



February 18, 2016

Dave Schechinger
Veenstra & Kimm, Inc.
860 22nd Ave., Suite 4
Coralville, IA 52241-1565

Re: Lynch Heights Preliminary Plat

Dear Mr. Schechinger:

We are in receipt of your letter dated February 16, 2016. We offer the following in response to city staff comments and concerns.

1. 170.05.3 Plat shall contain reference to at least 2 section corners or survey monuments. The plat does not identify any found monuments.
This plat is the entire parcel of a legally platted parcel described as Lot 1 of Lot A, West Branch, Iowa that is recorded in Plat Book G at Page 223 in the Cedar County Recorder's Office. Lot corners have been added.
2. 170.05.9 Show location of proposed easements for utilities and drainage. Lot 11 should include an access easement for maintaining the storm sewer as well as for the drainage way to the south. There are existing utilities shown along the east side of the subdivision. An easement should be provided centered on the property line.
Proposed easements for utilities and drainage have been added.
4. 170.05.10 Install 3 way valve cluster for water main and hydrant between lots 6 & 7. Revise water main crossing street to a perpendicular crossing. Identify location of street lights and sizes of storm sewers.
The three way valve cluster has been added. The watermain crossing has been made to cross the street at nearly a right angle. Street light locations have been added. Storm sewer sizes have been added.
5. 170.15.8 Street grades were previously discussed with Council. The proposed grades exceed 5% due to existing topography and adjacent homes. A variance should be requested.
A variance request for street grades will be provided prior to the Planning and Zoning Meeting.



6. 170.15.10 Block lengths are not to exceed 1,320 feet except where extraordinary conditions justify longer block length. For blocks over 700 feet in length, a mid-block crossing should be considered.
A mid-block crossing has been added to the preliminary plat.
7. 170.15.13 Provide easements for utilities and drainage ways as indicated above.
Easements for utilities and drainage have been added to the plat.
8. 170.15.15 Provide an erosion control plan for review prior to accepting preliminary plat.
Erosion control measures have been added to the preliminary plat.
9. 170.16.4 Sidewalks shall be installed by the subdivider. The plat shows the sidewalks terminating at Main Street. At least one side should connect to the walking trail on the south side of Main Street. The plat shows sidewalks installed in front of existing residences. Identify if this will be done as part of the development.
Covenants will stipulate that sidewalks will be constructed by each new home owner. It does not make sense to build sidewalks when they may be destroyed by home construction. A main street crossing will be shown and the trails will connect south of Main Street to the trail. The developer will install sidewalks along Ohrt Street for the two southern lots and Lot 2 of Lot "A".
10. 170.16.6 A stormwater management plan should be prepared and submitted for review. The plan should address how the impacts of development will be addressed.
A letter has been presented to West Branch offering a lump sum paid to the City of West Branch for off-site stormwater management.
11. The existing residence between lots 14 and 15 is shown with two driveways. The location and materials should be discussed with staff.
The location and surfacing materials will be discussed with staff for the two existing driveways.
12. There has been discussion related to relocation of driveways for the existing residences south of lots 1 and 18. The location of the driveways and associated grading should be coordinated with the street grades on Ohrt Street. Existing utilities may create conflicts and should be adjusted as necessary.
The relocation of existing driveways and coordination of grades and driveways will be addressed with the two adjoining neighbors to the south.



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

We trust that the above information, along with the enclosed copies of the revised plans, is sufficient for forwarding for approval. If you have questions or require any additional information, please contact us accordingly.

Respectfully submitted,

A handwritten signature in blue ink that reads "Glen Meisner".

Glen Meisner, PE & PLS
MMS Consultants, Inc.

9707001Q1.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers