sanitary sewers & water mains)
2. Location and dimensions of all public and private easements. (see property title and subdivision final plat)
3. Flood zones.
4. Minimum low opening elevations.
5. Elevations of top of foundation walls, final grade at foundation walls, final grade at 10 feet from foundation walls, top of lowest floor elevation, top of curb, property corner elevations and storm sewer conveyance openings.
6. Storm water surface flow arrows.

REQUIREMENTS FOR SUBMITTING DRAWINGS
(one set of plans required for each application)

1. Scaled floor plans with designated room uses, square footage of habitable space, square footage of unfinished/storage spaces, doors and windows.
2. Indicate locations of smoke and carbon monoxide detectors.
3. Foundation plan showing all footings, stem walls, basement walls, slabs, foundation damp proofing material, drainage system and slab vapor barrier. Sizes, locations and cross sections showing reinforcement of each. All bearing load number from engineered girders and beams shall be noted. If engineered foundation is used or required, stamped plans shall be submitted with the permit application for approval.
4. Floor framing plans, which include size, type of material, spans, and bearing points of all joist, girders, beams and columns. Show method of all connections to the footings or foundation.
5. Wall cross sections providing framing details showing interior wall finish, vapor barrier, insulation, wall bracing, sheathing, weather barrier, flashing and exterior wall coverings.
6. Header sizes and materials of openings exceeding 4-feet in width.
7. Roof framing details indicating roof system to be used, sheathing, underlayment, ice dam, covering.
8. Stair details showing rise, run, guards and handrails.
9. Decks and porches showing footing locations, depth and size, columns, floor and roof framing materials and connection methods throughout the entire structures.
10. Location of all heating appliances and type of fuel to be used.
11. Location of electrical service and panel boards.
12. Show all insulation materials used to comply with energy code requirements.
13. If mail order plans are used and changes are made, the plans will need to be modified prior to submittal for permit.
14. Show all design standard requirements of Section 1612 of the Zoning Code.

Requirements to Maintain a Valid Permit

- Address placard shall be placed so that the address number is visible from the public street.
- The approved set of plans, specifications and other data must be kept on the job site and protected from weather.
- Advance one day notice is required for inspection request. See inspection policy for exceptions.
- Contractors shall maintain required business license, contractor's license, bonds and insurances.
- The permit holder is required to review and follow the approved plans, specifications.
- The permit holder is responsible to ensure plan review comments are communicated to all subcontractors and provided or resolved before scheduling an inspection.
- A common rule of thumb for inspections is **"never cover anything until the City Inspector has seen it and signed off."**

The undersigned has submitted the required plans, specifications and plot plan which are hereto attached, incorporated into and part of this application. The undersigned agrees to comply with all applicable codes; give full notification to the building inspector when required inspections are needed; that he or she will not use or occupy this structure or structures covered by the permit until the certificate of occupancy has been issued; and will not proceed with construction until the permit is issued.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or waive the provisions of any other laws required by Federal, State, and City or covenants regulating construction or the performance of construction.

_____

Signature of Owner or Authorized Agent Date

PLEASE PRINT ABOVE NAME HERE: _____

RESIDENTIAL PLOT PLAN

Department of Community Development, 1525 Broadway, P.O. Box 128, Longview, WA, 98632, Phone 360.442.5086/Fax 360.442.5953

RESIDENTIAL PLOT PLAN GENERAL REQUIREMENTS

Many different permits require a plot plan (sometimes called a "site" plan), which is a detailed and accurate map of the project's property. A complete and accurate plot plan is important to avoid delays in the review and approval of your project. A complete plot plan will include all the site features and information (depending on your site, of course) listed below. **Attached to this sheet are typical plot plan examples.**

1. The property owner's **name** and **phone number,** the property's **legal description** (plat, lot, block),and the **site's address.**

2. The map **scale** whenever possible**.** A scale of 1" = 20'is typical, but others 1/8" = 1' for example, is also acceptable.

3. A **north arrow** indicating the northerly direction.

4. All **property lines**, all **right-of-ways,** all **easements** (utilities, access, etc.), and site **dimensions**. Show the **distances** between buildings, and from buildings to all property lines.

5. All **streets** and **alleys**, with **street names**. Show all **existing and/or proposed driveways.** Include surface types (asphalt, concrete, chipseal, gravel) and driveway width at curb and right-of-way.

