

PROPOSED SITE IMPROVEMENTS

ALTORFER AG SERVICE CENTER

BAKER AVENUE

WEST BRANCH, IOWA

PROPERTY OWNER

RUMMELLS FARMS, INC.
1495 WENSWORTH AVENUE
SPRINGDALE, AR 72762

CONTACT PERSON

MICHAEL J. WELCH, P.E.
SHOEMAKER & HAALAND PROFESSIONAL ENGINEERS
160 HOLIDAY ROAD
CORALVILLE, IA 52241
PHONE: (319)351-7150
FAX: (319)337-6792
MWELCH@SHOEMAKER-HAALAND.COM

PROPERTY INFORMATION

CURRENT ZONING HCI: HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT
PROPOSED ZONING HCI: HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT
SETBACK REQUIREMENTS
FRONT 25 FEET
REAR EASEMENTS ON PLAT
SIDE EASEMENTS ON PLAT

LEGAL DESCRIPTION

LOTS 2, 3, AND 4, PART ONE RUMMELLS COMMERCIAL SUBDIVISION TO WEST BRANCH - A REPLAT OF LOTS 1 AND 2, RUMMELLS COMMERCIAL SUBDIVISION TO WEST BRANCH, CEDAR COUNTY, IOWA

AND,

ALL OF THE LAND LOCATED IN THE SOUTH 365.00 FEET OF THE WEST 450.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE FOUR (4) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA

EXCEPT THE SOUTH 40 FEET OF THE EAST 400 FEET OF THE SAID WEST 450 FEET, THEREOF,

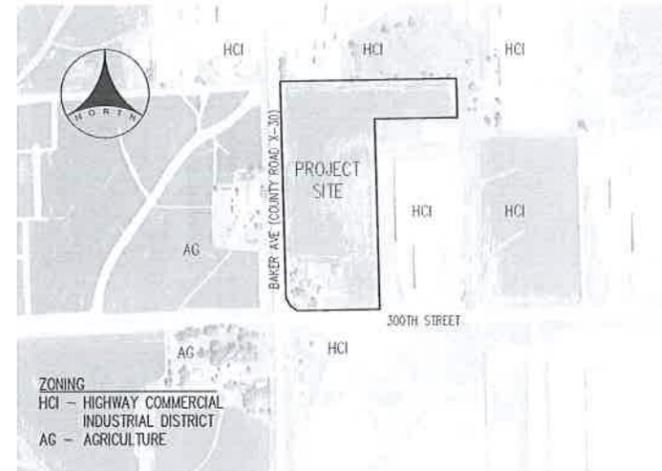
AND FURTHER EXCEPTING: A TRACT OF LAND LOCATED IN THE SOUTH 365.00 FEET OF THE WEST 450.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE FOUR (4) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 00 DEGREES (°) 34 MINUTES (') 37 SECONDS (") WEST, (BEARINGS ASSUMED FOR THE PURPOSES OF THIS DESCRIPTION) 40.00 FEET ALONG THE WEST LIE OF SAID SW $\frac{1}{4}$ SW $\frac{1}{4}$; THENCE NORTH 89° 59' 39" EAST, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF BARKER AVENUE (COUNTY ROAD X-30) TO THE POINT OF BEGINNING; THENCE NORTH 00° 3' 37" WEST, 71.22 FEET ALONG SAID EAST RIGHT-OF-WAY; THENCE SOUTH 30° 12' 11" EAST, 53.05 FEET; THENCE SOUTH 55° 21' 47" EAST, 44.62 FEET TO THE NORTH RIGHT-OF-WAY OF 300TH STREET; THENCE SOUTH 89° 59' 39" WEST, 62.68 FEET ALONG SAID NORTH RIGHT-OF-WAY TO SAID EAST RIGHT-OF-WAY OF BARKER AVENUE TO THE POINT OF BEGINNING.

