



February 16, 2016

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

WEST BRANCH, IOWA
LYNCH HEIGHTS
PRELIMINARY PLAT

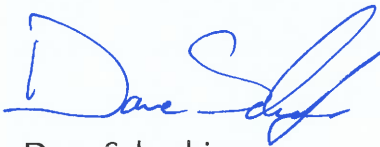
We have reviewed the preliminary plat for Lynch Heights Subdivision to the City of West Branch for conformance with the City's ordinances and design standards. Based on our review, we offer the following comments:

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.
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.
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.
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.
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.
7. 170.15.13 Provide easements for utilities and drainage ways as indicated above.

8. 170.15.15 Provide an erosion control plan for review prior to accepting 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.
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.
11. The existing residence between lots 14 and 15 is shown with two driveways. The location and materials should be discussed with staff.
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.

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

VEENSTRA & KIMM, INC.



Dave Schechinger

cc: Glen Meisner, MMS Consultants