6. Identify each building by its use (garage, residence, etc.). Include **decks**, **retaining walls**, and the like.

7. Show clear distinction between the **existing** building & driveways and any **proposed addition/changes**. Show all **curbs, sidewalks** and **drainage facilities** Also show any **buildings to be demolished**.

8. Show **all power poles, fire hydrants, trees, shrubs, landscaping, mail boxes, water meters, catch basins, sewer laterals, transformers, roof drains, vaults, utility pedestals, street lights (water, sewer, gas, power, phone** and **cable locations,** and **any other above ground utilities/features.**

9. Call for **utility locates, 1-800-424-5585**, to have utility owners locate under-ground facilities**.**

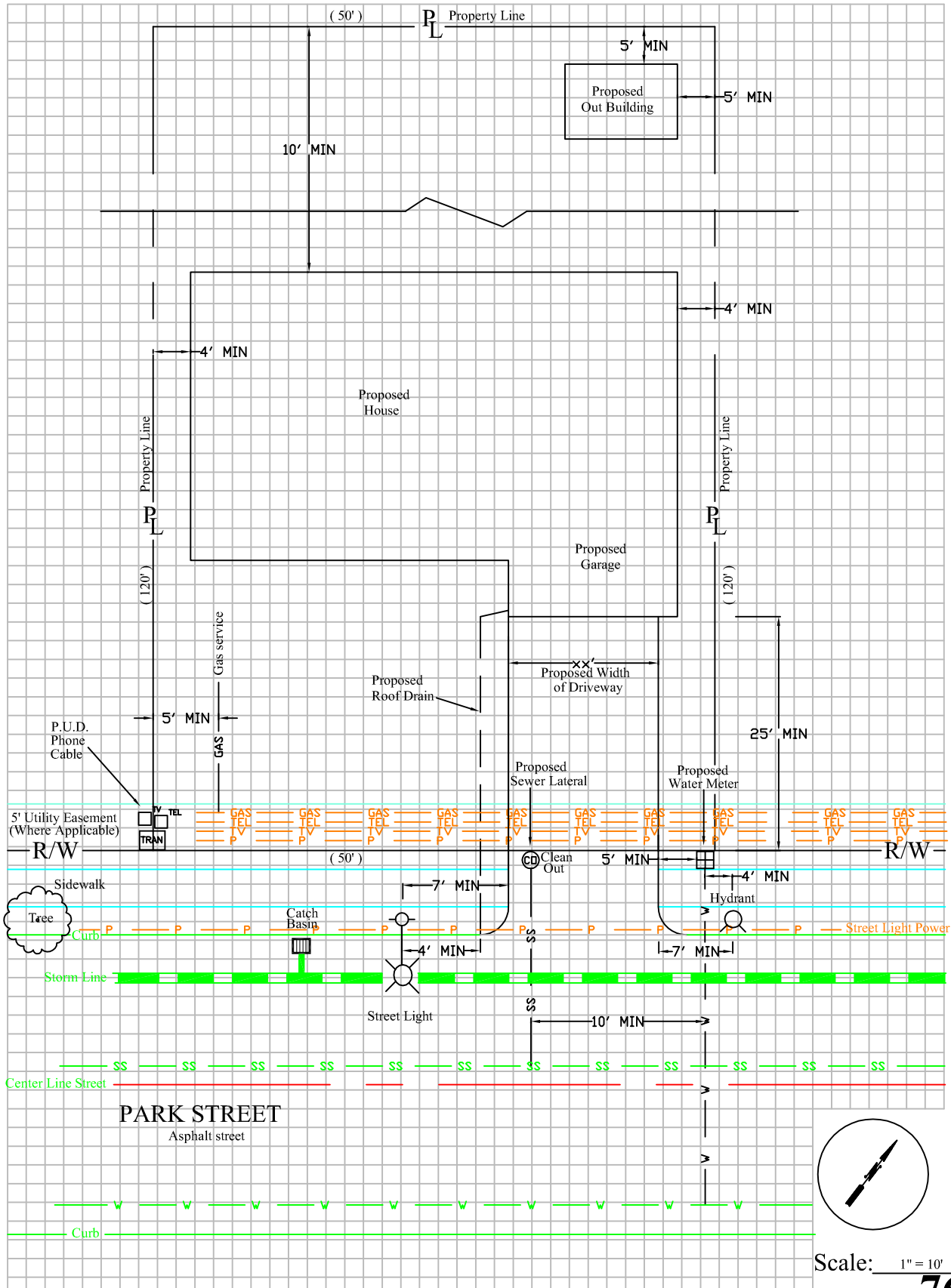
10. Show method of **storm water disposal** including roof run-off and slope of large paved areas.

11. All **surface water (creeks, sloughs, drainage ditches**, etc.) on or adjacent to the property.

Residential Plot Plan

Owner/Applicant: John & Jane Doe
Phone Number: (360) 555-1234
Legal Description: Lot: 5 Block: 8
Project Address: 1234 Park Street
Plat: Longview #3
Parcel Number: 05324

Project Description: (new house, replace driveway, new sidewalk, new garage, new water service, new sewer service, etc.) Building New house w/ attached garage, new driveway, new water service, new sewer service, new sidewalk, new garden shed (10 x 12)



Scale: 1" = 10'

2006\troys\plot plan.dwg

RESIDENTIAL PLOT PLAN

Owner/Applicant:_____ Daytime Phone Number:_____

Project Address:_____, Longview, WA

Legal Descr: Lot #_____ Block #_____ Plat_____ Parcel #_____

Project Description (eg.,Construct new house, addition to house, new garage, shed, fence, etc.):

_____

_____

_____

What is a site plan?
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What do I need to submit?
Submit the number of copies of the site plan as specified on your land use application form or building permit application checklist. See the site plan example on the back of this page to help you include all the information needed in the site plan.

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Items to be shown on site plan for single-family residential development:

1) North arrow.
2) Drawn to scale (standard architectural or engineering).
3) Lot and building setback dimensions.
4) Property corner elevations (if there is more than a 4-foot elevation differential, site plan must show contour lines at 2-foot intervals).
5) Location of easements and driveway (existing and proposed).
6) Footprint of new structure (including decks), with finished floor elevations.
7) Location of wells and septic systems.
8) Utility locations.
9) Lot area, building coverage area, percentage of coverage and impervious area.
10) Existing structures on site.
11) Surface drainage.
12) Erosion control plan, including drainage-way protection, silt fence design and location of catch-basin protection, etc.
13) Existing and platted street names and other public ways.
14) Site plan to include applicant's name, phone number, map and tax lot number, site address, project or subdivision name, lot number, and zoning.
15) Street tree size, type and location per approved project street tree plan (if applicable), and City of Tigard Street Tree List.
16) Existing trees to be retained with drip line (outline of canopy) drawn to scale.
17) Tree protection measures, as required by land use conditions of approval, drawn to scale.
18) A signature of approval from the project arborist that certifies the trees and tree protection are accurately represented on the site plan, and tree protection measures will be equal to or greater than those on the approved tree protection plan.

Residential Site Plan Review

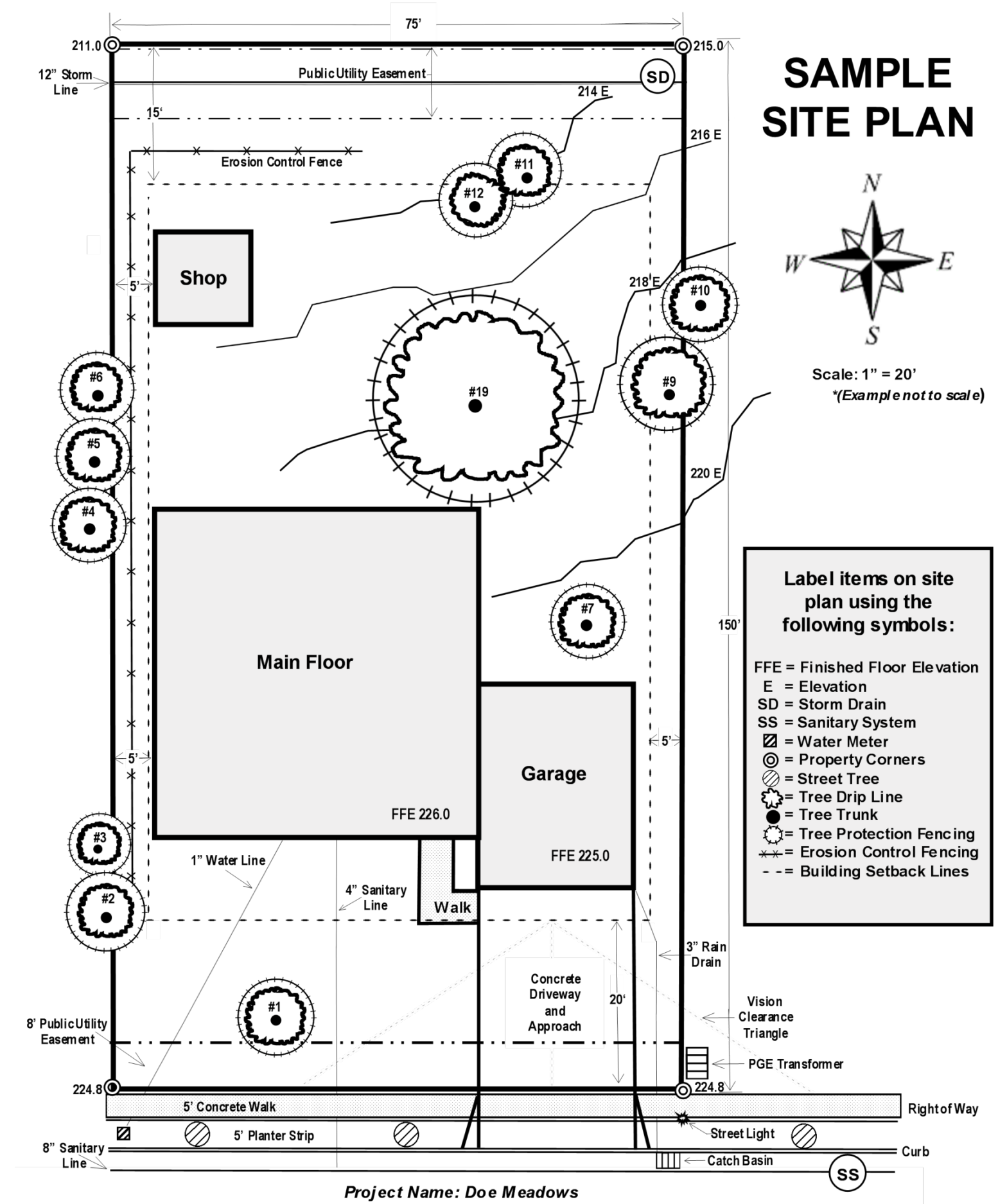
Information Guide

October 1, 2013

TIGARD

City *of* Tigard
BUILDING DIVISION
13125 SW Hall Blvd. | Tigard, OR 97223
503.718.2439 | www.tigard-or.gov

SAMPLE SITE PLAN



Scale: 1" = 20'

(Example not to scale)

Label items on site plan using the following symbols:

FFE = Finished Floor Elevation
E = Elevation
SD = Storm Drain
SS = Sanitary System
= Water Meter
= Property Corners
= Street Tree
= Tree Drip Line
= Tree Trunk
= Tree Protection Fencing
= Erosion Control Fencing
= Building Setback Lines

Project Name: Doe Meadows
Site Address: 12345 SW New Street, Tigard
Parcel # 1S101TM-1234
Submitted By: John Doe 4321 SW Some Street, Portland, OR 97220 503-555-9191
Prepared By: ABC Designs 9876 SW Some Street, Portland, OR 97220 503-555-1919

RESIDENTAL GRADING PLAN REQUIREMENTS

A residential building permit application must contain sufficient information to allow the Development Services Department to determine whether the lot development complies with the requirements of the Grading and Stormwater chapters of the Unified Development Code (UDC).

Low Impact Development. Use of Low Impact Development (LID) design strategies, as described in Chapter 179 of the UDC, to attenuate lesser storms and more closely mimic predevelopment hydrology is encouraged. LID features appropriate for residential sites include: rain gardens, dry wells, filter strips, grassed swales, infiltration trenches, enhanced retention ponds, rain barrels, cisterns, permeable pavement or pavers, green roofs, etc.

Grading Plan:

If the proposed structure is located in a subdivision that includes an approved master drainage plan, the approved plan shall be included in the building permit application and the individual lot drainage plan shall follow the master drainage plan. (Subdivisions platted after December 2010 will include a master drainage plan.)

Lots that are not included in an approved Master Drainage Plan are required to have a specific drainage plan for each lot. The grading plan must establish a minimum Finish Floor Elevation (FFE) of the structure(s) and properly drain the parcel without detrimental affects to adjacent or downstream property owners.