INDEX OF SHEETS	
No.	DESCRIPTION
C000	TITLE SHEET
C001	NOTES, LEGEND, AND DETAILS
C100	EXISTING CONDITIONS
C200	PROPOSED SITE PLAN
C201	PROPOSED UTILITY PLAN
C202	PROPOSED GRADING & DRAINAGE PLAN
C203	PROPOSED EROSION & SEDIMENT CONTROL PLAN

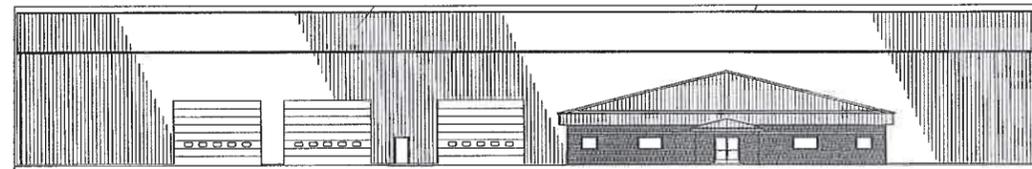
APPLICANT

PAT PUNTONI
ALTORFER, INC., AG DIVISION
9670 TABOR ROAD
CLINTON, IL 61727
PHONE: (217) 935-1106
FAX: (217) 935-1146
PPUNTONI@ALTORFER.COM



LOCATION MAP

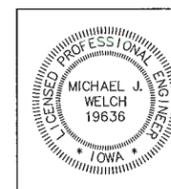
1" = 500'



PROPOSED BUILDING - WEST ELEVATION

PRELIMINARY

CERTIFICATION



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Michael J. Welch 11-15-12
Michael J. Welch Lic. No. 19636 Date

My license renewal date is December 31, 2012.
Pages or sheets covered by this seal:

ALL

**Shoemaker
& Haaland**

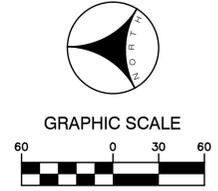
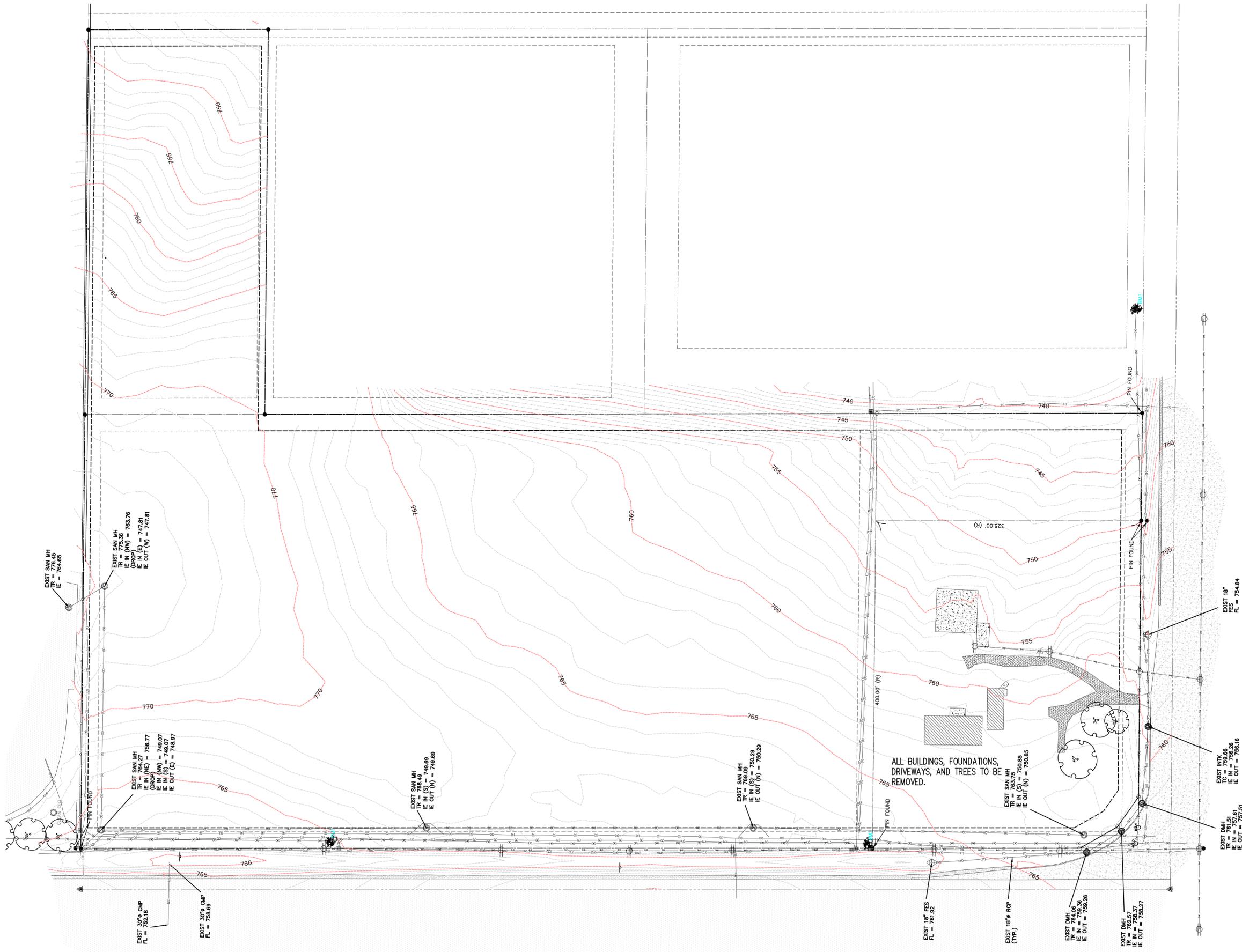
www.shoemaker-haaland.com

