



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
Tuesday, March 28, 2017 • 7:00 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 28, 2016 Planning and Zoning Commission Meeting.
4. Public Hearing/Non-Consent Agenda
 - a. Discussion on Hilltop Drive Site Plan.
 - b. Approve Croell Redi-Mix Grading and Erosion Control Plan./Move to Action
 - c. Discussion on Update to the West Branch Comprehensive Plan
 - d. Discussion on Pedersen Valley Park Improvements – Phase 1 Preliminary Flood Mitigation Plan and Check Plans
 - e. Discussion on Lot 21 of Pedersen Valley III Phase 1 site plan
5. City Staff Reports
6. Comments from Chair and Commission Members
7. The next regularly-scheduled Planning and Zoning Commission Meeting – May 23, 2017 at 7:00 p.m.
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, LeeAnn Aspelmeier, Sally Peck, Gary Slach, Emilie Walsh, vacancy • **Zoning Administrator:** Terry Goerdts • **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 28, 2017
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:01 p.m. welcoming the audience and following City Staff; City Administrator Matt Muckler, Deputy City Clerk Leslie Brick Zoning Administrator Terry Goerd, and Public Works Director Matt Goodale. Commission Members LeeAnn Aspelmeier, Ryan Bowers, Tom Dean, Sally Peck, Gary Slach and Emilie Walsh were present.

Approve Agenda/Consent Agenda/Move to action.

Approve the agenda for the February 28, 2017 Planning and Zoning Commission Meeting.

Motion by Bowers, second by Peck to approve the agenda. Motion carried on a voice vote.

Approve minutes from the January 24, 2017 Planning and Zoning Commission Meeting.

Motion by Bowers, second by Walsh to approve the minutes. Motion carried on a voice vote.

Public Hearing/Non-Consent Agenda

Mike Owen, resident at 166 Hilltop Drive addressed the commission with his concerns for the Hilltop development preliminary site plan. Owen expressed concerns over future limited parking on Hilltop Drive based on the current site plan showing several driveways added to the street. Owen said he is in favor of development to grow the community but felt the developer should redesign the site plan to keep as much on-street parking available. Owen also expressed his concern regarding communication between the city and residents on the project. Muckler responded and said that all information on this development (and others) is on the city's website. Muckler also stated that agendas are posted at three public locations and that all meetings are videotaped and are available on the local cable channel and city website.

Approve West Branch High School ACE Building Site Plan./Move to action.

Brian Boelk, HBK Engineering gave an overview of the multi-use building practice facility and described the seventy by one hundred and thirty foot metal frame building. Boelk said the structure would be used as an indoor practice facility for a variety of sports and would include restroom facilities, meeting rooms and storage space. Boelk went onto explain the involvement of the ACE program students and their participation in the design and building of the structure.

Motion by Bowers, second by Aspelmeier to approve the West Branch High School ACE Building site plan. AYES: Bowers, Aspelmeier, Fuller, Walsh, Peck, Dean and Slach. NAYS: None. Motion carried.

Approve Meadows Subdivision Phase 3 preliminary plat./Move to action.

Brian Boelk, HBK Engineering reviewed the preliminary plat, parcel 3A and 3B. Parcel 3A is zoned as RB-1 business and consists of four commercial lots with on cul de sac known as Meadows Place, with access to Cedar-Johnson Road. Boelk went on to explain outlot A that will consist of two dry basins for storm water and a graded trail to meet the requirements for park space. Fuller expressed his opinion that a dry bottom basin was not as appealingly as a wet bottom basin. Laughlin explained the additional expense to the developer as well as the city as to why the basins are dry. Laughlin is an advocate for a wet basin, but cost to construct and maintain are cost prohibitive at this time.

Motion by Dean, second by Bowers to approve the Meadows Subdivision Phase 3 preliminary plat.

AYES: Dean, Bowers, Aspelmeier, Slach, Peck, Walsh. NAYS: Fuller. Motion carried.

Approve recommendation to the City Council to adopt Residential Individual Lot Site Plan Requirements./Move to action.

Dave Schechinger, city engineer reviewed the revised form and asked for feedback. Aspelmeier suggested adding a minimum scale to the site plan. Bowers was satisfied with the outcome of the document. The other commission members were in agreement.

Motion by Bowers, second by Slach to approve the adoption of a Residential Individual Lot Site Plan.

AYES: Bowers, Slach, Dean, Peck, Walsh, Fuller, Aspelmeier. NAYS: None. Motion carried.

Discussion on Update to the West Branch Comprehensive Plan

Fuller discussed the progress of the students working on the comprehensive and Historic Preservation plans in order to obtain the certified local government status. Fuller also mentioned having future discussions on proposing adopting a tree policy for West Branch and referred to a DNR study as reference material. Fuller said he would provide electronic copies to the commission for review.

CITY STAFF REPORTS

Deputy City Clerk Leslie Brick – Intro to Planning and Zoning Workshop, Iowa State University Extension and Outreach

Brick reminded the commission of the future training opportunity to be held in Davenport in May.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS

Bowers invited interested commission members to a training on land planning on March 21, 2017 at Shive Hattery in Iowa City.

Aspelmeier asked if the developers for Hilltop Drive could be made aware of the comments at tonight's meeting so they would be prepared for the any additional comments at the next Planning & Zoning meeting.

Adjourn

Fuller adjourned the Planning & Zoning Commission Meeting adjourned at 8:39 p.m.



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



PEDERSON VALLEY
PART 5

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: MARCH 8, 2017

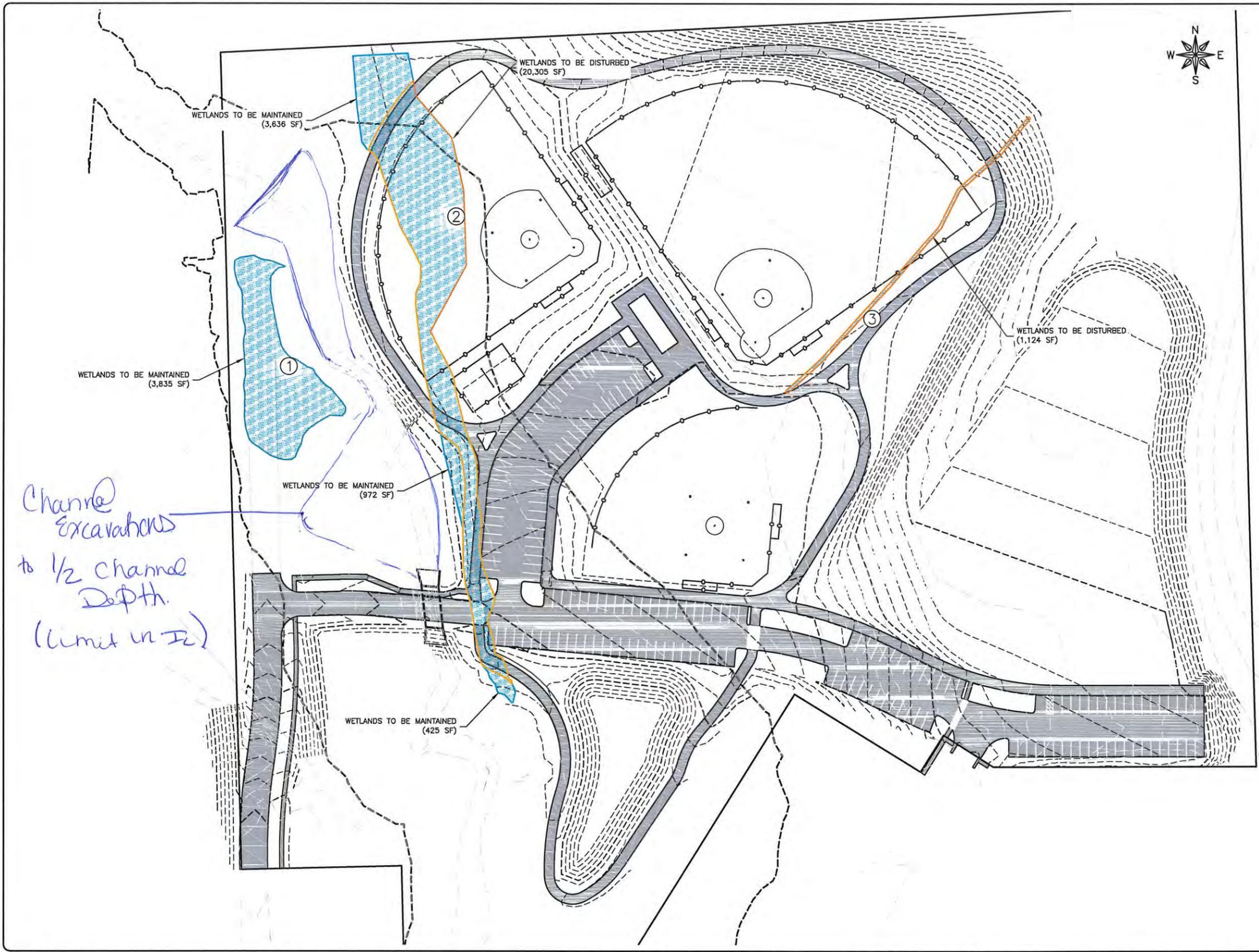
Designed By: BTM Field Book No: FIELDBOOK

Drawn By: BTM Scale:

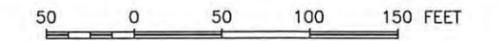
Checked By: BTM Sheet No:

Project No: IOWA CITY

10100002 of: 1



*Channel
excavations
to 1/2 channel
depth.
(limit in I₂)*



WETLANDS SUMMARY

TOTAL WETLANDS:
 AREA 1 - 10,804 SF
 AREA 2 - 25,338 SF
 AREA 3 - 1,124 SF
 TOTAL - 37,266 SF / 0.856 ACRES

DISTURBED WETLANDS:
 AREA 1 - 0 SF
 AREA 2 - 20,305 SF
 AREA 3 - 1,125 SF
 TOTAL - 21,430 SF / 0.492 ACRES

KEY

	EXISTING WETLANDS
	DISTURBED WETLANDS

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CITY OF WEST BRANCH
101 N POPLAR STREET
WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
PETERSEN VALLEY PARK
WEST BRANCH, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: ~~DAE~~ 14, 16
SCALE: AS NOTED

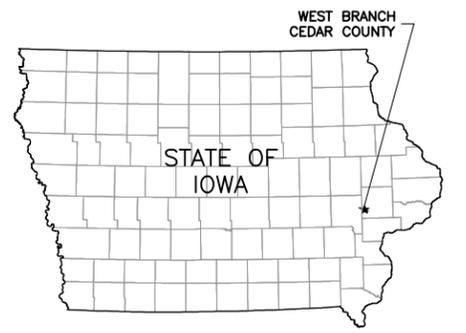
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
PETERSEN PARK
WETLANDS EXHIBIT

JOB NUMBER:
16-072

SHEET NUMBER:
1 OF 1

PEDERSEN VALLEY PARK IMPROVEMENTS – PHASE 1 FOR CITY OF WEST BRANCH WEST BRANCH, IOWA



This project is covered by Iowa DNR NPDES General Permit No. 2. The contractor shall carry out the terms and conditions of General Permit No. 2. and the Storm Water Pollution Prevention Plan which is a part of these contract documents.

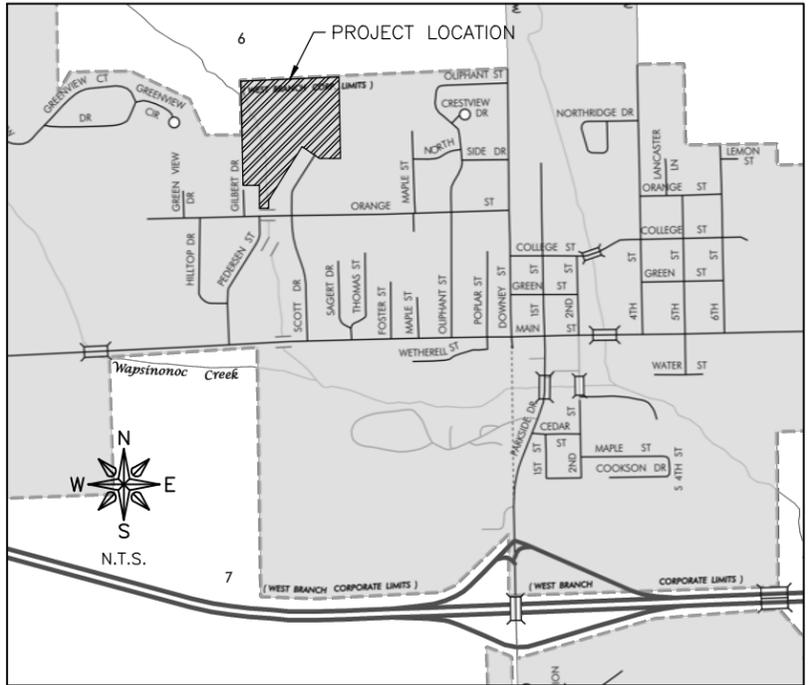
The 2016 Version of the Urban Standard Specifications for Public Improvements, also known as SUDAS (2016), plus Fehr Graham Supplemental Specifications and Special Provisions shall apply to construction work on this project.

Sheet List Table	
Sheet Number	Sheet Title
A.01	Title
A.02	Legend
B.01	Typical Sections
A.03	Site Map
C.01	Estimated Quantities, General Notes, And Supplemental Specs.
C.02	PIPELINE REQUIREMENTS AND INFORMATION
C.03	SWPPP
C.04	SWPPP MAP – INITIAL MASS GRADING AND UTILITIES
C.05	SWPPP MAP – PAVING AND FINAL
D.01	MAIN DRIVE AND PARKING PLAN AND PROFILE
D.02	MAIN DRIVE AND PARKING PLAN AND PROFILE
D.03	ACCESSORY DRIVE AND PARKING PLAN AND PROFILE
L.01	INTERSECTION PLANS
H.01	GRADING SITE MAP
H.02	SITE GRADING
H.03	SITE GRADING
H.04	SITE GRADING
H.05	SITE GRADING
M.01	STORM SEWER PLAN & PROFILE
M.02	STORM SEWER PLAN & PROFILE
M.03	STORM SEWER PLAN & PROFILE
M.04	STORM SEWER PLAN & PROFILE
M.05	STORM SEWER PLAN & PROFILE
MS.01	SANITARY SEWER PLAN & PROFILE
MS.02	SANITARY SEWER PLAN & PROFILE
MS.REF	SANITARY SEWER REFERENCE SHEET
MW.01	WATER MAIN PLAN & PROFILE
MW.02	WATER MAIN PLAN & PROFILE
MW.03	WATER MAIN PLAN & PROFILE

16-072

OWNER/DEV	CITY OF WEST BRANCH
ADDRESS	110 N Poplar Street
	PO BOX 218
	West Branch, Iowa 52358
P#	319.643.5888
F#	319.643.2305

CITY ADMINISTRATION	
Mayor.....	Roger Laughlin
Council Members.....	Jordan M. Ellyson
	Colton Miller
	Mary Beth Stevenson
	Tim Shields
	Brian Pierce
City Administrator.....	Matt Muckler
City Clerk.....	Matt Muckler



LOCATION MAP

UTILITY INFO. – CITY OF WEST BRANCH, IA		
UTILITY TYPE	COMMON NAME	
ELECTRIC	ALLIANT ENERGY	
TELEPHONE	MEDIACOM	
GAS	ALLIANT ENERGY	
CABLE	MEDIACOM	
PIPELINE	ENTERPRISE PRODUCTS	BRIAN MUELLER
	KINDER MORGAN	DAVID LENSING

(CONTRACTOR TO BE RESPONSIBLE FOR ANY ADJUSTMENTS TO BE MADE.)



ILLINOIS IOWA WISCONSIN

CEDAR RAPIDS, IOWA
375 COLLINS ROAD NE, SUITE 105
CEDAR RAPIDS, IA 52402
P# (319) 294-6909
F# (319) 294-5133



CHECK

CITY OF WEST BRANCH, IOWA
THIS ENGINEERING DOCUMENT HAS BEEN REVIEWED BY THE JURISDICTION
AND IS RECOMMENDED FOR FILING WITH THE CITY CLERK

CITY ADMINISTRATOR _____ DATE _____



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.

Nathan P. Kass, P.E. & P.L.S. _____ Date _____
License Number 18659
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: All

ORIGINAL SET FOR PROJECT: 16-072		DATE CREATED: 3/17/2017
REVISIONS		
REV. NO.	DESCRIPTION	DATE

ABBREVIATIONS

<	ANGLE
ABC	AGGREGATE BASE COURSE
AC	ACRE(S)
ACI	AMERICAN CONCRETE INSTITUTE
AGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BALL VALVE
BFP	BACKFLOW PREVENTER
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BSMT	BASEMENT
BV	BUTTERFLY VALVE
B-B	BACK-TO-BACK OF CURB DIMENSION
CL	CENTERLINE
C to C	CENTER TO CENTER
C & G	CURB AND GUTTER
CF	CUBIC FEET
CHD	CHORD LENGTH
CI	CAST IRON PIPE
CHK	CHECK VALVE
CLR	CLEAR
CLM	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CTY	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
C-B	CENTERLINE TO BACK OF CURB DIMENSION
COORD	COORDINATE
CU	COPPER PIPING
CTRS	CENTERS
CY	CUBIC YARDS
CS	CORPORATION STOP
D	DEGREE OF CURVE
DEP	DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DI	DUCTILE IRON PIPE
DN	DOWN
DNSTR	DOWNSTREAM
DP	DRAINAGE PIPE/STORM PIPE
DWG	DRAWING
E	EAST
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXP	EXPANSION
EX, EXIST	EXISTING
EXT	EXTERIOR
E =	EXTERNAL DISTANCE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIELD ENTRANCE
FF	FINISH FLOOR
FIL	FILLET
FIN	FINISH
FL	FLOW LINE
FLR	FLOOR
FM	FORCE MAIN
FND	FOUND
FRMG	FRAMING
FTG	FOOTING
F-F	FACE TO FACE
GA	GAUGE
GI	GALVANIZED IRON PIPE
GRD	GRADE
GRS	GRATING SUPPORT
GRT	GROUT
GV	GAS VALVE
GYP	GYPSUM
HSE	HOUSE
HC	HORIZONTAL CURVE
HMA	HOT MIX ASPHALT
HNGR	HANGER
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HW	HOT WATER
HWH	HOT WATER HEATER
Δ =	CENTRAL ANGLE
I	MOMENT OF INERTIA
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT ELEVATION; BASED ON BENCH MARK DATUM
IP	IRON PIPE
JST	JOIST
JST	LENGTH OF CURVE
LAT	LATERAL
LAV	LAVATORY
LF	LINEAL FEET
L.P.	LOW POINT
LT	LEFT OF SURVEY BASE LINE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTL	METAL
N	NORTH
No. OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OO	OUTSIDE TO OUTSIDE
OPNG	OPENING
OPP	OPPOSITE
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PDP	PERFORATED DRAIN PIPE

PE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PL	PLATE
PLG	PLUG VALVE
PLP	POLYPROPYLENE PIPE
PLYWD	PLYWOOD
PM	PRINCIPAL MERIDIAN
PR	PRESSURE REGULATORS
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PLG	PLUG VALVE
PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
R	RADIUS
RDCR	REDUCER
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
ROW	RIGHT OF WAY
RFR	RAFTER
RND	ROUND
RR	RAILROAD
RMS	RAILROAD SPIKE
RT	RIGHT
R&R	REMOVE AND REPLACE
S	SOUTH
SB	STREAM BED
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SP	SANITARY PIPE
SPA	SPACING OR SPACES
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SERVICE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
TAN	TANGENT LENGTH
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM
TD	TILE DRAIN
THK	THICK
TR	TREAD
TY	TYPE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UPSTR	UPSTREAM
UR	URINAL
USGS	US GEOLOGICAL SURVEY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPT	VERTICAL POINT OF TANGENCY
W	WEST
WC	WATER CLOSET
WF	WIDE FLANGE
WM	WATER MAIN
WMQ	WATER MAIN QUALITY
WV	WATER VALVE
WGT	WEIGHT
WP	WEATHER PROOF
WS	WATER SERVICE
WWF	WELDED WIRE FABRIC
W	WITH
W/O	WITHOUT
XP	EXPLOSION PROOF

HATCH PATTERNS

	EARTH - FILL		BRICK
	EARTH - UNDISTURBED		STEEL
	ROCK (GEOLOGICAL)		INSULATION (LOOSE/ BATT)
	STONE OR RIP RAP		INSULATION (RIGID)
	GRAVEL		WOOD (ROUGH)
	CONCRETE		WOOD (BLOCKING)
	CONCRETE BLOCK		WOOD (FINISH)
	CMU		DETECTABLE WARNING
	ASPHALT PAVEMENT		

SYMBOLS

CIVIL		WATER		UTILITY	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
		STORM SEWER	STORM SEWER		
				TRAFFIC RELATED	TRAFFIC RELATED
		EROSION CONTROL	EROSION CONTROL		
MISC	MISC				
SANITARY SEWER	SANITARY SEWER				

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CITY OF WEST BRANCH
110 NORTH POPLAR STREET
WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
PEDERSEN VALLEY PARK
IMPROVEMENTS - PHASE 1
WEST BRANCH, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: 3/17/2017
SCALE: AS NOTED

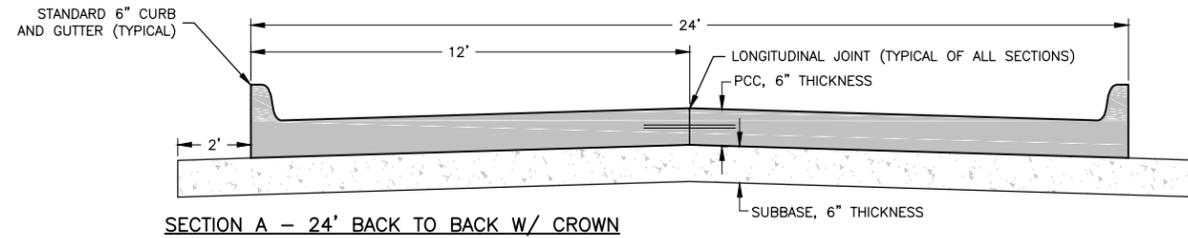
REVISIONS		
REV. NO.	DESCRIPTION	DATE

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LEGEND
SET TYPE: CHECK
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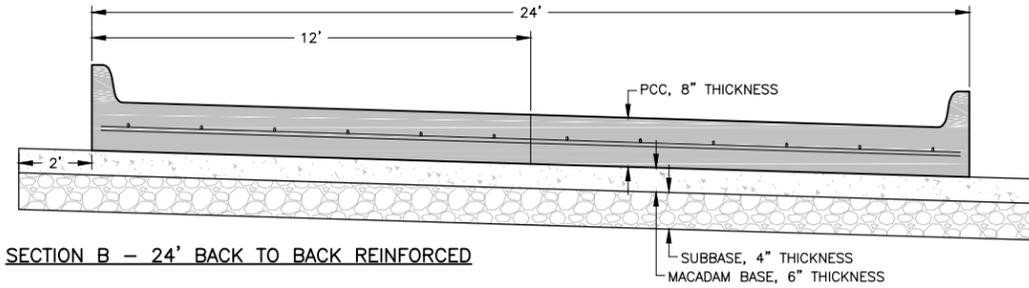
JOB NUMBER:
16-072
SHEET NUMBER:
A.02

GENERAL NOTES:

1. SECTIONS SHOWN ARE IN GENERAL, PLAN NOTATION AND ELEVATIONS GOVERN. SEE PLAN VIEWS FOR PAVEMENT INTERACTION BETWEEN SECTIONS. SEE TABULATIONS THIS SHEET FOR CROSS SLOPE DIRECTIONS FROM ϕ .
2. ALL SUBBASE SHALL BE MODIFIED SUBBASE, IOWA DOT GRADATION No. #, UNLESS NOTED OTHERWISE IN THE PLANS.
3. ALL CURB AND GUTTERS SHALL BE BACKFILLED, EDGE OF SLAB WHERE SIDEWALKS INSTALLED PER PHASE 2 SHALL NOT BE BACKFILLED.