Submittal information and plans include, but shall not be limited to, the following:

1. The grading plan shall be drawn to a legible conventional Engineer scale (1" = 20') using the site plan as a base map.
2. *The Grading plan shall include, a minimum, the following features*:
    a. Provide a lot drainage plan with the Finish Floor Elevation (FFE) of the building**,** along with flow arrows and spot elevations. In general, drainage should be routed along the shortest practicable flow path to the street or drainage easement. (Existing flow conditions will be considered for site specific applications.)
    b. Identify existing drainage features on the lot, adjacent lots, and at the street; including inlets, storm drain pipes, culverts, swales, springs, water impoundments, etc. and existing structures on adjacent lots (within 20 feet of the property line).
    c. Label and identify height of retaining walls, if applicable.
    d. Identify the 100-year floodplain and/or floodway and base flood elevations, if applicable.
3. The Grading Plan must establish positive drainage and not re-direct existing runoff to an adjacent property unless an existing drainage easement or property owner agreement is provided, or the approved master drainage plan requires runoff to be directed across adjacent properties.
4. Non structural grassed swales for rear lot drainage concentration are discouraged and shall not be installed in combination with a utility easement.

Grading Design Guidelines Information:

1. *Account for slope away from structure.*
    a. The minimum slope of the flow path for a swale or sheet flow to the top of curb, top bank of ditch, or approved drainage inlet from the high point of the final graded lot shall be a minimum of 2% for grassed surfaces.
    b. Final grade adjacent to structures shall slope away from the structure at a minimum rate of 5% (1:20) for a minimum of 10 ft, where possible. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, the slope away from the structure shall be a minimum of 5% until a parallel swale is provided and slopes away from the structure at a minimum slope of 2% to the discharge point.
    c. Grading Plan must establish positive drainage to a collection point.
    d. Provide swales, as needed, to drain property to the right of way or dedicated drainage easement.
    e. No standing water shall remain, unless planned low areas such as bio-retention swales, rain gardens, etc, are planned for and properly designed, including underdrains as necessary.