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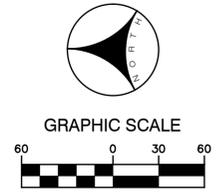
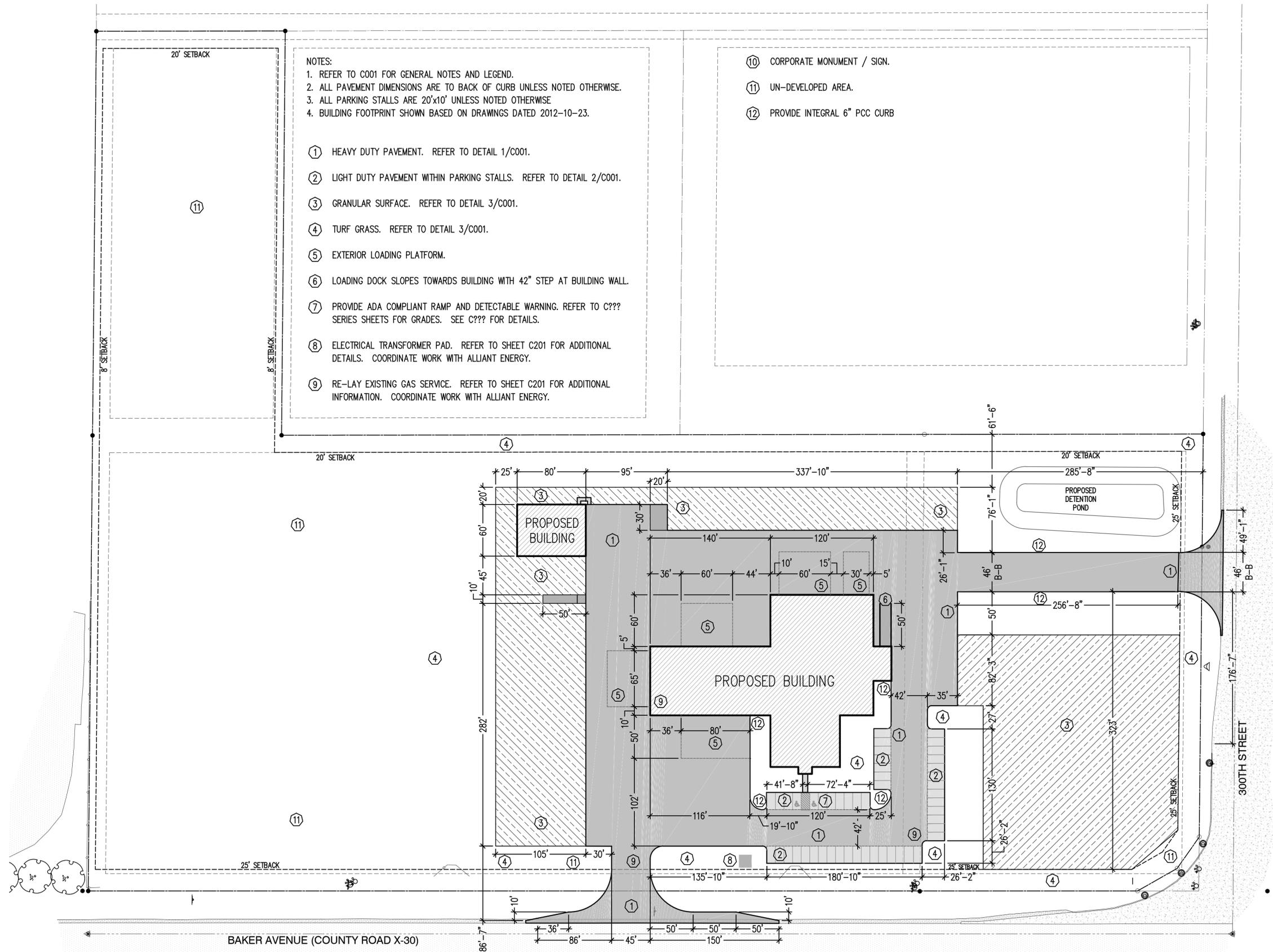
**IOWA
ONE CALL**
1-800-292-8989
www.iowaonecall.com

SHOP DRAWINGS

ALL SHOP DRAWINGS THAT REQUIRE APPROVAL SHALL BE SUBMITTED TO:
SHOEMAKER & HAALAND
c/o MICHAEL WELCH
160 HOLIDAY ROAD
CORALVILLE, IA 52241

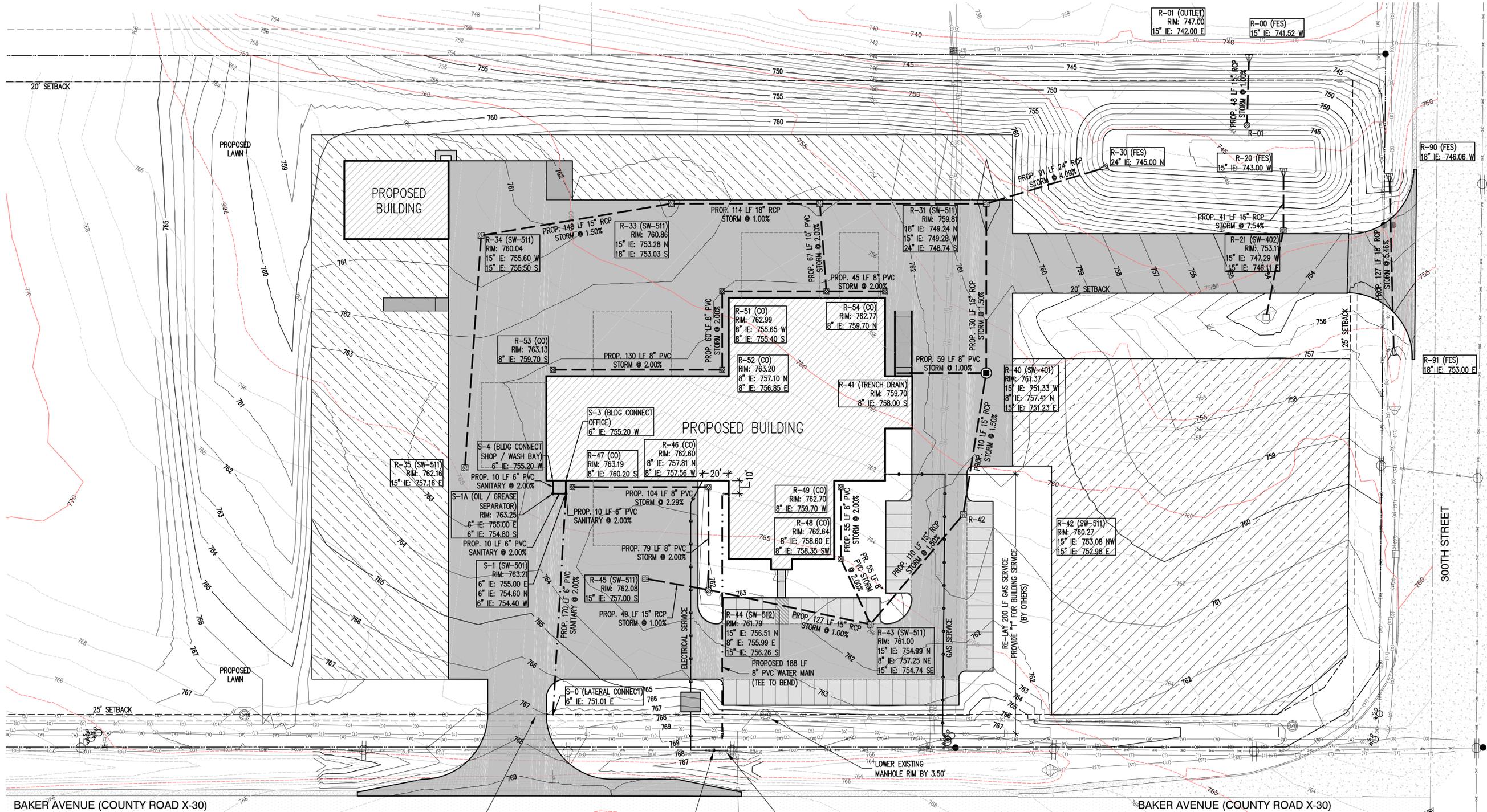
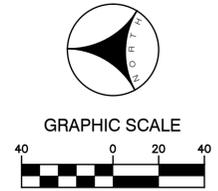