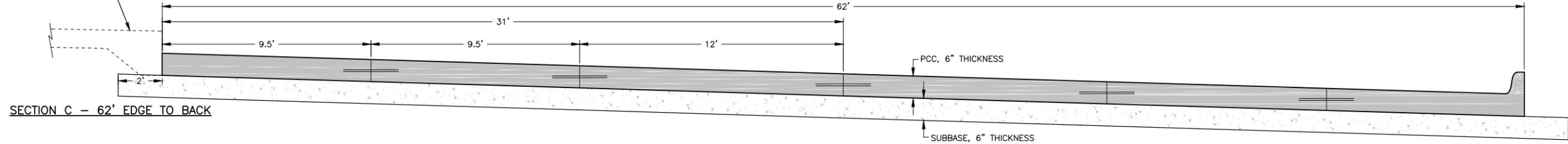


SECTION A - 24' BACK TO BACK W/ CROWN



SECTION B - 24' BACK TO BACK REINFORCED

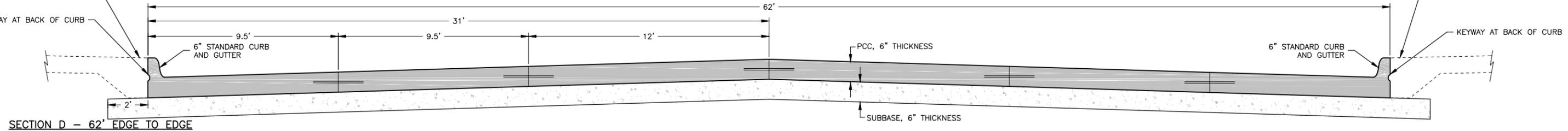
SIDEWALK PER PHASE 2. REFER TO SUDAS 7030.202 DETAIL 3



SECTION C - 62' EDGE TO BACK

SIDEWALK PER PHASE 2. REFER TO SUDAS 7030.202 DETAIL 1

KEYWAY AT BACK OF CURB



SECTION D - 62' EDGE TO EDGE

SIDEWALK PER PHASE 2. REFER TO SUDAS 7030.202 DETAIL 1

KEYWAY AT BACK OF CURB

TABULATION OF SECTIONS - LEFT

ALIGNMENT	LOCATION		SECTION	SLOPE		PCC (SY)	SUBBASE (TON)
	STATION TO STATION	LENGTH (FEET)		% GRADE	DIRECTION (FROM ϕ)		
MAIN DRIVE	1+98.22	2+17.39	A	1.5	AWAY		
	INTERSECTION						
	2+17.39	2+71.39	A	1.5	TOWARD		
	2+71.39	2+80.34	A	1.5	TOWARD		
	2+80.34	4+84.34	C	1.5	TOWARD		
	4+87.34	5+05.92	A	1.5	TOWARD		
	5+05.92	5+78.19	B	1.5	TOWARD		
	5+78.19	5+88.61	A	1.5	TOWARD		
	5+88.61	7+16.21	C	1.5	TOWARD		
	7+16.21	7+95.34	A	1.5	TOWARD		
ACCESSORY DRIVE	7+95.34	9+68.21	C	1.5	TOWARD		
	20+27.00	20+35.95	A	1.0	AWAY		
	20+35.95	23+11.49	D	1.0	AWAY		
	23+11.49	23+23.49	A	1.0	AWAY		

TABULATION OF SECTIONS - RIGHT

ALIGNMENT	LOCATION		SECTION	SLOPE		PCC (SY)	SUBBASE (TON)
	STATION TO STATION	LENGTH (FEET)		% GRADE	DIRECTION (FROM ϕ)		
MAIN DRIVE	1+98.22	2+27.14	A	1.5	AWAY		
	2+27.14	4+78.34	C	1.5	AWAY		
	4+78.34	5+05.92	A	1.5	AWAY		
	5+05.92	5+78.19	B	1.5	AWAY		
	5+78.19	6+97.99	C	1.5	AWAY		
	INTERSECTION						
	6+97.99	7+74.88	C*	1.5	AWAY		
	7+74.88	8+21.39	C	1.5	AWAY		
	8+21.39	9+68.21	C	1.5	AWAY		
	20+27.00	20+35.95	A	1.0	TOWARD		
ACCESSORY DRIVE	20+35.95	21+24.20	D	1.0	TOWARD		
	21+24.20	21+77.66	D	-	TRANSITION		
	21+77.66	23+11.49	D	1.0	AWAY		
	23+11.49	23+23.49	A	1.0	AWAY		

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

CITY OF WEST BRANCH
110 NORTH POPLAR STREET
WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:

PEDERSEN VALLEY PARK
IMPROVEMENTS - PHASE 1
WEST BRANCH, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: 3/17/2017
SCALE: AS NOTED

REVISIONS

REV. NO.	DESCRIPTION	DATE

DRAWING:

TYPICAL SECTIONS

SET TYPE: CHECK

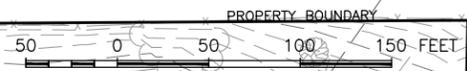
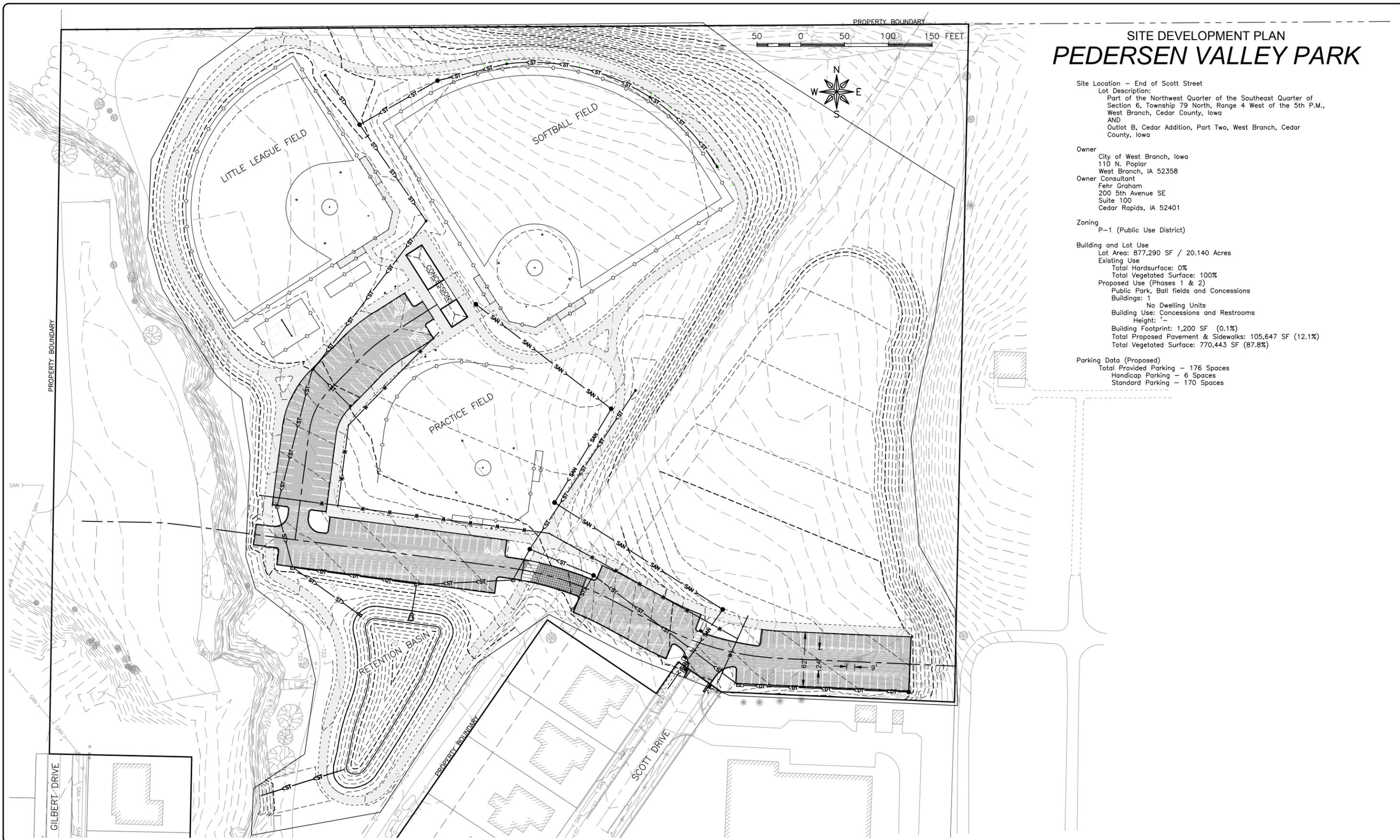
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JOB NUMBER:

16-072

SHEET NUMBER:

B.01



SITE DEVELOPMENT PLAN PEDERSEN VALLEY PARK

Site Location – End of Scott Street
 Lot Description:
 Part of the Northwest Quarter of the Southeast Quarter of
 Section 6, Township 79 North, Range 4 West of the 5th P.M.,
 West Branch, Cedar County, Iowa
 AND
 Outlot B, Cedar Addition, Part Two, West Branch, Cedar
 County, Iowa

Owner
 City of West Branch, Iowa
 110 N. Poplar
 West Branch, IA 52358
 Owner Consultant
 Fehr Graham
 200 5th Avenue SE
 Suite 100
 Cedar Rapids, IA 52401

Zoning
 P-1 (Public Use District)

Building and Lot Use
 Lot Area: 877,290 SF / 20.140 Acres
 Existing Use
 Total Hardsurface: 0%
 Total Vegetated Surface: 100%
 Proposed Use (Phases 1 & 2)
 Public Park, Ball fields and Concessions
 Buildings: 1
 No Dwelling Units
 Building Use: Concessions and Restrooms
 Height: -
 Building Footprint: 1,200 SF (0.1%)
 Total Proposed Pavement & Sidewalks: 105,647 SF (12.1%)
 Total Vegetated Surface: 770,443 SF (87.8%)

Parking Data (Proposed)
 Total Provided Parking – 176 Spaces
 Handicap Parking – 6 Spaces
 Standard Parking – 170 Spaces

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 CITY OF WEST BRANCH
 110 NORTH POPLAR STREET
 WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
 PEDERSEN VALLEY PARK
 IMPROVEMENTS – PHASE 1
 WEST BRANCH, IOWA

DRAWN BY: AJB
 APPROVED BY: NPK
 DATE: 3/17/2017
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 SITE MAP
 SET TYPE: CHECK
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JOB NUMBER:
 16-072
 SHEET NUMBER:
 A.03

ESTIMATED QUANTITIES

SUPPLEMENTAL SPECIFICATIONS

GENERAL NOTES

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
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PEDERSEN VALLEY PARK
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DRAWN BY: AJB
APPROVED BY: NPK
DATE: 3/17/2017
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

ESTIMATED QUANTITIES, GENERAL NOTES,
AND SUPPLEMENTAL SPECS.

SET TYPE:

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CHECK

JOB NUMBER:

16-072

SHEET NUMBER:

C.01

KINDER MORGAN REQUIREMENTS OF OPERATING WITHIN THE PIPELINE EASEMENT

THE FOLLOWING REQUIREMENTS ARE PROVIDED FROM THE KINDER MORGAN 'GUIDELINES FOR DESIGN AND CONSTRUCTION NEAR KINDER MORGAN HAZARDOUS LIQUID OPERATED FACILITIES' DOCUMENT. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THESE REQUIREMENTS WHILE OPERATING WITHIN THE RESPECTIVE PIPELINE EASEMENT. DESIGN INFORMATION HAS BEEN REMOVED AS IT DOES NOT APPLY TO THE CONSTRUCTION PHASE.

Name of Company: Kinder Morgan Cochin (KM)

The list of design, construction and contractor requirements, including but not limited to the following, for the design and installation of foreign utilities or improvements on KM right-of-way (ROW) are not intended nor do they waive or modify any rights KM may have under existing easements or ROW agreements. Reference existing easements and amendments for additional requirements. This list of requirements is applicable for KM facilities on easements only. Encroachments on fee property should be referred to the ROW Department

CONSTRUCTION

- Contractors shall be advised of KM's requirements and be contractually obligated to comply.
- The continued integrity of KM's pipelines and the safety of all individuals in the area of proposed work near KM's facilities are of the utmost importance. Therefore, contractor must meet with KM representatives prior to construction to provide and receive notification listings for appropriate area operations and emergency personnel. KM's on-site representative will require discontinuation of any work that, in his opinion, endangers the operations or safety of personnel, pipelines or facilities.
- The Contractor must expose all KM pipelines prior to crossing to determine the exact alignment and depth of the lines. A KM representative must be present. In the event of parallel lines, only one pipeline can be exposed at a time.
- KM will not allow pipelines to remain exposed overnight without consent of KM designated representative. Contractor may be required to backfill pipelines at the end of each day.
- A KM representative shall do all line locating. A KM representative shall be present for hydraulic excavation. The use of probing rods for pipeline locating shall be performed by KM representatives only, to prevent unnecessary damage to the pipeline coating.
- Notification shall be given to KM at least 72 hours before start of construction. A schedule of activities for the duration of the project must be made available at that time to facilitate the scheduling of Kinder Morgan, Inc.'s work site representative. Any Contractor schedule changes shall be provided to Kinder Morgan, Inc. immediately.
- Heavy equipment will not be allowed to operate directly over KM pipelines or in KM ROW unless written approval is obtained from Kinder Morgan Cochin (Company). Heavy equipment shall only be allowed to cross KM pipelines at locations designated by Kinder Morgan, Inc. Contractor shall comply with all precautionary measures required by KM to protect its pipelines. When inclement weather exists, provisions must be made to compensate for soil displacement due to subsidence of tires. Equipment excavating within ten (10) feet of KM Pipelines will have a plate guard installed over the teeth to protect the pipeline.
- Excavating or grading which might result in erosion or which could render the KM ROW inaccessible shall not be permitted unless the contractor/developer/owner agrees to restore the area to its original condition and provide protection to KM's facility.
- A KM representative shall be on-site to observe any construction activities within ten (10) feet of a KM pipeline or aboveground appurtenance. The contractor shall not work within this distance without a KM representative being on site. Only hand excavation shall be permitted within two (2) feet of KM pipelines, valves and fittings unless State requirements are more stringent. However, proceed with extreme caution when within three (3) feet of the pipe.
- A KM representative will monitor construction activity within 25 feet of KM facilities during and after the activities to verify the integrity of the pipeline and to ensure the scope and conditions agreed to have not changed. Monitoring means to conduct site inspections on a pre-determined frequency based on items such as: scope of work, duration of expected excavator work, type of equipment, potential impact on pipeline, complexity of work and/or number of excavators involved.
- Ripping is only allowed when the position of the pipe is known and not within ten (10) feet of KM facility unless company representative is present.
- Temporary support of any exposed KM pipeline by Contractor may be necessary if required by KM's on-site representative. Backfill below the exposed lines and 12" above the lines shall be replaced with sand or other selected material as approved by KM's on-site representative and thoroughly compacted in 12" lifts to 95% of standard proctor dry density minimum or as approved by KM's on-site representative. This is to adequately protect against stresses that may be caused by the settling of the pipeline.
- No blasting shall be allowed within 1000 feet of KM's facilities unless blasting notification is given to KM including complete Blasting Plan Data. A pre-blast meeting shall be conducted by the organization responsible for blasting.
- KM shall be indemnified and held harmless from any loss, cost of liability for personal injuries received, death caused or property damage suffered or sustained by any person resulting from any blasting operations undertaken within 500 feet of its facilities. The organization responsible for blasting shall be liable for any and all damages caused to KM's facilities as a result of their activities whether or not KM representatives are present. KM shall have a signed and executed Blasting Indemnification Agreement before authorized permission to blast can be given.
- No blasting shall be allowed within 300 feet of KM's facilities unless blasting notification is given to KM a minimum of one week before blasting. (note: covered above) KM shall review and analyze the blasting methods. A written blasting plan shall be provided by the organization responsible for blasting and agreed to in writing by KM in addition to meeting requirements for 500' and 1000' being met above. A written emergency plan shall be provided by the organization responsible for blasting. (note: covered above)
- Any contact with any KM facility, pipeline, valve set, etc. shall be reported immediately to KM. If repairs to the pipe are necessary, they will be made and inspected before the section is re-coated and the line is back-filled.
- KM personnel shall install all test leads on KM facilities.
- Burning of trash, brush, etc. is not permitted within the KM ROW.

INSURANCE REQUIREMENTS

- All contractors, and their subcontractors, working on Company easements shall maintain the following types of insurance policies and minimum limits of coverage. All insurance certificates carried by Contractor and Grantee shall include the following statement: "Kinder Morgan and its affiliated or subsidiary companies are named as additional insured on all above policies (except Worker's Compensation) and waiver of subrogation in favor of Kinder Morgan and its affiliated or subsidiary companies, their respective directors, officers, agents and employees applies as required by written contract." Contractor shall furnish Certificates of Insurance evidencing insurance coverage prior to commencement of work and shall provide thirty (30) days notice prior to the termination or cancellation of any policy.
1. Statutory Coverage Workers' Compensation Insurance in accordance with the laws of the states where the work is to be performed. If Contractor performs work on the adjacent on navigable waterways Contractor shall furnish a certificate of insurance showing compliance with the provisions of the Federal Longshoreman's and Harbor Workers' Compensation Law.
 2. Employer's Liability Insurance, with limits of not less than \$1,000,000 per occurrence and \$1,000,000 disease each employee.
 3. Commercial General Liability Insurance with a combined single limit of not less than \$2,000,000 per occurrence and in the aggregate. All policies shall include coverage for blanket contractual liability assumed.
 4. Comprehensive Automobile Liability Insurance with a combined single limit of not less than \$1,000,000. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 5. If necessary Comprehensive Aircraft Liability Insurance with combined bodily injury, including passengers, and property damage liability single limits of not less than \$5,000,000 each occurrence.
 6. Contractor's Pollution Liability Insurance this coverage shall be maintained in force for the full period of this agreement with available limits of not less than \$2,000,000 per occurrence.
 7. Pollution Legal Liability Insurance this coverage must be maintained in a minimum amount of \$5,000,000 per occurrence.

ENTERPRISE PRODUCTS REQUIREMENTS OF OPERATING WITHIN THE PIPELINE EASEMENT

THE FOLLOWING REQUIREMENTS ARE PROVIDED FROM THE ENTERPRISE PRODUCTS 'ENCROACHMENT GUIDELINES' DOCUMENT AND ARE ONLY A PORTION OF WHAT IS REQUIRED WHILE WORKING WITHIN THE PIPELINE EASEMENT. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THESE REQUIREMENTS WHILE OPERATING WITHIN THE RESPECTIVE PIPELINE EASEMENT. THE PDF FORMAT OF THE ENCROACHMENT GUIDELINES DOCUMENT SHALL BE MADE AVAILABLE UPON REQUEST.

General Excavation Guidelines

- Always make a One-Call prior to performing any excavation activities. Dial 811 or go to www.call811.com.
- Do not perform any excavation activities on Enterprise's rights-of-way without approval from Enterprise. Enterprise will review your plans for excavation within Enterprise's rights-of-way, locate and mark the pipeline assets (if necessary) and an Enterprise representative will be on-site to monitor the excavation activity.
- No heavy equipment is allowed to work directly over the pipeline. The right-of-way boundary should be marked with temporary fencing or white line to assist the operator with positioning heavy equipment.
- All mechanical digging equipment must dig parallel to the pipelines and have the teeth removed or barred with a plate welded across the bucket. An Enterprise representative has the authority to suspend excavation activities if an equipment operator appears to be unqualified or equipment maintenance is not in accordance with applicable regulations.

An Enterprise representative has the authority to suspend excavation activities if an equipment operator appears to be unqualified or equipment maintenance is not in accordance with applicable regulations.

Construction Equipment & Large Vehicle Crossings

- Construction equipment and large vehicles crossing the pipeline easement may present a risk of damage to underground utilities. Therefore, Enterprise will perform stress analysis to ensure that the proposed use of construction equipment or large vehicles will neither damage the pipeline nor present a safety hazard. When submitting a request for heavy equipment crossing, please include the following for any vehicle proposing to cross Enterprise's rights-of-way:
 1. Make/model
 2. Size
 3. Weight
 4. Maximum axle load
- Enterprise will work diligently to perform its analysis, but typically requires a minimum of three working days to complete the analysis.
- Construction equipment should only cross the pipeline at Enterprise-designated locations. Enterprise will seek recovery for any and all damage caused by unapproved crossings.

PIPELINE CONTACTS:

KINDER MORGAN
 ADMINISTRATIVE AND FIELD
 DAVID LENSING
 PH: 641.330.3055
 EMAIL: david_lensing@kindermorgan.com

ENTERPRISE PRODUCTS
 ADMINISTRATIVE
 JAY JOHNSON – ENCROACHMENT ANALYST
 PH: 281.877.3373
 EMAIL: jarjohnson@eprod.com
 FIELD
 BRIAN MUELLER – IOWA CITY OPERATIONS
 PH: 319-430-6979
 EMAIL: bmueller@eprod.com



ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
 CITY OF WEST BRANCH
 110 NORTH POPLAR STREET
 WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
 PEDERSEN VALLEY PARK
 IMPROVEMENTS – PHASE 1
 WEST BRANCH, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: 3/17/2017
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 PIPELINE REQUIRMENTS AND INFORMATION

SET TYPE: CHECK

JOB NUMBER:
 16-072

SHEET NUMBER:
 C.02

1.0 INTRODUCTION

This Storm Water Pollution Prevention Plan (SWPPP) covers operations for the construction of Pedersen Valley Park, West Branch, Iowa. This plan has been developed as required under Iowa Administration Code 567—Chapter 64 for Storm Water Discharges from Industrial Activities. This SWPPP describes the project, identifies potential sources of storm water pollution at the facility, recommends appropriate best management practices (BMPs) or pollution control measures to reduce the discharge of pollutants in storm water runoff, and provides a periodic review of this SWPPP. BMPs are defined as structural or non-structural measures, practices, techniques or devices employed to avoid or minimize soil, sediment or pollutants carried in runoff to waters of the site. The plan will be amended whenever there is a change in construction, operation, or maintenance at the project that may affect the discharge of significant quantities of pollutants into the storm water discharge, or if a project inspection indicates that an amendment is needed.

2.0 GENERAL FACILITY INFORMATION

SWPPP Manager

This SWPPP will be managed by _____, the General/Primary Contractor. Their contact information is:

Name _____

Address _____

City, State Zip _____

Project Location

The site is located at the end of Scott Drive, West Branch, Iowa, in the SE Quarter of Section 6, Township 79 North, Range 4 West.

Owner

City of West Branch
110 North Poplar Street
West Branch, Iowa 52358

Existing Site Conditions

The site is currently open field with grass.

Project Description & Activities

Project consists of construction of a new park with ballfields and concessions facility with hard surfaced parking lot. Soil disturbing activities will amount to topsoil stripping, site grading, utility construction, fill placement, building construction, parking lot construction and topsoil hauling and spreading.

Project Area

The project Area includes approximately 20.1 acres. It is estimated that 14.0 acres will be disturbed by construction activities.

Soil Types

Based on NRCS Soil Mapping, site soils consist of soil description. Example: Kenyon Loam, Fort Dodge Loam and Dickinson Fine Sandy Loam. Kenyon Loam and Fort Dodge Loam are classified as moderately well drained, Type B soils. Dickinson Fine Sandy Loam is classified as highly drainable, Type A soil. The site currently has an average slope of 3.0%. Proposed slopes will change slightly.

No wetlands or contaminated soils are believed to be present within the area of construction. No water monitoring data for the construction site is available.

Runoff Coefficient

Post-Construction average Runoff Coefficient (C) is 0.45. The quality of existing discharge from the site is unknown.

Receiving Waters

Discharge will be from 2 point source. 1. Discharge will travel overland to the creek through the project site. 2. Discharge will travel overland to gutter lines of Scott Drive into a storm system.

3.0 CONTROLS

The following controls shall be implemented on the site to reduce the erosion and sediments from leaving this site. All co-permittees shall be responsible for the implementation and management of these erosion, sediment, and storm water management control measures specified herein. The work shall be done in accordance with the current edition (2013) of the Urban Standard Specifications for Public Improvements (SUDAS). Modifications may be made and additional items and/or work required as part of this plan as work progresses as determined by the Owner, Engineer, Co-Permittees, or other governmentally regulated agencies after field inspection.

Temporary Erosion Controls

1. Not disturbing the natural ground until actual construction begins
2. Temporary seeding within 14 days if construction in the specific area is not planned for at least 21 days
3. Place stone subbase on areas to be paved as soon as possible after grading
4. Place mulch on slopes as required to prevent erosion and aid in establishing vegetation
5. Place temporary rolled erosion control product

Permanent Erosion Controls

1. Establish vegetation on all unsurfaced disturbed areas
2. Stabilize surfaced areas
3. Rip rap at storm sewer outlets where current may cause erosion.

Temporary Sediment Controls

1. Install silt fence at the perimeter of the project as required
2. Install silt fence at the base of slopes and intermittently on steep slopes as indicated on the Site Map
3. Install silt fence at the base of unstabilized stockpiles, if present
4. Not disturbing existing vegetation until necessary
5. Protect new intakes from sediment entering until surrounding area is surfaced or vegetated.
6. Install temporary rolled erosion control product
7. Installation of erosion control devices in accordance with Section 9040 of SUDAS

Permanent Sediment Controls

1. Establish vegetation in dry-bottom channels and swales
2. Establish vegetation at perimeter of project
3. Detention basin

Structural Practices

Structural practices are in place to divert flows for exposed soils, storm flows, or otherwise limit runoff from exposed areas of the site to the degree attainable.

Topsoil Requirement

All available onsite topsoil must be stripped and deposited to a minimum finished depth of 6 inches or as noted in the construction plans.

Storm Water Management

Site specific. Example: Storm water management for the site will consist of a detention basin, graded and shaped with onsite earth. See plans for storm water calculations. Basin will be covered with grass and temporary rolled erosion control product to aid in establishment of grass. Erosion Stone will be placed at both Inlet and outlets for scour protection.

Tracking

Stabilized, temporary construction entrances shall be installed, as needed, by the Contractor to prevent tracking of excess dirt, mud, and rock onto adjacent roads and streets. Any tracking that occurs shall be cleaned as necessary.

Dust Control

Fugitive dust shall be controlled by watering the grade or other means as approved by the Engineer in accordance with Section 9040 of SUDAS.

Concrete Washout

Site specific. Example: A 10'x 10'x5' concrete washout bay with 3:1 slopes lined with heavy duty plastic or approved equal shall be constructed onsite, or a commercial concrete washout bag shall be used. The washout basin/bag will contain the washout water and unused concrete material from entering downstream streams. Concrete shall be removed from the basin/bag once hardened and disposed properly. The washout basin/bag shall be inspected daily to ensure that there are no leaks or tears present in the heavy duty plastic liner or bag and identify when concrete wastes need to be removed. The washout basin/bag shall be cleaned once the bay is filled to 80 percent capacity. Once construction is complete, the concrete basin/bag shall be removed and the area restored prior to final seeding.

Construction Dumpsters and Site Waste

Site specific. Example: Building material dumpsters shall be located onsite and kept in an area where contact with storm water discharge will not occur. For this site, these areas are drainage channels and street gutters. All construction waste materials (including, but not limited to, all scrap and debris, rubbish, and trash generated on-site) shall be disposed of by the end of each working day in a dumpster or appropriate size container and shall not be stockpiled on the site unless in a covered and enclosed structure or trailer; that dumpsters on site are inspected daily for leaks and promptly repaired or replaced if found to be leaking; and that dumpsters are emptied by regular waste collection methods before dumpsters overflow. All waste materials hauled off-site shall be covered to prevent littering and spilled material shall be cleaned immediately. All waste containers shall be properly disposed of according to manufacturer's recommendations and local, state, and federal regulations. No construction materials or site waste will be buried on site or in an unapproved landfill.

Sanitary Waste

A portable restroom facility shall be located on site at all times. Sanitary facilities shall not be located on or near storm water drains. An approved sanitary waste management Contractor shall collect all sanitary waste from portable unit(s) and dispose waste in accordance with state and local requirements. All sanitary facilities located on site shall be staked to the ground to prevent spillage.

Material and Equipment Storage

Material and equipment storage shall be kept in an area where contact with storm water discharge will not occur. These areas are waterways or road ditches. Fuel and petroleum products, paint material and all other materials shall follow the storage requirements listed on their MSDS sheets. It is the intention of this section to keep materials stored in a neat, water tight and orderly area which shall prevent storm water from entering the materials.

Equipment Maintenance

Onsite maintenance area shall amount to daily maintenance required by the equipment manufactory only. All major fuel spills shall be cleaned immediately and reported. No cleaning which will require the use of detergents shall be allowed onsite.

Construction Parking Area

A designated parking area for vehicles entering and leaving the site daily shall be established within the construction site. The area shall be kept clean and stabilized with 2" clean rock, if needed.

4.0 MAINTENANCE

The Primary Contractor shall maintain any temporary and permanent control measures. This includes cleaning, repair, or replacement of silt fences, and reseeding throughout the construction period. Silt fence shall be cleaned when filled to half capacity or more to prevent failure.

5.0 INSPECTIONS, RETENTION OF RECORDS AND UPDATES

The project will be inspected by a designated representative of the Contractor every seven calendar days (weekly inspection). Silt fences will be inspected for depth of sediment and overall quality and effectiveness. Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth. An inspection report shall be completed after each inspection. This plan may be revised and updated upon conclusions derived from inspections, and the Primary Contractor shall be notified and shall implement all revisions and updates as soon as practical but not more than 7 days after notification.

Unless erosion is evident or other conditions warrant them, regular inspections are not required on areas that have sufficient density to preclude erosion.

A copy of this SWPPP, notice of intent, Iowa DNR permit, and all reports or inspection sheets must be kept in a binder organized by date of inspection and remain onsite at all times during construction. Binder shall be kept clean, dry and organized throughout construction. This binder shall be kept for at least three years after final stabilization has been achieved and a Notice of Discontinuation has been submitted to the Iowa DNR.

All inspection reports as well as any other SWPPP documents shall be made available upon request to any government official no later than 3 hours after the request.