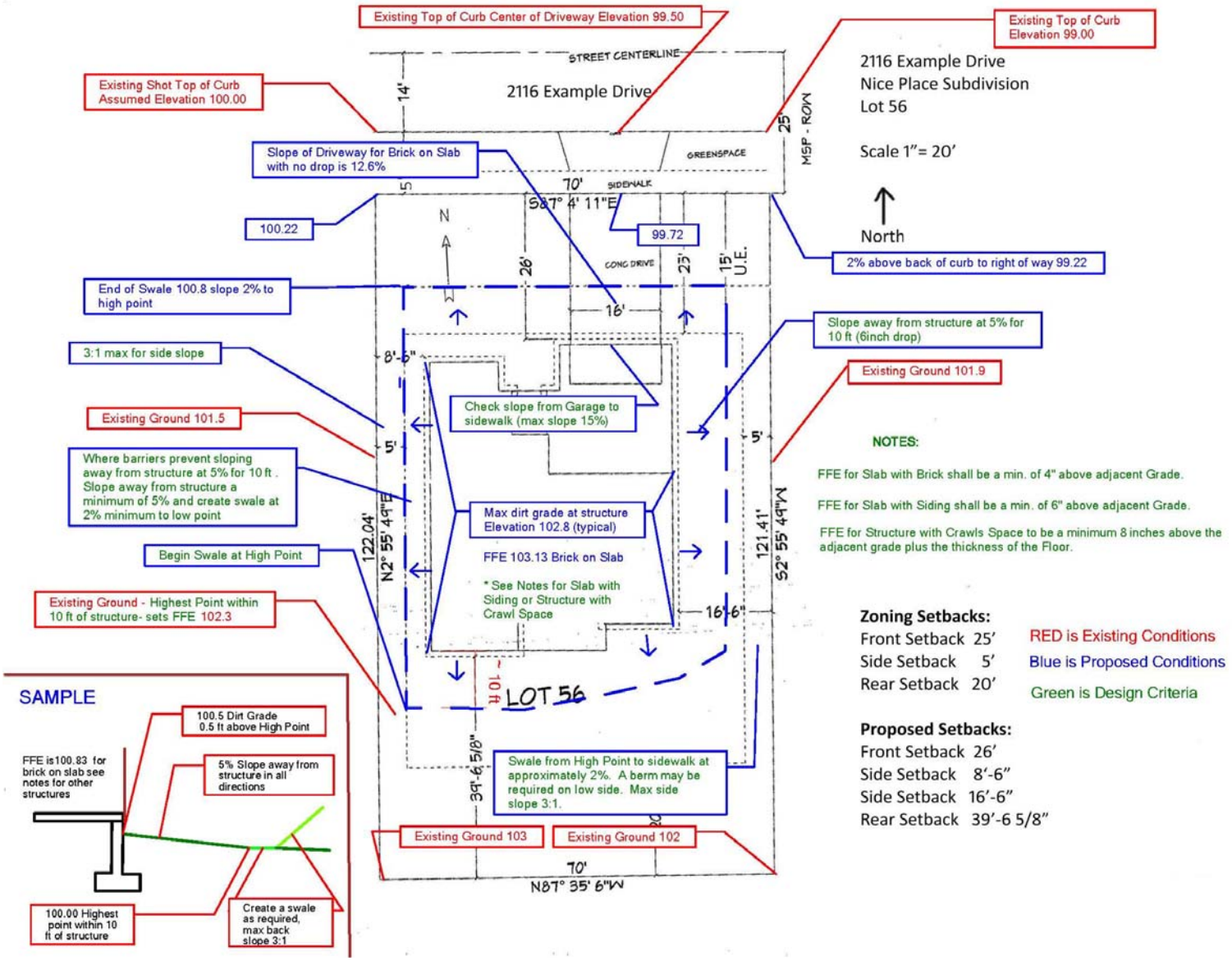
2. *Account for driveway/sidewalk slope.*
    a. Show actual or relative final elevations at the gutter, back of sidewalk, at the property corners, driveway, the proposed FFE, swales, and identify Temporary Bench Mark, if used.
        i. If no sidewalk is required and the street has a curb, grade the driveway approach and the adjacent ground to maintain a minimum of six inches elevation above the gutter at or near the right of way. This will prevent gutter flow from the street from entering the site.
        ii. If a sidewalk is required, establish the back of sidewalk elevation above existing curb by adding the width of greenspace (6ft typ), sidewalk (5ft), and 1 ft beyond at 2%, then slope site to drain. (max 3:1)
        iii. For either situation above, if the lot is lower than the roadway, grade driveway to divert runoff away from garage. Minimum slope away from garage should be 4% for at least 8 ft, which results in a 4 inch drop, then divert to either side and away from house.

3. *Establish the minimum FFE (finished floor elevation).*
    a. The minimum FFE shall be at least 12 inches above the highest elevation of the bottom of swales, within 10 ft of structure.
    b. The minimum FFE shall be at least 6 inches above the adjacent final grade.
    c. Generally the FFE shall extend at least 18 inches above the elevation of the street gutter (when draining to the street), inlet on site, an approved drainage structure, or point at which the drainage leaves the site.
    d. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that the required drainage to the point of discharge and away from the structure is provided at locations on site, and standard methods are not feasible.

Fayetteville ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS

GRADING PLAN EXAMPLE



CITY OF WEST BRANCH
Lion's Field Streambank Restoration
Maintenance Delineation

ORANGE ST

PEDERSEN ST

SCOTT DR

hbk ENGINEERING

Legend

- Streams
- Sheds/ Fence
- City Maintenance Area
- 30 ft Stream Buffer
- West Branch Parcels

0 37.5 75 Feet

CITY OF WEST BRANCH
Lion's Field Streambank Restoration
30' Buffer from Center of Creek

SCOTT DR

134

130

126

122

118

114

110

0 15 30 Feet

hbk ENGINEERING

Legend

- Streams
- 30 ft Stream Buffer
- West Branch Parcels

Revised 2016 Annual Goal Setting List
(2nd Revision, 09/26/16)

After receiving feedback from staff members and elected officials, an updated list of potential goals has been pulled together for Council to consider for adoption:

