

City of West Branch

~A Heritage for Success~

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

PLANNING AND ZONING COMMISSION MEETING – AMENDED*

Tuesday, April 12, 2016 • 7:30 p.m.

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the February 23, 2016 Planning and Zoning Commission Meeting.
 - b. Approve minutes from the March 22, 2016 Planning and Zoning Commission Meeting.
4. Public Hearing/Non-Consent Agenda
 - a. Approve a recommendation to the City Council for the rezoning of the following described parcels located in the Meadows Subdivision: Portions of Auditor Parcel G. Rezoning Parcel #1: R-1 to RB-1./Move to action.

DESCRIPTION - REZONING TRACT #1 (R-1 TO RB-1) - Beginning at the Southwest Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N01°19'13"W, along the West Line of said Auditor Parcel "G", 755.33 feet; Thence N88°40'47"E, 157.95 feet; Thence S81°06'34"E, 108.86 feet; Thence S74°08'16"E, 365.98 feet; thence S57°30'03"E, 273.91 feet; Thence S02°51'42"E, 452.25 feet, to a Point on the South Line of said Auditor Parcel G; Thence S87°06'47"W, along said South Line, 854.78 feet, to the Point of Beginning. Said Rezoning Tract contains 12.77 Acres (556,235 square feet), and is subject to easements and restrictions of record.
 - b. Approve a recommendation to the City Council for the rezoning of the following described parcels located in the Meadows Subdivision: Portions of Auditor Parcel G. Rezoning Parcel #3: R-1 to RB-1./Move to action.

DESCRIPTION - REZONING TRACT #3 (R-1 TO RB-1) - Commencing at the Southeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N00°40'57"E, along the East Line of said Auditor Parcel "G", 46.71 feet; Thence S87°07'22"W, along said East Line, 350.51 feet, to the POINT OF BEGINNING; Thence continuing S87°07'22"W, 113.67 feet; Thence Northwesterly, 40.82 feet along a 25.00 foot radius curve, concave Northeasterly, whose 36.44 foot chord bears N46°05'56"W; Thence N00°40'47"E, 233.75 feet; Thence S89°19'13"E, 140.00 feet, to a Point on the East Line of said Auditor Parcel "G"; Thence S00°40'47"W, along said East Line, 251.65 feet, to the Point of Beginning. Said Rezoning Tract #3 contains 0.82 Acre (35,685 square feet), and is subject to easements and restrictions of record.
 - c. Approve Meadows Subdivision – Part 2 Preliminary Plat./Move to action.
 - d. Approve recommendation to the City Council to approve a variance on street grades for the Meadows Subdivision – Part 2.
 - e. Zoning Administrator Paul Stagg – Discussion of Plastic Products Site Plan.

* Commission Meeting Agenda amended on April 1, 2016 to add items 4c and 4d.

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, LeeAnn Aspelmeier, Clara Oleson, Sally Peck, Liz Seiberling, Gary Slach • **Zoning Administrator:** Paul Stagg • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
City Administrator/Clerk: Matt Muckler • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

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PLANNING AND ZONING COMMISSION MEETING – AMENDED*

Tuesday, April 12, 2016 • 7:30 p.m. (continued)

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

- f. Public hearing on the matter of rezoning of the following described parcel, located at 203 N. Downey Street in West Branch, Iowa from Residence R-3 Multiple Family District to Central Business CB-1 District:

That part of Lots 5, 6, 11, 12 and a portion of the vacated alley all in Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows: Commencing as a point of reference at the Southeast corner of said Lot 12; thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only) to the point of beginning; thence continuing South 89°05'06" West 162.38 feet along said North right-of-way line to a point of intersection with the East line of Downey Street; thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6; thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6; thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of a alley; thence North 89°05'06" East 62.30 feet along said South right-of-way line; thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

- g. Approve a recommendation to the City Council for the rezoning of the following described parcel, located at 203 N. Downey Street in West Branch, Iowa from Residence R-3 Multiple Family District to Central Business CB-1 District./Move to action.

That part of Lots 5, 6, 11, 12 and a portion of the vacated alley all in Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows: Commencing as a point of reference at the Southeast corner of said Lot 12; thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only) to the point of beginning; thence continuing South 89°05'06" West 162.38 feet along said North right-of-way line to a point of intersection with the East line of Downey Street; thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6; thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6; thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of a alley; thence North 89°05'06" East 62.30 feet along said South right-of-way line; thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

- h. Approve West Branch United Methodist Church Site Plan./Move to action.
i. Approve Wapsi Creek Park and Lions Field Park Improvements Site Plan./Move to action.
j. Discussion on Update to the West Branch Comprehensive Plan.
k. Discussion of the proposed Amended and Restated West Branch Urban Renewal Plan.

5. Comments from Chair and Commission Members
6. Next Regularly Scheduled Commission Meeting – May 24, 2016 at 7:00 p.m.
7. Adjourn

* Commission Meeting Agenda amended on April 1, 2016 to add items 4c and 4d.

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, LeeAnn Aspelmeier, Clara Oleson, Sally Peck, Liz Seiberling, Gary Slach • **Zoning Administrator:** Paul Stagg • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
City Administrator/Clerk: Matt Muckler • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting

February 23, 2016

West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:00 p.m. welcoming the audience and following City Staff; Zoning Administrator Paul Stagg and City Administrator Matt Muckler. Commission Members, LeeAnn Aspelmeier, Ryan Bowers, Sally Peck, Clara Oleson and Gary Slach. Peck arrived at 7:03 p.m. Absent: Liz Seiberling.

Approve minutes from the January 26, 2016 Planning and Zoning Commission Meeting./Move to action.
Motion by Oleson, second by Bowers. AYES: Oleson, Bowers, Aspelmeier, Slach, Fuller. Absent: Peck and Seiberling. Motion carried.

Public Hearing on the matter of a re-zoning of Lot 1 of Lot "A", West Branch, Cedar County, Iowa, in accordance with the Plat thereof recorded in Plat Book G, at page 223, in the records of the Cedar County Recorder's Office, containing 6.02 acres, and subject to easements and restrictions of record, from Residence R-1 (Single Family District) to Residence R-2 (Two Family District).

Public Hearing opened at 7:08 p.m. Glen Meisner of MMS Consultants provided information on the owners' behalf (Steve and Wayne Lynch) of their intent to rezone from R-1 to R-2 zoning district to allow both single family and two family homes. Based on the lot sizes, this zoning would give buyers flexibility to build to suit their needs. There were some comments from area neighbors regarding the price point of the homes and how that might affect future property values. Mayor Laughlin spoke in favor of the development and indicated that West Branch is in need of new housing opportunities in order to grow the community. Public Hearing closed at 7:40 p.m.

Approve a recommendation to the City Council for the rezoning of Lot 1 of Lot "A", West Branch, Cedar County, Iowa, in accordance with the Plat thereof recorded in Plat Book G, at page 223, in the records of the Cedar County Recorder's Office, containing 6.02 acres, and subject to easements and restrictions of record, from Residence R-1 (Single Family District) to Residence R-2 (Two Family District)./Move to action.

Motion by Slach, second by Oleson. AYES: Slach, Oleson, Fuller, Aspelmeier, Bowers, Peck. Absent: Seiberling. Motion carried.

Approve the Lynch Heights Subdivision Preliminary Plat./Move to action.

Meisner of MMS provided the commission with updated preliminary plats. Revisions were requested by City Engineer Dave Schechinger to address some utility issues and the need for a street grade variance. The commission was in favor of approving the preliminary plat with the following stipulations; that the developers submit a revised stormwater management mitigation plan that is fully accepted by the City and approved by the City Engineer.

Motion by Bowers, second by Oleson. AYES: Bowers, Oleson, Aspelmeier, Bowers, Slach. Peck abstained with no comment. Absent: Seiberling. Motion carried.

Fuller then requested an amended motion with the following stipulations; that the developers submit a revised storm water management mitigation plan that is fully accepted by the City and approved by the City Engineer, the green space requirements be met, and that a street grade variance be obtained.

Motion by Fuller, second by Oleson. AYES: Fuller, Oleson, Aspelmeier, Peck, Bowers, Slach. Absent: Seiberling. Motion carried.

Chris Kofoed and Brad Larson, KLM – Meadows Rezoning and Phase 2 Update

Brad Larson of KLM Development provided an update to the future planning of Phase 2 of the Meadows Development. Larson identified an additional 22 lots to the north of Phase 1, extending Sullivan Street and Ridge View Drive. This area would include some lots for R-2 (two-family homes). Larson said he was hopeful that construction would start this building season. A preliminary plat will be forth coming. Muckler requested the commission provide some feedback to the developer for what they are looking for in terms in any type of future rezoning request. Fuller asked Larson to consider providing the commission with a future plan of the area.

Discussion on Update to the West Branch Comprehensive Plan.

Fuller distributed information on top soil regulations and asked the commission to review it for future discussion. Bowers provided an update on his progress on his assigned sections as well.

Discussion on potential changes to P-1 (Public Use) Zoning Districts.

Stagg reported his findings to the commission regarding how other cities approach regulations for Public Use Zoning Districts. Fuller asked that Stagg write a memo to the commission summarizing his findings and a recommendation so that the commission can discuss and take action at their next regular meeting.

CITY STAFF REPORTS

Zoning Administrator Paul Stagg – Intro to Planning & Zoning Workshop presented by Gary Taylor, Iowa State University Extension and Outreach

Stagg reminded the commission of an upcoming training opportunity on April 6, 2016 in Cedar Rapids. All interested commission members should contact Deputy City Clerk Leslie Brick to get registered.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS

Aspelmeier expressed her concerns on the lack of timely information received from the developer on agenda items. She noted that this commission needs to be able to make informed decisions and that receiving information the day of or at the meeting is unacceptable. Several other commission members agreed. Aspelmeier also requested that special meetings not be allowed unless the requestor has all information to the committee prior to the scheduled meeting. Commission members suggested that maybe a checklist would aid in the process of getting information in a timely manner. Oleson commented that affordable housing needs to be defined and that the public and commission needs to be educated on the subject.

Next Regular Planning & Zoning Meeting – March 22, 2016 at 7:00 p.m.

Adjourn

Planning & Zoning meeting adjourned at 9:10 p.m.

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting

March 22, 2016

West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:00 p.m. welcoming the audience and following City Staff; Zoning Administrator Paul Stagg and City Administrator Matt Muckler. Commission Members, Ryan Bowers, Liz Seiberling, Sally Peck and Gary Slach. Absent: LeeAnn Aspelmeier and Clara Oleson.

Approve minutes from the February 23, 2016 Planning and Zoning Commission Meeting./Move to action.

Minutes from the February 23, 2016 Planning & Zoning Meeting were not available for approval at this meeting. Motion postponed.

Rev. Alexis Johnson – West Branch United Methodist Church Accessibility Project

Rev. Johnson presented the church's plan for an addition that will house an elevator and improvements to the outside stairs to the building which includes additional handrails and lighting. Johnson explained that the reason for the improvements is that the church hosts many community events and they would like to make the church accessible for everyone. Johnson informed the commission that they would be seeking a rezoning request from R-3 to CB-1. She also informed that they would be presenting their full plans at the April 12, 2016 Planning & Zoning meeting.

Public Hearing on the matter of a re-zoning of the following described parcels located in the Meadows Subdivision: Portions of Auditor Parcel G. Rezoning Parcel #1: R-1 to RB-1, Rezoning Parcel #2: R-1 to R-2, and Rezoning Parcel #3: R-1 to RB-1

DESCRIPTION - REZONING TRACT #1 (R-1 TO RB-1) - Beginning at the Southwest Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N01°19'13"W, along the West Line of said Auditor Parcel "G", 755.33 feet; Thence N88°40'47"E, 157.95 feet; Thence S81°06'34"E, 108.86 feet; Thence S74°08'16"E, 365.98 feet; thence S57°30'03"E, 273.91 feet; Thence S02°51'42"E, 452.25 feet, to a Point on the South Line of said Auditor Parcel G; Thence S87°06'47"W, along said South Line, 854.78 feet, to the Point of Beginning. Said Rezoning Tract contains 12.77 Acres (556,235 square feet), and is subject to easements and restrictions of record.

DESCRIPTION - REZONING TRACT #2 (R-1 TO R-2) - Commencing at the Northeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence S86°46'30"W, along the North Line of said Auditor Parcel "G", 491.76 feet; Thence S03°13'30"E, 346.74 feet, to the POINT OF BEGINNING; Thence S19°24'18"E, 144.18 feet; thence Southwesterly, 163.12 feet, along a 980.00 foot radius curve, concave Southeasterly, whose 162.93 foot chord bears S65°49'36"W; Thence S61°03'30"W, 1.70 feet; Thence Northwesterly, 39.27 feet, along a 25.00 foot radius curve, concave Northeasterly, whose 35.36 foot chord bears N73°56'30"W; thence S61°03'30"W, 60.00 feet; thence S28°56'30"E, 17.22 feet; Thence S61°03'30"W, 197.17 feet; thence N32°15'55"W, 241.50 feet; thence N61°03'30"E, 271.17 feet; Thence S28°56'30"E, 23.66 feet; Thence N61°03'30"E, 68.43 feet; Thence S88°48'26"E, 80.24 feet; Thence S15°39'23"E, 32.45 feet; Thence N77°42'45"E, 86.21 feet, to the POINT OF BEGINNING. Said Rezoning Tract #2 contains 2.34 Acres (101,904 square feet), and is subject to easements and restrictions of record.

DESCRIPTION - REZONING TRACT #3 (R-1 TO RB-1) - Commencing at the Southeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N00°40'57"E, along the East Line of said Auditor Parcel "G", 46.71 feet; Thence S87°07'22"W, along said East Line, 350.51 feet, to the POINT OF BEGINNING; Thence continuing S87°07'22"W, 113.67 feet; Thence Northwesterly, 40.82 feet along a 25.00 foot radius curve, concave Northeasterly, whose 36.44 foot chord bears N46°05'56"W; Thence N00°40'47"E, 233.75 feet; Thence S89°19'13"E, 140.00 feet, to a Point on the East Line of said Auditor Parcel "G"; Thence S00°40'47"W, along said East Line, 251.65 feet, to the Point of Beginning. Said Rezoning Tract #3 contains 0.82 Acre (35,685 square feet), and is subject to easements and restrictions of record.

Public Hearing opened at 7:15 p.m. Chris Kofoed of the Meadows Subdivision summarized plans for the rezoning requests for tracts 1, 2 and 3. Tract 1 & 3 would go from R-1 to RB-1, which would allow for commercial with residential buildings and Tract 2 (R-1 to R-2) would allow for development of 6 lots to be zoned for two family homes to offer more affordable options. Peck raised concerns of spot zoning within the development and drawing business out of the downtown area. Mayor Laughlin said the City is focused on growing West Branch and that they support all of West Branch's business efforts. Public Hearing closed at 7:33 p.m.

Approve a recommendation to the City Council for the rezoning of the following described parcels located in the Meadows Subdivision: Portions of Auditor Parcel G. Rezoning Parcel #1: R-1 to RB-1, Rezoning Parcel #2: R-1 to R-2, and Rezoning Parcel #3: R-1 to RB-1./Move to action.

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DESCRIPTION - REZONING TRACT #2 (R-1 TO R-2) - Commencing at the Northeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence S86°46'30"W, along the North Line of said Auditor Parcel "G", 491.76 feet; Thence S03°13'30"E, 346.74 feet, to the POINT OF BEGINNING; Thence S19°24'18"E, 144.18 feet; thence Southwesterly, 163.12 feet, along a 980.00 foot radius curve, concave Southeasterly, whose 162.93 foot chord bears S65°49'36"W; Thence S61°03'30"W, 1.70 feet; Thence Northwesterly, 39.27 feet, along a 25.00 foot radius curve, concave Northeasterly, whose 35.36 foot chord bears N73°56'30"W; thence S61°03'30"W, 60.00 feet; thence S28°56'30"E, 17.22 feet; Thence S61°03'30"W, 197.17 feet; thence N32°15'55"W, 241.50 feet; thence N61°03'30"E, 271.17 feet; Thence S28°56'30"E, 23.66 feet; Thence N61°03'30"E, 68.43 feet; Thence S88°48'26"E, 80.24 feet; Thence S15°39'23"E, 32.45 feet; Thence N77°42'45"E, 86.21 feet, to the POINT OF BEGINNING. Said Rezoning Tract #2 contains 2.34 Acres (101,904 square feet), and is subject to easements and restrictions of record.

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Motion by Bowers, second by Slach to accept all areas of rezoning. AYES: Bowers, Slach. NAYS: Peck, Fuller, Seiblering. Absent: Aspelmeier and Oleson. Motion failed.

Fuller amended the motion to accept tract 2 only (R-1 to R-2), and table the request for tract 1 & 3 for more discussion.

Motion by Fuller, second by Seiberling. AYES: Fuller, Seiberling, Bowers, Peck, Slach. Absent: Aspelmeier and Oleson. Motion carried.

Discussion on Meadows Subdivision Phase 2 Preliminary Plat

Kofoed described plans for Phase 2 which includes 22 residential lots. Sixteen of those lots will be used for R-1, single family homes and six lots would be changed to R-2 two family homes. This area will extend Sullivan Street to connect with Ridge View Drive. Kofoed said the preliminary plat would be forth coming.

Discussion on Update to the West Branch Comprehensive Plan

Fuller shared information about his research on affordable housing. Bowers updated the commission that he is about 90% done with his assignment and is willing to do more.

Approve recommendation to the City Council to pursue adoption of a residential plot plan./Move to action.
This agenda item was postponed to a future meeting date.

CITY STAFF REPORTS

Zoning Administrator Paul Stagg – Intro to Planning & Zoning Workshop presented by Gary Taylor, Iowa State University Extension and Outreach
Stagg reminded the commission of the training and encouraged everyone to attend.

Zoning Administrator Paul Stagg – Lynch Heights Subdivision Update
Stagg informed the commission that the rezoning of Lynch Heights would be going in front of the Council on April 4, 2016. The preliminary plat and storm water proposal is being reviewed.

Zoning Administrator Paul Stagg – Rules of Procedure for Boards and Commissions
Stagg commented that the Council has previously adopted rules of procedure and that he would like the commission to consider the same. Stagg said the rules may be different than what the Council uses but that they could use them as a model for developing their own.

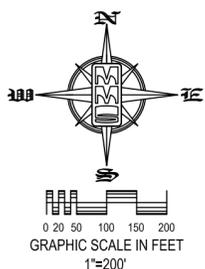
COMMENTS FROM CHAIR AND COMMISSION MEMBERS

Slach requested examples of site plans for review.

Next Commission Meeting – April 12, 2016 at 7:30 p.m.