This SWPPP shall be updated and revised as necessary, and documentation of all updates and revisions are required. The documentation shall be kept on site with the SWPPP.

6.0 NON-STORM WATER DISCHARGES

Iowa Department of Natural Resources allows the following non-storm water discharges under the condition that no pollutants are allowed to come in contact with the water prior to or after it is discharged from the site:

1. Uncontaminated groundwater from dewatering excavation
2. Potable water from waterline flushing or irrigation
3. Wash water from equipment, buildings, and/or vehicles excluding detergents
4. Pavement wash water where no spills or leaks of toxic or hazardous materials have occurred
5. Air conditioning condensate
6. Springs

Erosion control measures shall be taken to reduce or eliminate the sources of non-storm water discharges that are combined with storm water discharges from the construction site.

7.0 SPILL PREVENTION

The following is a list of possible materials that may be on site during construction activities:

1. Concrete
2. Concrete curing compound
3. Detergents
4. Tar
5. Fertilizers
6. Petroleum based products
7. Solvents
8. Paints
9. Adhesives
10. Fuels
11. Lubricants

To prevent or minimize the risk of spills or accidental exposure of materials to storm water, the co-permittees shall make a good faith effort to store only the products necessary and only enough of the products necessary to do the job. All materials shall be stored in appropriate, labeled containers, and whenever possible, the original manufacturer's packaging and labels.

A list of any materials on site that are not listed here shall be provided by the co-permittee supplying and using those materials, as well as a specific plan to minimize the risk of spills or exposure to storm water discharges. If certification is required to handle certain materials, a list of individuals with the proper certifications and their contact information shall be readily available on site at all times while those materials are present.

In the event of a spill, all contaminated soil, water, or other materials shall be cleaned or disposed of immediately after discovery. Personnel shall wear appropriate protective clothing to prevent injury from contact with contaminants. Spills of hazardous or toxic material shall be reported to the appropriate governmental agency and to the Owner and Primary Contractor, regardless of size.

	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	
	_____ Nathan P. Kass, P.E., P.L.S. License Number 18659 My license renewal date is December 31, 2017. Pages or sheets covered by this seal: <u>C.03 - C.05</u>	_____ Date

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

CITY OF WEST BRANCH
110 NORTH POPLAR STREET
WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:

PEDERSEN VALLEY PARK
IMPROVEMENTS - PHASE 1
WEST BRANCH, IOWA

DRAWN BY: **AJB**
APPROVED BY: **NPK**
DATE: **3/17/2017**
SCALE: **AS NOTED**

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SWPPP

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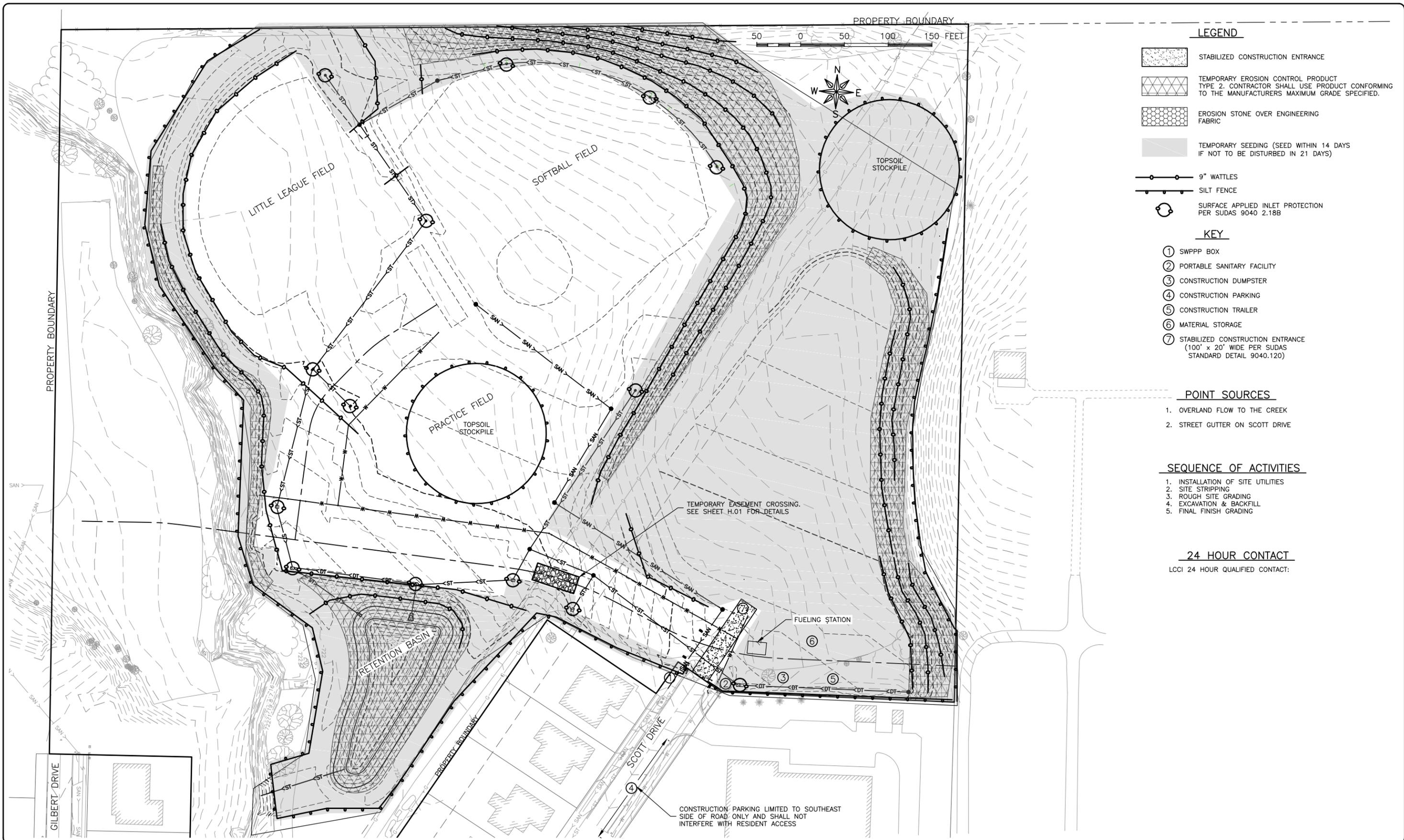
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JOB NUMBER:

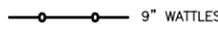
16-072

SHEET NUMBER:

C.03



LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE
-  TEMPORARY EROSION CONTROL PRODUCT TYPE 2. CONTRACTOR SHALL USE PRODUCT CONFORMING TO THE MANUFACTURERS MAXIMUM GRADE SPECIFIED.
-  EROSION STONE OVER ENGINEERING FABRIC
-  TEMPORARY SEEDING (SEED WITHIN 14 DAYS IF NOT TO BE DISTURBED IN 21 DAYS)
-  9" WATTLES
-  SILT FENCE
-  SURFACE APPLIED INLET PROTECTION PER SUDAS 9040 2.18B

KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE (100' x 20' WIDE PER SUDAS STANDARD DETAIL 9040.120)

POINT SOURCES

- 1. OVERLAND FLOW TO THE CREEK
- 2. STREET GUTTER ON SCOTT DRIVE

SEQUENCE OF ACTIVITIES

- 1. INSTALLATION OF SITE UTILITIES
- 2. SITE STRIPPING
- 3. ROUGH SITE GRADING
- 4. EXCAVATION & BACKFILL
- 5. FINAL FINISH GRADING

24 HOUR CONTACT

LCCI 24 HOUR QUALIFIED CONTACT:

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
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OWNER/DEVELOPER:
CITY OF WEST BRANCH
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REVISIONS		
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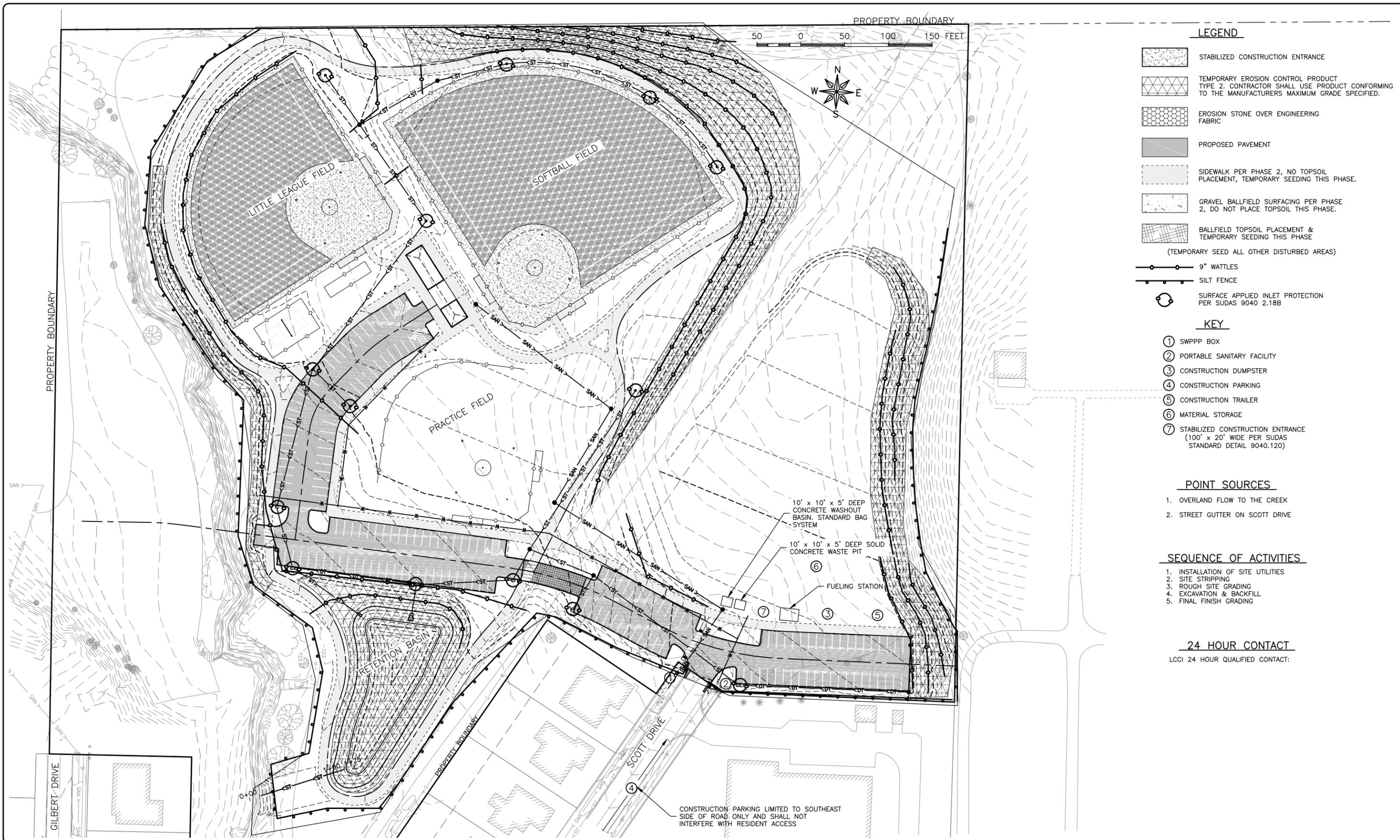
DRAWING:
SWPPP MAP - INITIAL MASS GRADING AND UTILITIES

SET TYPE: G:\(3D)\16-072\16-072 design.dwg, C.04

JOB NUMBER:
16-072

SHEET NUMBER:
C.04

CHECK



LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE
-  TEMPORARY EROSION CONTROL PRODUCT TYPE 2. CONTRACTOR SHALL USE PRODUCT CONFORMING TO THE MANUFACTURERS MAXIMUM GRADE SPECIFIED.
-  EROSION STONE OVER ENGINEERING FABRIC
-  PROPOSED PAVEMENT
-  SIDEWALK PER PHASE 2, NO TOPSOIL PLACEMENT, TEMPORARY SEEDING THIS PHASE.
-  GRAVEL BALLFIELD SURFACING PER PHASE 2, DO NOT PLACE TOPSOIL THIS PHASE.
-  BALLFIELD TOPSOIL PLACEMENT & TEMPORARY SEEDING THIS PHASE
(TEMPORARY SEED ALL OTHER DISTURBED AREAS)
-  9" WATTLES
-  SILT FENCE
-  SURFACE APPLIED INLET PROTECTION PER SUDAS 9040.2.18B

KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE (100' x 20' WIDE PER SUDAS STANDARD DETAIL 9040.120)

POINT SOURCES

- 1. OVERLAND FLOW TO THE CREEK
- 2. STREET GUTTER ON SCOTT DRIVE

SEQUENCE OF ACTIVITIES

- 1. INSTALLATION OF SITE UTILITIES
- 2. SITE STRIPPING
- 3. ROUGH SITE GRADING
- 4. EXCAVATION & BACKFILL
- 5. FINAL FINISH GRADING

24 HOUR CONTACT

LCCI 24 HOUR QUALIFIED CONTACT:

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ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CITY OF WEST BRANCH
110 NORTH POPLAR STREET
WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
PEDERSEN VALLEY PARK
IMPROVEMENTS - PHASE 1
WEST BRANCH, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: 3/17/2017
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

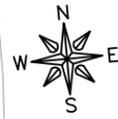
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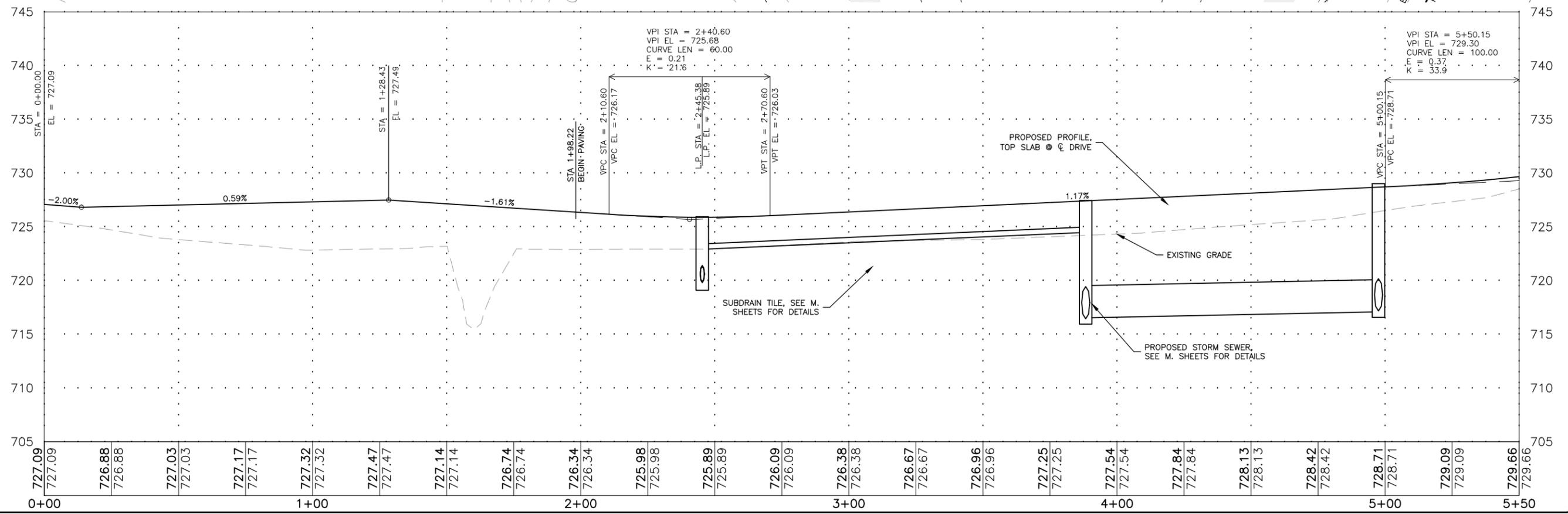
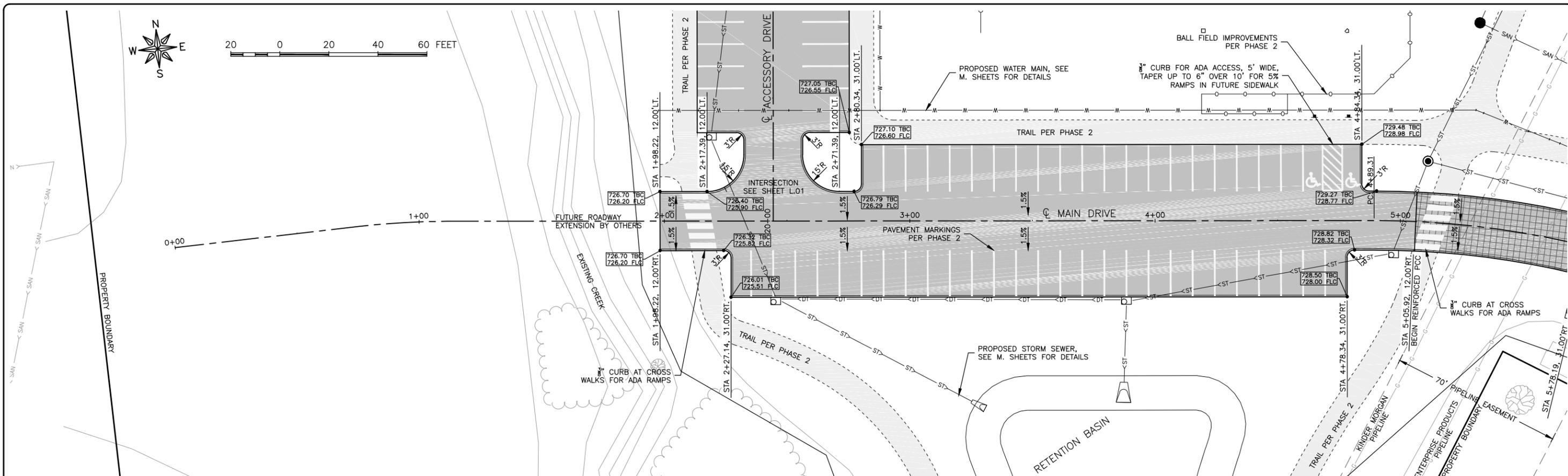
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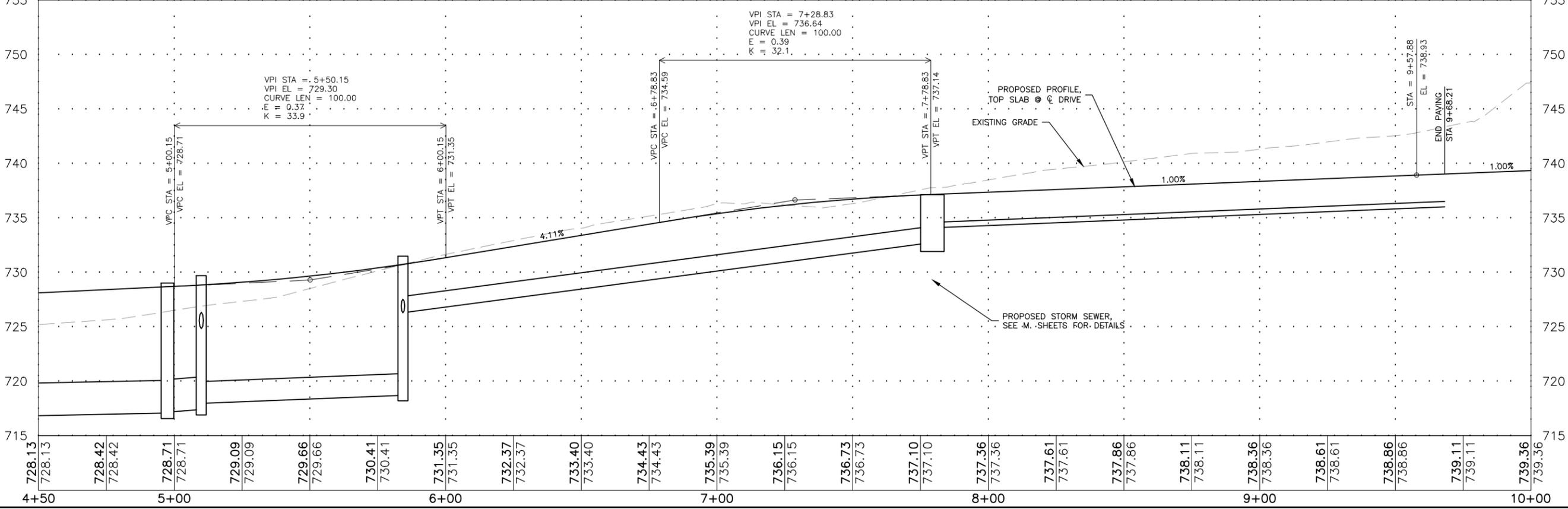
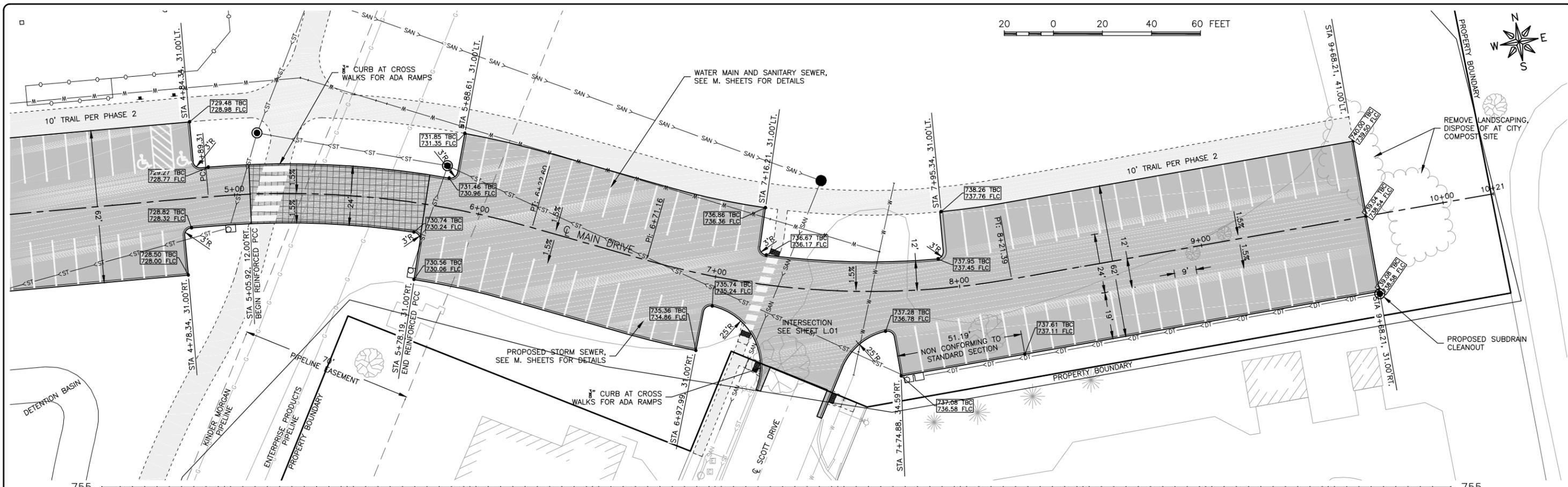
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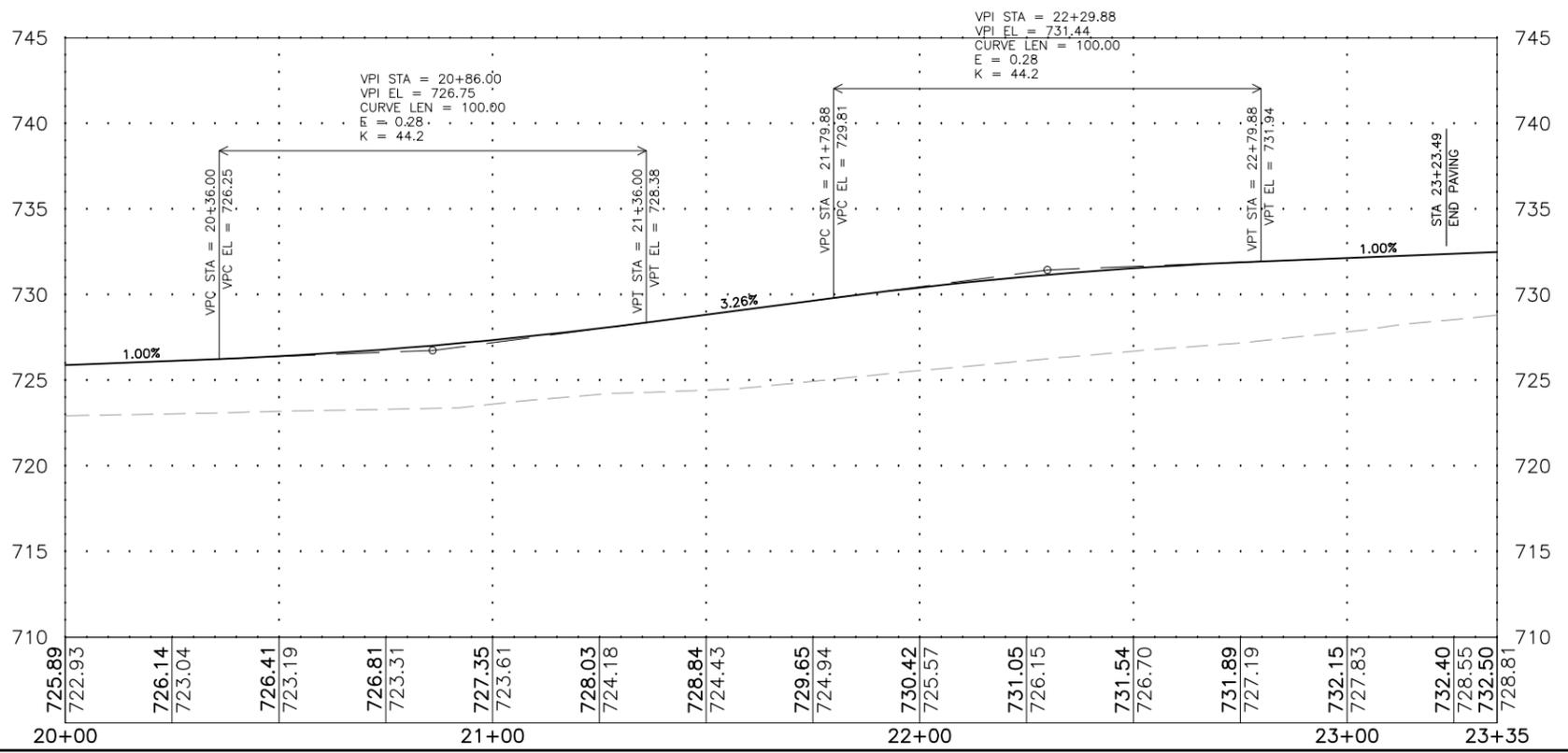
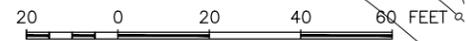
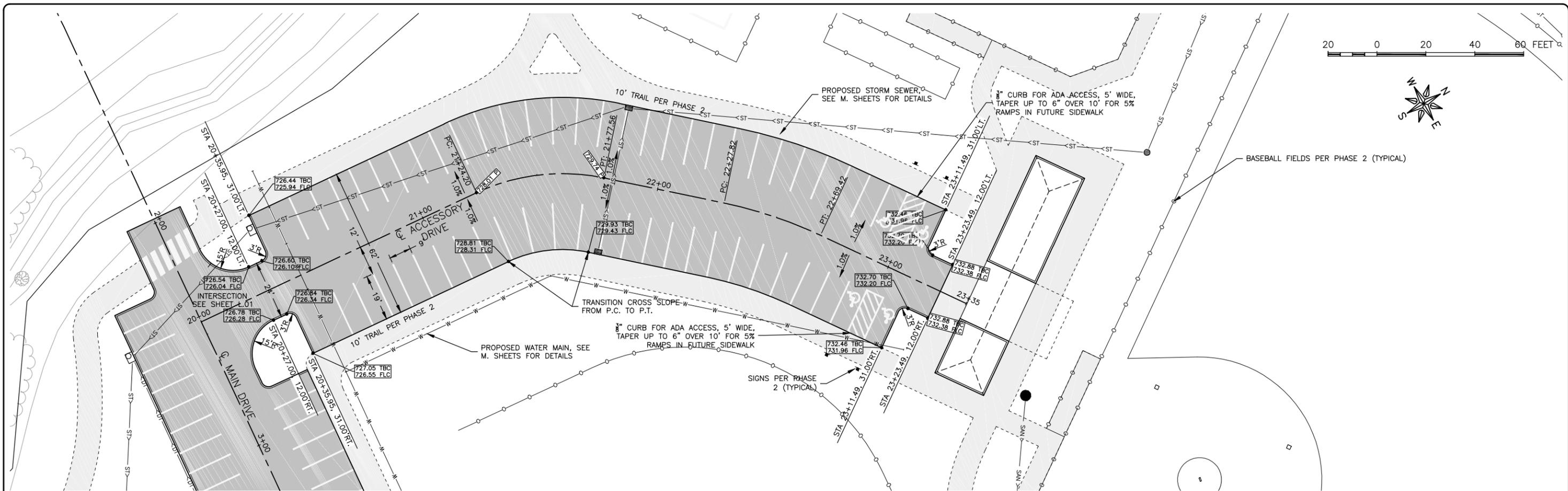
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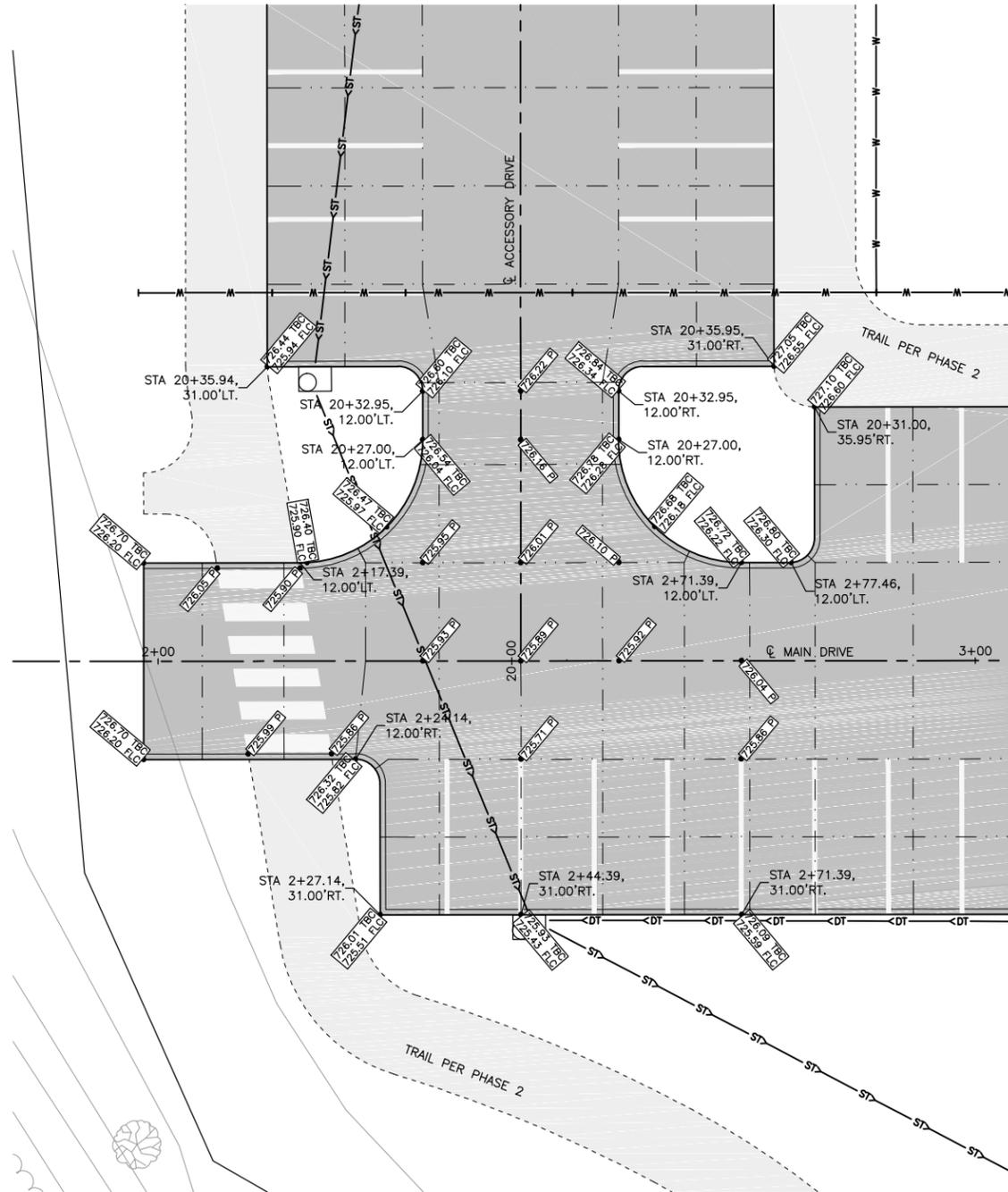
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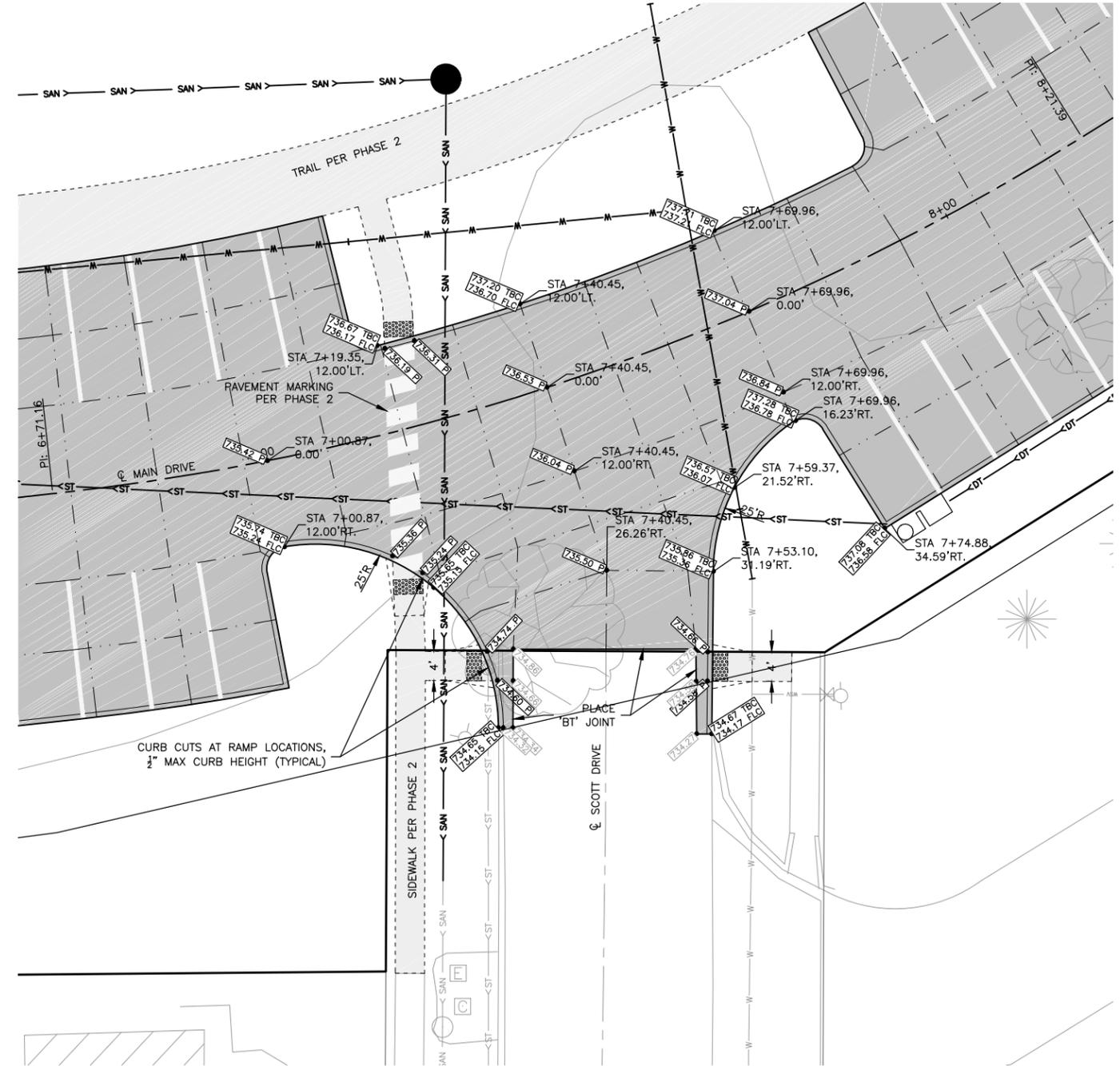
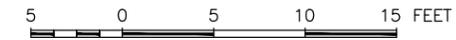
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INTERSECTION OF MAIN DRIVE AND ACCESSORY DRIVE