NOTES:
 1. TOPOGRAPHIC AND BOUNDARY SURVEY DATA PREPARED BY MMS UNDER THE DIRECTION OF THE RUMMELLS FARMS INC.



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NOTES:
1. REFER TO C001 FOR GENERAL NOTES AND LEGEND.



CONNECT TO EXISTING SANITARY SEWER IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF WEST BRANCH SEWER DEPARTMENT. RISER AS REQUIRED TO ACHIEVE PLAN ELEVATIONS. COORDINATE WORK WITH THE CITY OF WEST BRANCH AND PROVIDE AT LEAST 7-DAYS NOTICE.

COORDINATE ELECTRICAL WORK WITH ALLIANT ENERGY

CONNECT TO EXISTING WATER MAIN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF WEST BRANCH WATER DEPARTMENT. PROVIDE 8" GATE VALVE. COORDINATE WORK WITH THE CITY OF WEST BRANCH AND PROVIDE AT LEAST 7-DAYS NOTICE. ALL PVC WATER MAIN TO BE PVC C900 UNLESS NOTED OTHERWISE. PROVIDE MINIMUM OF 5'-6" COVER UNLESS NOTED OTHERWISE.



ALTOFFER, INC.
AG DIVISION
TABOR ROAD
CLINTON, IL 61727
OWNER

ISSUED FOR CITY REVIEW
SITE PLAN CONCEPTS
PROJECT STATUS
2012-11-14
2012-10-31

PROPOSED SITE IMPROVEMENTS
ALTOFFER AG SERVICE CENTER
BAKER AVENUE
WEST BRANCH, IOWA
PROJECT

DATE 2012-11-15
DRAWN MJW
CHKD MJW
APPROV. MJW

PROJECT NUMBER
12385

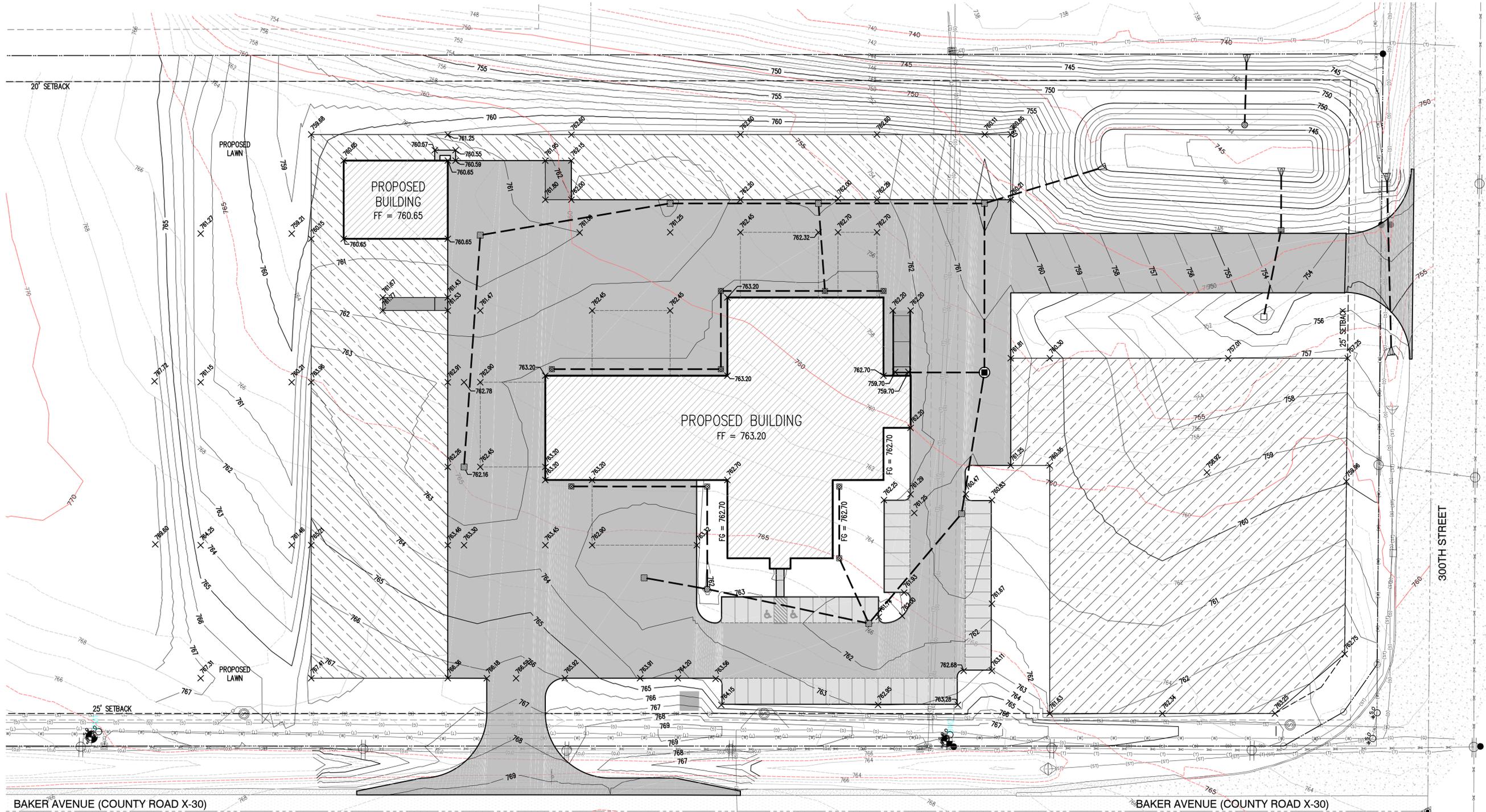
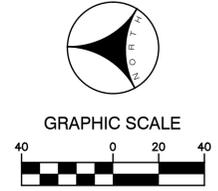
SHEET TITLE
PROPOSED
UTILITY PLAN