Adjourn

Fuller adjourned the Planning & Zoning meeting at 8:16 p.m.



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

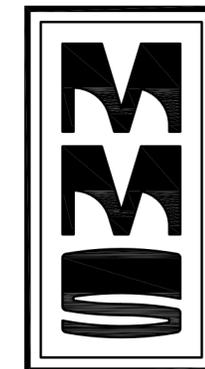
OWNER/SUBDIVIDER:
KLM INVESTMENTS, INC
25 EASTVIEW PLACE NE
IOWA CITY, IOWA 52240

OWNER'S ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IOWA 52240

REZONING EXHIBIT

THE MEADOWS SUBDIVISION

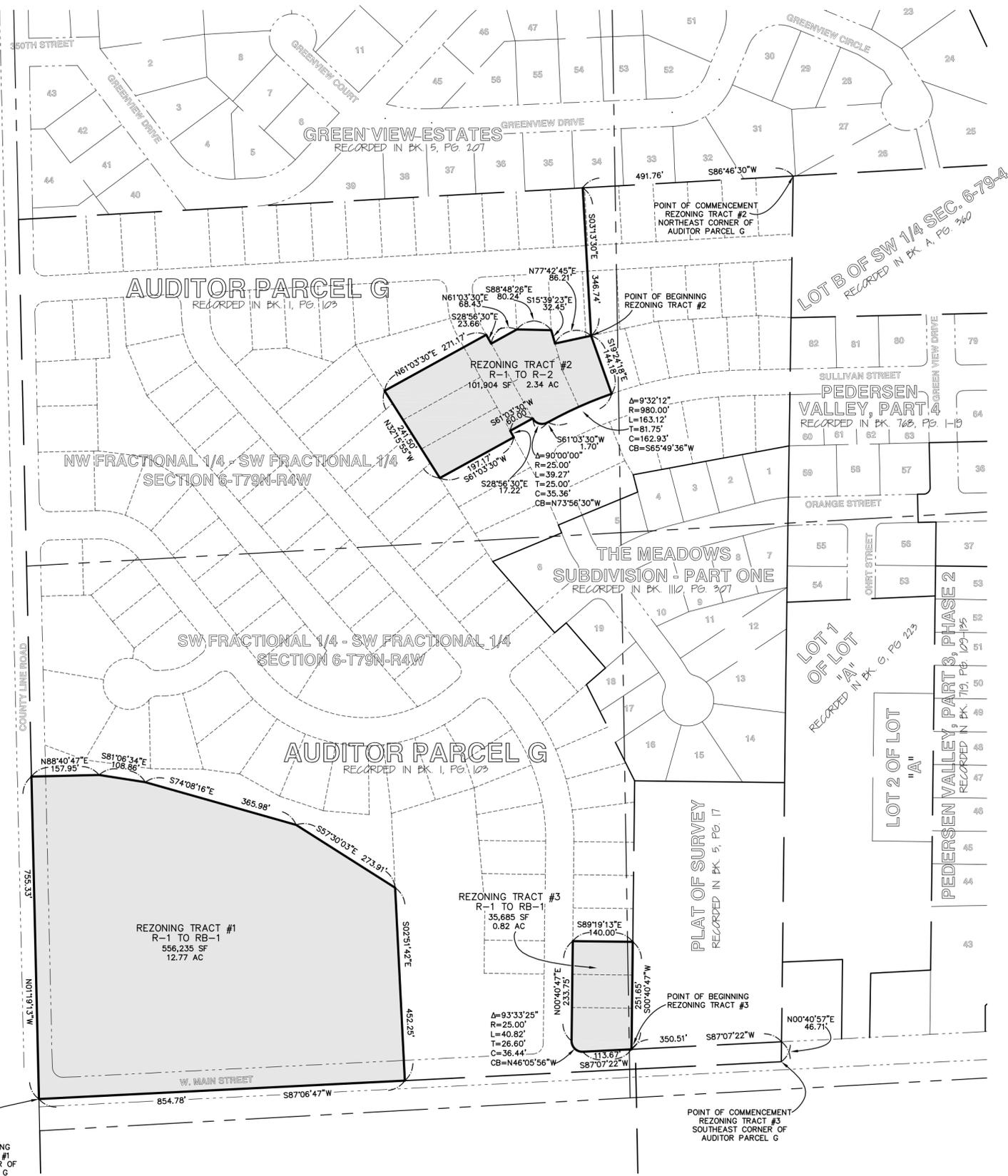
WEST BRANCH, CEDAR COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
03-03-2016	per gdm review - r/w



DESCRIPTION - REZONING TRACT #1 (R-1 TO RB-1)

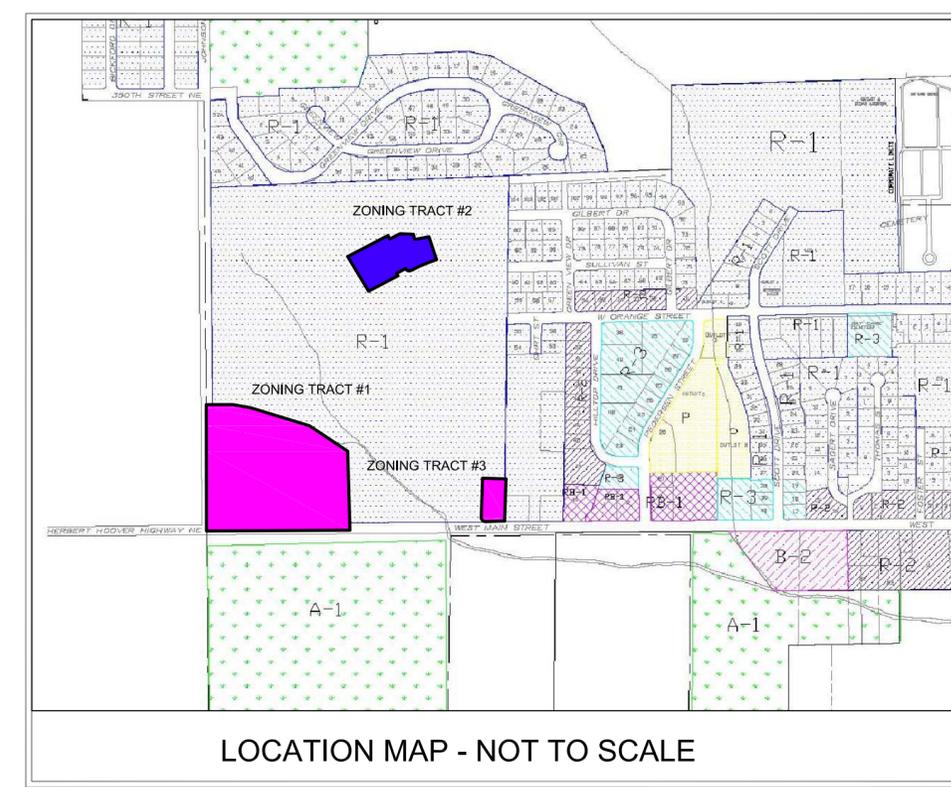
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DESCRIPTION - REZONING TRACT #2 (R-1 TO R-2)

Commencing at the Northeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence S86°46'30"W, along the North Line of said Auditor Parcel "G", 491.76 feet; Thence S03°13'30"E, 346.74 feet, to the POINT OF BEGINNING; Thence S19°24'18"E, 144.18 feet; thence Southwesterly, 163.12 feet, along a 980.00 foot radius curve, concave Southeasterly, whose 162.93 foot chord bears S65°49'36"W; Thence S61°03'30"W, 1.70 feet; Thence Northwesterly, 39.27 feet, along a 25.00 foot radius curve, concave Northeasterly, whose 35.36 foot chord bears N73°56'30"W; thence S61°03'30"W, 60.00 feet; thence S28°56'30"E, 17.22 feet; Thence S61°03'30"W, 197.17 feet; thence N32°15'55"W, 241.50 feet; thence N61°03'30"E, 271.17 feet; Thence S28°56'30"E, 23.66 feet; Thence N61°03'30"E, 68.43 feet; Thence S88°48'26"E, 80.24 feet; Thence S15°39'23"E, 32.45 feet; Thence N77°42'45"E, 86.21 feet, to the POINT OF BEGINNING. Said Rezoning Tract #2 contains 2.34 Acres (101,904 square feet), and is subject to easements and restrictions of record.

DESCRIPTION - REZONING TRACT #3 (R-1 TO RB-1)

Commencing at the Southeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N00°40'57"E, along the East Line of said Auditor Parcel "G", 46.71 feet; Thence S87°07'22"W, along said East Line, 350.51 feet, to the POINT OF BEGINNING; Thence continuing S87°07'22"W, 113.67 feet; Thence Northwesterly, 40.82 feet along a 25.00 foot radius curve, concave Northeasterly, whose 36.44 foot chord bears N46°05'56"W; Thence N00°40'47"E, 233.75 feet; Thence S89°19'13"E, 140.00 feet, to a Point on the East Line of said Auditor Parcel "G"; Thence S00°40'47"W, along said East Line, 251.65 feet, to the Point of Beginning. Said Rezoning Tract #3 contains 0.82 Acre (35,685 square feet), and is subject to easements and restrictions of record.



REZONING EXHIBIT

THE MEADOWS SUBDIVISION

PORTIONS OF AUDITOR PARCEL G IN THE FRAC SW 1/4 OF SECTION 6-T79N-R4W-5TH P.M.

WEST BRANCH CEDAR COUNTY IOWA

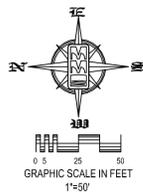
MMS CONSULTANTS, INC.

Date:	03-02-2016
Designed by:	GDM
Field Book No:	
Drawn by:	RLW
Scale:	1"=200'
Checked by:	GDM
Sheet No:	1
Project No:	8815003
IOWA CITY	
of:	1

GRADING AND EROSION CONTROL PLAN

THE MEADOWS SUBDIVISION - PART 2

WEST BRANCH, IOWA



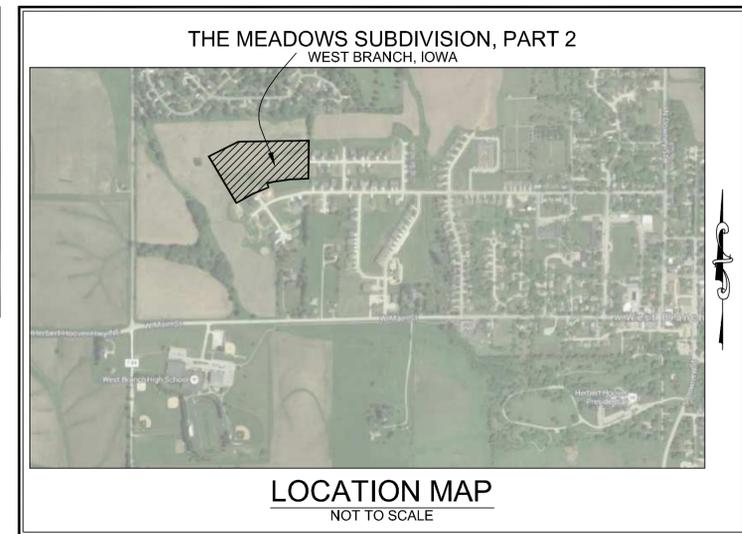
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
KLM INVESTMENTS, INC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

EROSION CONTROL LEGEND			
	SILT FENCE/FILTER SOCK		PERIMETER SILT FENCE
	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT		TEMPORARY SOIL STOCKPILE AREA
	TEMPORARY PARKING AND STORAGE		DIRECTION OF OVERLAND FLOW
	CONCRETE TRUCK/EQUIPMENT WASHOUT		DUMPSTER FOR CONSTRUCTION WASTE
	PORTABLE RESTROOM		RIP RAP OUTLET PROTECTION
	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)		OTHER MEASURE: _____
	FILTER SOCK INLET PROTECTION		OTHER MEASURE: _____
	FILTER SOCK BEHIND CURB AT CURB RAMP		OTHER MEASURE: _____

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.



7.75 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net



STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	22-1
	EXIST-
	PROP-
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

EROSION CONTROL NOTES:
1. SEDIMENT TRAPS IN LOTS 20 AND 41 SHALL BE COMPLETELY INSTALLED AND FUNCTIONAL PRIOR TO STRIPPING TOPSOIL AND ALL OTHER SOIL DISTURBING ACTIVITIES.
2. INSTALL ALL PERIMETER DOWN SLOPE SILT FENCE, CONSTRUCTION ENTRANCE, CONCRETE WASH OUT, PORTABLE SANITARY FACILITY, AND SWPPP DOCUMENT STORAGE DEVICE PRIOR TO COMMENCING STRIPPING TOP SOIL AND ALL OTHER SOIL DISTURBING ACTIVITIES.
3. MAINTAIN A SILT FENCE ACROSS THE EXISTING TERMINATION OF SULLIVAN STREET UNTIL PREPARATION OF STREET SUB GRADE FOR PAVING IS UNDERWAY. SULLIVAN STREET SHALL NOT BE USED FOR A CONSTRUCTION ENTRANCE DURING CONSTRUCTION OF THE SUBDIVISION.
4. THE TWO SEDIMENT TRAPS SHALL REMAIN IN SERVICE UNTIL THE LOT DIRECTLY WEST OF EITHER TRAP OR THE LOT WHERE THE TRAP IS LOCATED HAS A HOUSE CONSTRUCTED AND THE YARD IS ESTABLISHED.

Date	Revision
03-29-16	PER CITY REVIEW -JDM

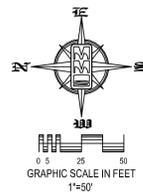
GRADING AND EROSION CONTROL PLAN

THE MEADOWS SUBDIVISION - PART 2

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.	
Date:	02-12-16
Designed By:	PVA
Field Book No.:	
Drawn By:	JDM
Scale:	1"=50'
Checked By:	GDM
Sheet No.:	1
Project No.:	IOWA CITY 8815003
of:	1

PRELIMINARY PLAT THE MEADOWS SUBDIVISION - PART 2 WEST BRANCH, IOWA



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
KLM INVESTMENTS, INC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

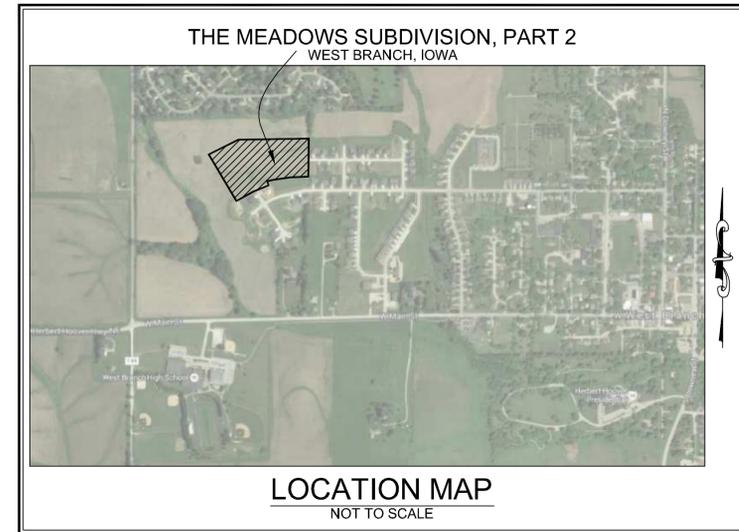
LEGAL DESCRIPTION
BEGINNING AT THE NORTHEAST CORNER OF THE MEADOWS SUBDIVISION - PART ONE, WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S79°28'59"E, ALONG THE NORTH LINE OF SAID THE MEADOWS SUBDIVISION - PART ONE, 369.96 FEET; THENCE S14°37'27"E, ALONG SAID NORTH LINE, 41.90 FEET; THENCE S67°25'19"W, ALONG SAID NORTH LINE, 200.62 FEET; THENCE S22°34'41"E, ALONG SAID NORTH LINE, 20.16 FEET; THENCE S67°25'19"W, ALONG SAID NORTH LINE, 174.26 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE N32°19'55"W, 472.62 FEET; THENCE N61°03'30"E, 271.17 FEET; THENCE S28°56'30"E, 23.66 FEET; THENCE N61°03'30"E, 68.43 FEET; THENCE S88°48'26"E, 80.24 FEET; THENCE S15°39'23"E, 32.45 FEET; THENCE N77°42'45"E, 246.77 FEET; THENCE N86°46'30"E, 234.27 FEET; THENCE S86°03'04"E, 75.92 FEET, TO A POINT ON THE WEST LINE OF PEDERSON VALLEY, PART FOUR, WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S00°51'21"W, ALONG SAID WEST LINE, 300.23 FEET, TO SAID POINT OF BEGINNING, CONTAINING 7.75 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING IS R-1 RESIDENTIAL
ALL ADJACENT PROPERTIES ARE R-1 ZONING
PROPOSED ZONING IS LISTED IN THE FOLLOWING TABLE:

LOTS 20 THROUGH 29, 36 THROUGH 41	R-1 RESIDENTIAL	REQUIREMENTS	7,700 SF
		MINIMUM LOT AREA	70 FEET
		MINIMUM SETBACK FRONTAGE	25 FEET
		FRONT YARD SETBACK	8 FEET
		REAR YARD SETBACK	25 FEET

LOTS 30 THROUGH 35	R-2 RESIDENTIAL	REQUIREMENTS	8,400 SF
		MINIMUM LOT AREA	70 FEET
		MINIMUM SETBACK FRONTAGE	25 FEET
		FRONT YARD SETBACK	8 FEET
		REAR YARD SETBACK	25 FEET