INTERSECTION OF SCOTT DRIVE AND MAIN DRIVE

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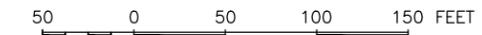
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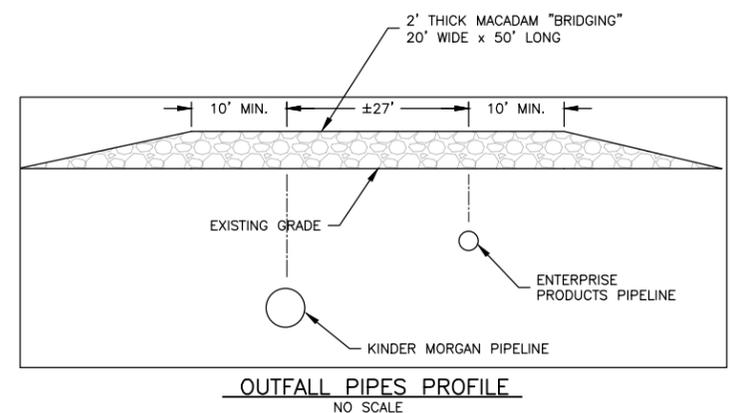
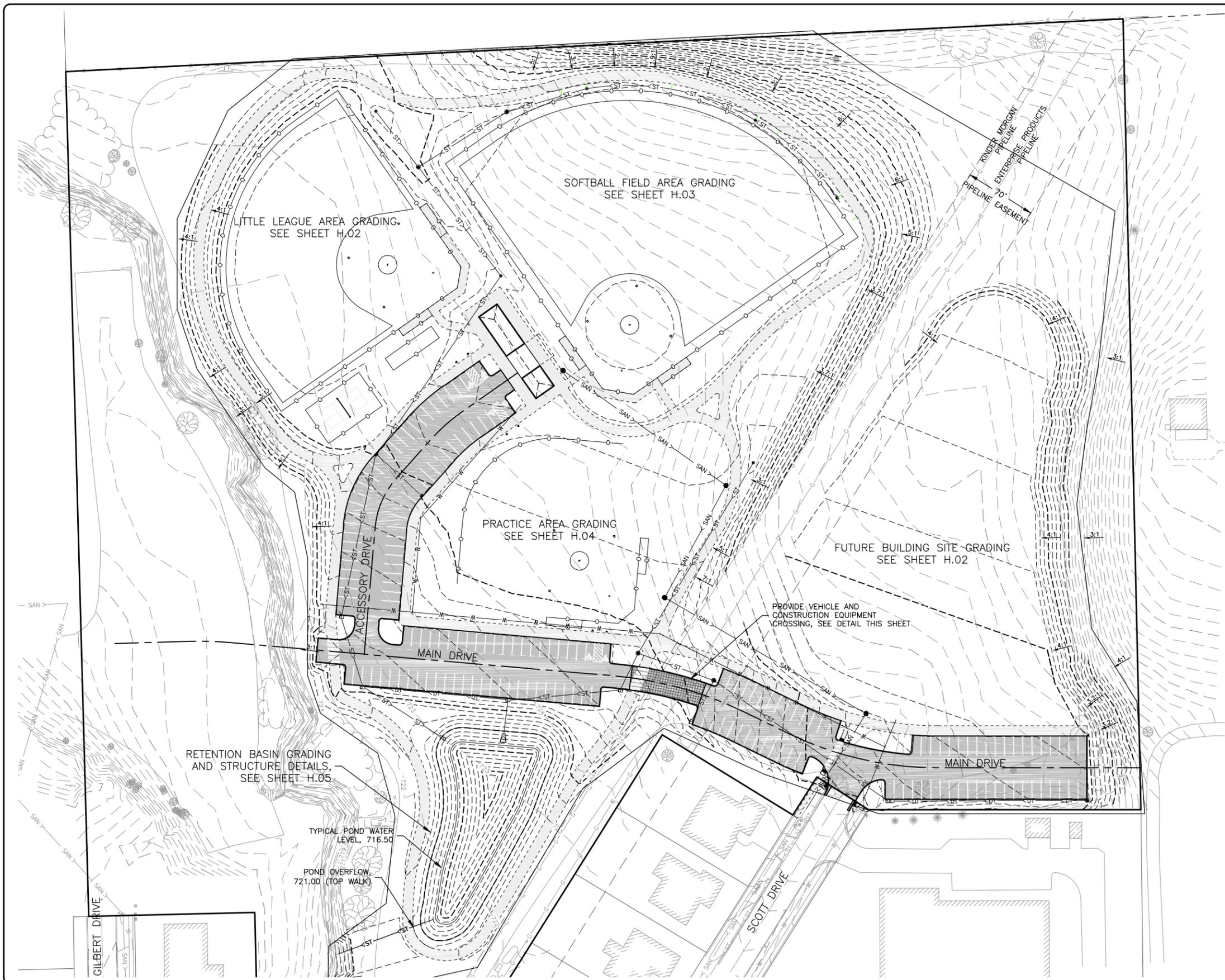
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16-072

SHEET NUMBER:
L.01



- GENERAL NOTES:**
- BOTH LITTLE LEAGUE AND SOFTBALL FIELDS SHALL BE GRADED AND TOPSOIL PLACED TO FINISHED GRADE FOR FINAL PREPARATION PER PHASE 2. TOP SOIL SHALL NOT BE PLACED IN LOCATIONS OF GRAVEL SURFACE IN BALL FIELDS. GRAVEL SURFACE PER PHASE 2.
 - ALL TRAIL LOCATIONS SHALL BE GRADED TO SUBGRADE HEIGHT WITH 5' BUFFER BOTH SIDES OF TRAIL. SEE TYPICAL SECTIONS ON SHEET B.02
 - FUTURE BUILDING SITE SHALL BE FINISHED W/ TOPSOIL AND FINAL SEEDING THIS PHASE.
 - RETENTION BASIN SHALL BE FINISHED W/ TOPSOIL AND FINAL SEEDING THIS PHASE.
 - ALL CURB AND GUTTERS NOT ABUTTING THE TRAILS PER PHASE 2 SHALL BE BACKFILLED AND SEEDED.

- PIPELINE NOTES:**
- A 70' PIPELINE EASEMENT CROSSES THIS SITE WITH RIGHTS TO KINDER MORGAN AND ENTERPRISE PRODUCTS. SEE ADDITIONAL PIPELINE RIGHTS AND CONTACT INFORMATION ON SHEET C.##.
- VEHICLES & CONSTRUCTION EQUIPMENT SHALL ONLY CROSS THE EASEMENT AT THE MAIN DRIVE LOCATION.
 - CONTRACTOR SHALL CONSTRUCT A CROSSING OVER THE PIPELINE OF 2' THICK MACADAM TO BRIDGE THE LOADS OVER THE PIPELINES.
 - ANY EXCAVATION CROSSING THE PIPELINE REQUIRES A STANDBY OF THE RESPECTIVE PIPELINE. CONTRACTOR SHALL MAINTAIN THIS CROSSING THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL PREPARATION FOR PAVING.



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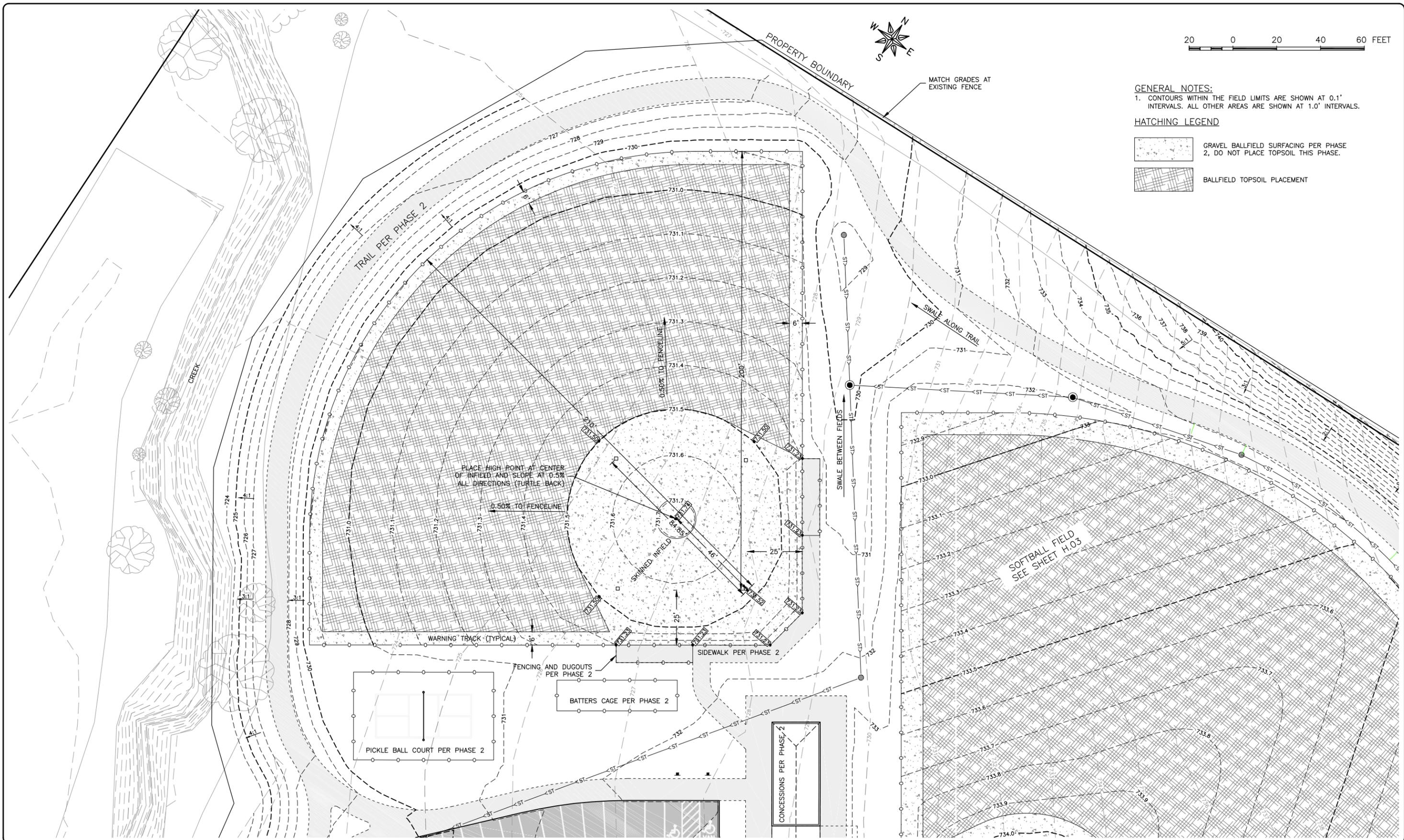
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GRADING SITE MAP

SET TYPE: CHECK

JOB NUMBER:
16-072

SHEET NUMBER:
H.01



GENERAL NOTES:
 1. CONTOURS WITHIN THE FIELD LIMITS ARE SHOWN AT 0.1' INTERVALS. ALL OTHER AREAS ARE SHOWN AT 1.0' INTERVALS.