1) Street Maintenance (crack sealing, panel replacement, seal coat)
2) Park Planning (provide feedback to engineer on park space in PV; naming the new park)
3) Housing Incentive Program (extend program until December 31, 2018)
4) Golf Course (staff to gather options on keeping course open and report to City Council on December 5, 2016)
5) Employee Benefits (adopt a PTO plan, disability and maternity/adoption policy)
6) Flood Retention Structures (Stream Team 2 to identify potential location)
7) Street Inventory Report (Instruct city engineer to prepare updated street report for CIP decision-making process)
8) Green Street Completion (finish Green Street from 5th -6th Street)
9) Orange Street Improvements (upgrade street from 4th to 6th Street)
10) SRF/IUP (State Revolving Fund/Intended Use Plan – place water main replacement projects on SRF/IUP – Main Street from 5th to city limits, Main & 5th to Water Street, Main & 5th to railroad right-of-way, 4th Street, 6th Street)
11) Alleys (develop plan to address three problem alleys and start work – Terror Trail, Main Street between 4th and 5th, Cedar Street)
12) Incentive pay for clerk and finance officer certifications
13) Online payment options (utility bills, library fees, park & rec, etc.)
14) Part-time positions (add additional part-time positions for Public Works, Park & Rec and Administration)
15) Police Department Evidence Facility
16) Foster Street Sidewalk
17) Stormwater BMP's (install five demonstration stormwater best management practices)
18) Approve Cost of Living of Living Increases for Water and Sewer Rates
19) Main Street Sidewalk – Phase 4 (identify which sidewalks to include in Phase 4)
20) I&I Phase 3 Point Repairs
21) Trail from Oasis to Solon (create a coalition to promote a trail connection)
22) West Orange Street Sidewalk (construct a sidewalk on the south side of W. Orange Street between the West Branch Early Learning Center and N. Maple Street)

GOAL SETTING SESSION RESULTS: 2010-2015

The City Council adopted the following set of goals at their September 21, 2015 Goal Setting Session:

1. **Street Upkeep (15)**
   Miller-6, Shields-3, Pierce-3, Ellyson-2, Laughlin-1
2. **Additional amenities at Wapsi Creek (14)**
   Stevenson-4, Shields-3, Pierce-3, Ellyson-2, Laughlin-2
3. **Splash Pad (14)**
   Shields-3, Pierce-3, Ellyson-3, Laughlin-3, Stevenson-2
4. **New Salt Shed (12)**
   Stevenson-5, Pierce-2, Shields-2, Miller-1, Ellyson-1, Laughlin-1
5. **Business Incentive Plan (12)**
   Miller-4, Laughlin-4, Shields-2, Ellyson-1, Stevenson-1
6. **North Downey & East Main Street Sidewalks**
   Pierce-3, Stevenson-3, Shield-2, Ellyson-2, Laughlin-1
7. **Complete I & I Phase II Work (11)**
   Miller-5, Pierce-2, Ellyson-2, Shields-1, Laughlin-1
8. **Continue to work with Cedar County Emergency Management on Emergency Communications System (9)**
   Miller-2, Shields-2, Pierce-2, Ellyson-2, Stevenson-1
9. **Municipal Golf Course (8)**
   Pierce-3, Ellyson-3, Laughlin-2
10. **Trail Expansion (7)**
    Shields-3, Laughlin-2, Miller-1, Stevenson-1
11. **Creek Cleanup (7)**
    Pierce-2, Ellyson-2, Miller-1, Shields-1, Laughlin-1
12. **Adopt a PTO plan, Disability, Maternity/Adoption Plan (6)**
    Stevenson-3, Shields-1, Ellyson-1, Laughlin-1
13. **Flood Retention Structures (6)**
    Miller-2, Laughlin-2, Ellyson-1, Stevenson-1

Other goals considered by the City Council:

14. Later City Office hours (4)
15. Police Evidence facility (2)
16. Provide online payment option for Utility billing accounts (1)
17. Police Recruitment Program (1)
18. Paver crosswalks downtown
19. Pilot Stormwater BMP
20. Place cemetery information online
21. Code Revisions
22. Acquire Electronic Records System
23. Define pay ranges for positions

The City Council adopted the following set of goals at their September 15, 2014 Goal Setting Session:

1. Street Upkeep (14)
2. Complete I&I Phase II Work (13)
3. Funding for HHTD Inflatables and Fireworks (12)
3. Pilot 5 Stormwater Best Management Practices (12)
3. Flood Retention Structures (12)
6. Mayor/Council Pay Ordinance (11)
6. Trail Expansion (11)
8. Municipal Golf Course (10)
9. Add 4th Full-Time Police Officer (9)
9. Implement CIP into FY16 Budget (9)
9. Code Revisions (9)
12. Provide online payment option for utility bills (8)
13. Creek Clean-Up (7)
14. Adopt a PTO Plan, Disability and Maternity/Adoption Policy (4)
14. Place Cemetery Information Online (4)
16. Later Office Hours (3)