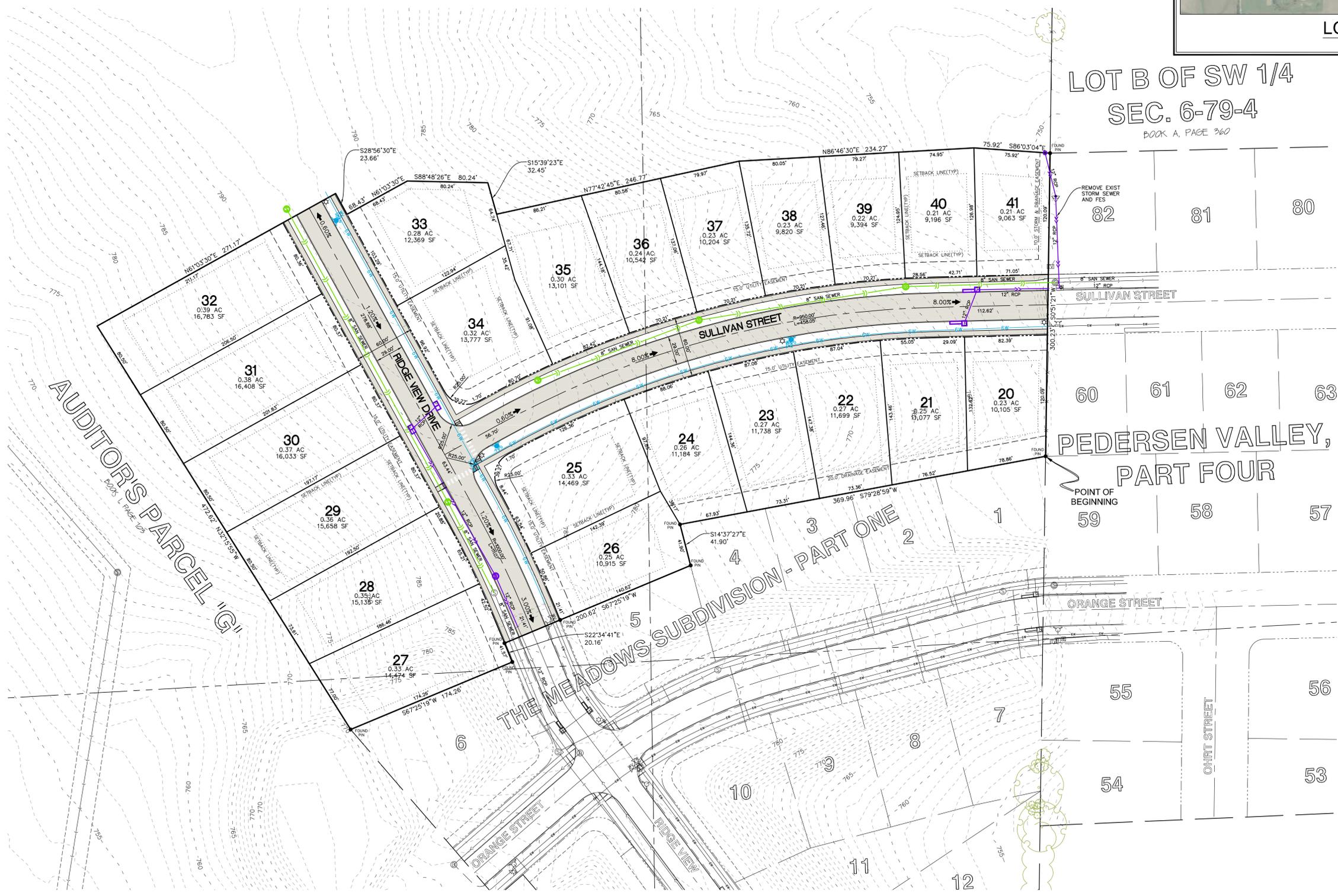
REQUESTED VARIANCES:
1. A MAXIMUM OF 8% STREET GRADE FOR SULLIVAN STREET IS REQUESTED.
2. THE REQUIRED MID-BLOCK CROSSING ON SULLIVAN STREET IS REQUESTED TO NOT BE REQUIRED DUE TO STREET GRADES ON SULLIVAN STREET.



7.75 ACRES

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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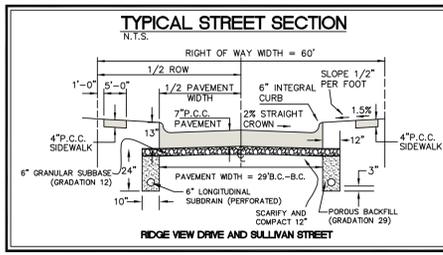
STANDARD LEGEND AND NOTES

—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	EXISTING RIGHT-OF-WAY LINES
—	CENTER LINES
—	EXISTING CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	PROPOSED EASEMENT LINES
—	EXISTING EASEMENT LINES
—	BENCHMARK
—	RECORDED DIMENSIONS
—	CURVE SEGMENT NUMBER

EXIST -

- 22-1 POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



Date	Revision
03-29-16	PER CITY REVIEW -JDM

PRELIMINARY PLAT

THE MEADOWS SUBDIVISION - PART 2
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	02-12-16
Designed by:	PVA
Drawn by:	JDM
Checked by:	GDM
Project No.:	IOWA CITY 8815003
Field Book No.:	
Scale:	1"=50'
Sheet No.:	1

of. 1



The Meadows Subdivision
Phase 2

February 26, 2016

Preliminary Plat Checklist

(all items must be checked yes or have acceptable comments in order to proceed to P&Z for review)

1) Title, scale, north point and date. YES NO
Comments:

2) An outline of the area to be subdivided, identifying approximate dimensions of the boundary lines. YES NO
Comments:

3) An accurate legal description of the land included in the subdivision and giving reference to two section corners within the U.S. public land system in which the plat lies, or if the plat is a subdivision of any portion of an official plat, two established monuments within the official plat. YES NO
Comments: Indicate monuments on plat

4) Each lot within the plat shall be assigned a progressive number YES NO
Comments:

5) Present and proposed street, alleys, and sidewalks, with their right-of-way, in or adjoining subdivision, including dedicated widths, approximate gradients, types and widths of surfaces, curbs, and planting strips. YES NO
Comments:

Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000



The Meadows Subdivision
Phase 2

February 26, 2016

6) Proposed layout of lots, showing numbers, approximate dimensions and the square foot areas of lots that are not rectangular. [X] YES [] NO

Comments:

7) Building setbacks or front yard lines. [X] YES [] NO

Comments:

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playground, or other public, semi-public or community purposes. [] YES [X] NO

Comments: Indicate location of park space

9) Present and proposed easements, showing locations, widths, purposes and limitations. [] YES [X] NO

Comments: Provide drainage easements for Stormwater to flow along lot 41 and south of lots 20-24

10) Present and proposed utility systems, including the location and size of existing sanitary and storm sewers, culverts, water mains, street lights and other public utilities; and the location and alignment of proposed utilities to serve the development. [] YES [X] NO

Comments: Street light spacing is too far apart; extend storm sewer to north along lot 41 to collect runoff; identify size of pipes for all utilities.

11) Proposed name of the subdivision which shall not duplicate or resemble existing subdivision names in the County. [X] YES [] NO

Comments:

Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000



The Meadows Subdivision
Phase 2

February 26, 2016

12) Names and addresses of the owner, subdivider, and engineer, surveyor or architect who prepared the preliminary plat, and the engineer, surveyor or architect who will prepare the final plat. [X] YES [] NO

Comments:

13) Existing and proposed zoning of the proposed subdivision and adjoining property [] YES [X] NO

Comments: Developer has indicated interest in rezoning to R-2. Indicate areas of proposed zoning.

14) A general summary description of any protective covenants or private restrictions to be incorporated in the final plat. [] YES [X] NO

Comments:

15) Contours at vertical intervals of not more than two (2) feet feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of not more than five (5) feet if the general slope is ten percent (10%) or greater, unless the Commission waives this requirement.. [X] YES [] NO

Comments:

16) The location of any floodway and flood hazard boundaries, and the identification of those areas subject to flooding and high water. [X] YES [] NO

Comments:

Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000

- 17) Identification of all adjoining properties, and where such adjoining properties are part of recorded subdivisions the names of those subdivisions. YES NO

Comments:

- 18) . Identification of areas prone to erosion and, by separate document attached to the preliminary plat, a grading plan to explain the methods that will be used to control erosion pursuant to the requirements of this chapter. (See Section 170.15(15)) YES NO

Comments Proposed erosion control is similar to methods installed for previous phase which was not effective and led to multiple complaints to the east of lot 20. Construction entrances and expanded sedimentation basin should be constructed as a minimum.

- 19) Identification of proposed Stormwater Best Management Practices and systems to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City, State, and Federal laws and regulations YES NO

Comments: None proposed.

- 20) A proposal to turn over 5% of useable subdivided land or its value to the City of West Branch for park development. YES NO

Comments:

- 21) A list of all variances from zoning and subdivision regulations that are being requested. YES NO

Comments: Variance for street grades should be requested. A mid block crosswalk should be installed on Sullivan, however, Street grade will not allow compliance with cross slope on crossing.



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

March 28, 2016

Mr. Matt Muckler
City of West Branch
PO Box 218
West Branch, IA 52358

RE: Preliminary Plat Checklist for “The Meadows Subdivision - Phase 2” to West Branch, Iowa

Dear Mr. Muckler:

I am writing responses to Items 3, 8, 9, 10, 13, 14, 18, 19, 20 and 21 of the checklist provided by City Engineer Schechinger on February 26, 2016 as follows:

Item 3. An accurate legal description of the land included in the subdivision and giving reference to two section corners within the U.S. public land system in which the plat lies, or if the plat is a subdivision of any portion of an official plat, two established monuments within the official plat.

Answer: Property pins have been added to the boundary line of The Meadows - Part One and the northwest corner of Lot 82, Pedersen Valley - Part Four.

Item 8. Parcels of land proposed to be dedicated or reserved for schools, parks, playground, or other public, semi-public or community purposes.

Answer: There are no parcels proposed to be dedicated with “The Meadows Subdivision - Phase 2”. The development of park land or a value will be dedicated at the time “The Meadows Subdivision - Part 3” is completed similarly to the Developers Agreement for “The Meadows Subdivision - Part One”.

Item 9. Present and proposed easements, showing locations, widths, purposes and limitations.

Answer: A proposed 10’ storm and drainage easement have been added to the east line of Lot 41 and a 20’ storm drainage easement has been added to the south end of Lots 20 through 24.

Item 10. Present and proposed utility systems, including the location and size of existing sanitary and storm sewer, culverts, water mains, street lights and other public utilities; and the location and alignment of proposed utilities to serve the development.



Answer: **A. Improved street light spacing has been added.**
B. Existing and proposed utility sizes have been added.
C. The storm pipe on Lot 82 will be extended to the northeast corner of Lot 41 or the entire pipe will be relaid with the agreement of the owner on Lot 82, Pedersen Valley – Part Four.

Item 13. Existing and proposed zoning of the proposed subdivision and adjoining property.

Answer: **The proposed R-2 zoning designation has been added to this preliminary plat.**

Item 14. A general summary description of any protective covenants or private restrictions to be incorporated in the final plat.

Answer: **A copy of the Restrictive Covenants for “The Meadows Subdivision – Part One” is attached for your reference. The covenants for Phase 2 will be the same or reference Part One.**

Item 18. Identification of areas prone to erosion and, by separate document attached to the preliminary plat, a grading plan to explain the methods that will be used to control erosion pursuant to the requirements of this chapter. (See Section 170.15(15))

Answer: **Paul Anderson has corresponded with Dave Schechinger. Sedimentation basins have been added on Lots 20 and 41. A construction entrance has also been added.**

Item 19. Identification of proposed Stormwater Best Management Practices and systems to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City, State, and Federal laws and regulations.

Answer: **Existing top soil is to be protected in construction areas by striping, stockpiling and re-spreading prior to completion of subdivision construction. Prior to top soil re-spreading the graded surfaces shall be tilled to a depth of 8”. Storm water generated from this subdivision on Sullivan Street and adjoining lots will be conveyed by existing drainage facilities to an existing detention basin in Pedersen Valley. Storm water generated from Ridge View Drive and adjacent lots will be conveyed to the existing detention basin west of The Meadows Part 1. Modifications to the detention basin will be made to provide extended detention of the water quality event runoff and assure all areas from the rear yard in Part 2 will drain to the detention basin. This basin was sized to provide storm water management for the portions of Part 2 that drain to it.**



Item 20. A proposal to turn over 5% of useable subdivided land or its value to the City of West Branch for park development.

Answer: The development of park land or a value will be dedicated at the time “The Meadows Subdivision - Part 3” is completed similarly to the Developers Agreement for “The Meadows Subdivision – Part One”.

Item 21. A list of all variances from zoning and subdivision regulations that are being requested.

Answer: The developers are asking for two variances as follows:

- A. A maximum of 8% street grade for Sullivan Street is requested.**
- B. The required “mid block crossing” on Sullivan Street is requested to not be required due to being unable to meet grade on the cross-slope.**

Please feel free to contact Paul Anderson or me if you have any questions.

Respectfully submitted,

Glen D. Meisner, PE & PLS

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Book 1110 Page 325-332

Document 2012 2048 Pages 8
Date 5/29/2012 Time 12:23:04PM
Rec Amt \$42.00

pd

MELISSA HELMOLD, RECORDER
CEDAR COUNTY IOWA

Prepared by and return to:
Michael W. Kennedy

920 S. Dubuque Street

Iowa City

Iowa

(319) 351-8181

**PROTECTIVE COVENANTS AND RESTRICTIONS
OF
THE MEADOWS SUBDIVISION - PART ONE,
WEST BRANCH, CEDAR COUNTY IOWA**

The undersigned, being the owner of the following-described real estate:

Lots 1 - 19, The Meadows Subdivision - Part One, West Branch, Cedar County Iowa, according to the final plat thereof recorded in Book 1110, Page 307, Plat Records of Cedar County, Iowa.

(collectively "subdivision"), for the mutual benefit of those persons who may purchase any of the lots in said subdivision now owned by the undersigned, hereby impose the following Protective Covenants and Restrictions on each lot in said subdivision subject to these covenants, which shall be binding upon all the present and future owners of each and every parcel of ground in said subdivision as covenants running with the land and with such force and effect as if contained in each subsequent conveyance of land.

1. All lots shall be used only for single-family residential purposes and no structure shall be erected on any lot other than a single-family dwelling not exceeding two (2) stories, or two (2) stories and an exposed basement to the side or rear, and an attached garage for a minimum of two (2) cars and not to exceed four (4) cars.

2. The following provisions shall be applicable to construction on the subdivision lots:

(a) No lot shall be subdivided. This provision shall not prevent a conveyance of a portion of one lot to the abutting owner of another so long as said conveyance does not result in an additional building lot being created thereby.

(b) No building shall be erected on any lot having a ground floor living area of less than one thousand, six hundred (1,600) square feet in the case of a one (1) story

BOOK 1110 PAGE 325

structure, nor less than one thousand, eight hundred (1,800) square feet in the case of a one and one-half (1½) story or two (2) story structure provided that said one and one-half (1½) or two (2) story structure contains a minimum total of one thousand, eight hundred (1,800) square feet. Garages, breezeways, screened porches, open porches, decks, or third story square footage shall not be considered as ground floor area.

(c) No trailer, mobile home, tent, boat, unattached garage or barn shall be placed upon any lot except as specifically provided in these Covenants.

(d) No building shall be constructed nearer than twenty-five (25) feet nor more than thirty (30) feet, or as noted on final subdivision plat, to the front lot line, or eight (8) feet to any side lot line and all applicable provisions of the West Branch, Iowa, zoning ordinances shall be observed. To the extent permitted by West Branch city ordinances, the Subdivider may approve a side yard of less than eight (8) feet.

(e) The top of the foundation of the dwelling on each lot must be twenty-four inches (24) minimum, and thirty-six inches (36) maximum, above the top of the street curb at the center of the lot. All other building elevations, including requirements for walk-out or conventional basements must be approved by the Subdivider. The installation of the walk-out basements will be permitted only if, in the absolute discretion of the Subdivider, the same will not adversely affect surface water drainage or the continuity of topography within the subdivision.

(f) Exterior surfaces of the dwellings shall be constructed only of brick, stone, or horizontal lap siding. All siding materials, including final color selections, need to be approved by the Subdivider. No vertical siding of any kind is permitted. T-1-11 inverted bat or board and better siding is not permitted. Front elevations must consist of 25% brick, stone or a combination thereof. Other materials may be specifically approved in writing by the Subdivider.

(g) All dwelling roofs shall be surfaced with three (3) tabs, thirty (30) year asphalt shingles, in weathered wood or shingle or equal quality if approved by the Subdivider. Shingles for dwelling roofs shall also be architectural and layered. All dwelling roofs must have a minimum pitch of 6/12 (i.e. 6" of rise for each 12" of run).

(h) Prior to any construction, two (2) sets of plans and specifications for the proposed structure shall be submitted to the Subdivider or its designee for approval. In addition to plans and specifications for the structure, the applicant shall submit a site plan showing the location and type of fences, parking areas, plantings and landscaping, including the required trees and light post in the front yard. The location on the lot of all proposed improvements, the materials to be used and the exterior color scheme proposed shall be approved by the Subdivider. The application shall also set forth a time schedule for construction of improvements, and in no event will an application be approved when the proposed construction will take longer than twelve months. The Subdivider or its designee shall approve or disapprove the application within a period of

ten (10) business days after receipt of all of the above documents. The Subdivider or its designee shall have the right to refuse approval of any application for any reason which the Subdivider or its designee, in its sole discretions, may deem to be in the best interest of the subdivision. In the event any proposed construction is not commenced within one (1) year from the date said plans and specifications have been approved by Subdivider, said approval shall lapse and it shall be the responsibility of the lot owner to re-apply for approval prior to the commencement of construction.

(i) All driveways, vehicle parking area, and walkways will be constructed of concrete, and will be completed within the twelve month period set forth in the immediately preceding paragraph. All sidewalks must be a minimum of four (4) feet in width.

(j) During the course of construction, all building contractors shall keep mud, dirt, debris and building material off of all subdivision roads and other building lots.

(k) Each lot owner shall, during the first planting season following occupancy, plant at least one tree in the front yard of each lot, at least fifteen (15) feet back from the street. All trees shall have a minimum trunk diameter of two (2) inches and of a type (species) to be approved by the Subdivider.

(l) Each dwelling shall have a minimum of two and a maximum of a four-car capacity attached garage with a minimum width of at least 22 feet attached to the dwelling. The garage must be serviced by a concrete driveway at least 12 feet in width from the existing public street or by an inside entrance to the garage. No driveway may be located within five (5) feet of any side yard boundary line, unless Subdivider waives in writing this requirement.

(m) The initial exterior color of the dwelling shall be subject to the approval of the Subdivider. A-frames, pre-manufactured, flat roof or dome houses will not be permitted. Split foyers will only be permitted upon the written approval of the Subdivider.

(n) No trees six (6) inches in diameter or larger will be removed from the lot without permission of Meadows Development, Inc. or such person or entity as it may designate in writing.

(o) Storage sheds are not permitted, but any lot may have a gazebo. Gazebo location and plans must be approved by Meadows Development, Inc. prior to construction.

(p) No fences will be installed unless the same is poly-covered black or green chain link, or white vinyl fence construction four (4) feet in height. No fence will extend along any boundaries of the front yard. No fence shall extend closer to the

front of the dwelling than the rear outside corner of said dwelling. No wire strand, barb wire or woven wire fences shall be permitted. Underground swimming pools must be located in the rear yard and must be bordered by a five (5) to six (6) foot high poly-covered black or green chain link, or white vinyl fence. All fences must comply with the City of West Branch regulations.