HATCHING LEGEND

	GRAVEL BALLFIELD SURFACING PER PHASE 2, DO NOT PLACE TOPSOIL THIS PHASE.
	BALLFIELD TOPSOIL PLACEMENT

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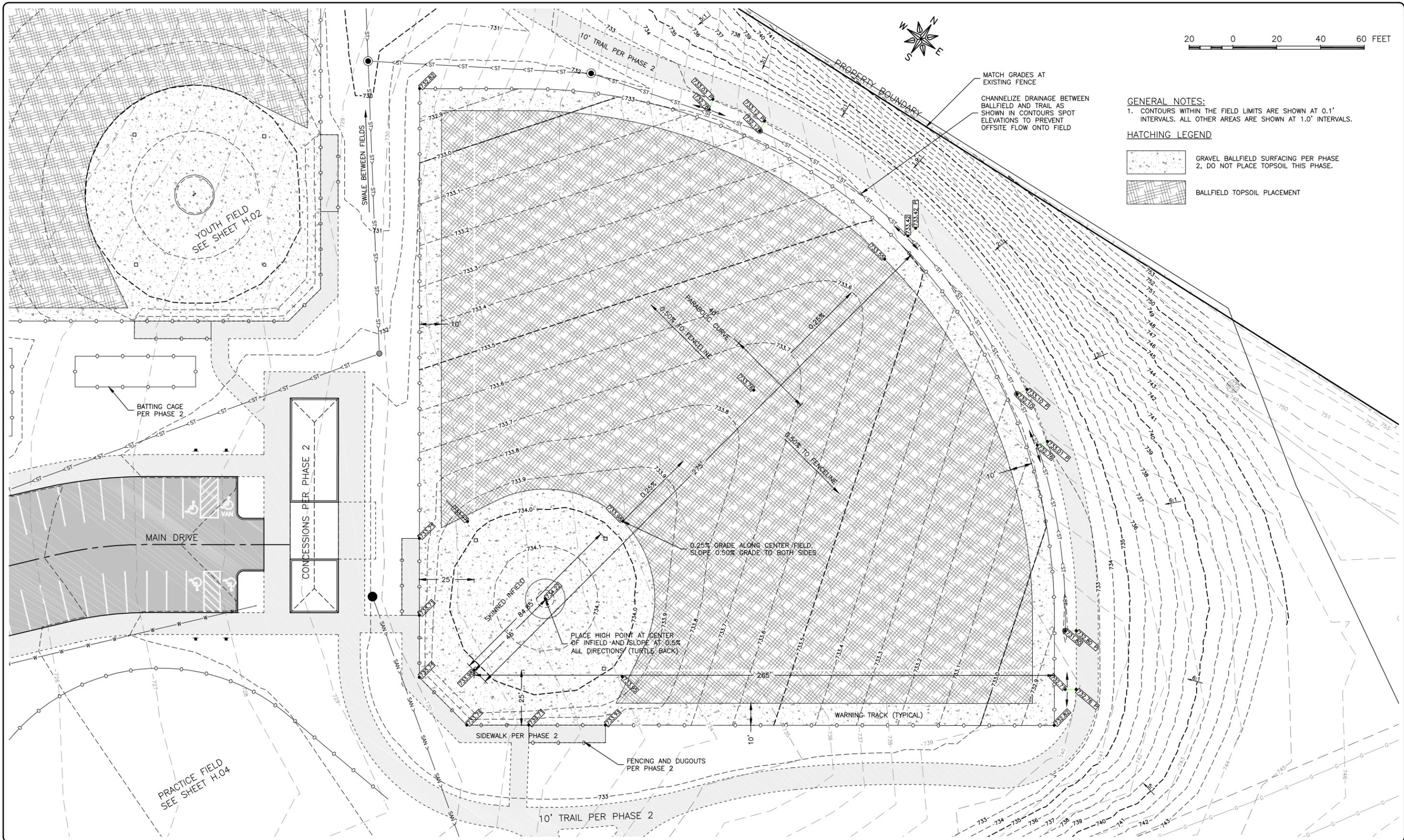
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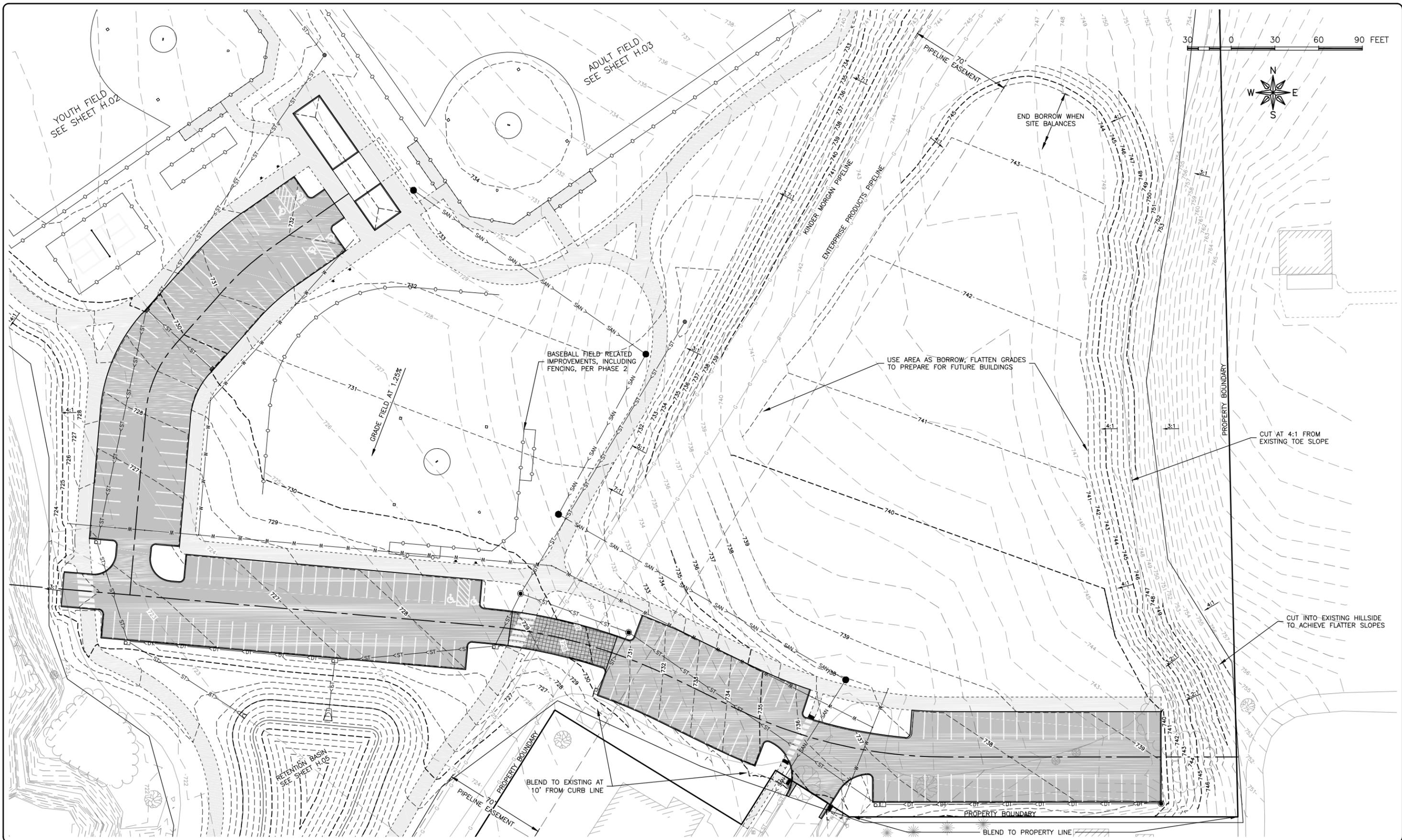
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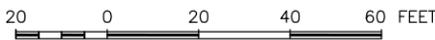
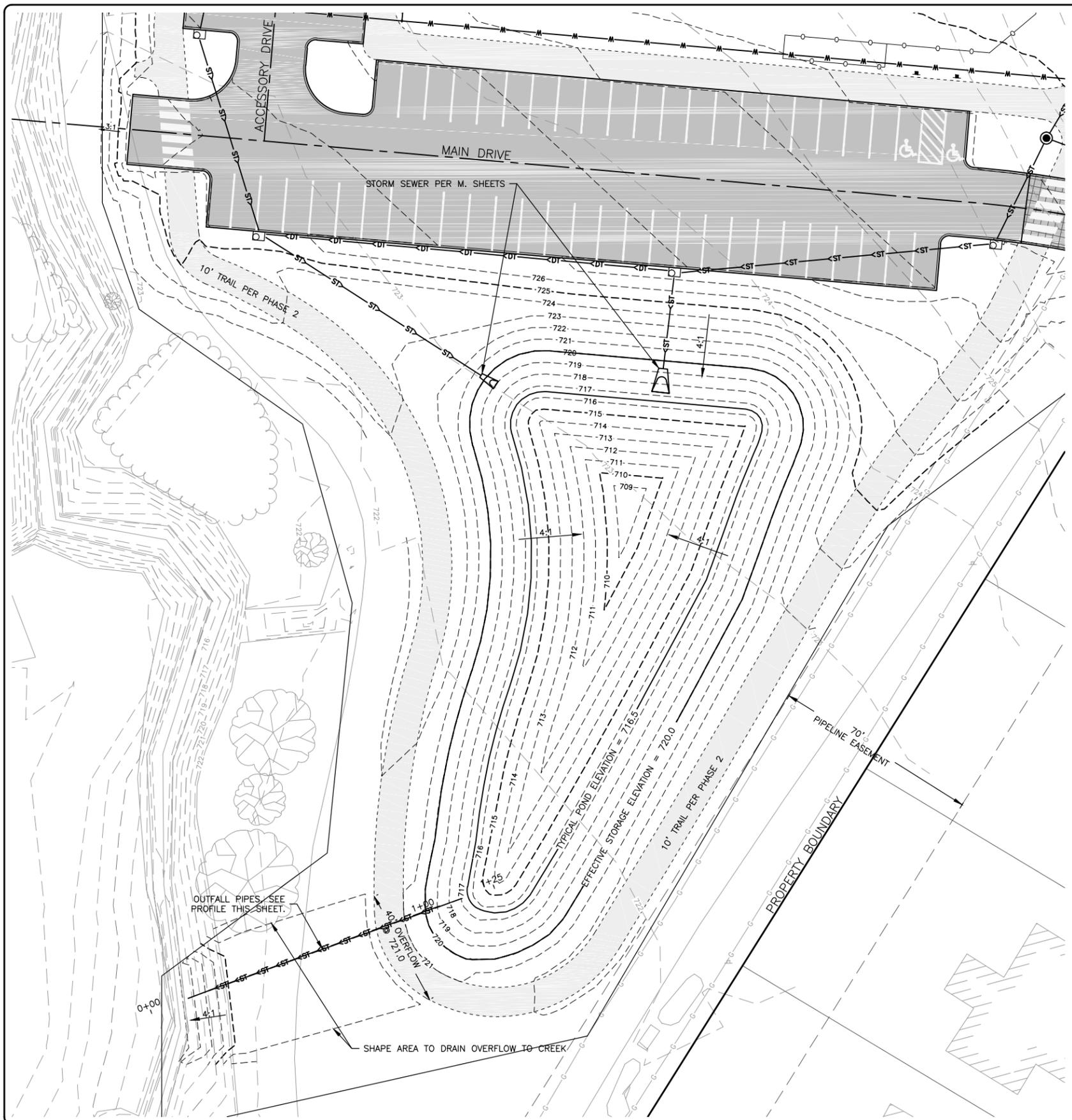
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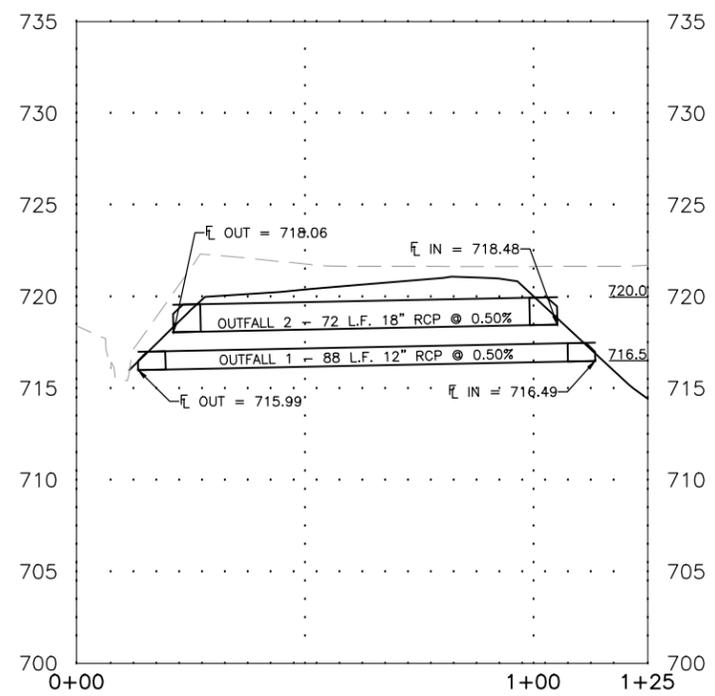
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NOTE:
 DEWATER RETENTION POND AS NECESSARY FOR EXCAVATION.
 CONTRACTOR IS RESPONSIBLE TO PROTECT DEWATERING
 DISCHARGE LOCATION TO PREVENT EROSION.



OUTFALL PIPES PROFILE

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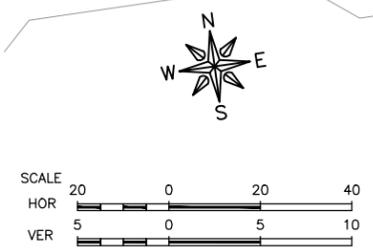
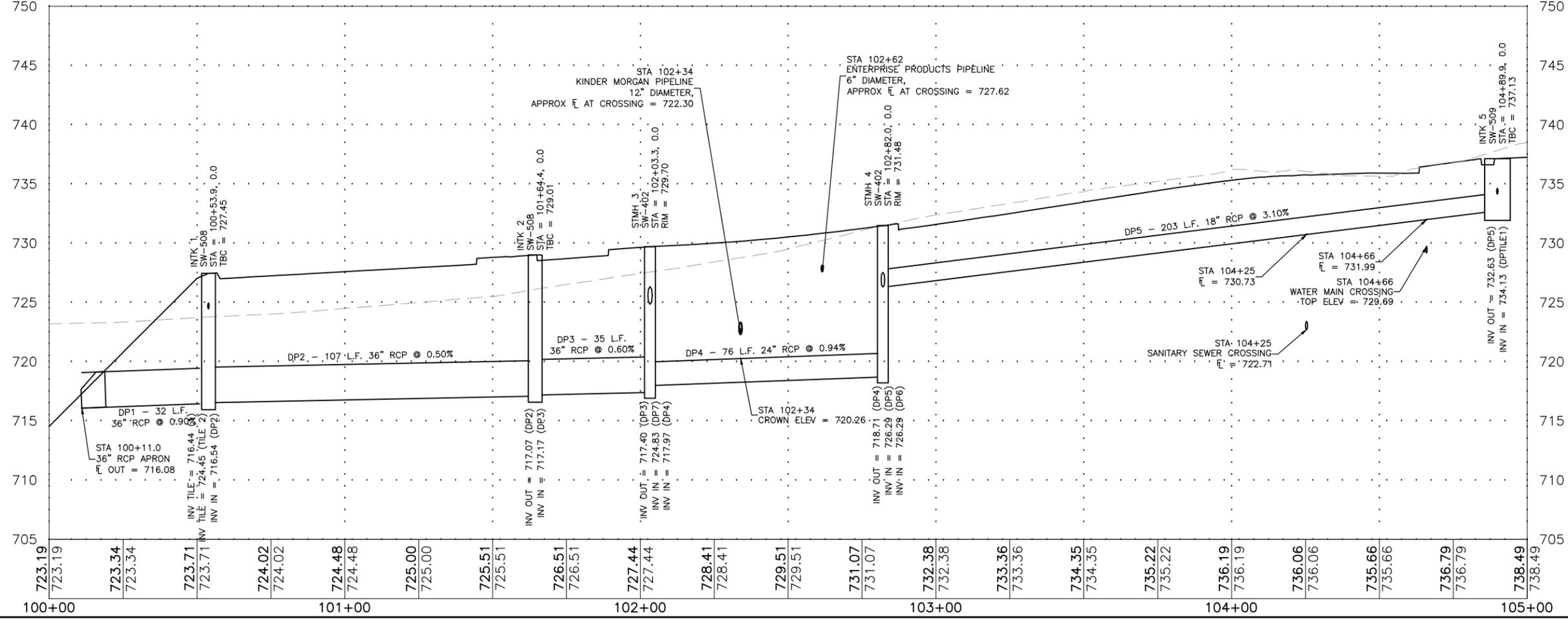
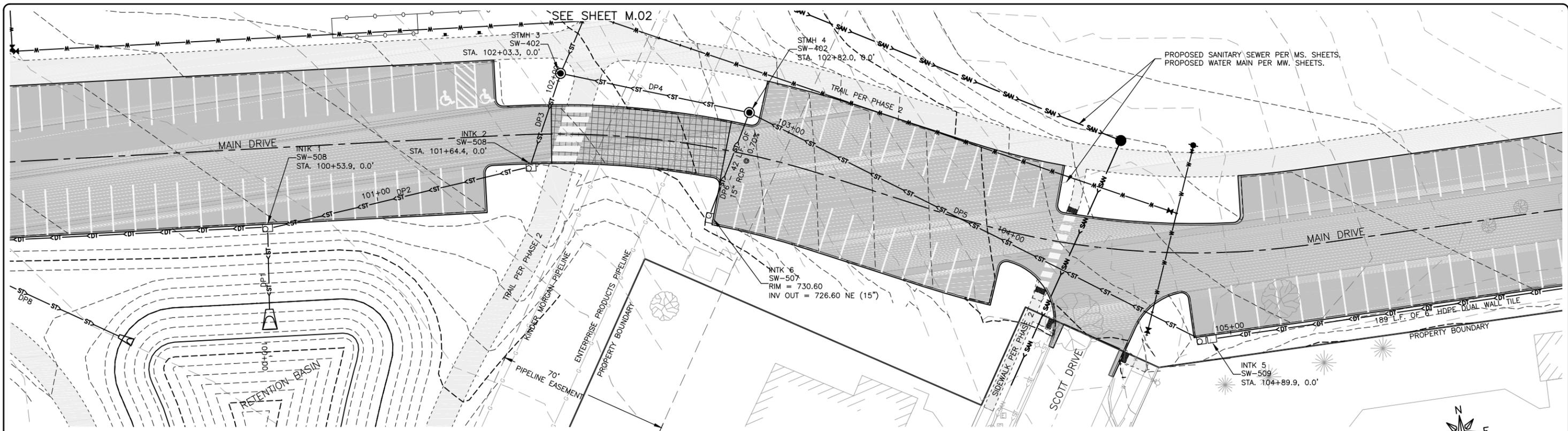
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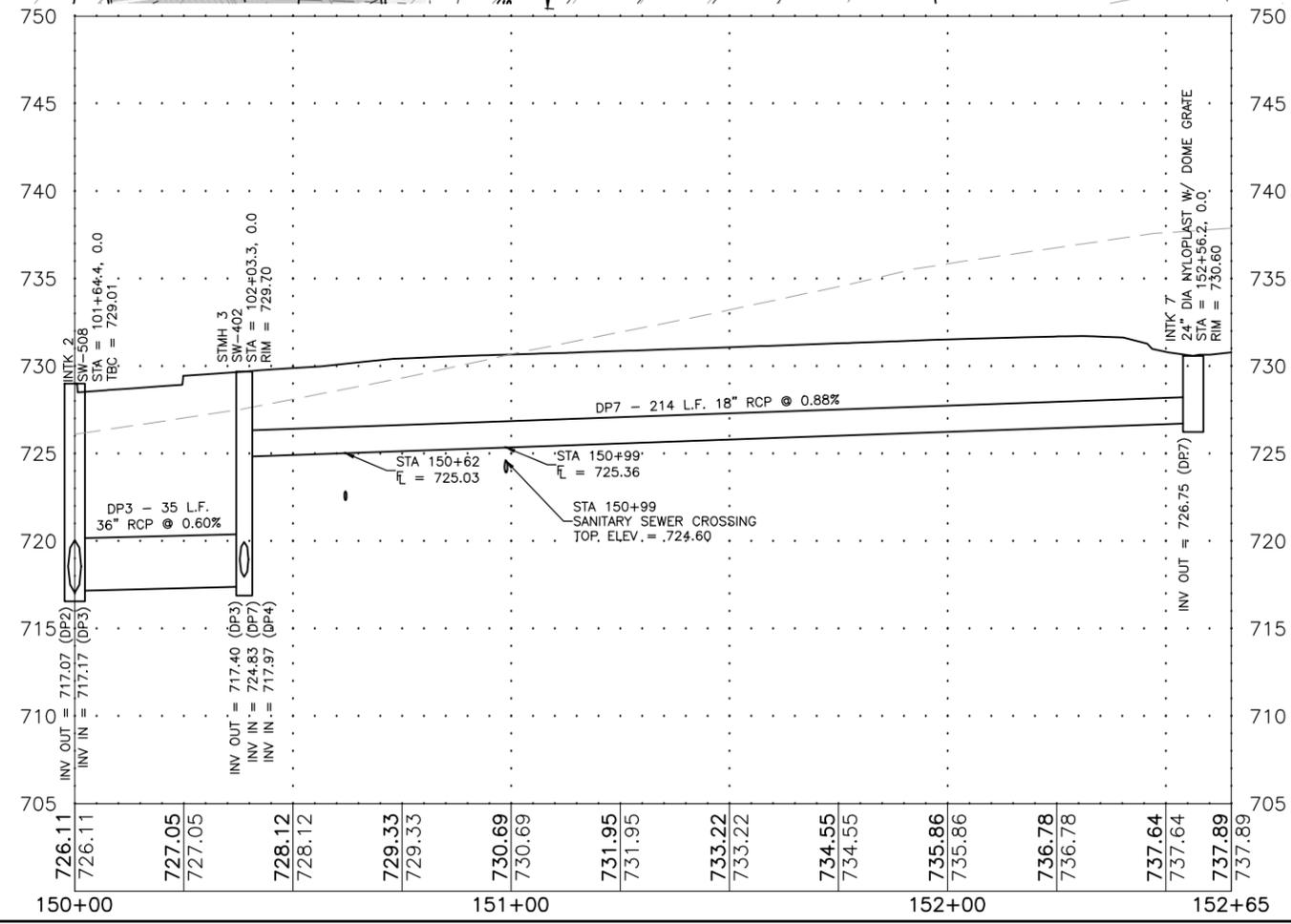
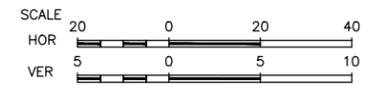
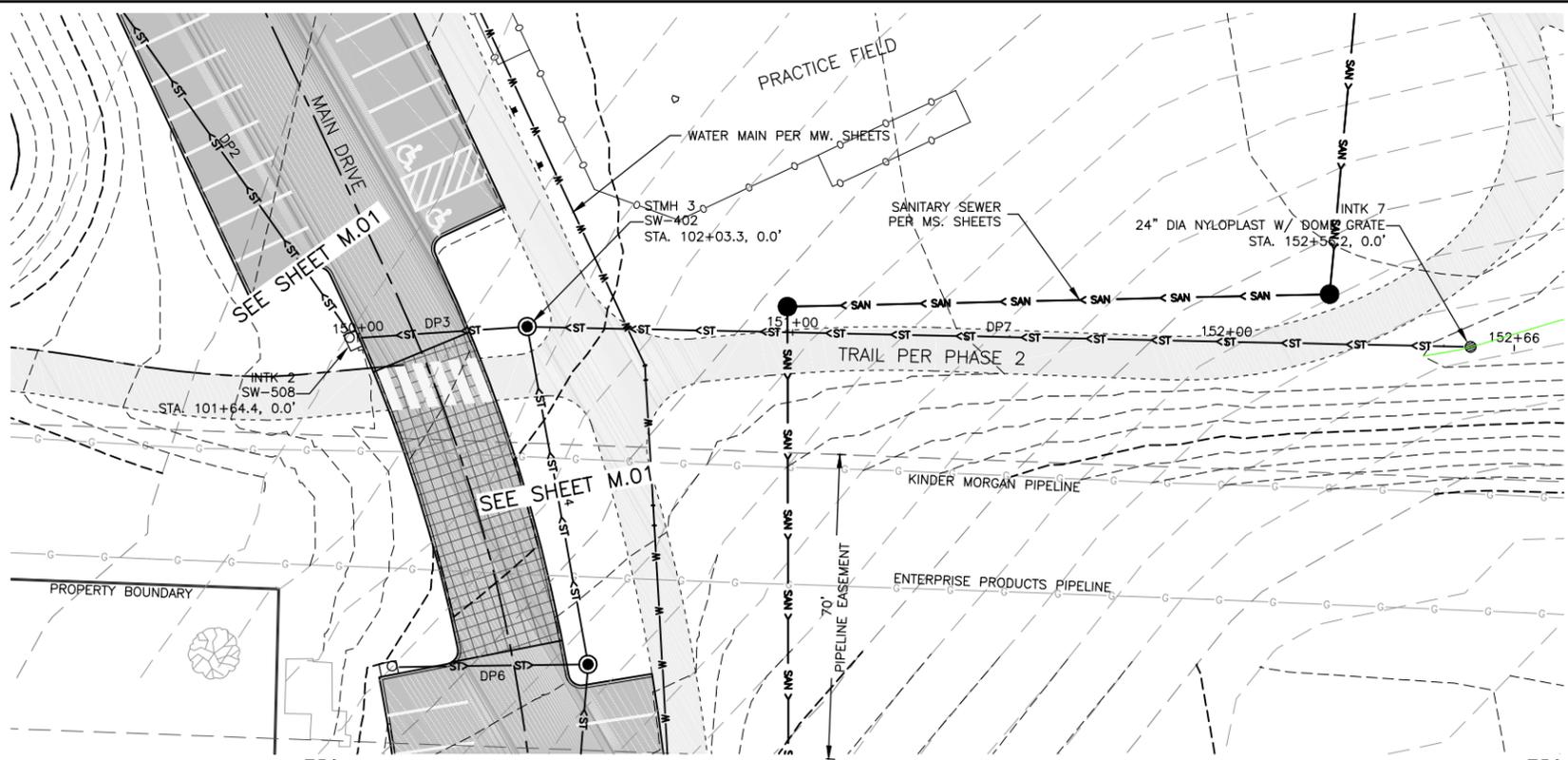
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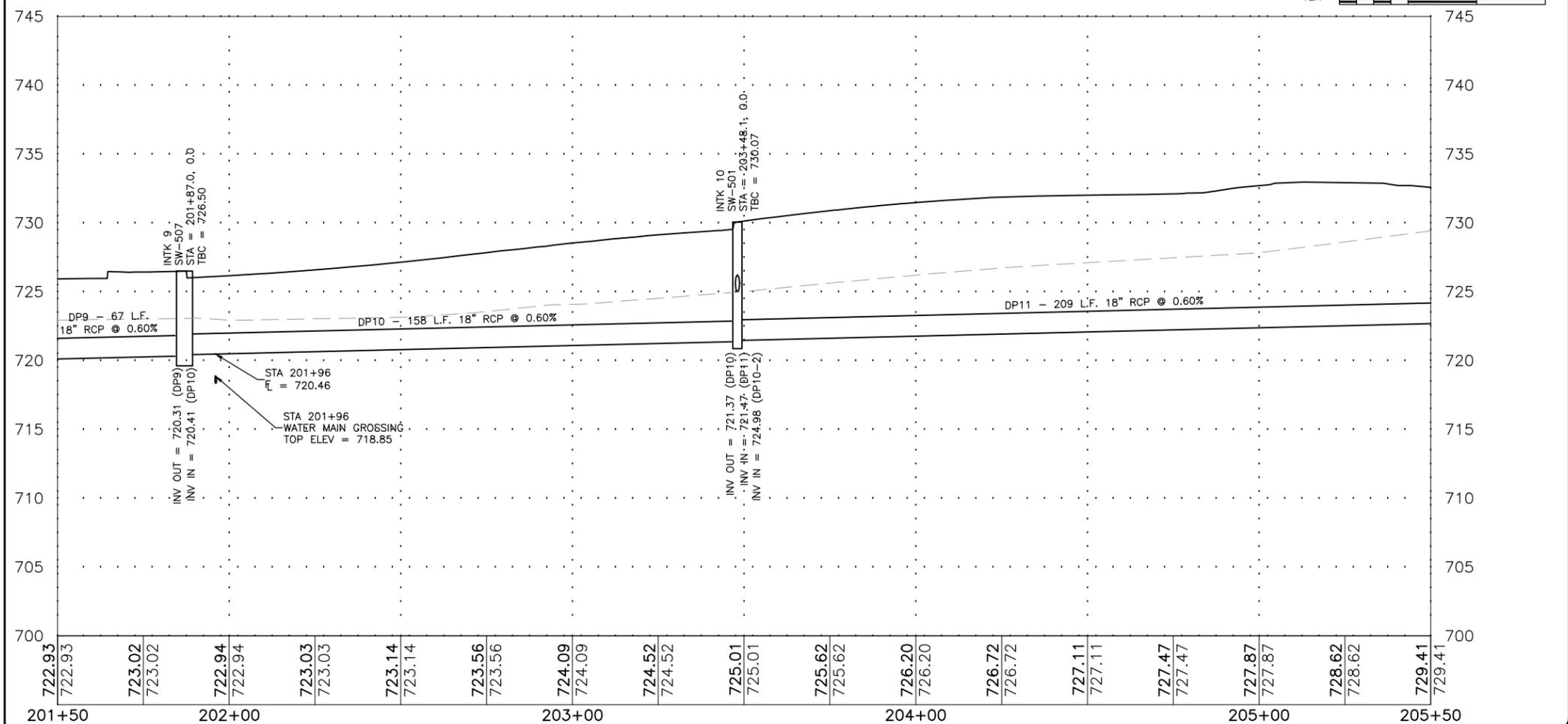
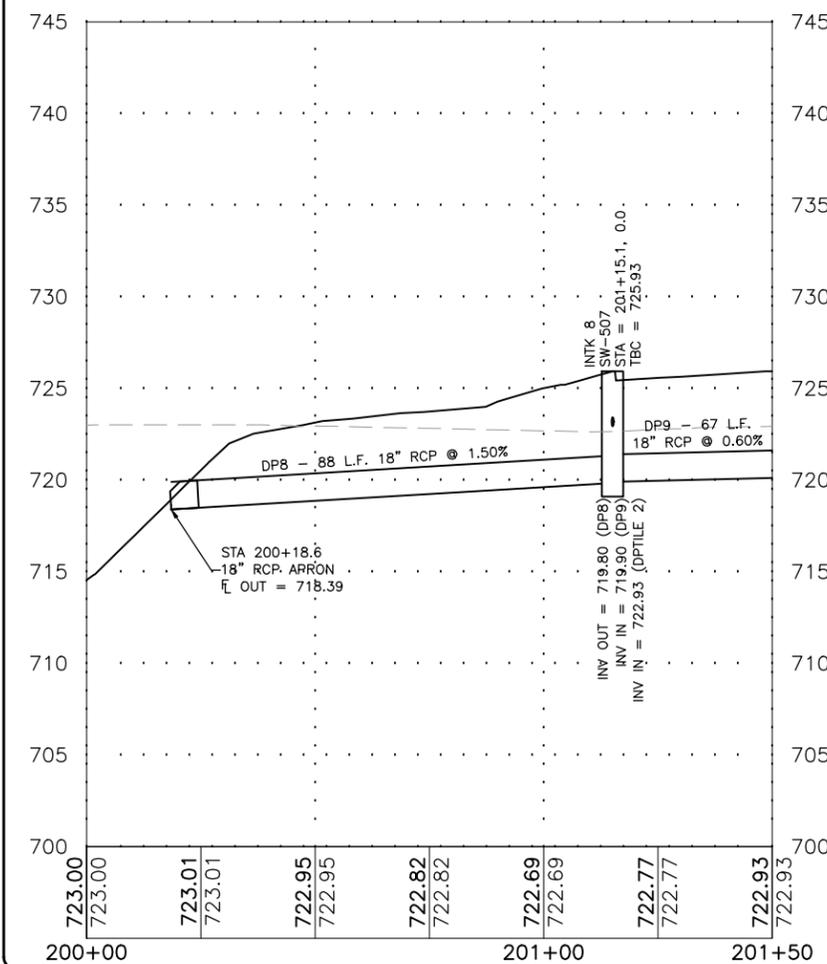
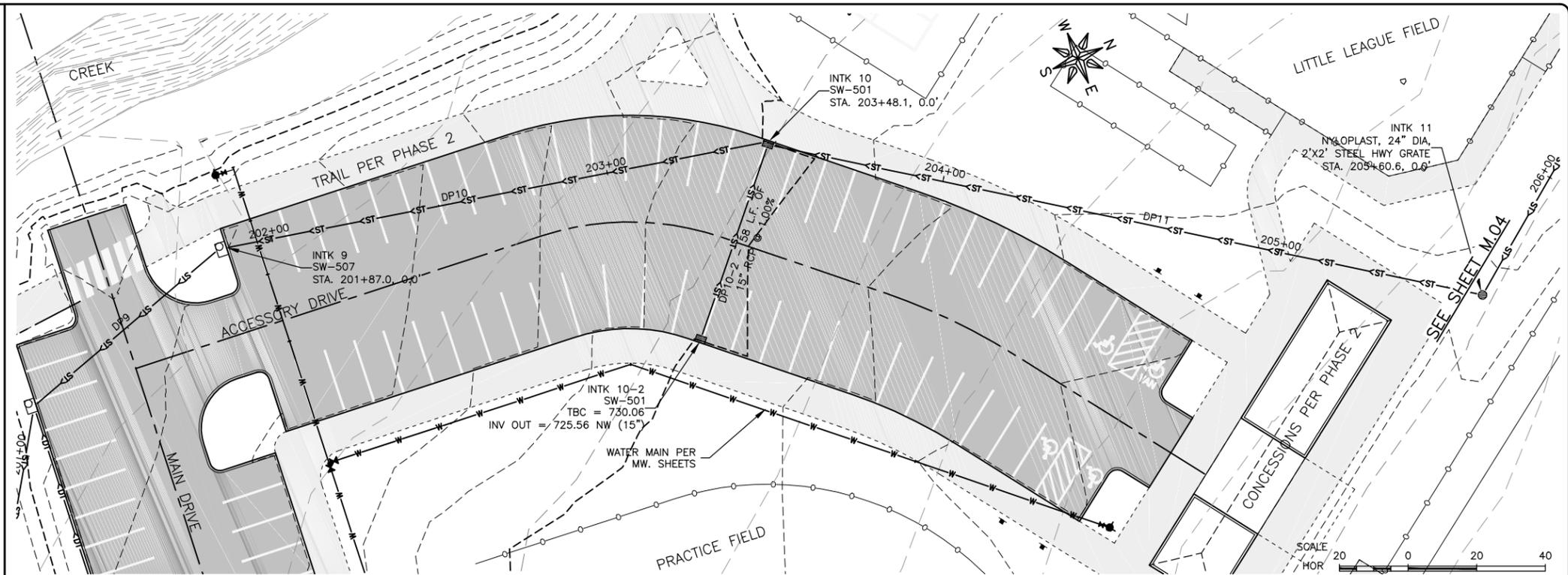
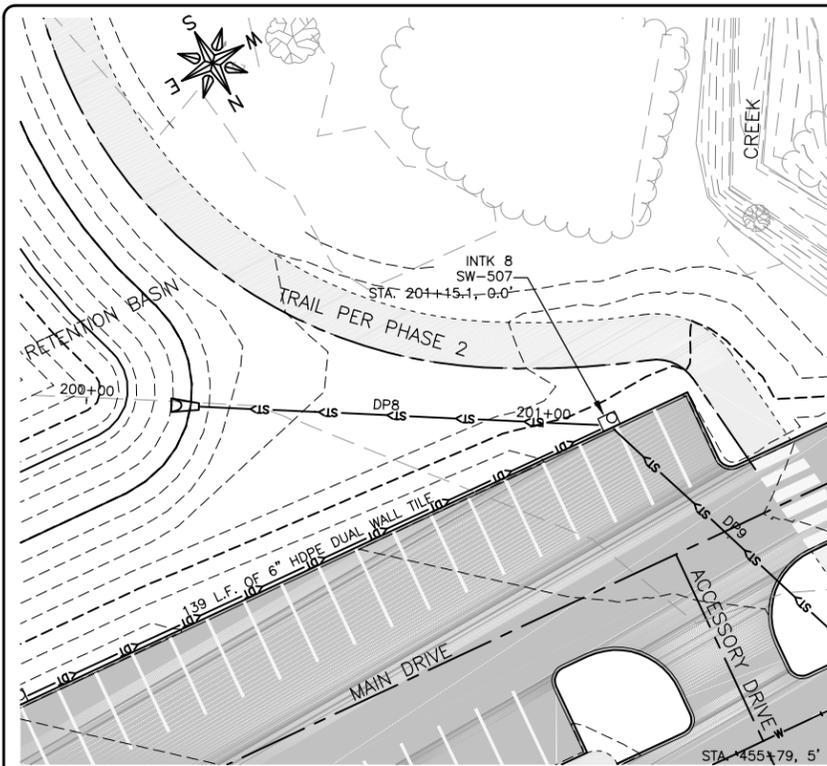
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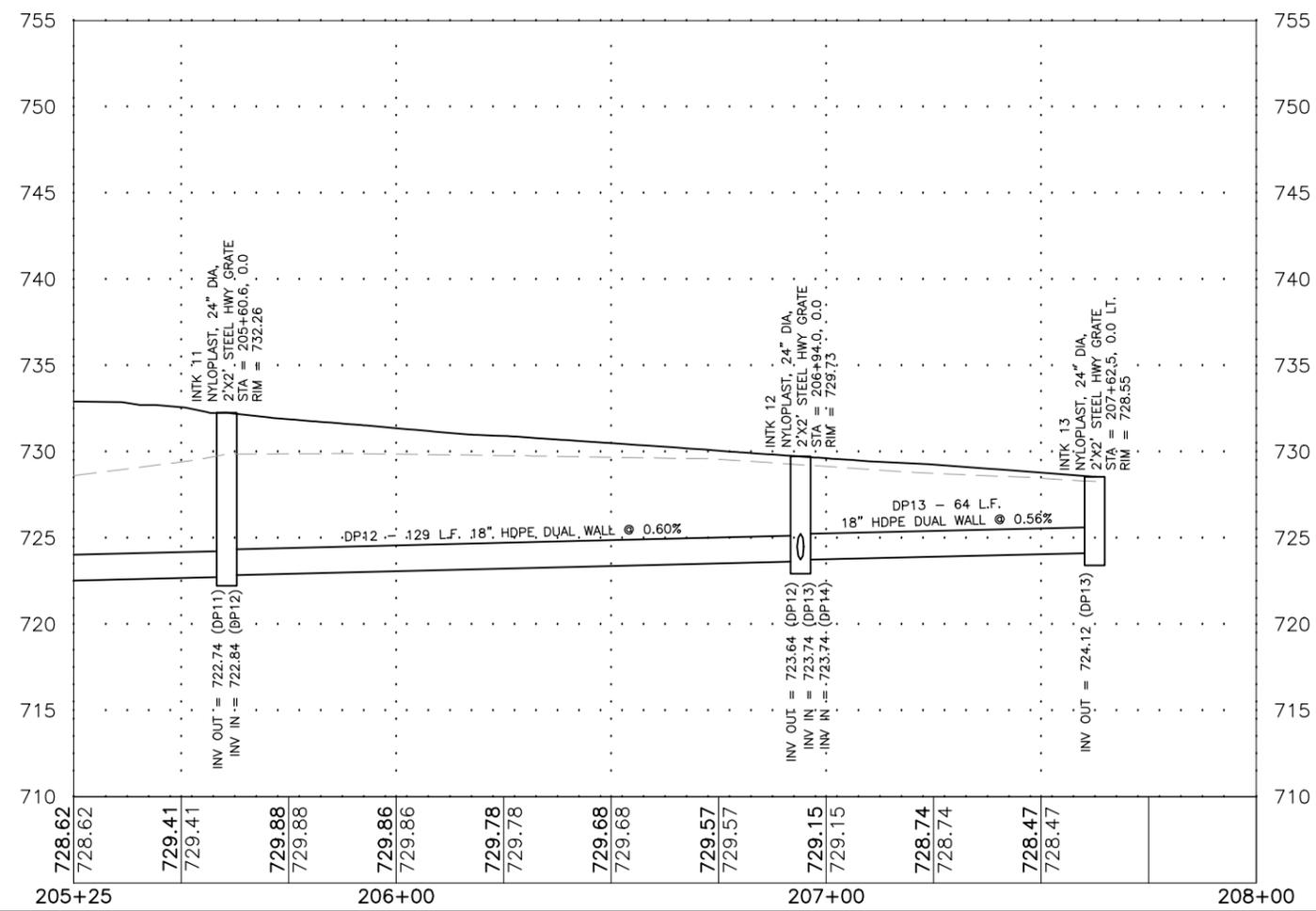
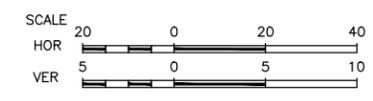
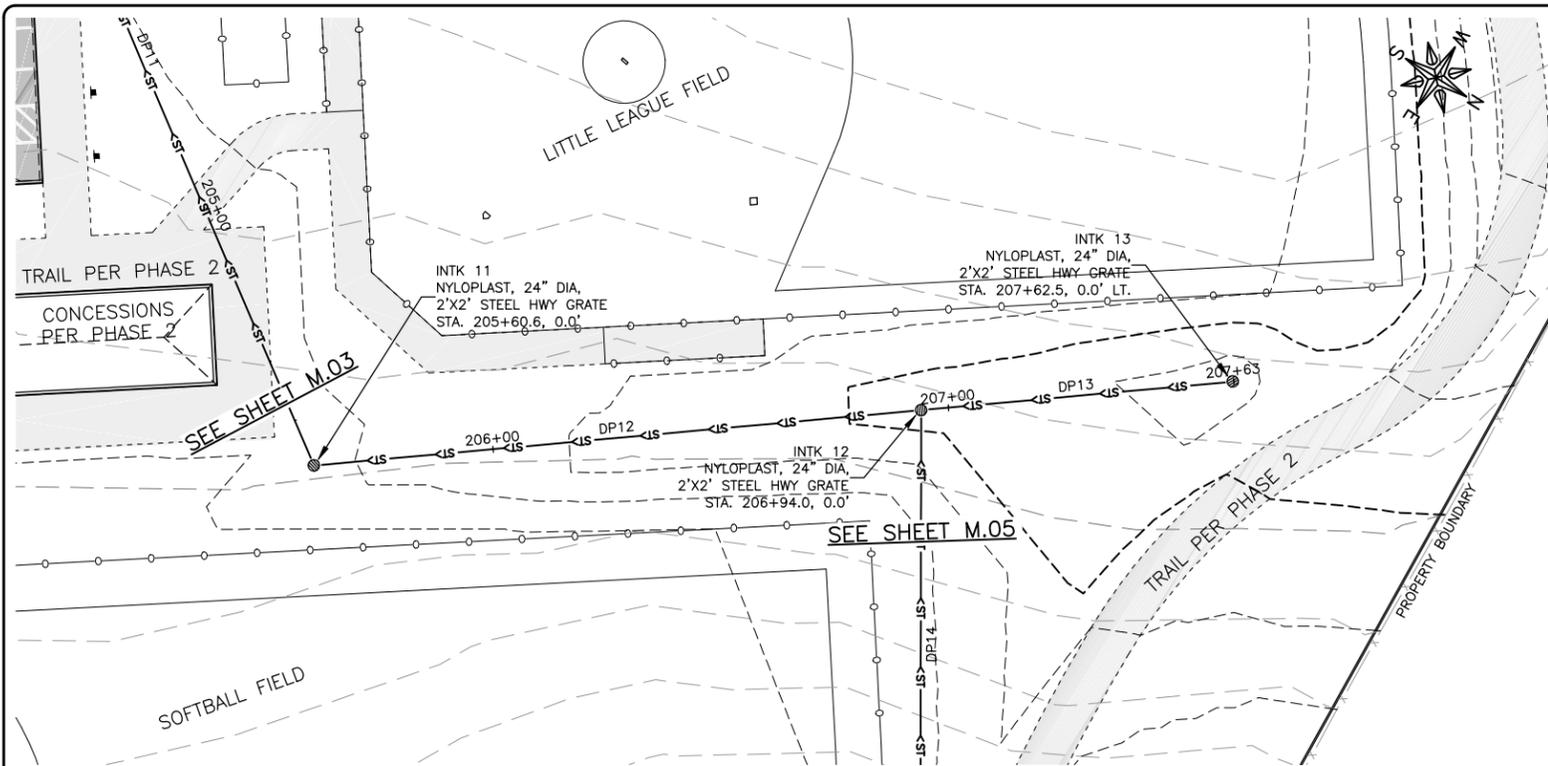
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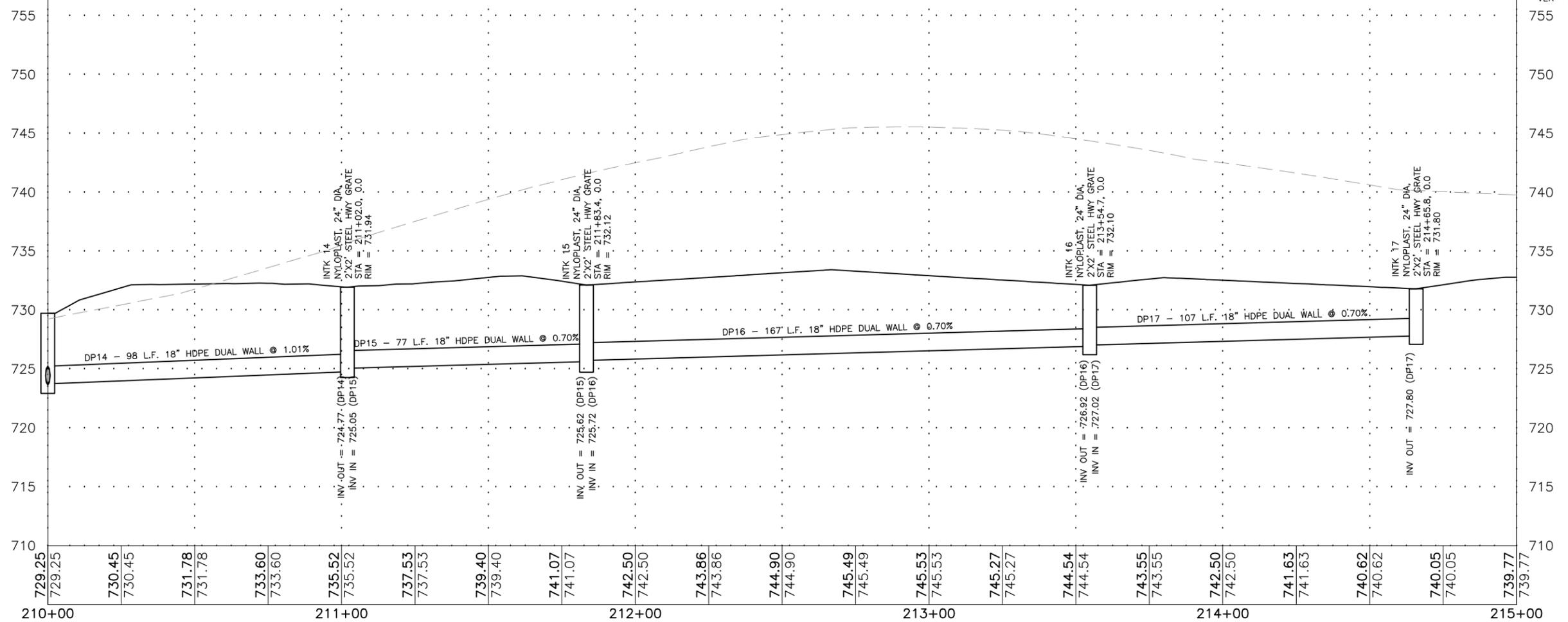
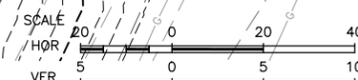
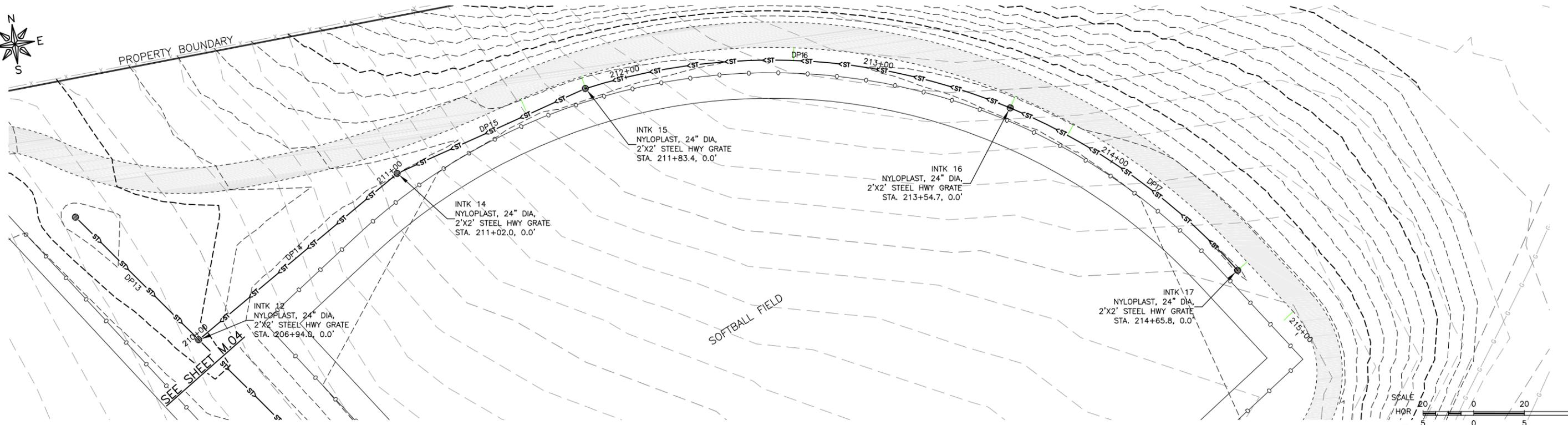
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PROPERTY BOUNDARY