The City Council adopted the following set of goals at their September 3, 2013 Goal Setting Session:

1. Capital Improvement Plan (CIP) to include sidewalks (20)
2. Bus Barn/Library discussion between Council and School Board (17)
3. Park planning process (14)
4. Renew partnership with CEDCO (13)
5. Street upkeep (11)
6. Funding for HHTD inflatables and fireworks (10)
6. Place cemetery information online (10)
6. Creek Clean-Up (litter clean-up, stream bank stabilization, brush removal, and native plantings, especially at Main Street Bridge (10)
9. Adopt a stormwater utility (9)
10. Electronic Council packets (IPads, Kindles, Nooks or notebook computers) (8)
10. Continue trail expansion (8)
12. Bike racks downtown (4)

The City Council adopted the following set of goals at their October 9, 2012 Goal Setting Session:

1. Make repairs to wastewater infrastructure identified in I & I Study (27)
2. Continue I&I work (21)
3. New lift station (12)
4. Develop comp plan and CIP plan (11)
5. Acquire automated water meter reading equipment (10)
6. Two pedestrian bridges across the Wapsi Creek - WB Village to Hoover Trail and Beranek Park to the proposed dog park (10)
7. Street Upkeep (10)
8. Plan for future community center site acquisition and/or purchase (9)
9. Creek clean up (8)
10. Work with School District to increase safety of children going to and from the elementary/middle school complex (7)
11. Adopt plan for Wapsi Creek Park based on recommendations from the Park & Rec Commission (6)
12. Work with Animal Control Commission and community organizations to construct a dog park (5)
13. Update City's Zoning Map (3)

The City Council adopted the following set of goals at their September 19, 2011 Goal Setting Session:

1. Offer for sale the Cookson Center Property and plan for future community center site acquisition and/or purchase. (10 votes)
2. Parking on Main Street between Parkside Dr and Second Street. (9 votes)
3. Creek clean up. (8 votes)
4. Create stormwater utility. (7 votes)
5. Adopt plan for park space (Wapsi View Trailer Court) based on recommendations from the Park & Rec Commission. (7 votes)
6. Continue I&I work (7 votes)
7. Develop comp plan and CIP plan. (7 votes)
8. Adopt financial and purchasing policies including spending limits and debt limits. (7 votes)
9. Increase funding for Hoover's Hometown Days, including band for fireworks and larger fireworks display. (6 votes)
10. Make repairs to wastewater infrastructure identified in I & I Study. (6 votes)
11. New lift station (6 votes)
12. Provide raises for employees in FY 11 & 12 (6 votes)
13. Update resolution and ordinance books (5 votes)
13. Clear site of Wapsi View Trailer Court and plant grass. (4 votes)
14. Continue second year of funding of the three-year plan to bring up salaries at Library. (4 votes)

September 19, 2011 Goal Setting Session Results (continued):

15. Work with School District to increase safety of children going to and from the elementary/middle school complex. (4 votes)
16. Increase partnership and level of support for West Branch Main Street. (4 votes)

The City Council adopted the following set of goals at their September 1, 2010 Goal Setting Session:

1. Consolidate City offices (19 votes)
2. Provide raises for employees in FY 2011/2012 (17 votes)
3. New lift station (15 votes)
4. Continue I&I work (15 votes)
5. Plan for Park and Rec building – Cookson. (15 votes)
6. Look at consolidating cleaning services (10 votes)
7. Adopt a PTO plan. Comp to be used as time off only (9 votes)
8. Contract with independent financial advisor (7 votes)
9. Have a teen program for summer (7 votes)
10. Library expansion (7 votes)
11. Acciona to build wind turbine to power City buildings. &/or whole town. (7 votes)
12. Make administrative assistant full time position. (6 votes)
13. Develop comp plan and CIP plan (6 votes)
14. Update resolution and ordinance books (6 votes)
15. Sidewalk plan - repair current sidewalks. Build new sidewalks. (4 votes)
16. Growing population. Need more police officers. (4 votes)
17. Repaint water tower (3 votes)
18. Annex the interstate (3 votes)
19. Conduct an annexation study. (1 vote)
20. Increase revenue for the City (1 vote)