(q) Other than applicable requirements of the West Branch Zoning Ordinance and the Developer's Agreement entered into with the City of West Branch in connection with the approval of the subdivision, the Subdivider may waive or consent to variances in any of the preceding building regulations to prevent hardship to or unintended results for any lot owner.

lots: 3. The following restrictions shall be applicable to the use of subdivision

(a) No act constituting a nuisance as defined under the provisions of Chapter 657, Code of Iowa, or the common law of Iowa, shall be permitted, and the restrictions pertaining to acts within a county in said Code chapter shall be applicable to this subdivision.

(b) Vegetable gardens may be maintained only at the rear of the dwelling.

(c) No animals, livestock or poultry shall be raised or kept within the subdivision except for usual household pets, provided the same are not kept or maintained for commercial purposes. Pets shall be managed in such a way that they do not interfere with the quiet enjoyment of property by other lot owners. Pets which continue to make loud noises, damage shrubs or other flora, attack other pets or people shall be considered a nuisance. All dogs located off the owner's premises shall be leashed.

(d) There shall be provided on each lot sufficient off-street parking area, including driveway, for the parking of at least two (2) automobiles, which area shall be surfaced. No motor vehicle of a lot owner or such owner's invitees or guests shall be parked on the street of the subdivision overnight or at any time in any manner that interferes with the flow of traffic. All campers, trailers, boats, recreational vehicles, or snowmobiles shall be stored within a garage or at such other enclosed place where such items are not visible from the street.

(e) No house trailer, mobile home, manufactured home, tent, tent trailer, shed, shack, garage or barn may at any time be used as a residence, temporarily or permanently, on any lot; nor shall the owner(s) of any lot store or park or permit to be stored or parked any house trailer, mobile home, manufactured home, or tent trailers on any lot.

(f) No lot shall contain an above-ground swimming pool or tree house. Also, no illuminated or electrical bug or insect killing device ("bug zapper") shall be located or allowed on any lot.

(g) Only one satellite dish per lot is allowed and that dish may not be located in the front or side yards or attached to the street side(s) of any structure.

(h) All construction shall be completed within one (1) year from the date of commencement. The owner of any building damaged by fire or act of nature shall within ninety (90) days thereof, commence restoration or reconstruction of said dwelling, and work shall be completed within one (1) year from the date of destruction.

(i) The owner(s) of each lot, vacant or improved, shall keep the lot free of weeds and debris and shall mow the grass so as to maintain the lot in a neat, well-kept condition.

4. A perpetual easement for utility purposes is reserved on a portion of each lot as designated on the final subdivision plat. No improvements shall be placed within the easement rights-of-way which in any manner interfere with the installation and maintenance of the utilities within the easement rights-of-way.

A perpetual easement is hereby granted in favor of MidAmerican Energy Company, Linn County REC, Liberty Communications, Mediacom, Alliant Energy, the City of West Branch, and their successors in interest and assigns, upon, over and under, along and across the areas marked on the plat of the subdivision as "utility easement." Each of said utilities shall have the right to install, lay construct, reconstruct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors, cross-arms, electric lines, insulators and other equipment of appurtenances for the purpose of serving the subdivision and other property with electricity, gas, communication, and cable service; the right to trim, cut down and remove such trees, brush, saplings and bushes that may interfere with the proper construction, maintenance, operation or removal of said facilities, equipment and appurtenances; and the right of ingress and egress for all of the purposes aforesaid. No permanent improvements, fences or trees shall be placed on the areas so designated for utility easement, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein reserved.

5. These restrictive covenants shall not be binding upon any lot in said subdivision so long as title thereto remains in Meadows Development, Inc.

6. The approval required of the Subdivider under the terms of these Restrictive Covenants shall be exercised by Meadows Development, Inc. or such person or entity as it may designate in writing. Any reference in these Covenants to Subdivider or Developer shall refer to Meadows Development, Inc. or such person or entity as it may designate in writing.

BOOK 1110 PAGE 329

7. The Restrictions of these Protective Covenants shall remain in effect and shall inure to the benefit of and be enforceable by Meadows Development, Inc., or any owner of a lot or part of the real estate or other property as is hereinafter made subject to these Protective Covenants, for a period of twenty-one years, and for additional twenty-one year periods thereafter, if an agreement for renewal and extension is signed by the owners of at least two-thirds of the lots whose owners are members of the Meadows Homeowners Association, and also by Meadows Development, Inc., if it is the owner of any real property then subject to these Covenants. No such agreement or renewal and extension shall be effective unless filed of record in the office of the Recorder of Cedar County, Iowa.

8. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein during their existence as provided for in Paragraph 7, it shall be lawful for any other person or persons owning any other lot in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent said person or persons from so doing or for recovery of damages or other dues for such violation. The prevailing party in any such action shall be entitled to recover its costs, expenses and reasonable attorney's fees from the other party.

9. Invalidation of any one of these Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

10. Except as otherwise provided herein, each lot owner shall automatically become a member of Meadows Homeowners Association, and shall be subject to assessment to carry out the purposes of the Association. Each lot, regardless of the number of owners of said lot, shall be entitled to one (1) vote in matters over which the corporation has control. Meadows Homeowners Association is organized and shall operate for the purpose of owning, maintaining, controlling and managing the common areas, fencing, boulevard entrances, signs, trails and stormwater detention facilities serving the subdivision and any subsequent Meadows subdivisions located in West Branch, Iowa. This shall include paying its prorata share of maintaining the stormwater detention facility in The Meadows - Part Two, which serves as a stormwater control facility for The Meadows Subdivision. The Association shall also have the right to enforce any of the protective covenants and restrictions set forth herein as well as to represent the interests of lot owners in issues affecting development of surrounding areas and maintaining the quality of environment and quality of life within the subdivision. Once 50% of all lots in The Meadows, Part One, Part Two and Part Three have been sold, Developer shall have no further responsibility in connection with the cost of maintaining the stormwater detention facility referenced above.

The assessments, together with interest, costs and reasonable attorney's fees required for collection of past due assessments shall be a charge on the land and shall be a continuing lien upon the lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the owner of such property at the time when the assessment falls due. The personal obligation for delinquent assessments shall not pass to any successors in title

unless expressly assumed by such successor, but the lien therefore shall remain until foreclosed or released.

11. The owner of any lot subject to these Protective Covenants assumes, by acceptance of a Deed for the lot, Subdivider's obligations with respect to such lot for: (i) soil erosion control on such lot from and after the delivery of the Deed; and (ii) installation of sidewalks or trails as required by the City of West Branch, if not already installed by the Subdivider. Such owner shall cooperate with Subdivider in obtaining a transfer of any soil erosion control NPDES, CSR or other governmental permit with respect to soil erosion, wetland and other environmental laws, to such owner or cancellation or other termination of the permit currently in the name of Subdivider or its affiliate, and the reissuance of a permit in the name of such owner. At any time required by Subdivider, any party accepting a Deed for any lot or part thereof shall execute the appropriate documentation required by the Iowa Department of Natural Resources, the City of West Branch, Iowa, or other governmental body to release Subdivider from responsibility for executing a soil erosion plan (including monitoring and record keeping) as it applies to the lot for the period of time after the delivery of a Deed for such lot, and to release Subdivider from any other obligation for environmental matters for the period of time after delivery of a Deed. Any party that accepts a Deed for any lot or part thereof who fails to cooperate with Subdivider, fails to comply with the lawful requirements for control of soil erosion shall be obligated to hold Subdivider harmless from all liability, costs and expense, including reasonable attorney's fees, arising from such failure by such party.

12. Subdivider may, at any time prior to the time at which Subdivider no longer owns any of the real estate, subject additional property which is contiguous to the real estate to these Protective Covenants and Restrictions by written instrument filed in the records of Cedar County, Iowa.

13. Except for the terms and provisions of Paragraph 10 above which can only be unilaterally amended by Meadows Development, Inc. or its designee, these Restrictive Covenants may be amended from time to time with the written consent of the owners of at least two-thirds (66.67%) of the lots located within those parts of The Meadows Subdivision for which a final plat has been recorded. Said amendment shall be executed in writing and signed by the owners of at least two-thirds (66.67%) of the lots within the platted parts of The Meadows Subdivision and the same shall be filed of record in the office of the Cedar County Recorder. Notwithstanding the above, so long as any lot in The Meadows Subdivision is owned by Meadows Development, Inc., any amendment to these covenants is valid only upon the written consent of Meadows Development, Inc.

DATED this 6 day of April, 2012.

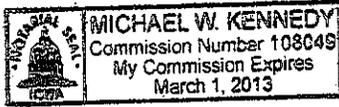
MEADOWS DEVELOPMENT, INC.

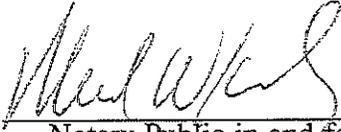
By:  Pres.
Brad L. Larson, President and Secretary

BOOK 1110 PAGE 331

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on April 6, 2012
by Brad L. Larson, as President and Secretary of Meadows Development, Inc.





Notary Public in and for the
State of Iowa

MK44\R37d9518

BOOK 1110 PAGE 332

BIOSWALES

For Better Stormwater Management



WHAT ARE BIOSWALES?

A bioswale is a multi-purpose stormwater management practice that provides an alternative to storm sewers. By using a permeable soil bed and perforated subdrain tile, bioswales infiltrate water from frequent, small rains (1.25 inches or less). During heavy rains, bioswales convey runoff in a non-erosive manner.

Above ground, bioswales can be subtle and feature typical turf grass or designed as an attractive flower garden with native plants and grasses. Whatever vegetation is used, it is important that it protects against soil erosion.

Bioswales are considered “green infrastructure” because they offer water quality benefits not provided by storm sewers. This is a relatively new stormwater practice, but there are a number of water quality projects that feature bioswales.



www.rainscapingiowa.org

WHEN IS A BIOSWALE NEEDED?



Bioswales that utilize existing natural drainage swales often provide the best results. Bioswales can be installed where drainage swales are eroding, where low lying areas pond stagnant water, or in lieu of storm sewer pipes.

Pictures on this page show examples of problems to be solved by installing bioswales. Match the number on the picture to the number below:

1. Neighbors were complaining about the smell and mosquitoes generated by this Davenport drainage swale, which was retrofitted to a bioswale (see photo on page 3).
2. Bare soil in a drainageway is never stable. The area will only erode over time, and needs vegetative cover. This drainageway is just beginning to erode. A bioswale is planned to provide stabilization and infiltration of street runoff.
3. An eroding road ditch is threatening the nearby road bed and utility pole. A bioswale will be installed to infiltrate small rains and safely convey large runoff events.
4. Scrap concrete and rocks were placed in this ditch to control erosion. The town of Kingsley has committed to installing a bioswale that will provide a more effective and permanent solution.



BIOSWALES IN ACTION

Below are successful examples of bioswales with many different vegetative preferences and styles. Selection of vegetation is a key decision for bioswale projects. It is critical for bioswale vegetation to provide protection against erosion and be aesthetically pleasing. Native vegetation is

recommended for many bioswales. The deep-rooted native grasses and flowers help build and maintain soil health, which maintains good infiltration and percolation rates. Non-native, cool season grasses are an alternative that may be preferred in certain settings.



This Davenport bioswale is solving the problem shown in Picture 1 on the previous page. A wet, eroding neighborhood drainageway is now an attractive and functional stormwater system with native grasses and flowers.



A newly completed bioswale with rock checks in a road ditch above East Okoboji Lake reduces runoff and sediment that used to be delivered to the lake with each runoff event. Rock checks help hold and infiltrate stormwater.



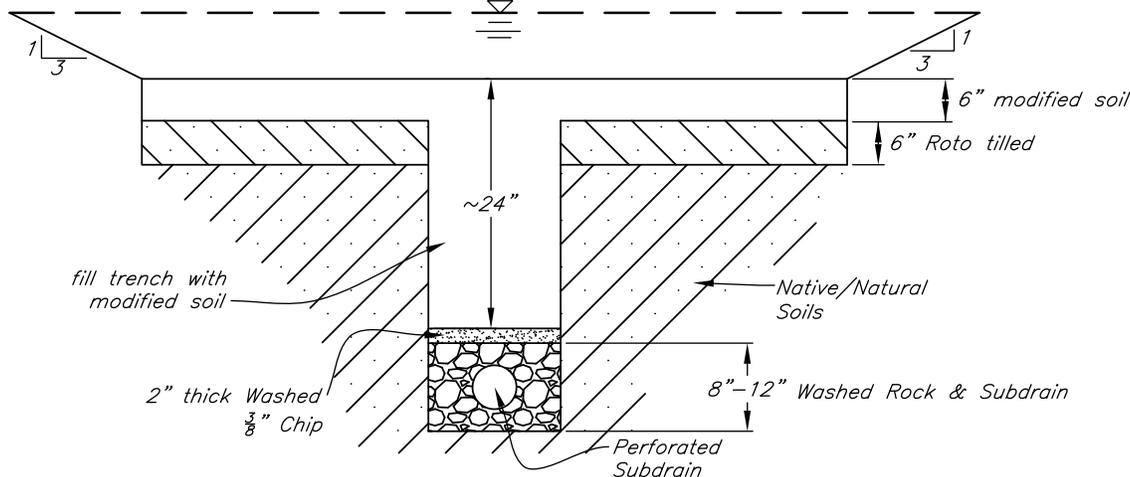
Most people would not realize that a stormwater practice is installed at this site. This Cedar Falls backyard bioswale will ensure a dry, mowable, and usable water management area. Permeable soil, a perforated subdrain and subtle earthen berms help infiltrate most runoff. Mow turf grass as high as possible to maximize vegetative cover.



Stormwater runs off large parking lots very quickly. Bioswales are a great way to capture and infiltrate runoff from small events. Large events are conveyed to a storm sewer intake at the bottom of this swale. This bioswale provides an aesthetically pleasing green space in this Coralville parking lot.

BIOSWALES

Bioswale Cross Section



BIOSWALE COMPONENTS

Plants

Vegetation should provide critical erosion protection and be aesthetically pleasing.

Berms

Berms ensure water is slowed down and infiltrated, helping remove pollutants common to stormwater runoff. Berms can be constructed of earthen material or rocks.

Modified Soil

Amended soils are placed into the bioswale to facilitate infiltration of water during rainfall and runoff events.

Washed Rock

The subdrain tile is bedded in clean washed rock.

Perforated Subdrain Tile

Drainage tile ensures water can percolate down through the soil. If water can't move down through the soil profile, it will move to the subdrain and be conveyed to a stream or other outlet site in a controlled manner.

MAINTENANCE

- » The primary maintenance issue is managing vegetation to maintain a pleasing appearance.
- » Perform weed control as needed.
- » If turf grass is used, maintain a height of no less than 4 inches to filter and capture pollutants and protect against erosion.
- » If native vegetation is used, burn annually if local code allows.
- » If burning is not feasible, mow and remove dormant vegetation annually.
- » Inspect annually for bare soil or scour erosion.
- » Inspect annually for sediment accumulation. Bioswales trap sediment that will periodically need to be removed.
- » Remove accumulated trash and debris.



rainscapingiowa.org



iowaagriculture.gov



iowastormwater.org



polk-swcd.org



ia.nrcs.usda.gov



Low-interest loans available

The State Revolving Fund provides low-interest loans (3 percent) to implement sustainable stormwater management practices. Loans can be made to developers, municipalities, businesses and homeowners. Visit www.iowasrf.com and click on "Topics" - "Stormwater" for more details.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH ZONING CODE.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch Planning and Zoning Commission in the Council Chambers at City Hall at 110 N. Poplar Street at 7:30 o'clock P.M. on, Tuesday, April 12, 2016. The public hearing will discuss the proposed rezoning of the following described parcel, located at 203 N. Downey Street in West Branch, Iowa from Residence R-3 Multiple Family District to Central Business CB-1 District:

That part of Lots 5, 6, 11, 12 and a portion of the vacated alley all in Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows: Commencing as a point of reference at the Southeast corner of said Lot 12; thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only) to the point of beginning; thence continuing South 89°05'06" West 162.38 feet along said North right-of-way line to a point of intersection with the East line of Downey Street; thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6; thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6; thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of a alley; thence North 89°05'06" East 62.30 feet along said South right-of-way line; thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

All interested persons are invited to attend this meeting and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch City Clerk.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH ZONING CODE.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch City Council meeting in the Council Chambers at City Hall at 110 N. Poplar Street at 7:00 o'clock P.M. on, Monday, April 18, 2016. The public hearing will discuss the proposed rezoning of the following described parcel, located at 203 N. Downey Street in West Branch, Iowa from Residence R-3 Multiple Family District to Central Business CB-1 District:

That part of Lots 5, 6, 11, 12 and a portion of the vacated alley all in Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows: Commencing as a point of reference at the Southeast corner of said Lot 12; thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only) to the point of beginning; thence continuing South 89°05'06" West 162.38 feet along said North right-of-way line to a point of intersection with the East line of Downey Street; thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6; thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6; thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of a alley; thence North 89°05'06" East 62.30 feet along said South right-of-way line; thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

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Book J Page 165

MELISSA HELMOLD, RECORDER
CEDAR COUNTY IOWA

PLAT OF SURVEY AUDITOR'S PARCEL 'M' & 'N'