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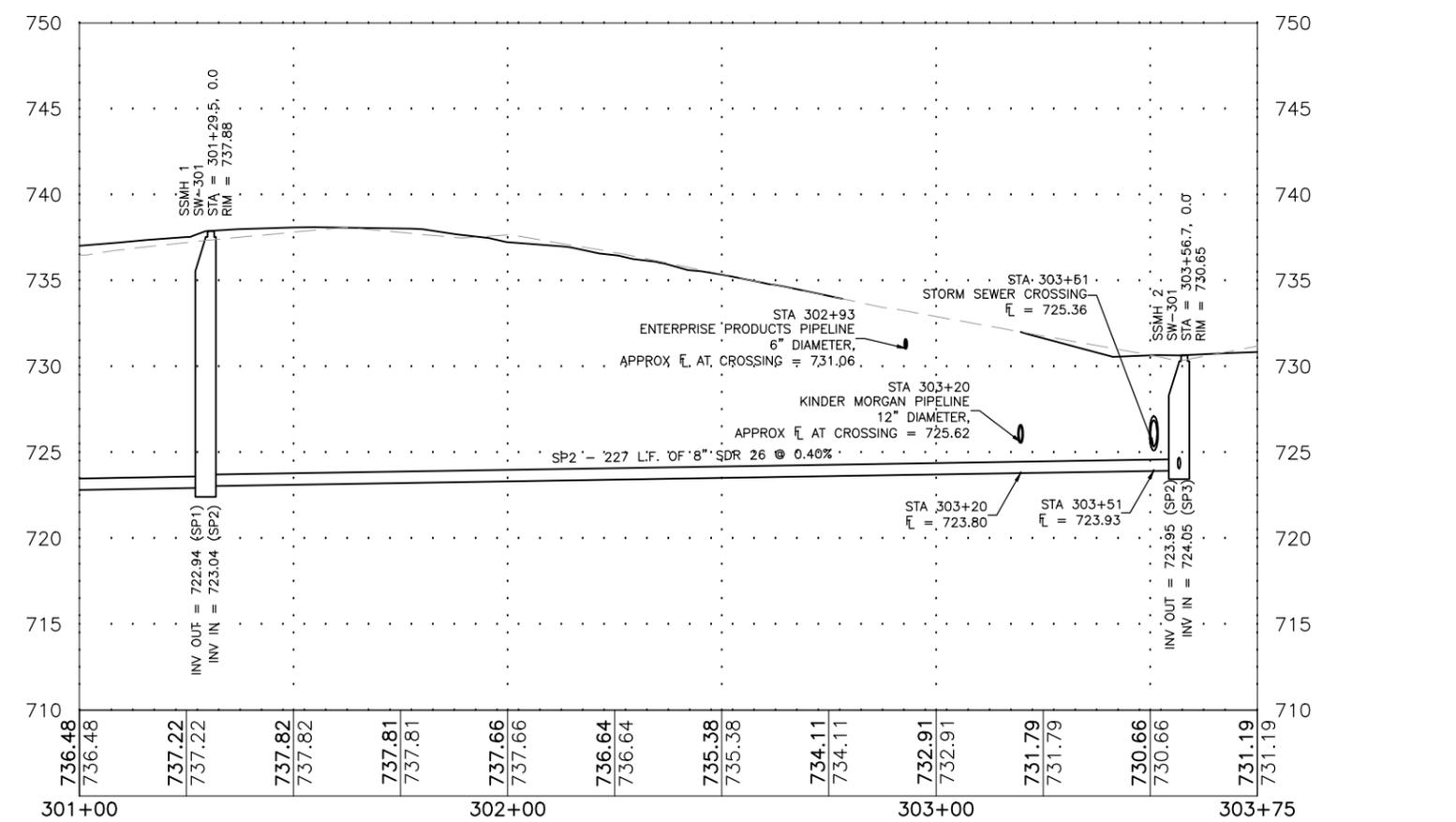
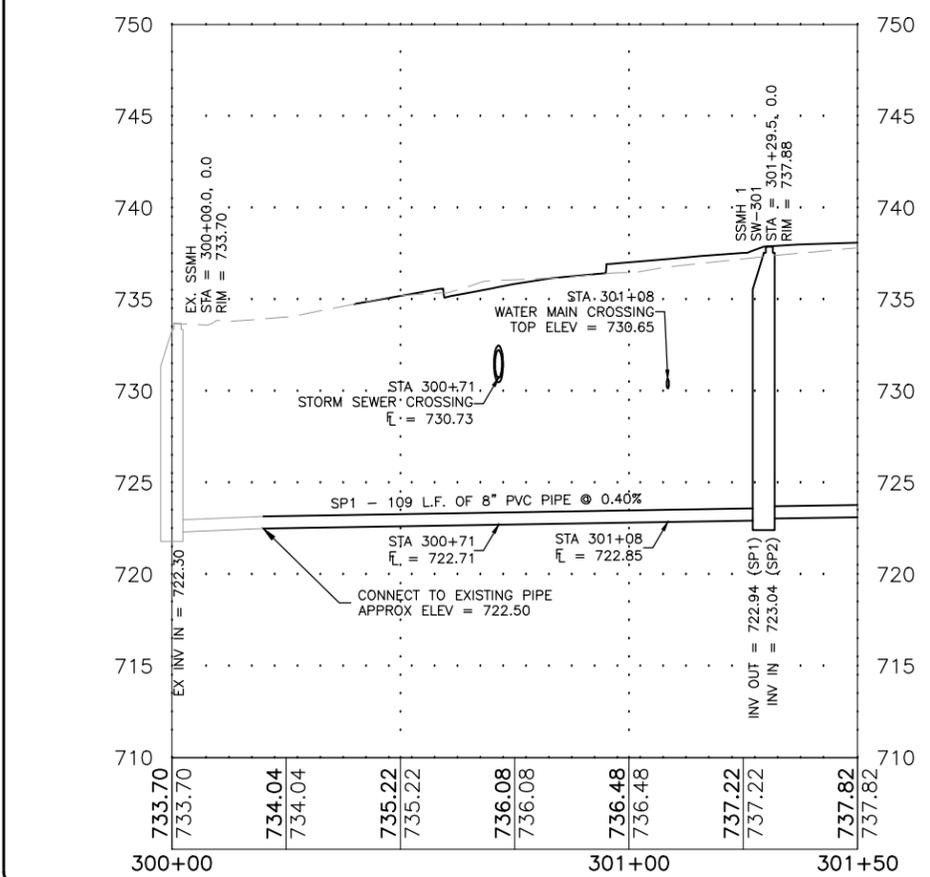
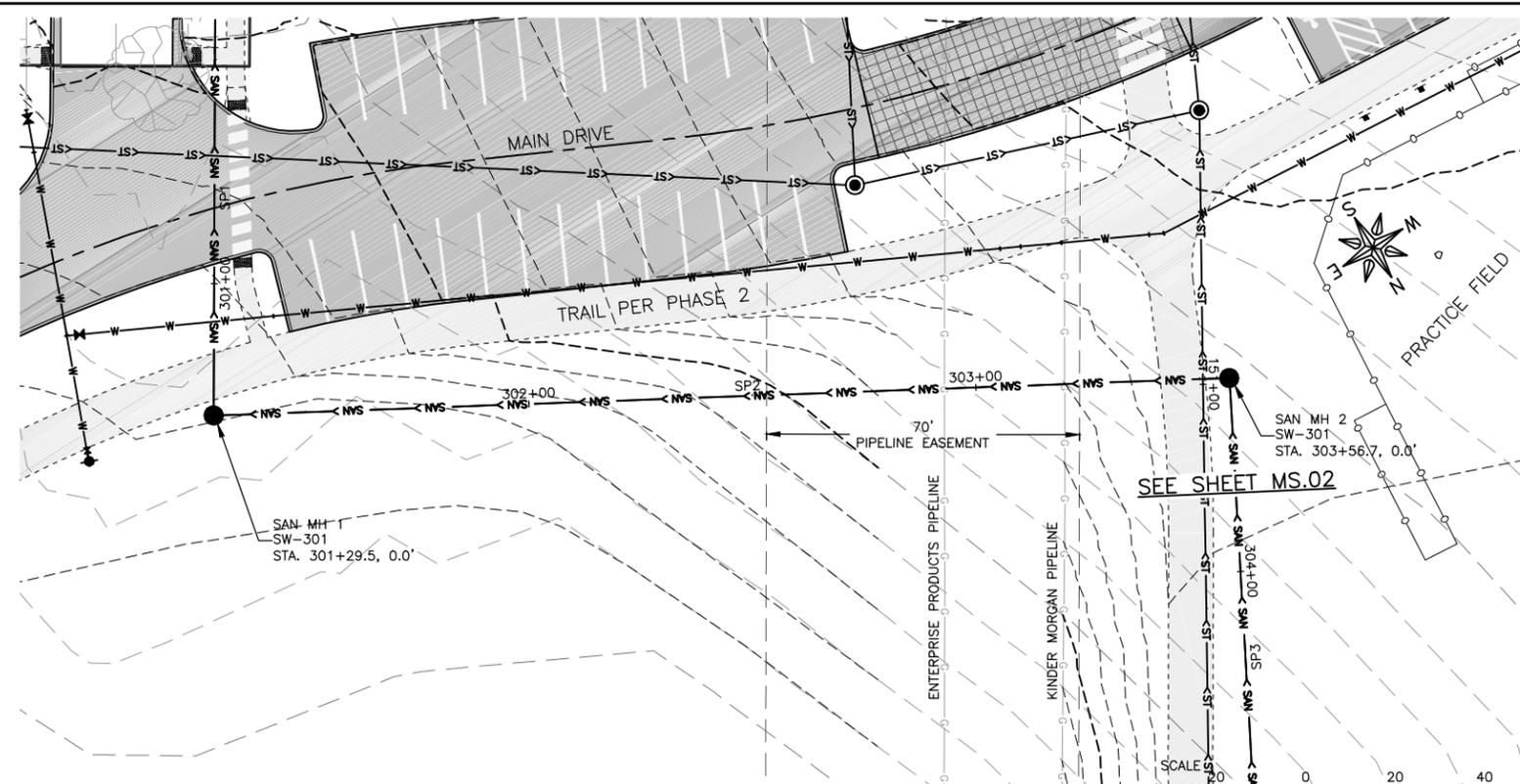
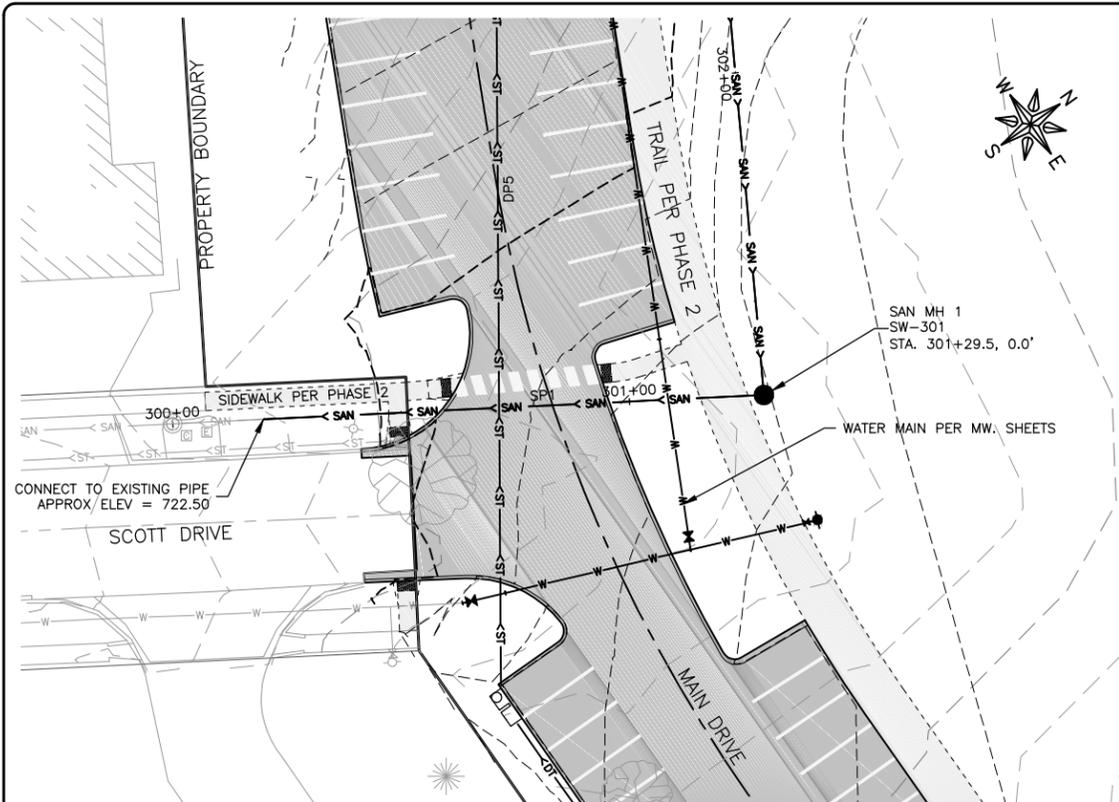
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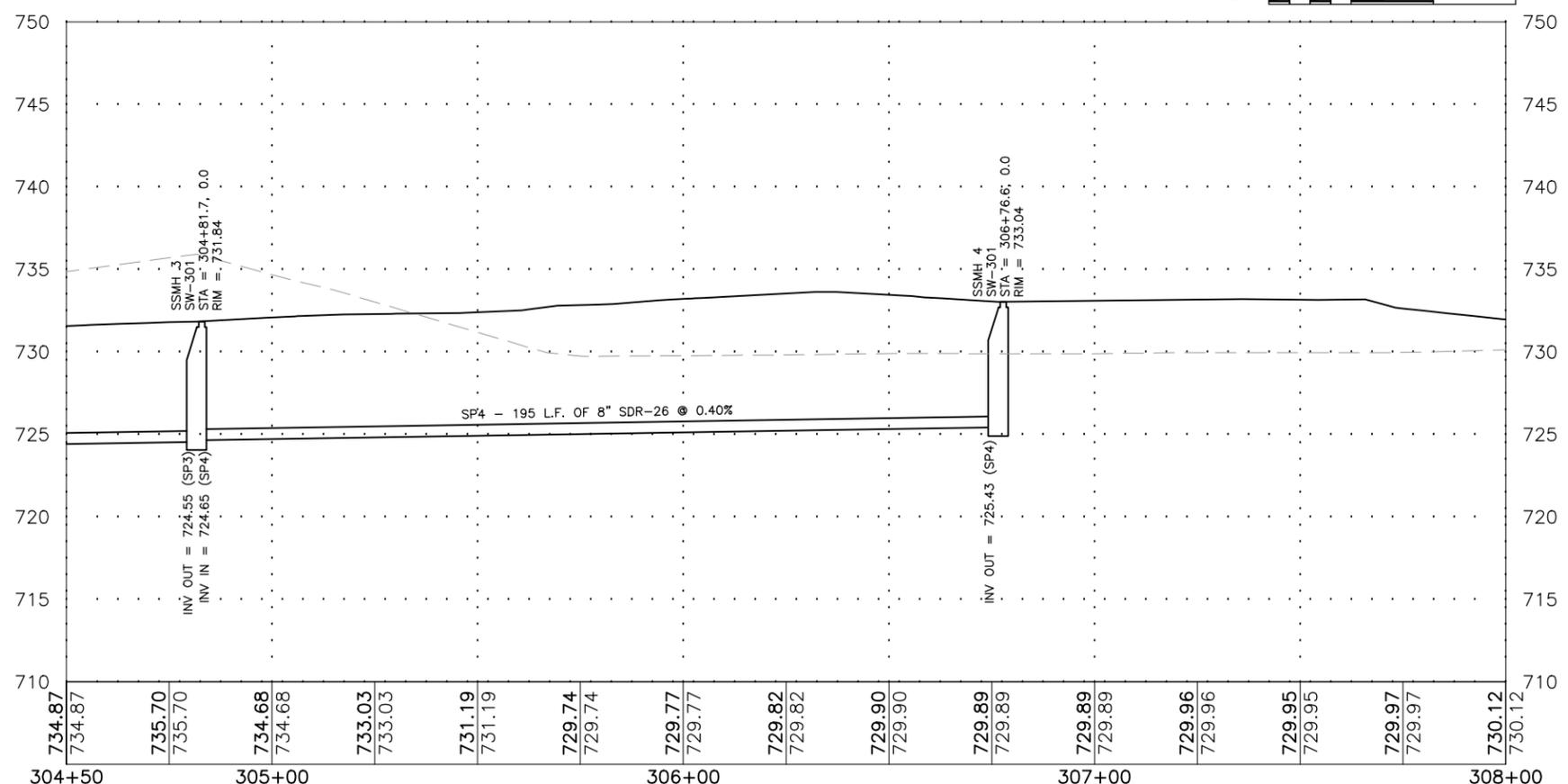
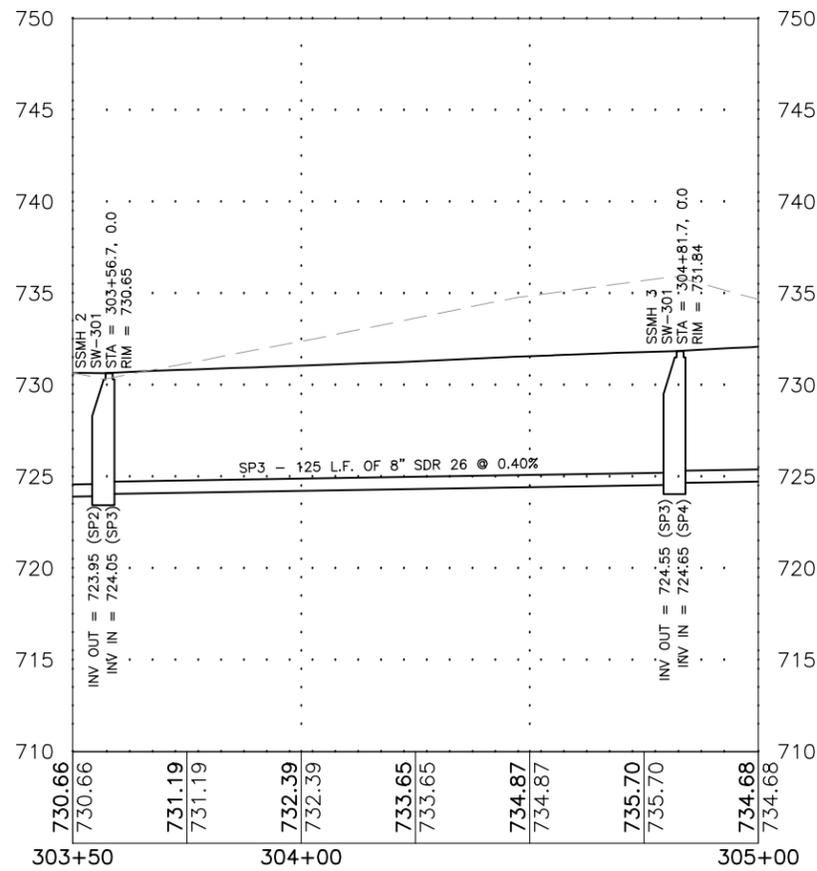
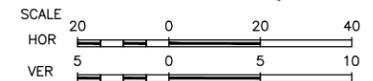
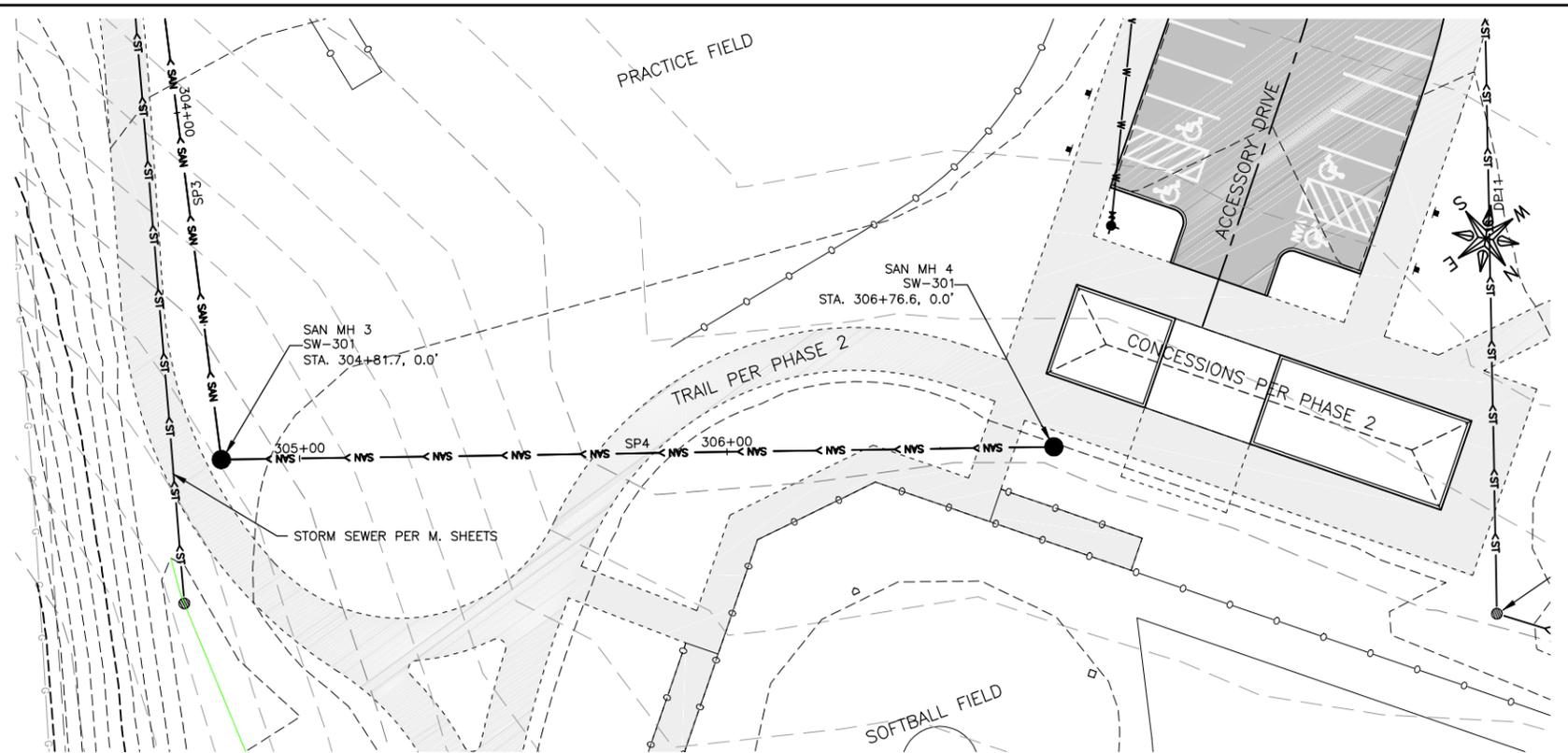
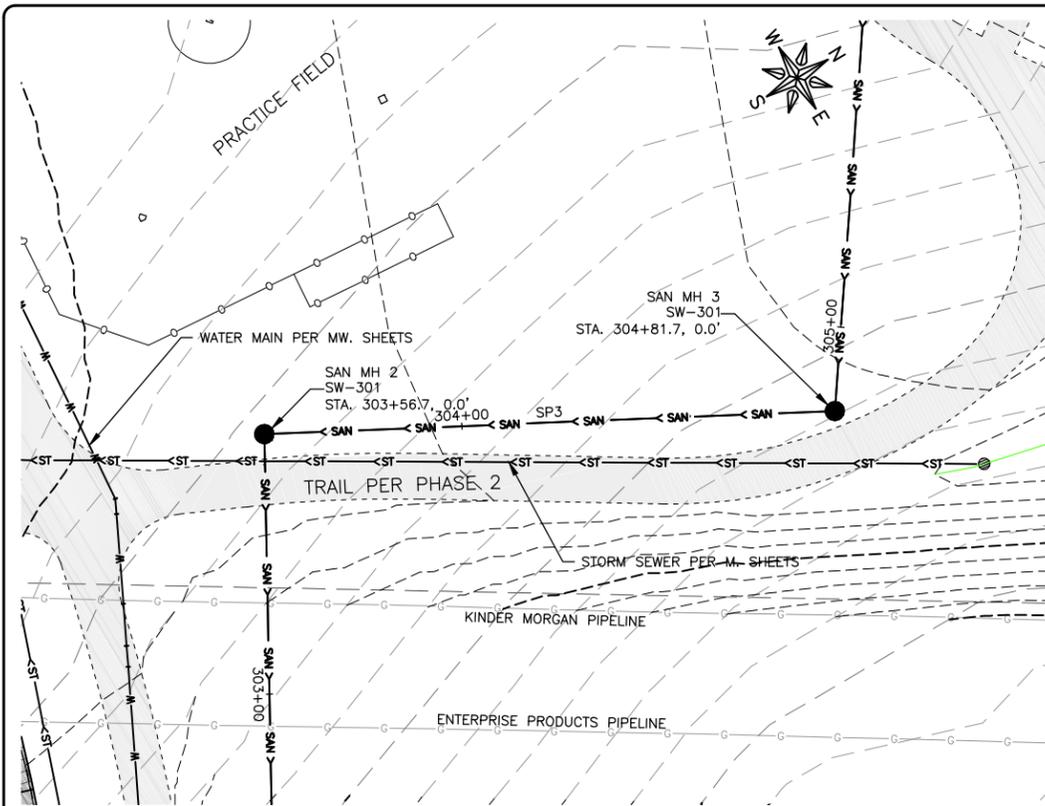
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SANITARY SEWER PLAN & PROFILE