SHEET NUMBER
C201
REV

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WEST BRANCH, IOWA

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CHKD MJW
APPROV. MJW

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SHEET TITLE
PROPOSED
GRADING &
DRAINAGE
PLAN

SHEET NUMBER
C202

PROJECT

OWNER

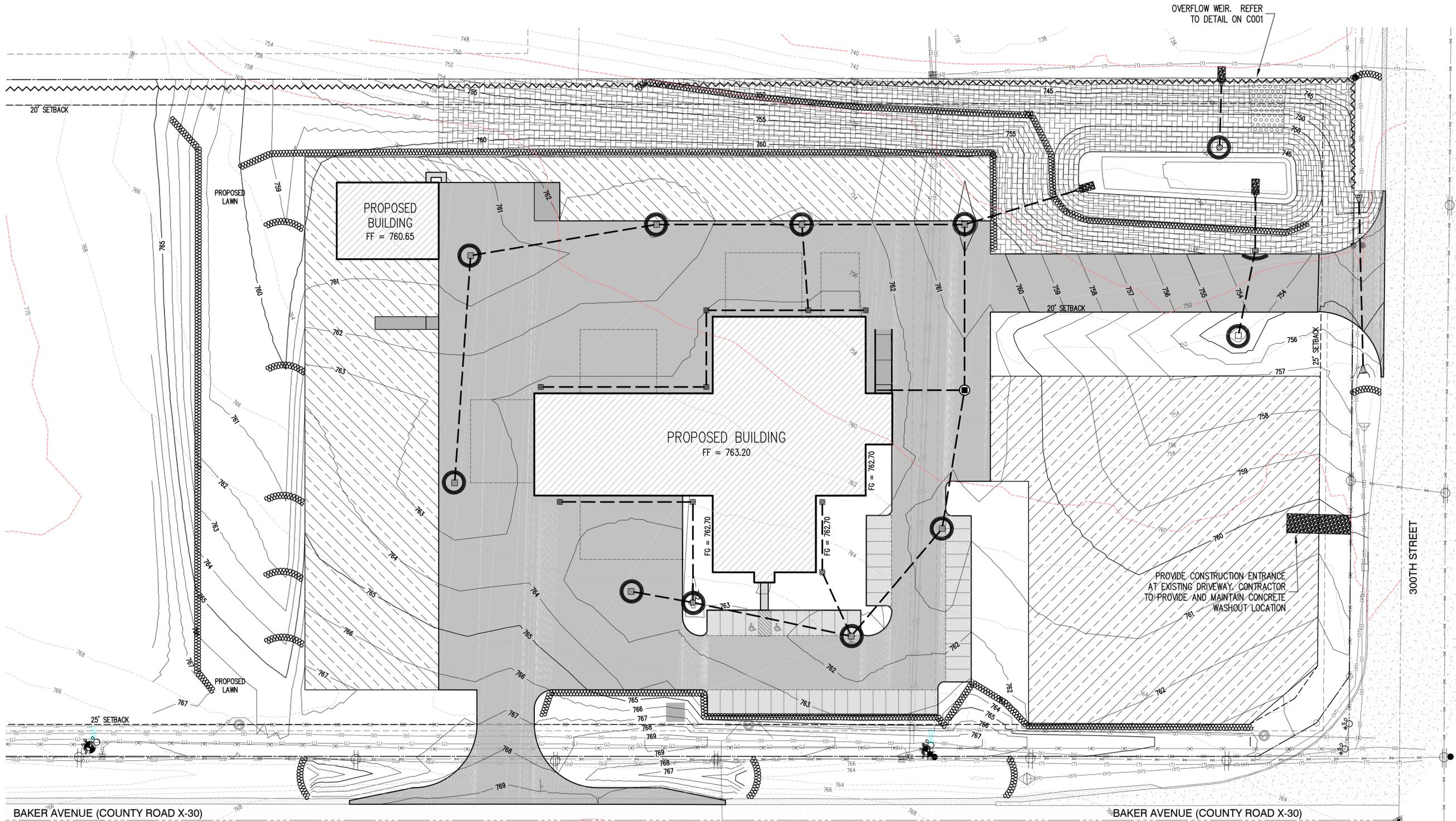
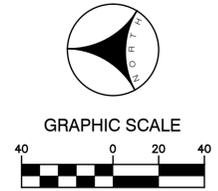
PROJECT STATUS

REV



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CHKD MJW
APPROV. MJW

PROJECT NUMBER
12385

SHEET TITLE
PROPOSED EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER
C203
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