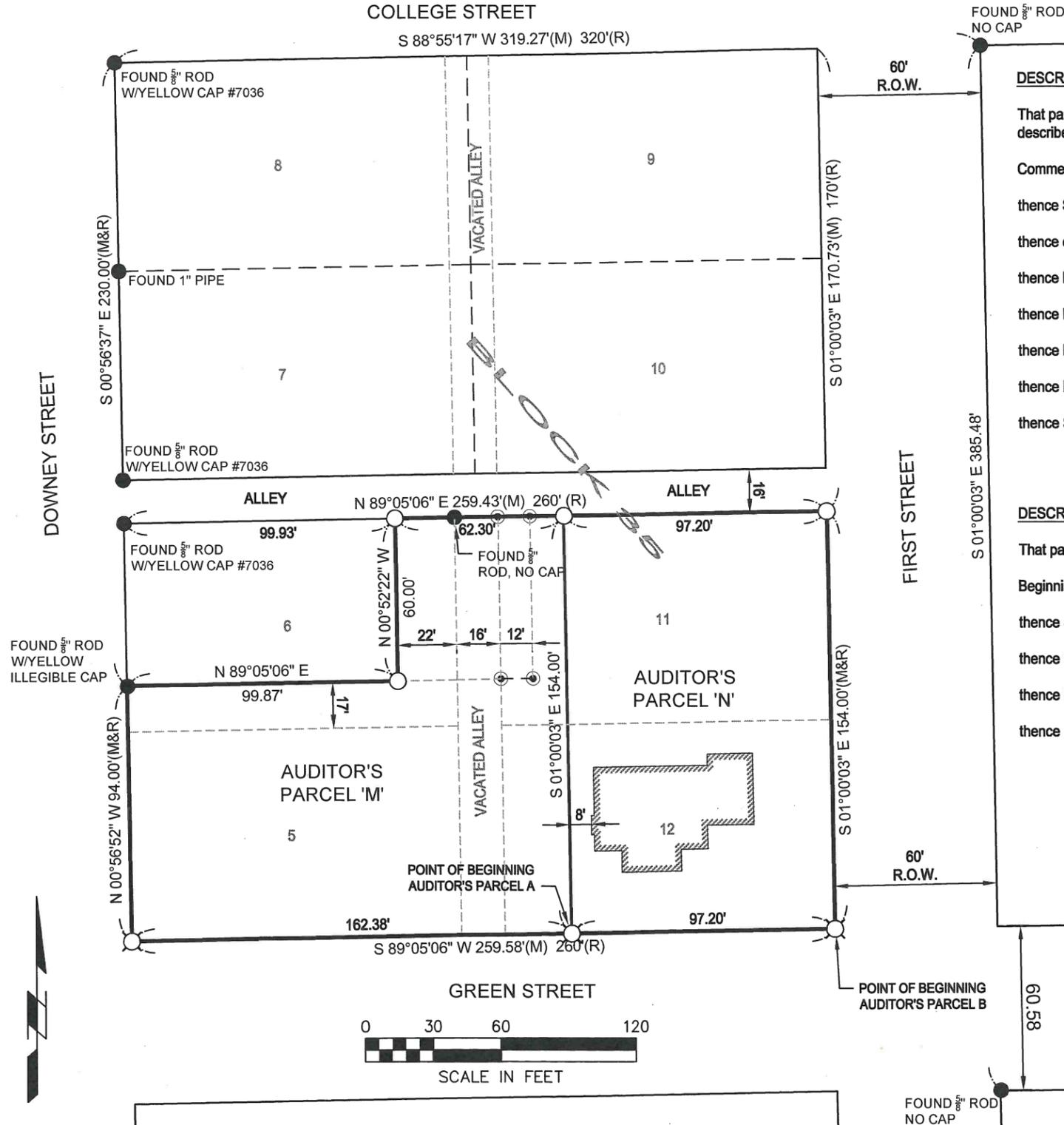
A PART OF BLOCK 35, TOWN OF CAMERON NOW WEST BRANCH
LOCATED IN THE SW 1/4 SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M.
WEST BRANCH, CEDAR COUNTY, IOWA

DESIGNATED
by
CEDAR COUNTY AUDITOR
PARCEL M + N
DATE 3-16-16
INITIAL JC

THIS SPACE RESERVED FOR RECORDER'S USE

- LEGEND**
- IRON ROD WITH YELLOW CAP #12531
 - ⊗ CUT "X" IN CONCRETE
 - FOUND PROPERTY CORNER AS NOTED
 - ⊙ FOUND 1-3/4" PIPE IN CONCRETE

Document 2016 709 Pages 1
Date 3/16/2016 Time 2:26:21PM
Rec Amt \$7.00



DESCRIPTION - AUDITOR'S PARCEL 'M'

That part of Lots 5, 6, 11, 12 and a portion of the vacated alley all in Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows:

Commencing as a point of reference at the Southeast corner of said Lot 12;

thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only) to the point of beginning;

thence continuing South 89°05'06" West 162.38 feet along said North right-of-way line to a point of intersection with the East line of Downey Street;

thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6;

thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6;

thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of an alley;

thence North 89°05'06" East 62.30 feet along said South right-of-way line;

thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

DESCRIPTION - AUDITOR'S PARCEL 'N'

That part of Lots 11 & 12 of Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows:

Beginning at the Southeast corner of said Lot 12;

thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only);

thence North 1°00'03" East 154.00 feet to a point of intersection with the South right-of-way line of an alley;

thence North 89°05'06" East 97.20 feet along said South right-of-way line to a point of intersection with the West right-of-way line of First Street;

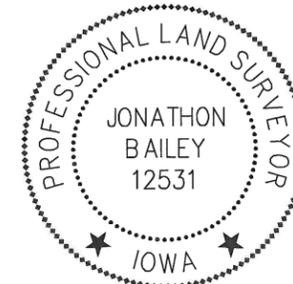
thence South 1°00'03" East 154.00 feet along said West right-of-way line to the point of beginning and containing 0.34 acre more or less.

ONLY THESE COPIES OF THIS DOCUMENT SIGNED AND DATED IN CONTRASTING INK COLOR ARE TO BE CONSIDERED CERTIFIED OFFICIAL COPIES PER IOWA ADMINISTRATION CODE 193C-6.1(5)

PROPRIETOR:
THE FIRST UNITED METHODIST
CHURCH OF WEST BRANCH

SURVEY REQUESTED BY:
THE CITY OF WEST BRANCH

SURVEY PREPARED BY:
SHIVE-HATTERY, INC.
2839 NORTHGATE DR.
IOWA CITY, IA 52245
(319) 354-3040



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
NAME: JONATHON BAILEY
DATE: 3/16/16 LICENSE NUMBER: 12531
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2016
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.1

PLAT OF SURVEY - AUDITOR'S PARCEL 'M' & 'N'
A PART OF BLOCK 35, TOWN OF CAMERON NOW WEST BRANCH
WEST BRANCH, CEDAR COUNTY, IOWA

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri
<http://www.shive-hattery.com>

DATE	3/16/16
DRAWN	WTH
APPROVED	JSB
SCALE	AS NOTED
FIELD BOOK	1121
REVISION	

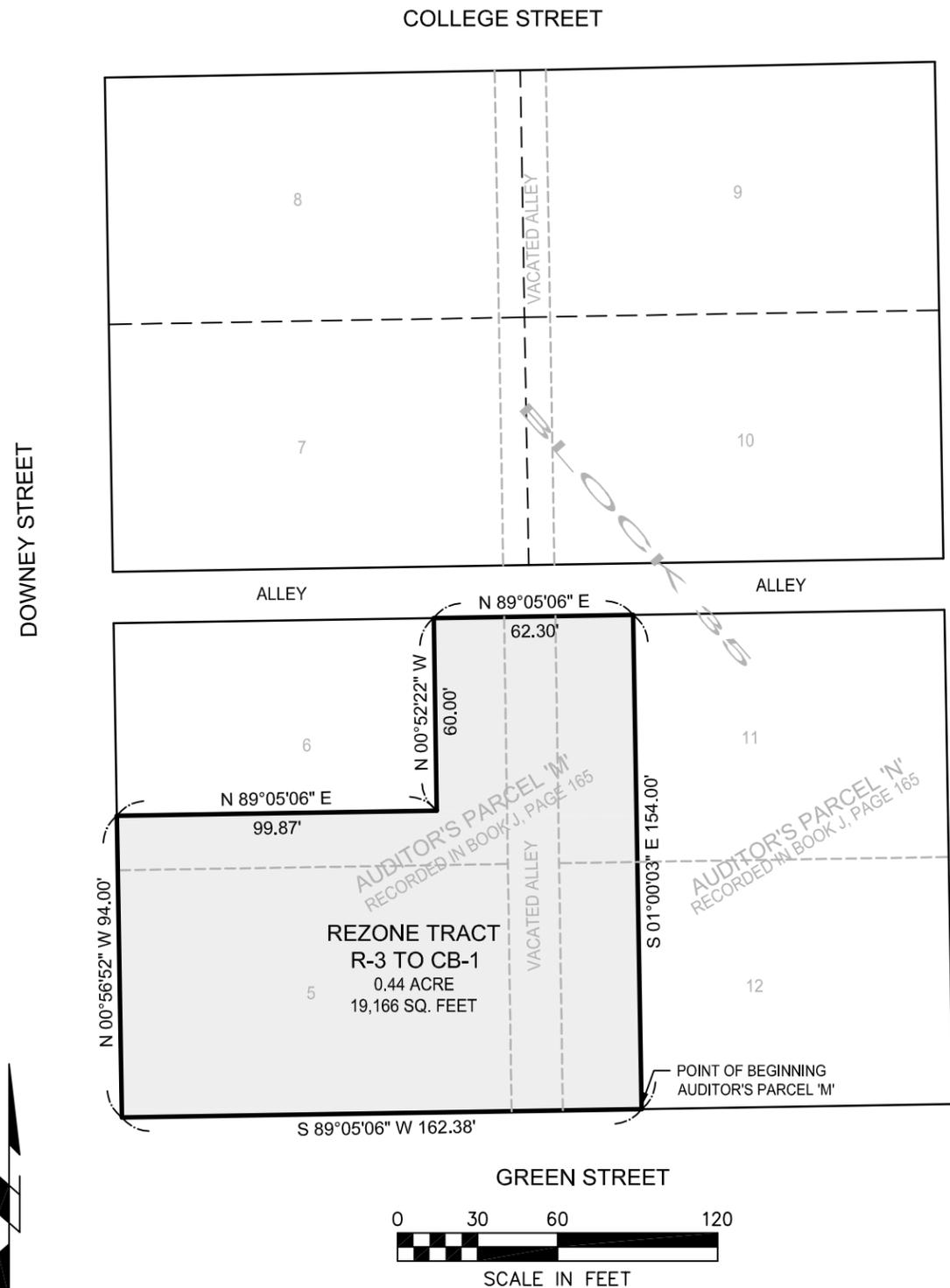
PROJECT NO.
114263-0

SHEET NO.
B1.1

Last Modified: Mar. 16, 16 - 11:36

REZONING EXHIBIT AUDITOR'S PARCEL 'M'

A PART OF BLOCK 35, TOWN OF CAMERON NOW WEST BRANCH
LOCATED IN THE SW ¼ SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M.
WEST BRANCH, CEDAR COUNTY, IOWA



PROPRIETOR:
THE FIRST UNITED METHODIST
CHURCH OF WEST BRANCH

SURVEY PREPARED BY:
SHIVE-HATTERY, INC.
2839 NORTHGATE DR.
IOWA CITY, IA 52245
(319) 354-3040



LOCATION MAP
NOT TO SCALE

REZONE TRACT FROM R-3 TO CB-1

DESCRIPTION - AUDITOR'S PARCEL 'M'

That part of Lots 5, 6, 11, 12 and a portion of the vacated alley all in Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows:

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- thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6;
- thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6;
- thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of a alley;
- thence North 89°05'06" East 62.30 feet along said South right-of-way line;
- thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

REZONING EXHIBIT
A PART OF BLOCK 35, TOWN OF CAMERON NOW WEST BRANCH
WEST BRANCH, CEDAR COUNTY, IOWA

PROJECT NO.
114263-0

SHEET NO.
B1.2

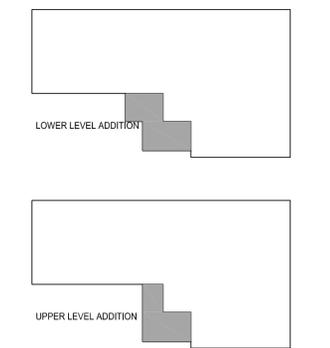
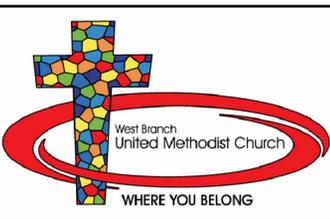
SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri
<http://www.shive-hattery.com>

DATE	3/22/16	SCALE	AS NOTED
DRAWN	WITH	FIELD BOOK	1121
APPROVED	USB	REVISION	Beginning Auditor's Parcel 'A' to 'M' (3/25/16)

User: ALPARKS Drawing: F:\PROJECTS\11142030\Deliverables\survey\zoning exhibit.dwg, P 1.1
Last Modified: Mar. 25, 16 - 09:47

**WEST BRANCH
UNITED METHODIST CHURCH
ACCESSIBILITY IMPROVEMENT**

203 North Downey Street, P.O. Box 750,
West Branch, IA 52358



KEY PLAN

DRAWN MLM
APPROVED MLM
ISSUED FOR SITE PLAN SUBMITTAL
DATE March 14, 2016
FIELD BOOK

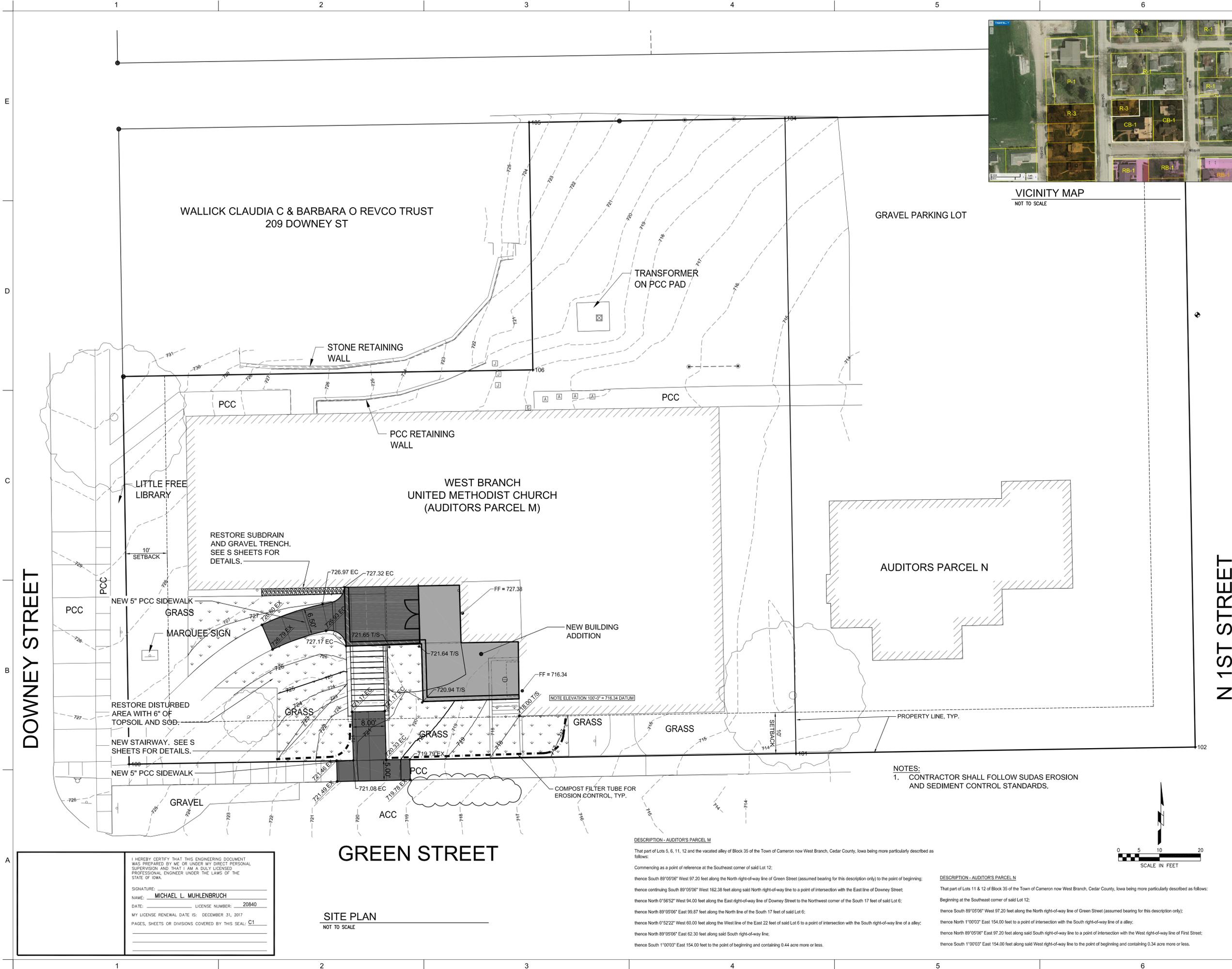
PROJECT NO.: 1142630

SITE PLAN

C1



VICINITY MAP
NOT TO SCALE



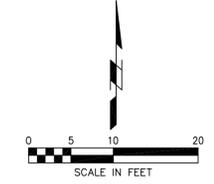
- NOTES:**
1. CONTRACTOR SHALL FOLLOW SUDAS EROSION AND SEDIMENT CONTROL STANDARDS.

DESCRIPTION - AUDITOR'S PARCEL M

That part of Lots 5, 6, 11, 12 and the vacated alley of Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows:
Commencing as a point of reference at the Southeast corner of said Lot 12;
thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only) to the point of beginning;
thence continuing South 89°05'06" West 162.38 feet along said North right-of-way line to a point of intersection with the East line of Downey Street;
thence North 0°56'52" West 94.00 feet along the East right-of-way line of Downey Street to the Northwest corner of the South 17 feet of said Lot 6;
thence North 89°05'06" East 99.87 feet along the North line of the South 17 feet of said Lot 6;
thence North 0°52'22" West 60.00 feet along the West line of the East 22 feet of said Lot 6 to a point of intersection with the South right-of-way line of an alley;
thence North 89°05'06" East 62.30 feet along said South right-of-way line;
thence South 1°00'03" East 154.00 feet to the point of beginning and containing 0.44 acre more or less.

DESCRIPTION - AUDITOR'S PARCEL N

That part of Lots 11 & 12 of Block 35 of the Town of Cameron now West Branch, Cedar County, Iowa being more particularly described as follows:
Beginning at the Southeast corner of said Lot 12;
thence South 89°05'06" West 97.20 feet along the North right-of-way line of Green Street (assumed bearing for this description only);
thence North 1°00'03" East 154.00 feet to a point of intersection with the South right-of-way line of an alley;
thence North 89°05'06" East 97.20 feet along said South right-of-way line to a point of intersection with the West right-of-way line of First Street;
thence South 1°00'03" East 154.00 feet along said West right-of-way line to the point of beginning and containing 0.34 acre more or less.



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.