SET TYPE: CHECK

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JOB NUMBER:
16-072

SHEET NUMBER:
MS.01



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 CITY OF WEST BRANCH
 110 NORTH POPLAR STREET
 WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
 PEDERSEN VALLEY PARK
 IMPROVEMENTS - PHASE 1
 WEST BRANCH, IOWA

DRAWN BY: AJB
 APPROVED BY: NPK
 DATE: 3/17/2017
 SCALE: AS NOTED

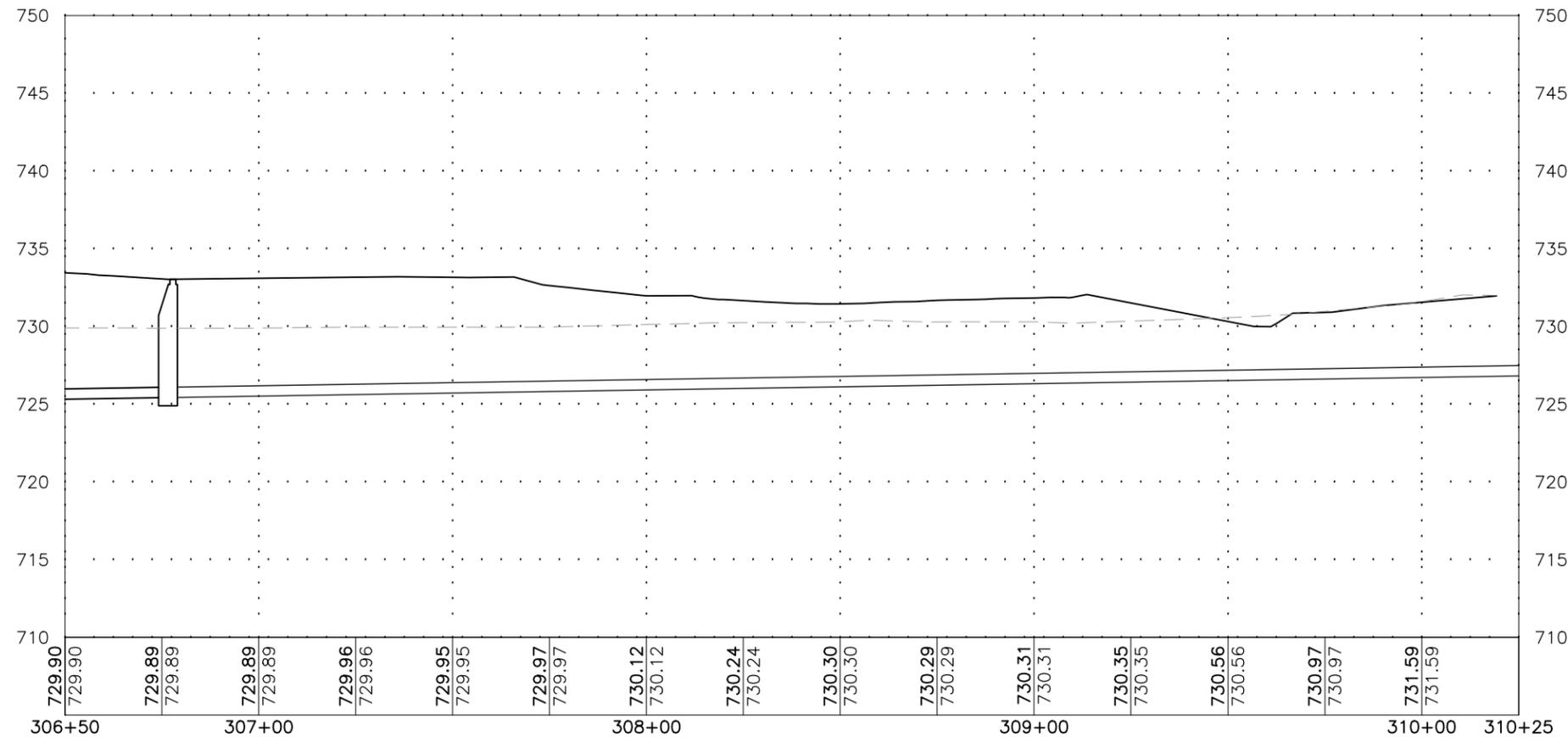
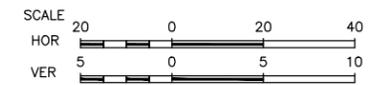
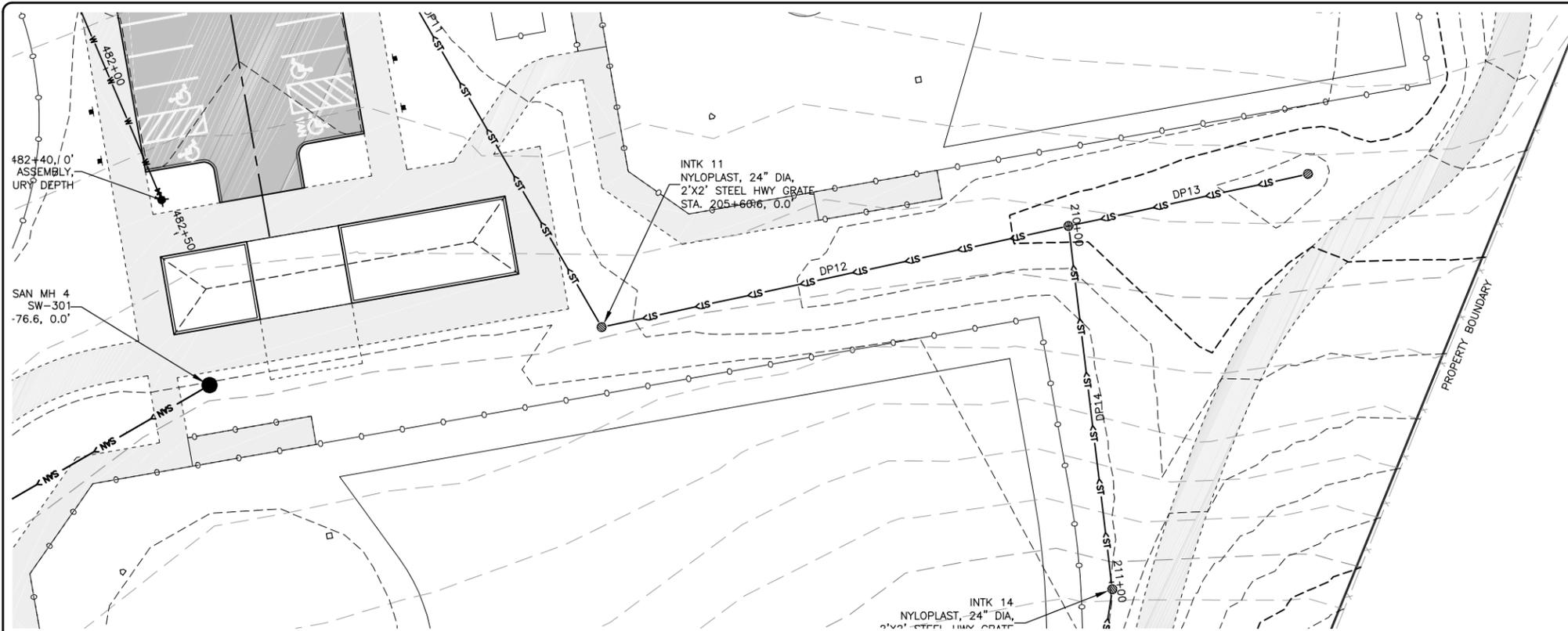
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DRAWING:
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JOB NUMBER:
 16-072

SHEET NUMBER:
 MS.02



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CITY OF WEST BRANCH
110 NORTH POPLAR STREET
WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
PEDERSEN VALLEY PARK
IMPROVEMENTS - PHASE 1
WEST BRANCH, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: 3/17/2017
SCALE: AS NOTED

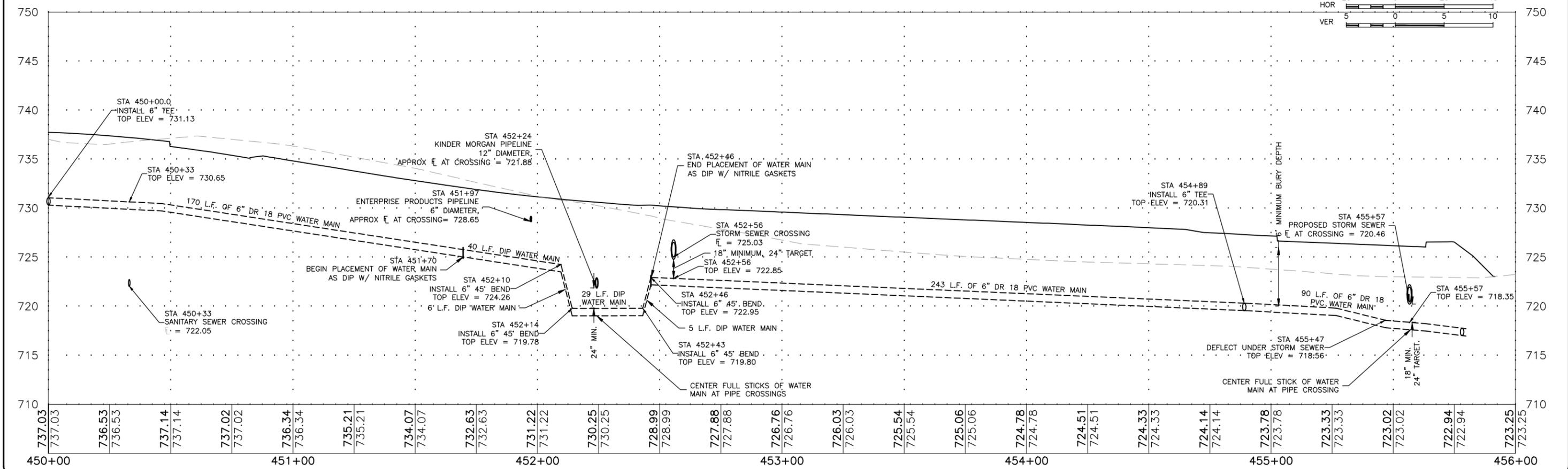
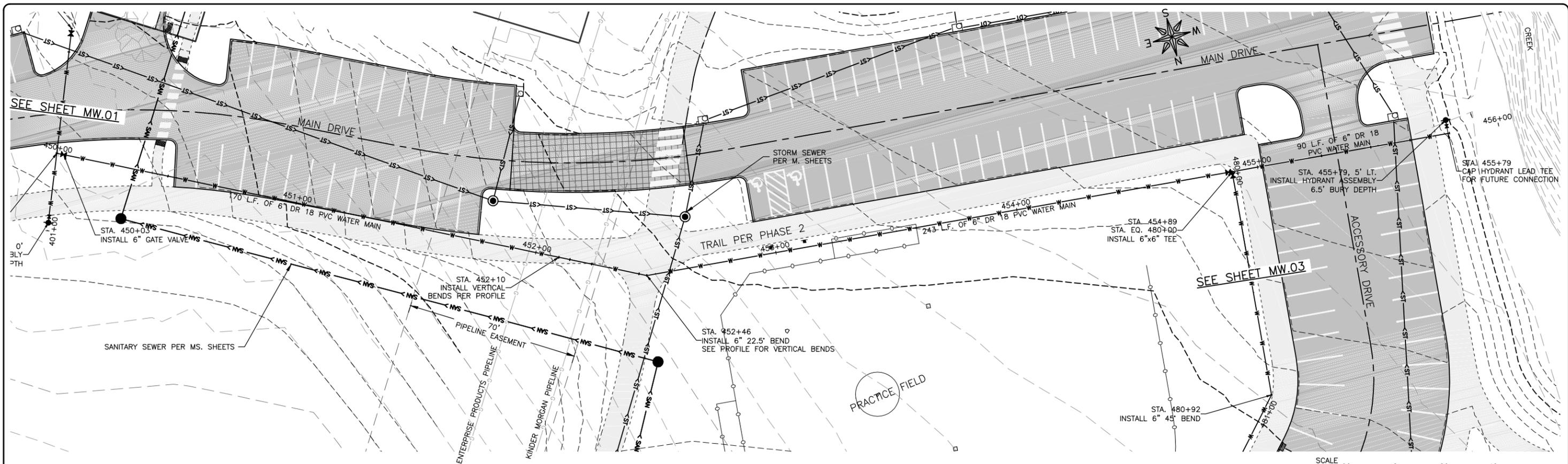
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
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REFERENCE