SIGNATURE: _____
NAME: MICHAEL L. MUHLENBRUCH
DATE: _____ LICENSE NUMBER: 20840
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2017
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: C1

SITE PLAN
NOT TO SCALE

m:\muhle | P:\Projects\IC1142630\Deliverables\Drawings\site plan application.dwg | 3/16/2016 8:00 PM

CITY OF WEST BRANCH

PARKS AND RECREATION PHASE I IMPROVEMENTS

BERANEK PARK, WAPSI PARK, LIONS FIELD - WEST BRANCH, IA



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
COVER PAGE

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

SUB-CONSULTANTS:

CITY ENGINEER:
VEENSTRA & KIMM

OWNER:
**WEST BRANCH PARKS
& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

DATE CREATED:
01-25-2016

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C0.01

INDEX OF SHEETS

SHEET	TITLE
C0.01	COVER SHEET
C0.02	GENERAL NOTES
C0.03	SWPPP PLAN
BERANEK PARK	
C1.01	SOUTH COURT LIGHTING PLAN
C1.02	NORTH COURT LIGHTING PLAN
WAPSI PARK	
C2.01	EXISTING CONDITIONS
C2.02	PARKING LOT PLAN
C2.03	PLAYGROUND PLAN
C2.04	RESTROOM PLAN
LION'S FIELD	
C3.01	RESTROOM / ADA ACCESS / RETAINING WALL PLAN
GENERAL	
C4.01	DETAILS



LOCATION MAP
NOT TO SCALE

CONTACTS

UTILITY LOCATING CREW	"ONE CALL" Phone: 1-800/292-8989
PUBLIC WORKS DEPARTMENT	Attn: MATT GOODALE Phone: 319-643-5888
PARKS DIRECTOR	Attn: MELISSA RUSSELL Phone: (319) 643-4212
CITY ADMINISTRATOR	Attn: MATT MUCKLER Phone: (319) 643-5888
MAYOR	Attn: ROGER LAUGHLIN Phone: (319) 643-5888
EMERGENCY	Attn: WEST BRANCH POLICE DEPARTMENT Phone: (319) 643-2222

PROJECT INFORMATION

SCOPE OF WORK:
ENGINEERING, PLANNING AND SITE DESIGN FOR LION'S FIELD, WAPSI PARK AND BERANEK PARK IN WEST BRANCH, IA.

PROJECT SHALL BE CONSTRUCTED TO IOWA CITY
AREA STANDARDS AND SPECIFICATIONS FOR
PUBLIC IMPROVEMENTS.



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.

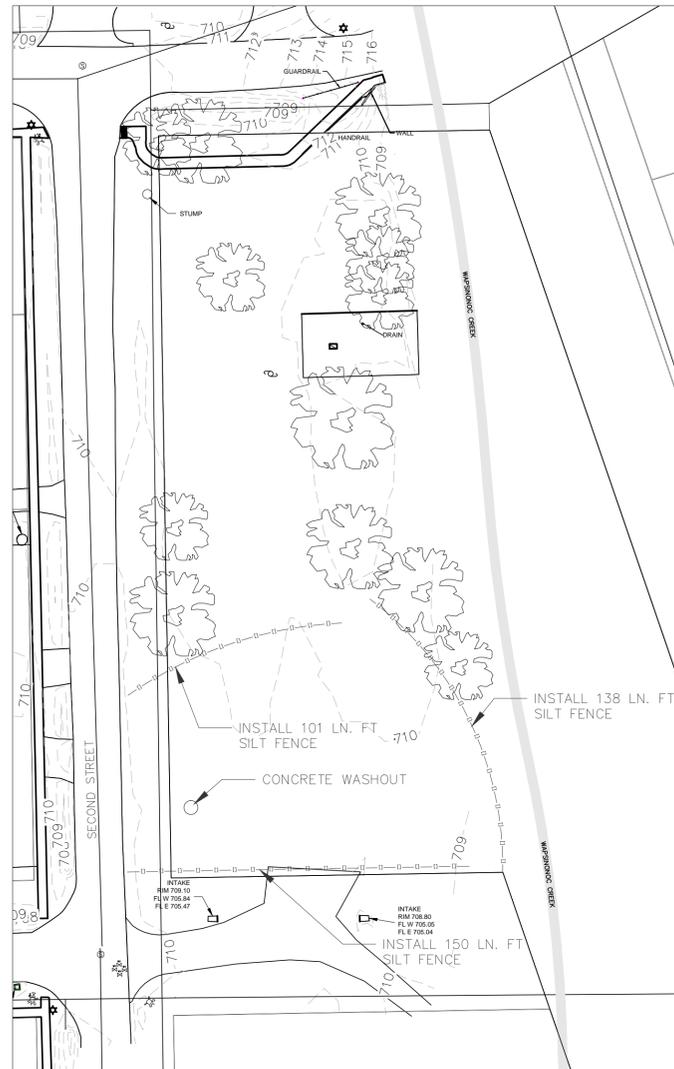
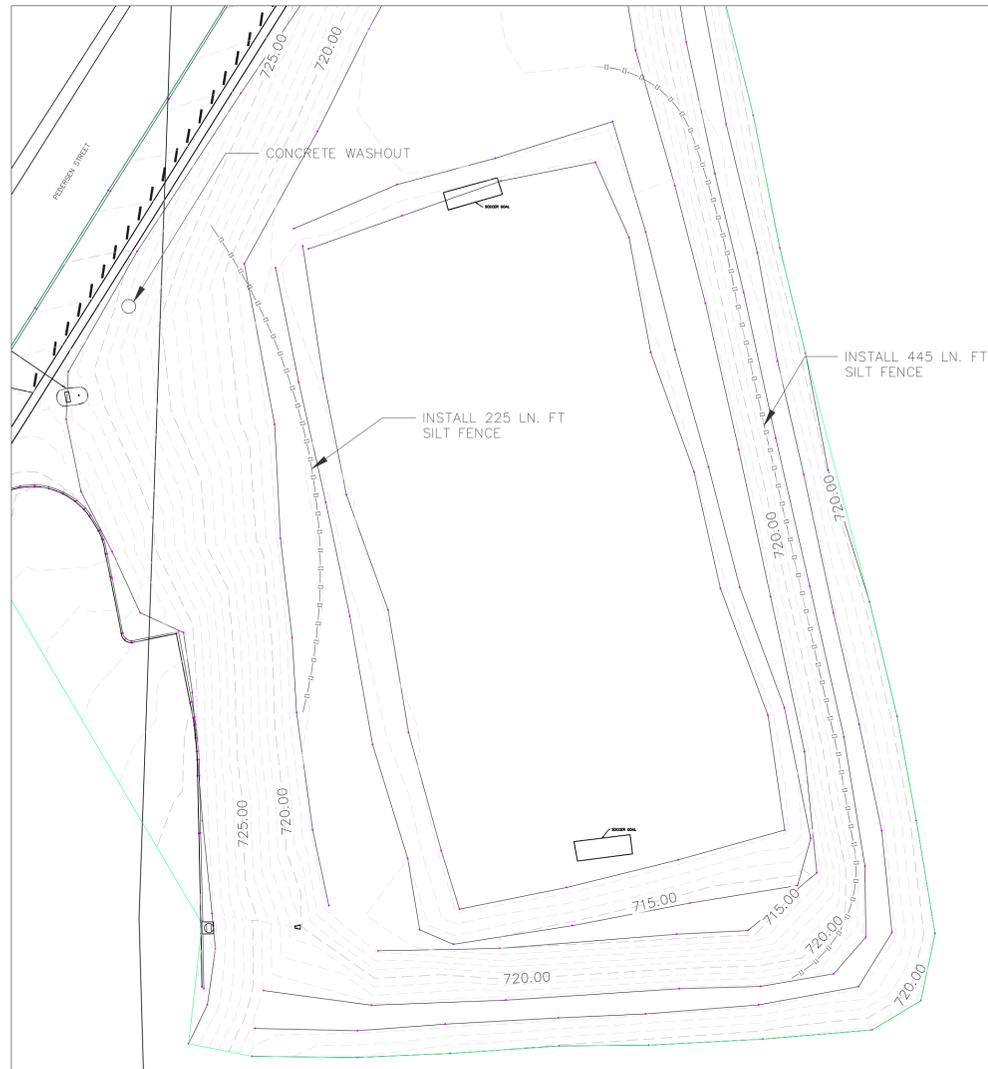
Signed: _____ Date: _____

Brian A. Boelk, P.E.
HBK Engineering, LLC
Iowa Registration No. 16503

My licensed renewal date is December 31, 2016.

Pages or sheets covered by this seal: _____

* FOR PLOTTING 11x17 DWG USE 2:1 SCALE AND PDF SCALE BY 50%



LION'S FIELD

WAPSI PARK

POLLUTION PREVENTION PLAN

All contractors / subcontractors shall conduct their operations in a manner that minimizes erosion and prevents sediments from leaving the project limits for the proposed renovations at both Lion's Field and Wapsi Park. The prime contractor shall be responsible for compliance and implementation of the Pollution Prevention Plan (PPP) 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 (PPP) is for the renovations of both Lion's Field and Wapsi Park in West Branch, IA. This project includes clearing and grubbing, pavement removal and replacement, removal of storm sewer, installation of storm sewer pipe and structures, and final grading and seeding.

This PPP covers approximately ??? acres with an estimated ??? acres being disturbed. The portion of the PPP covered by this contract has more than one acre disturbed; thus, 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 West Branch City Hall. Until the proposed detention basin is constructed on-site, runoff from this project will flow towards the storm-sewer system on Miller Avenue and eventually into Iowa 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 commingled 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, excavation 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 stabilizing 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 14 days. Other stabilizing methods shall be used outside the seeding period.

This work shall be done in accordance with Section 2602 of the Standard Specification. If the work involved is not applicable to any contract items, the work shall be paid for according to Article 1109.03 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.

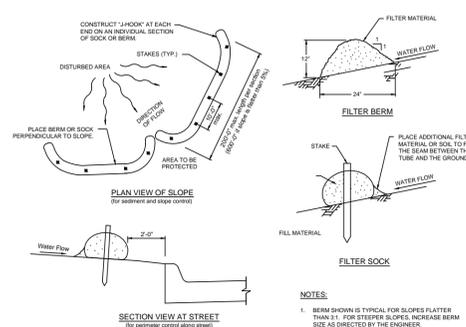
The contractor is required to clean adjacent parking lots and/or streets of soil deposited by construction traffic as required to prevent soil runoff and fugitive dust.

5. INSPECTIONS

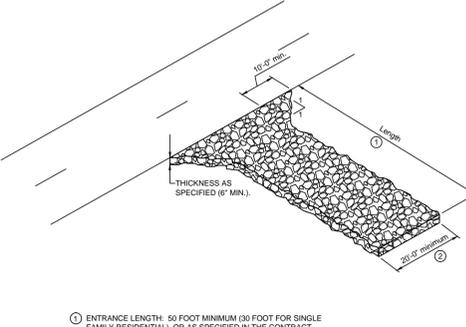
Inspections shall be made jointly by the contractor and the contracting authority every seven calendar days. The contractor shall immediately begin corrective action on all deficiencies found. The findings of this inspection shall be recorded in the project diary. This PPP may be revised based on the 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

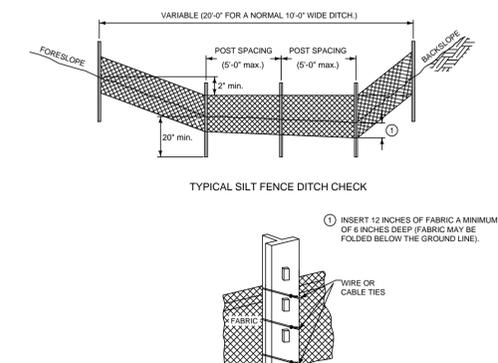
Non-storm discharge includes subsurface drains (i.e. longitudinal and standard sub-drains), slope drains and bridge end drains. The velocity of the discharge from these features may be controlled by the use of patio blocks, Class A stone or erosion stone.



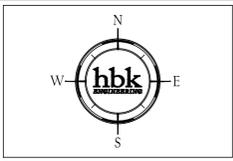
1 FILTER SOCK NTS



2 ROCK CONSTRUCTION ACCESS NTS



3 SILT FENCE DITCH CHECK NTS



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
SWPPP

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

SUB-CONSULTANTS:

CITY ENGINEER:
**CITY ENGINEER
VEENSTRA & KIMM**

OWNER:
**WEST BRANCH PARKS
& RECREATION**
201 E. MAIN STREET
WEST BRANCH, IA 52358

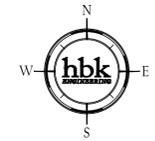
FOLDER NAME:
14-0707

DATE CREATED:
01-25-2016

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C0.03



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
**BERANEK PARK
SOUTH COURT
LIGHTING 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

SUB-CONSULTANTS:

CITY ENGINEER:
**CITY ENGINEER
VEENSTRA & KIMM**

OWNER:
**WEST BRANCH PARKS
& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

DATE CREATED:
01-25-2016

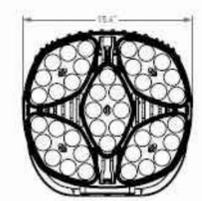
DRAWING LOG

DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C1.01

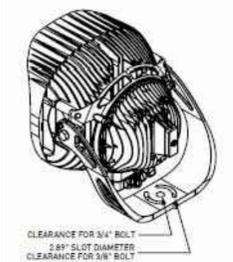
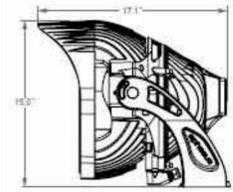
TECHLINE ALL-FIELD 750 SPORT LED



The All Field Series is the ideal solution for professional caliber outdoor sports lighting with features designed with municipal, high school, collegiate and semi-professional outdoor sports venues in mind. Offering versatility for any outdoor sport including football, soccer, baseball, lacrosse and field hockey, the All Field light delivers maintenance-free, professional sports lighting with a great return on investment.

Features at a glance:

- Custom-engineered optics direct light precisely where needed while minimizing glare.
- Multiple control options available for operational flexibility and fan experience effects.
- Rugged, weather-tight design ensures durability even in harsh environments.
- Versatile mounting bracket is designed for ease of installation in new or retrofit situations.
- Telemetry to monitor health and status of each light is enabled through Bluetooth Low Energy capabilities.
- Ultra-low EMI noise generation eliminates interference with surrounding electrical systems.
- Solid-state design means no moving parts and nothing to wear out or replace, providing maintenance-free operation for hundreds of thousands of hours.



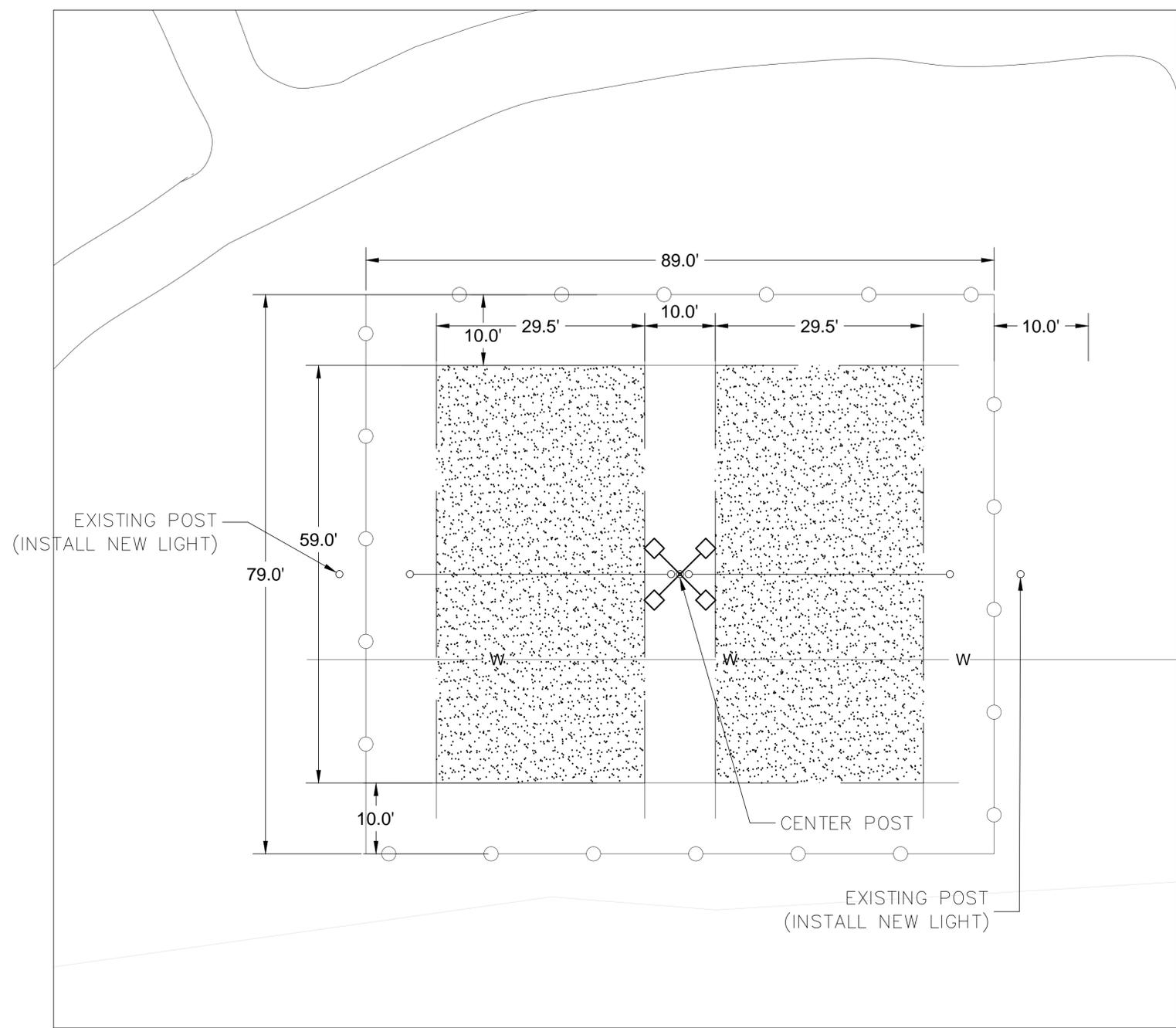
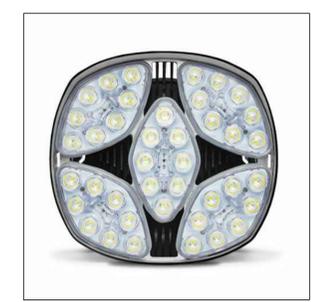
CLEARANCE FOR 3/4" BOLT
3/8" SLOT DIAMETER
CLEARANCE FOR 3/8" BOLT

	ALL FIELD 550	ALL FIELD 750
Lumen Output	> 61,000	> 83,000
System Watts	550	750
Input Voltage	240VAC - 480VAC	240VAC - 480VAC
L70 Hours	> 150,000	> 150,000
Operating Temp Range	-40°C to 55°C	-40°C to 55°C
IP Rating	IP66	IP66
NEMA Rating	NEMA 4X	NEMA 4X
Approximate Weight*	45 lbs.	45 lbs.

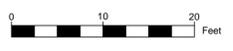
ORDERING OPTIONS		
Model	Optics	Controls
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<input type="checkbox"/> All Field 750	<input type="checkbox"/> NEMA 3	<input type="checkbox"/> AirMesh (basic wireless control)
	<input type="checkbox"/> NEMA 4	
	<input type="checkbox"/> NEMA 5	

Notes:
1. The specifications listed were obtained under optimal testing conditions. Changes in options, features and conditions may result in slightly different performance specifications among fixtures.
2. Weight may vary depending on mounting bracket selection.

Pure power is required to ensure proper function and lifetime of Ephesus fixtures. Prior to installation, an analysis should be performed to verify site power meets these requirements.
→ High frequency voltage should be below -40dB or .01V between 2KHz and 100KHz
→ High frequency current should be below -50dB or .019A between 2KHz and 100KHz
If the power does not meet these criteria, waveform correction technology should be used to condition the power. Surge protection alone is not adequate. Ephesus will not be liable for damage to fixtures due to poor power quality. Contact Ephesus for more information.



SOUTH COURT PLAN





NORTH COURT PLAN



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
**BERANEK PARK
NORTH COURT
LIGHTING 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

SUB-CONSULTANTS:

CITY ENGINEER:
**CITY ENGINEER
VEENSTRA & KIMM**

OWNER:
**WEST BRANCH PARKS
& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

DATE CREATED:
01-25-2016

DRAWING LOG

DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C1.02



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
**WAPSI PARK
EXISTING CONDITIONS**

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

SUB-CONSULTANTS:

CITY ENGINEER:
**CITY ENGINEER
VEENSTRA & KIMM**

OWNER:
**WEST BRANCH PARKS
& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

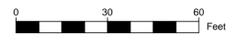
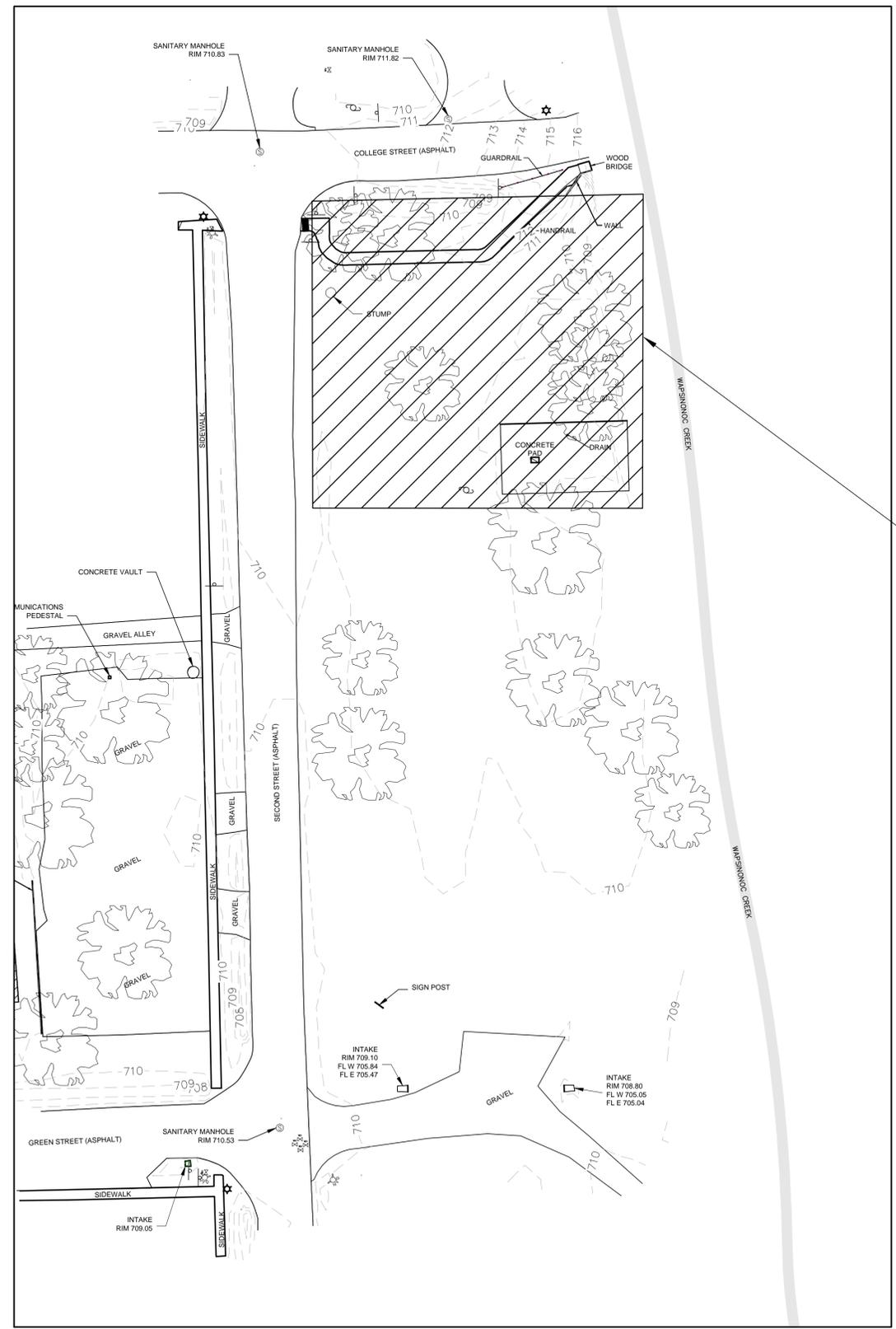
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01-25-2016

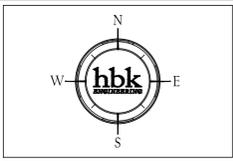
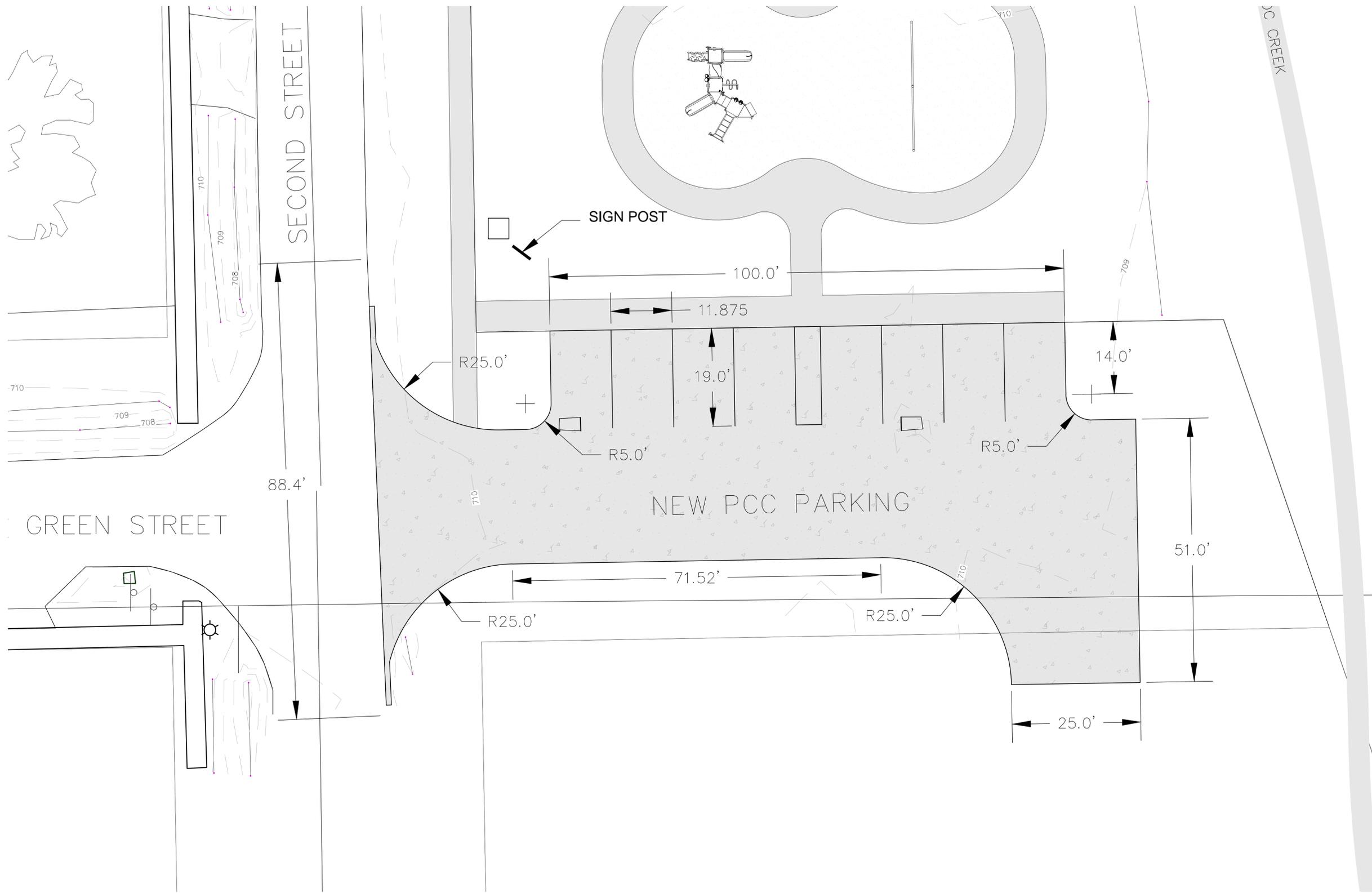
DRAWING LOG

DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C2.01





PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
**WAPSI PARK
PARKING LOT**

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

SUB-CONSULTANTS:

CITY ENGINEER:
**CITY ENGINEER
VEENSTRA & KIMM**

OWNER:
**WEST BRANCH PARKS
& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

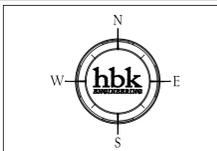
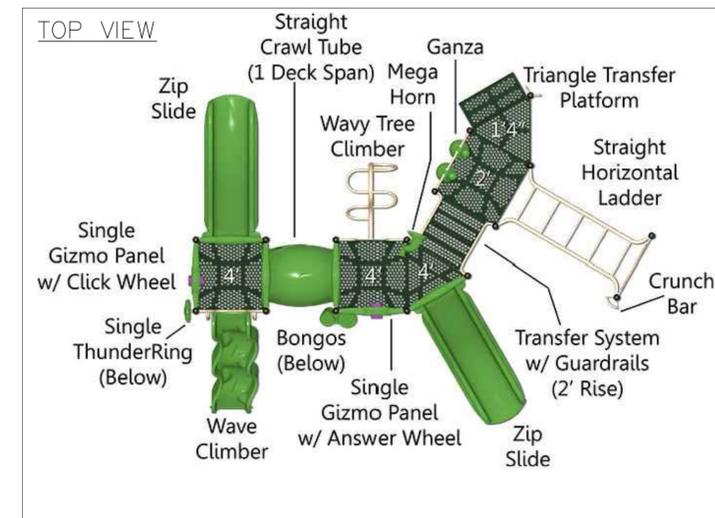
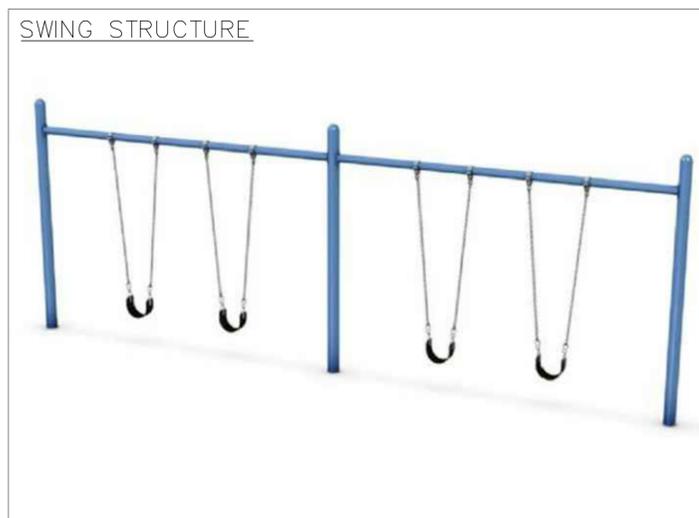
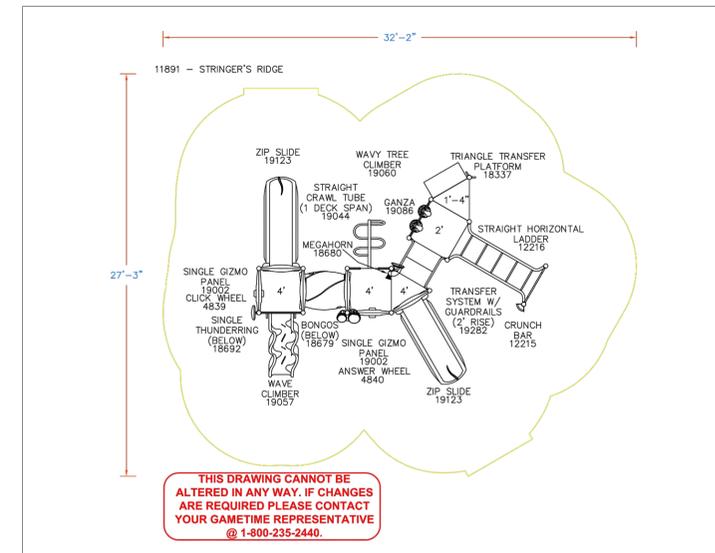
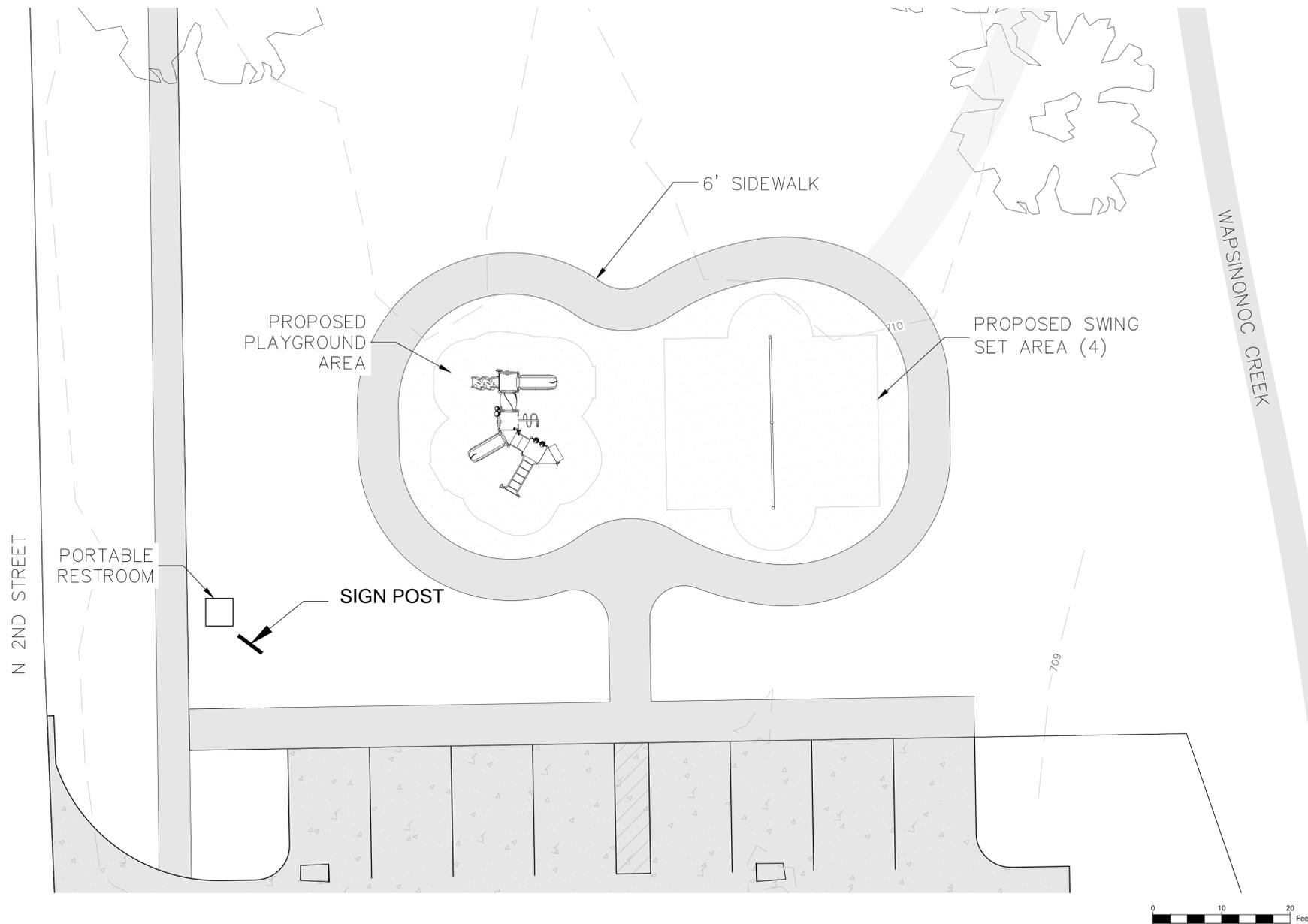
DATE CREATED:
01-25-2016

DRAWING LOG

DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C2.02



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
**WAPSI PARK
PLAYGROUND**

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
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REGISTRATION
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SUB-CONSULTANTS:

CITY ENGINEER:
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VEENSTRA & KIMM**

OWNER:
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& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

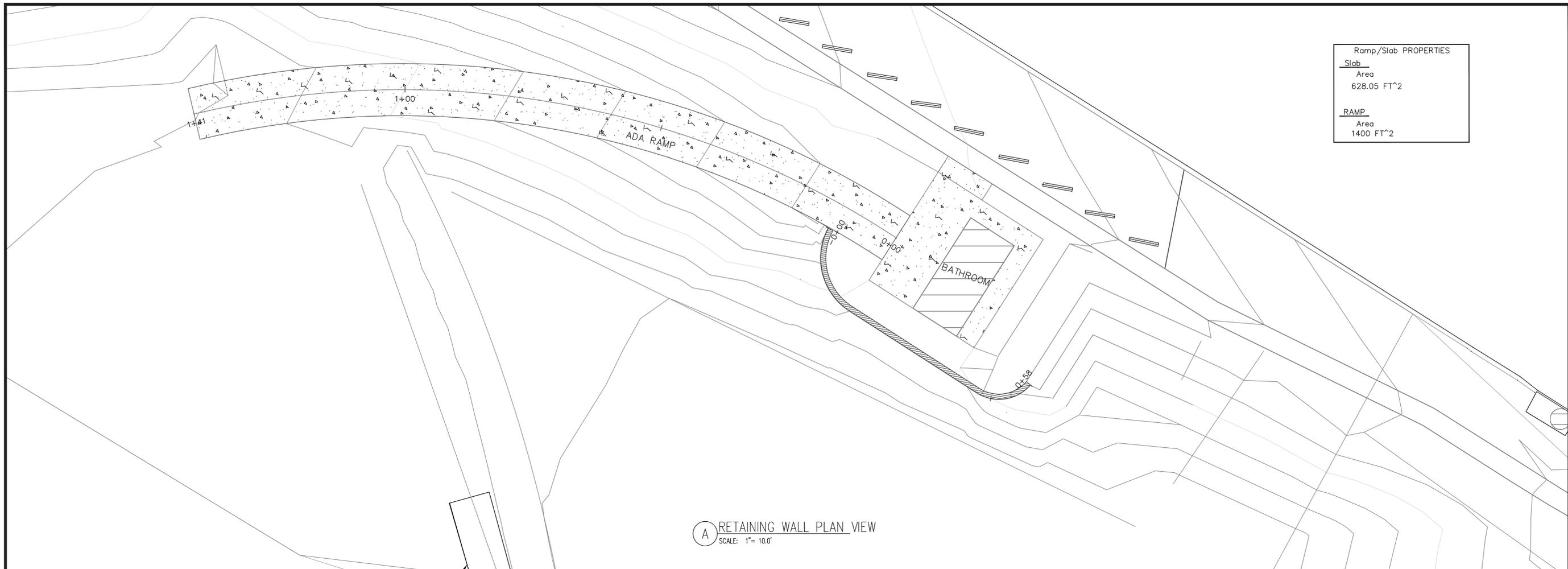
DATE CREATED:
01-25-2016

DRAWING LOG

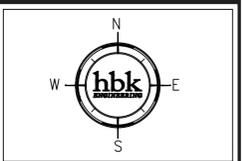
DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C2.03



Ramp/Slab PROPERTIES	
Slab	Area 628.05 FT ²
RAMP	Area 1400 FT ²



PROJECT NUMBER:
14-0707

PROJECT NAME:
**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
**LION'S FIELD
RESTROOM'S
ADA RAMP
RETAINING WALL**

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

SUB-CONSULTANTS:

CITY ENGINEER:

**CITY ENGINEER
VEENSTRA & KIMM**

OWNER:

**WEST BRANCH PARKS
& RECREATION
201 E. MAIN STREET
WEST BRANCH, IA 52358**

FOLDER NAME:
14-0707

DATE CREATED:
01-25-2016

DRAWING LOG

DATE	ISSUED FOR	DB	CB
	DESIGN		

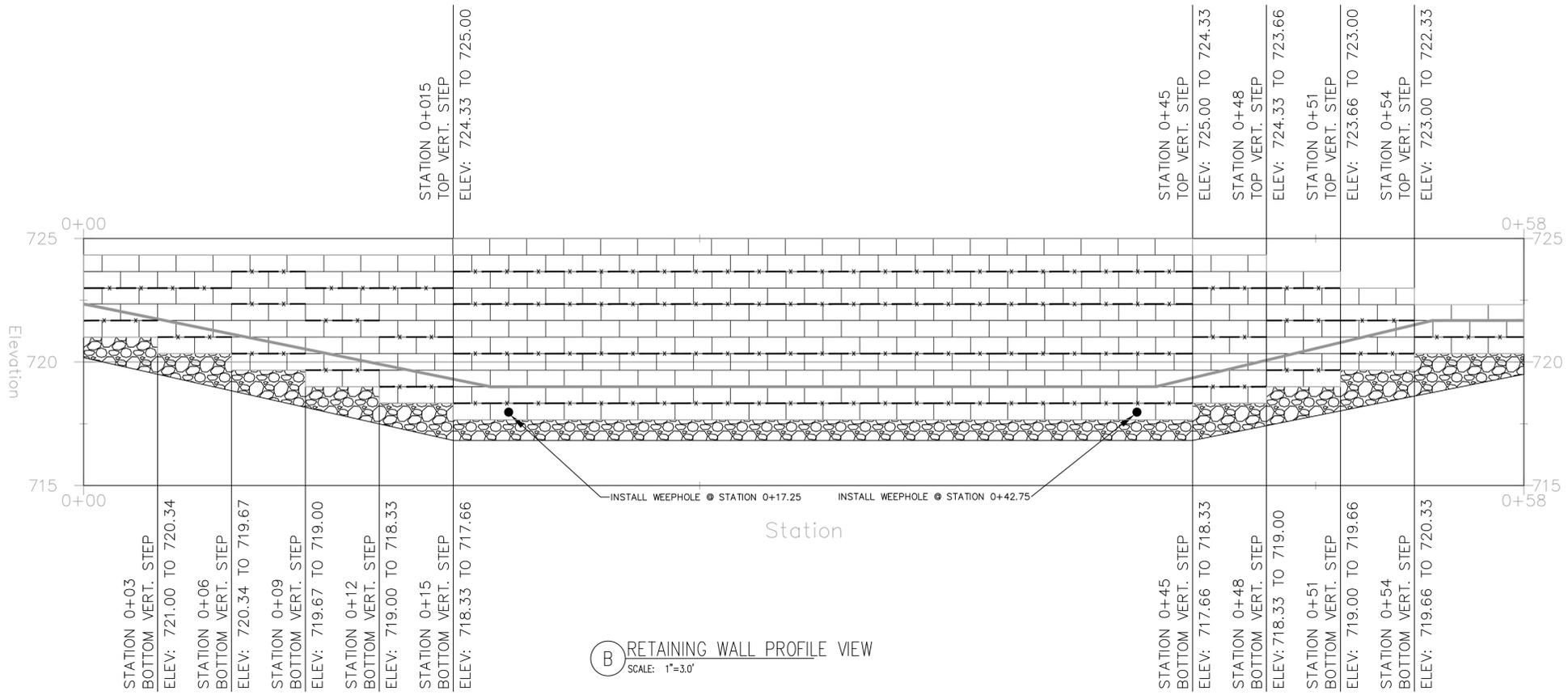
PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C3.01

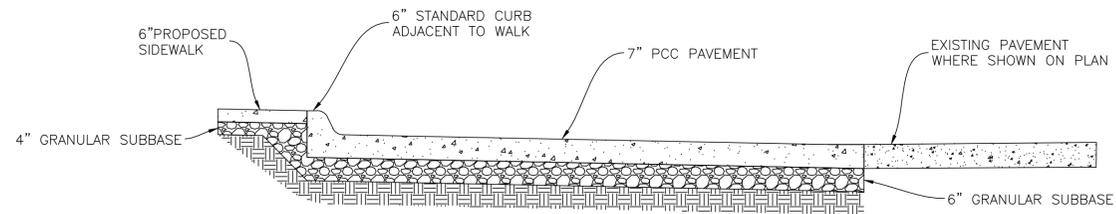
A RETAINING WALL PLAN VIEW
SCALE: 1"=10.0'

- LEGEND**
- GEOGRID REINFORCEMENT
 - PROPOSED GROUND LEVEL
 - FACE OF KEYSTONE WALL
 - LEVELING PAD (CONCRETE OR AGGREGATE)

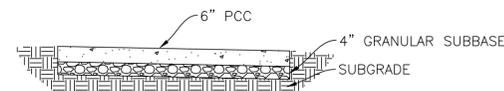
WALL PROPERTIES	
MAX. HEIGHT:	7'-3"
MIN. HEIGHT:	2'-0"
FACE AREA:	340.8 FT ²



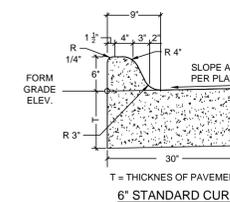
B RETAINING WALL PROFILE VIEW
SCALE: 1"=3.0'



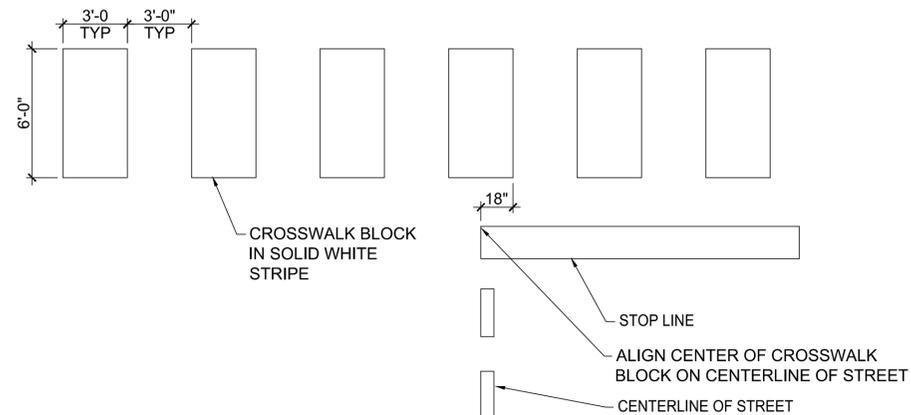
1 PARKING LOT TYPICAL SECTION
NTS



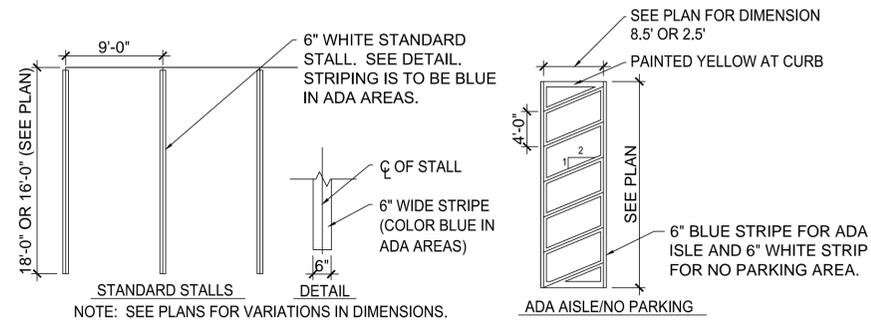
2 SIDEWALK TYPICAL SECTION
NTS



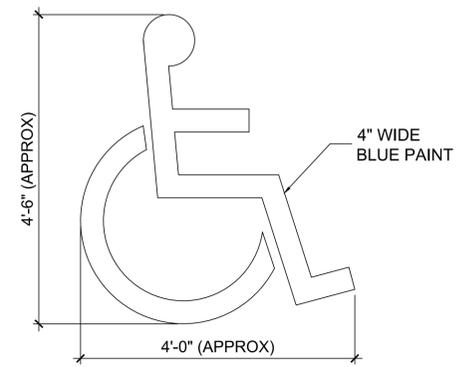
3 PCC CURB DETAILS
NTS



4 CONTINENTAL CROSSWALK DETAIL
NTS

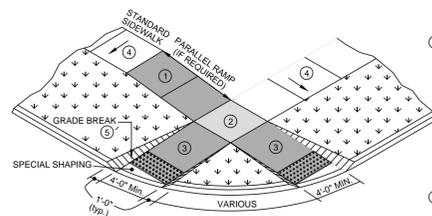


5 STANDARD STALL STRIPING
NTS



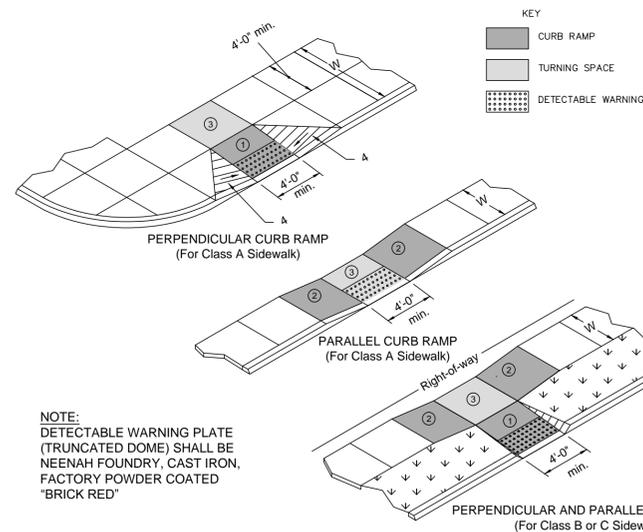
6 HANDICAPPED PARKING SYMBOL
NTS

NOTE: ALL ELEVATIONS ARE TOP OF SLAB UNLESS NOTED OTHERWISE.



- 1 PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK. THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- 2 TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.
- 3 PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.
- 4 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
- 5 MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE OR FLATTER.

7 ADA SIDEWALK RAMP
NTS

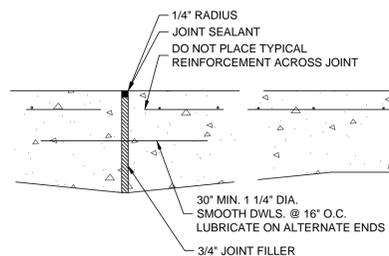


NOTE: DETECTABLE WARNING PLATE (TRUNCATED DOME) SHALL BE NEENAH FOUNDRY, CAST IRON, FACTORY POWDER COATED "BRICK RED"

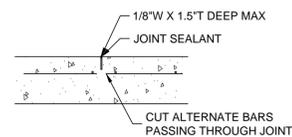
8 ADA SIDEWALK RAMPS
NTS



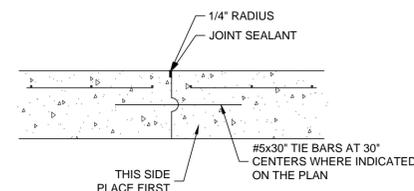
9 HANDICAPPED PARKING SIGN
NTS



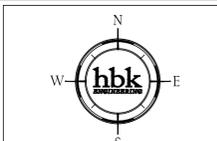
10 EXPANSION JOINT
NTS



11 CONTRACTION JOINT
NTS



12 CONSTRUCTION JOINT
NTS



PROJECT NUMBER:
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**WEST BRANCH PARKS
PHASE I IMPROVEMENTS**

TITLE:
DETAILS

ENGINEER:
**hbk
ENGINEERING**
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509 S. GILBERT ST.
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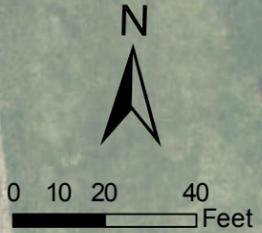
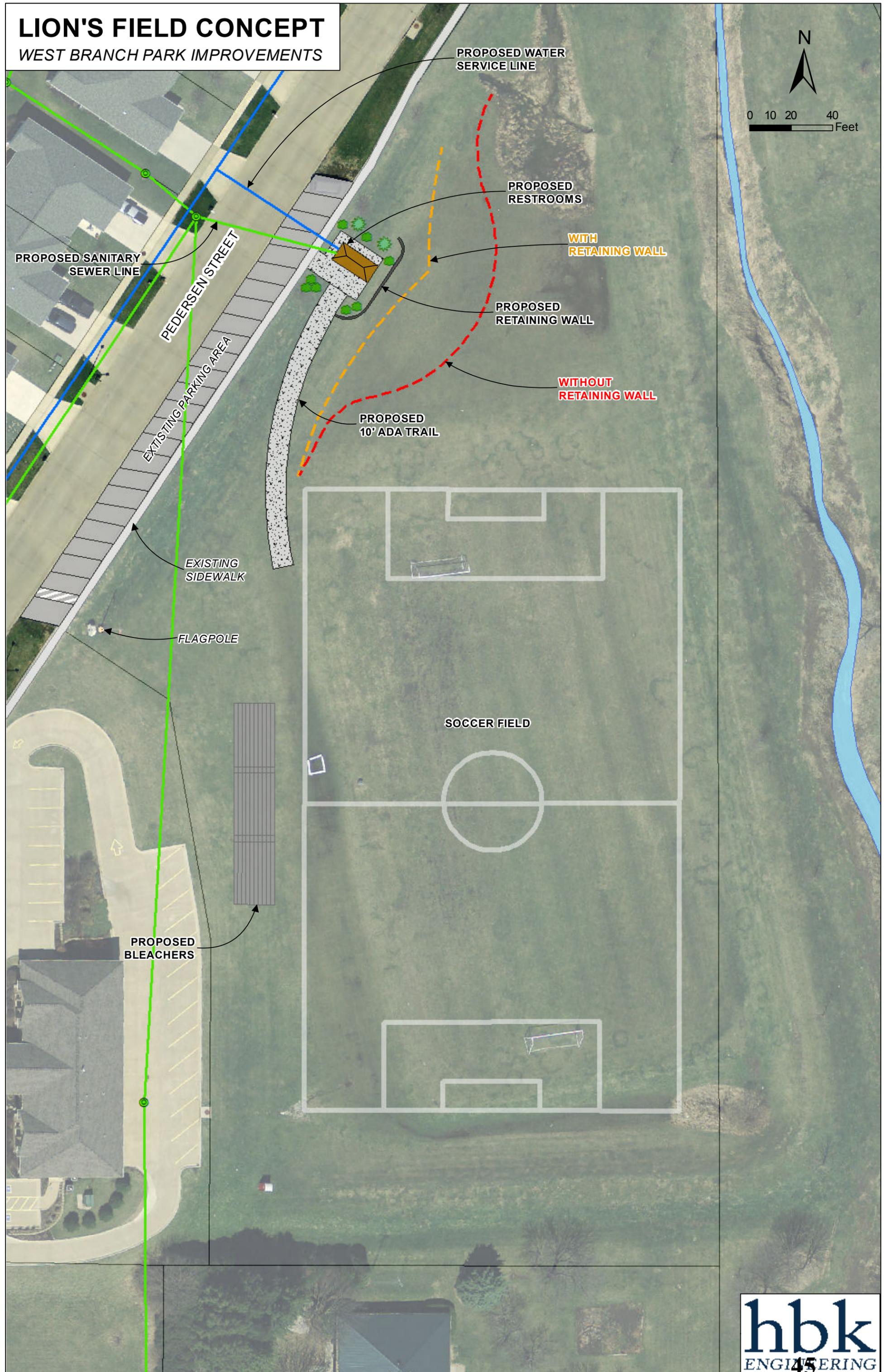
DRAWING LOG			
DATE	ISSUED FOR	DB	CB
	DESIGN		

PROJECT MANAGER:
BRIAN A. BOELK

SHEET:
C4.01

LION'S FIELD CONCEPT

WEST BRANCH PARK IMPROVEMENTS



PROPOSED SANITARY SEWER LINE

PROPOSED WATER SERVICE LINE

PEDERSEN STREET

EXISTING PARKING AREA

PROPOSED RESTROOMS

WITH RETAINING WALL

PROPOSED RETAINING WALL

WITHOUT RETAINING WALL

PROPOSED 10' ADA TRAIL

EXISTING SIDEWALK

FLAGPOLE

SOCCER FIELD

PROPOSED BLEACHERS