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JOB NUMBER:
16-072

SHEET NUMBER:
MS.REF



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525
 ILLINOIS
 IOWA
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OWNER/DEVELOPER:
 CITY OF WEST BRANCH
 110 NORTH POPLAR STREET
 WEST BRANCH, IOWA 52358

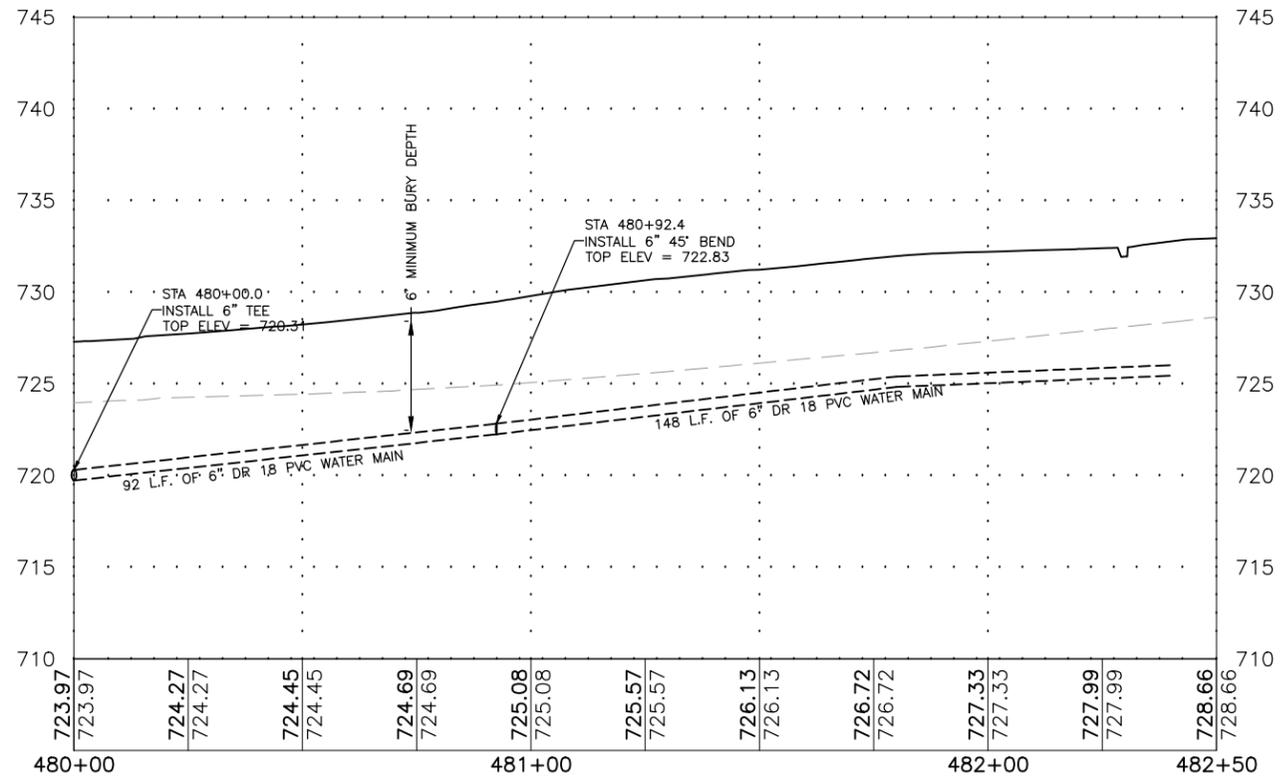
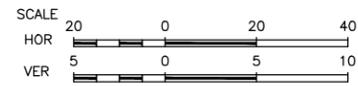
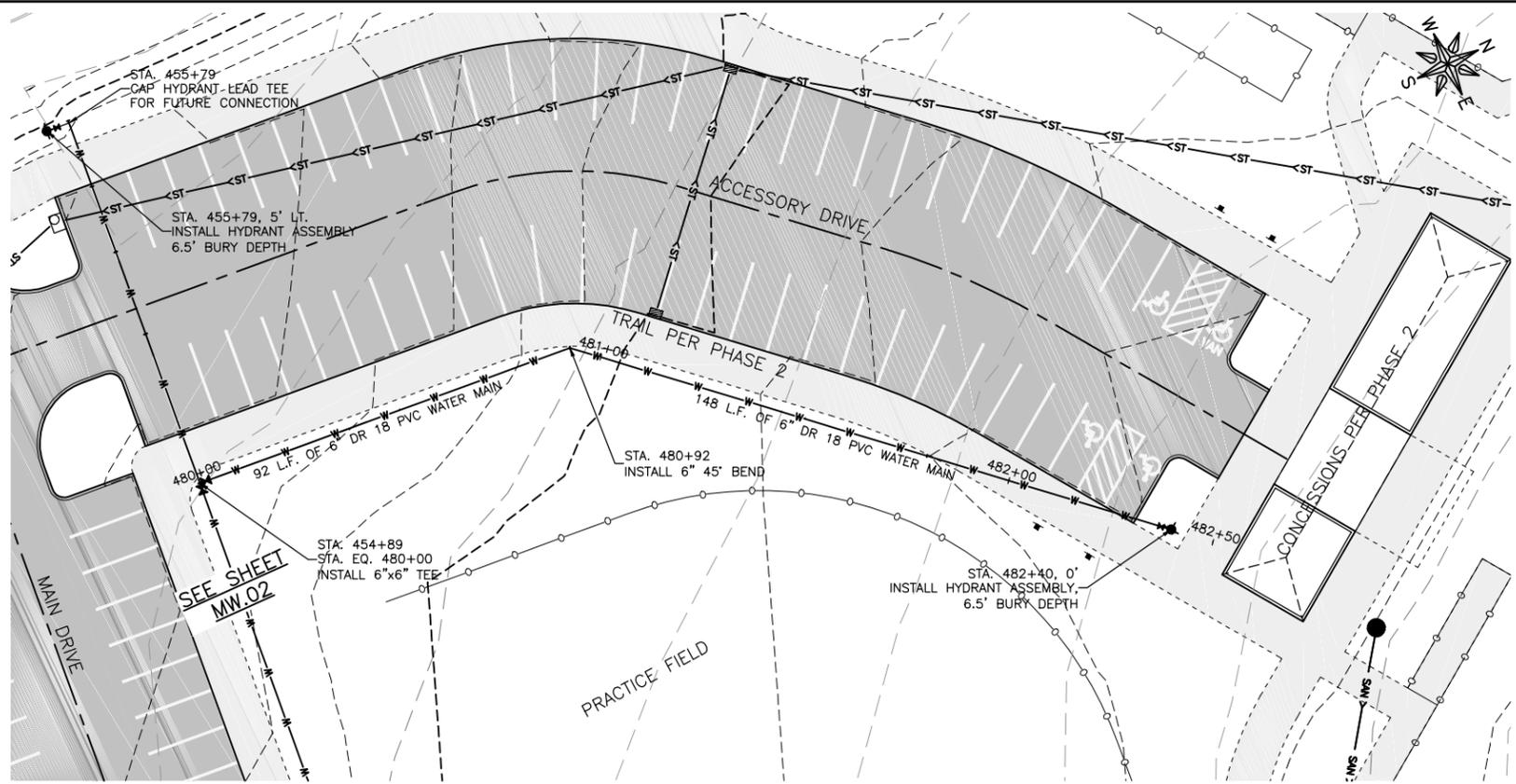
PROJECT AND LOCATION:
 PEDERSEN VALLEY PARK
 IMPROVEMENTS - PHASE 1
 WEST BRANCH, IOWA

DRAWN BY: AJB
 APPROVED BY: NPK
 DATE: 3/17/2017
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 WATER MAIN PLAN & PROFILE
 SET TYPE: CHECK
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JOB NUMBER:
 16-072
 SHEET NUMBER:
 MW.02



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
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OWNER/DEVELOPER:
 CITY OF WEST BRANCH
 110 NORTH POPLAR STREET
 WEST BRANCH, IOWA 52358

PROJECT AND LOCATION:
 PEDERSEN VALLEY PARK
 IMPROVEMENTS - PHASE 1
 WEST BRANCH, IOWA

DRAWN BY: AJB
 APPROVED BY: NPK
 DATE: 3/17/2017
 SCALE: AS NOTED

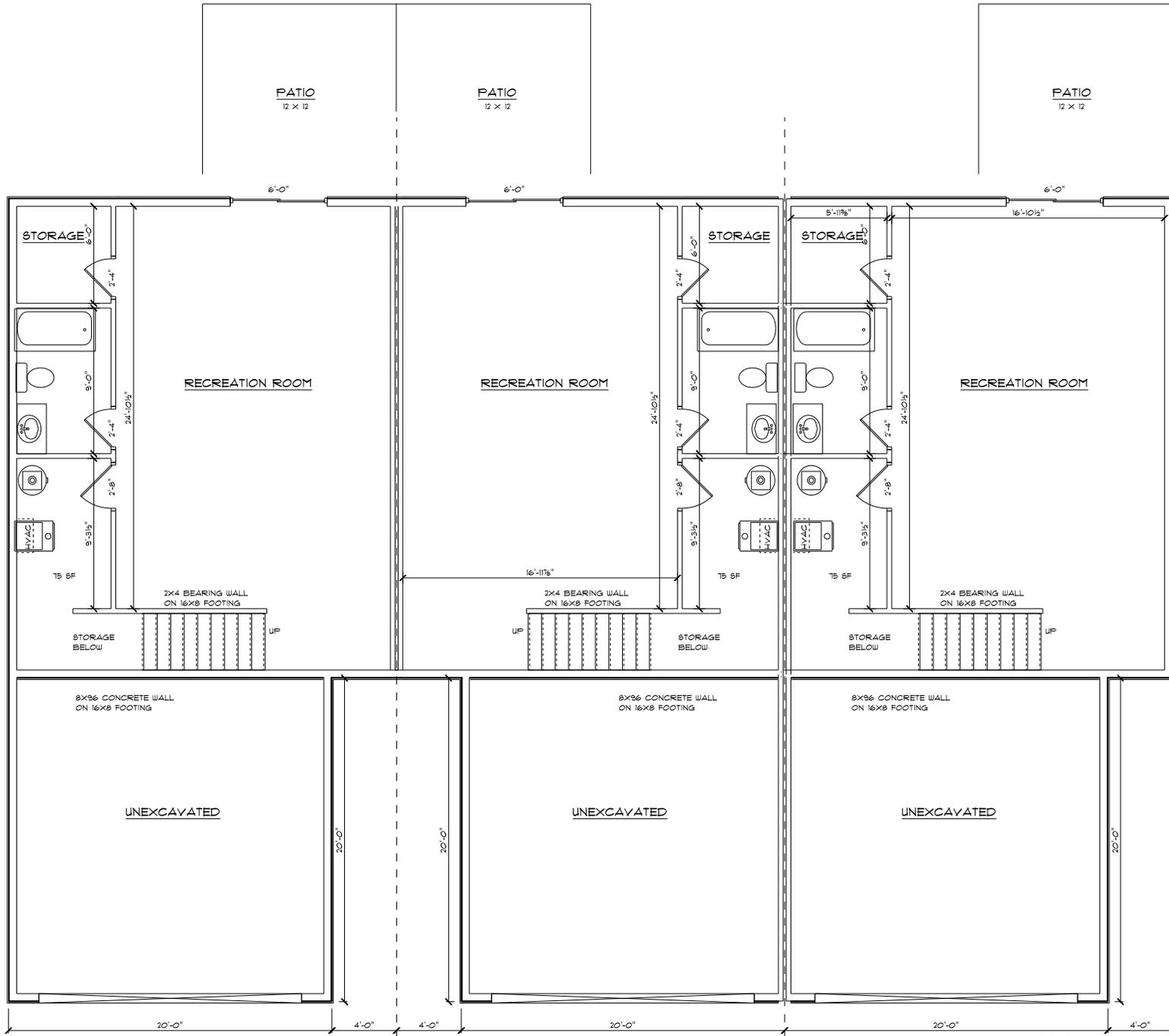
REVISIONS		
REV. NO.	DESCRIPTION	DATE

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 WATER MAIN PLAN & PROFILE

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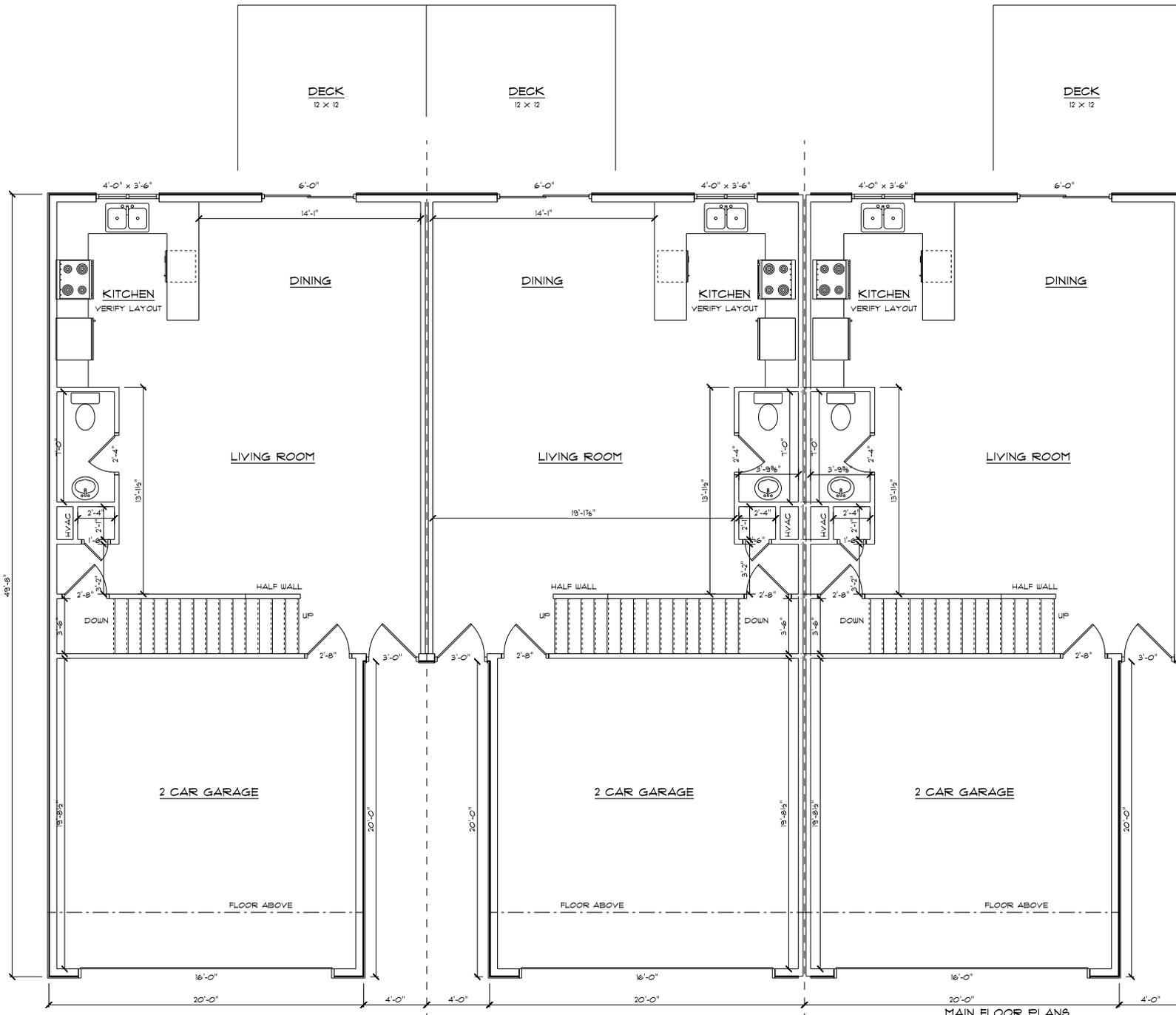
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 MW.03



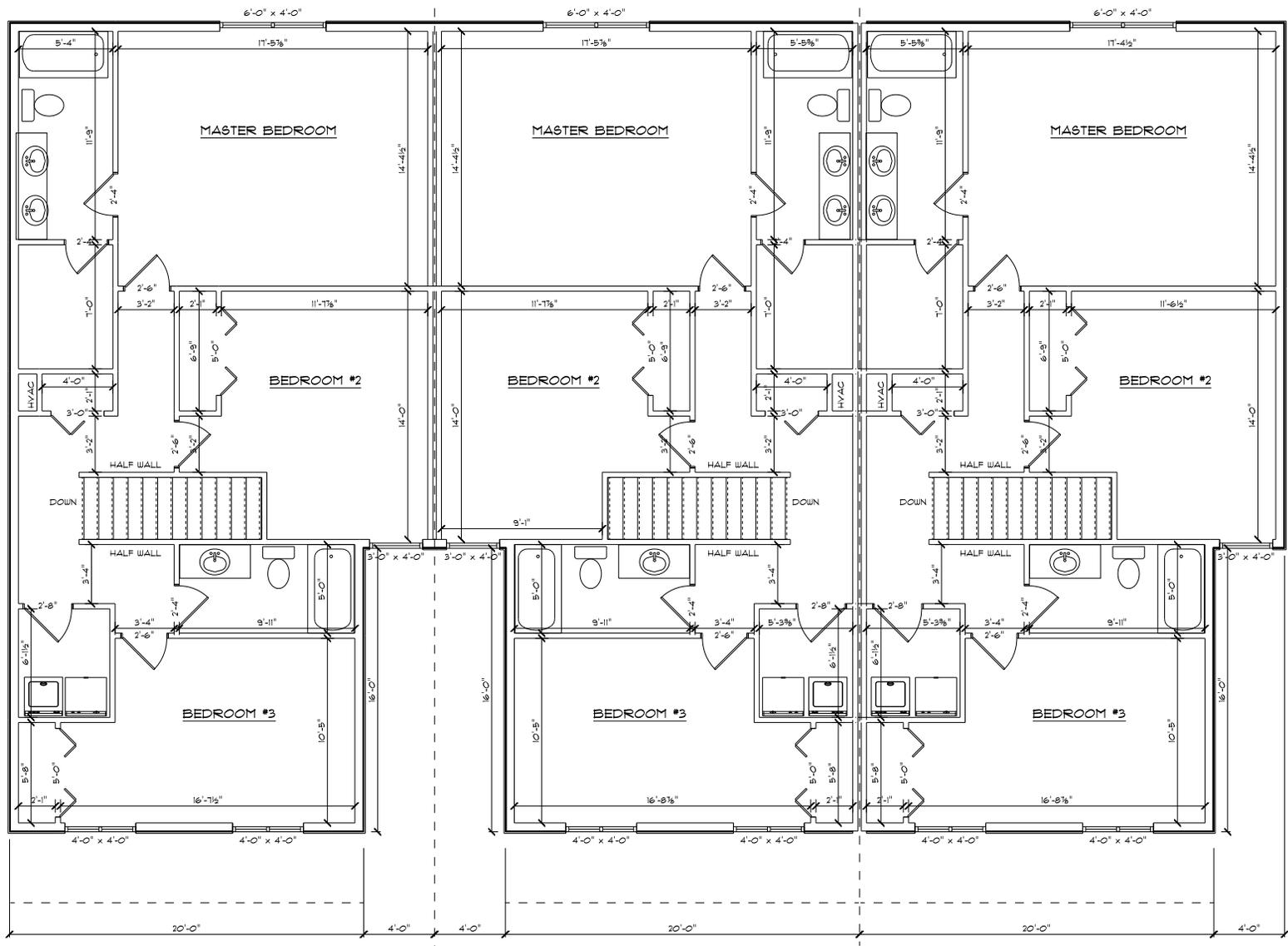
LOWER FLOOR PLANS
 EXTERIOR DIMENSIONS
 ARE TO SHEATHING
 2X6 8' EXTERIOR WALLS
 VERIFY WINDOWS
 610 SQUARE FEET

PROJECT: COOHEY CONSTRUCTION		3 FLEX	
SCALE: 1/4" = 1'-0"	DATE: 3/10/11	DRAWER: JB	
<small>THIS DOCUMENT IS THE PROPERTY OF COOHEY CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COOHEY CONSTRUCTION. COOHEY CONSTRUCTION SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.</small>			
			612-2



MAIN FLOOR PLANS
 EXTERIOR DIMENSIONS
 ARE TO SHEATHING
 2X6 9' EXTERIOR WALLS
 VERIFY WINDOWS
 690 SQUARE FEET

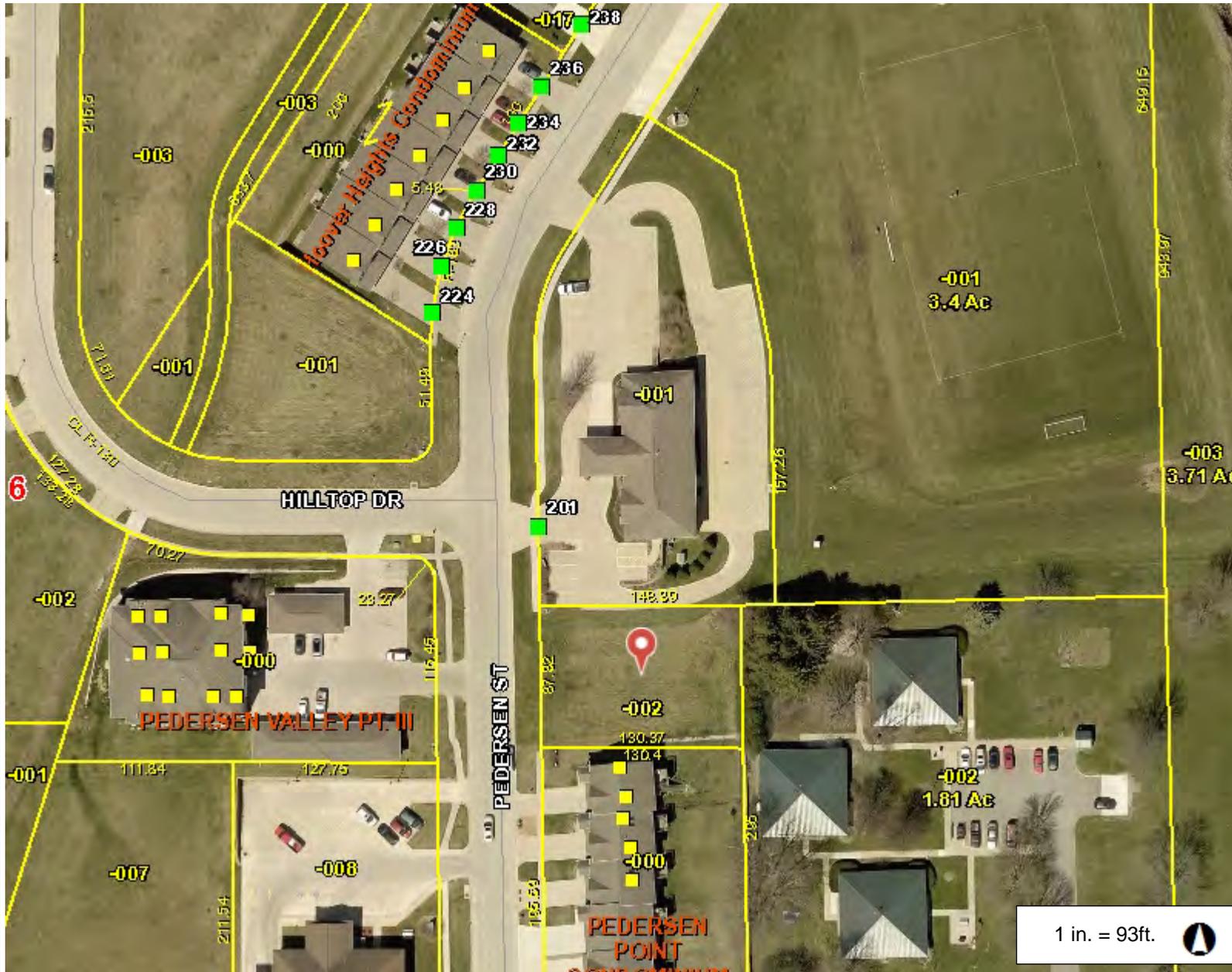
PROJECT: COOHEY CONSTRUCTION		3 FLEX	
SCALE: 1/4" = 1'-0"	DATE: 3/10/11	DRAWER: JB	
<small>THIS DRAWING IS THE PROPERTY OF COOHEY CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF COOHEY CONSTRUCTION, ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED. COOHEY CONSTRUCTION SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.</small>			
			612-3



UPPER FLOOR PLANS
 EXTERIOR DIMENSIONS
 ARE TO SHEATHING
 2X6 @' EXTERIOR WALLS
 VERIFY WINDOWS
 980 SQUARE FEET

PROJECT: COOHEY CONSTRUCTION		3 FLEX	
SCALE: 1/4" = 1'-0"	DATE: 3/10/11	DRAWER: JB	

Cedar County, IA



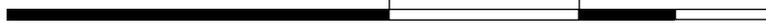
Legend

- Road
 - <all other values>
 - Interstate
 - US Highway
 - State Numbered Highway
- + Railroad
- Address Point
- Parcel
- Parcel Number/Acres
- Leased Land
- Corporate Limit Line
- Land Hook
- ▨ Park
- Section
- ▣ County Boundary

1 in. = 93ft.



186.4 0 93.21 186.4 Feet



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Cedar County, IA

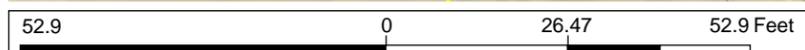


- Legend**
- Road
 - <all other values>
 - Interstate
 - US Highway
 - State Numbered Highway
 - + Railroad
 - Address Point
 - Parcel
 - Parcel Number/Acres
 - Leased Land
 - Corporate Limit Line
 - Land Hook
 - Easement
 - Right-of-Way
 - Contour
 - <all other values>
 - Intermediate
 - Index
 - Park
 - Section
 - County Boundary

1 in. = 27ft.



Notes



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