



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, January 24, 2017 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Welcome to new Commission Member Emilie Walsh
3. Roll Call
4. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the December 6, 2016 Planning and Zoning Commission Meeting.
5. Public Hearing/Non-Consent Agenda
 - a. Approve _____ as Chairperson of the Planning & Zoning Commission./Move to action.
 - b. Approve _____ as Vice Chairperson of the Planning & Zoning Commission./Move to action.
 - c. Chris Kofoed – Meadows Subdivision Phase 3 Update
 - d. Update on Croell Redi-Mix Site Plan.
 - e. Continued discussion of site plan for development on Hilltop Drive.
 - f. Discussion of Residential Individual Lot Site Plan Requirements.
 - g. Discussion of Chapter 151 of the Code of Ordinances of the City of West Branch, Iowa: “Trees.”
 - h. Discussion on Update to the West Branch Comprehensive Plan
6. City Staff Reports
 - a. Zoning Administrator Terry Goerdts – Introduction to Commission
 - b. City Engineer Dave Schechinger – Upcoming City Infrastructure Projects
 - c. City Administrator Matt Muckler – Intro to Planning and Zoning Workshop presented by Gary Taylor, Iowa State University Extension and Outreach
7. Comments from Chair and Commission Members
8. The next regularly-scheduled Planning and Zoning Commission Meeting – March 28, 2017 at 7:00 p.m.
9. 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 Special Planning & Zoning Commission Meeting
December 6, 2016
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:19 p.m. welcoming the audience and following City Staff; City Administrator Matt Muckler, Deputy City Clerk Leslie Brick and Public Works Director Matt Goodale. Commission Members Ryan Bowers, Clara Oleson and Liz Seiberling were present. LeeAnn Aspelmeier, Gary Slach and Sally Peck were absent.

Approve Agenda/Consent Agenda/Move to action.

Motion by Bowers, second by Oleson to approve the agenda. Absent: Aspelmeier, Slach and Peck.
Motion carried on a voice vote.

Approve minutes from the September 27, 2016 Planning and Zoning Commission Meeting.

Motion by Oleson, second by Bowers to approve the September 27, 2016 minutes. Absent: Aspelmeier, Slach and Peck. Motion carried on a voice vote.

Approve minutes from the September 29, 2016 Special Planning and Zoning Commission Meeting.

Motion by Bowers, second by Oleson to approve the September 29, 2016 minutes. Absent: Aspelmeier, Slach and Peck. Motion carried on a voice vote.

Approve minutes from the November 15, 2016 Planning and Zoning Commission Meeting.

Motion by Oleson, second by Bowers to approve the November 15, 2016 minutes. Absent: Aspelmeier, Slach and Peck. Motion carried on a voice vote.

Approve 2017 Regular Meeting Schedule.

Motion by Bowers, second by Seiberling to approve the 2017 meeting schedule. Absent: Aspelmeier, Slach and Peck. Motion carried on a voice vote.

Public Hearing/Non-Consent Agenda

Discussion of site plan for development on Hilltop Drive.

Matt Adam, attorney with Simmons Perrine Moyer Bergman, PLC presented a concept plan for the re-development of three lots on Hilltop Drive. Adam stated the land was currently zoned R-3 and proposed approximately twenty five residential units to be constructed on the property. He said the units would be condominium style townhomes with two and three bedrooms with two stall garages. Adams also mentioned the expected price point for each unit would be \$170,000 to \$185,000. Adams said final engineering should be completed in mid-December. Oleson asked who the client would be on this project. Adams replied that IWS Properties, (Ryan Bednarz and Nate Perkins), is the client and also the builder for the project. He also stated that a legal entity may be formed for this project. Fuller asked when the project would be started. Adams replied that they were targeting spring of 2017 with a few units built then others to follow as units were sold. Adams also explained that the interior street shown on the concept would be maintained by a homeowner's association with adequate emergency accessibility. Bowers requested that the future site plan show sidewalks and storm water management practices.

CITY STAFF REPORTS

Zoning Administrator Update

Muckler introduced Terry Goerdt, City of West Branch's current building inspector and stated that Goerdt's appointment as zoning administrator would be considered by the City Council at the next City Council meeting.

Chairperson Zoning Board of Adjustment, Craig Walker informed the commission that the City had received several variance requests for special exceptions for new decks in recent months. Walker suggested the commission to review the current code and consider some changes to allow a different set of standards for some of the historic home and neighborhoods in West Branch. Walker asked for input from the commission for creating a separate code of requirements for offsets and setbacks. Muckler also stated some issues with some properties that have been demolished in recent months and with the current code requirements, makes the lots almost unbuildable and supports Walker's request.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS

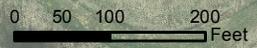
The next regularly-scheduled Planning and Zoning Commission Meeting – January 24, 2017 at 7:00 p.m.

Adjourn

Motion to adjourn meeting by Fuller. Motion carried on a voice vote. Planning & Zoning Commission Meeting adjourned at 8:07 p.m.

Legend

-  Hydrant
-  Water Valve
-  Sanitary Sewer Manhole
-  Water Main
-  Proposed Water Main
-  Sanitary Sewer Main
-  Proposed Sanitary Sewer Main
-  Possible Future Road Re-Alignment
-  Possible Future Sidewalk



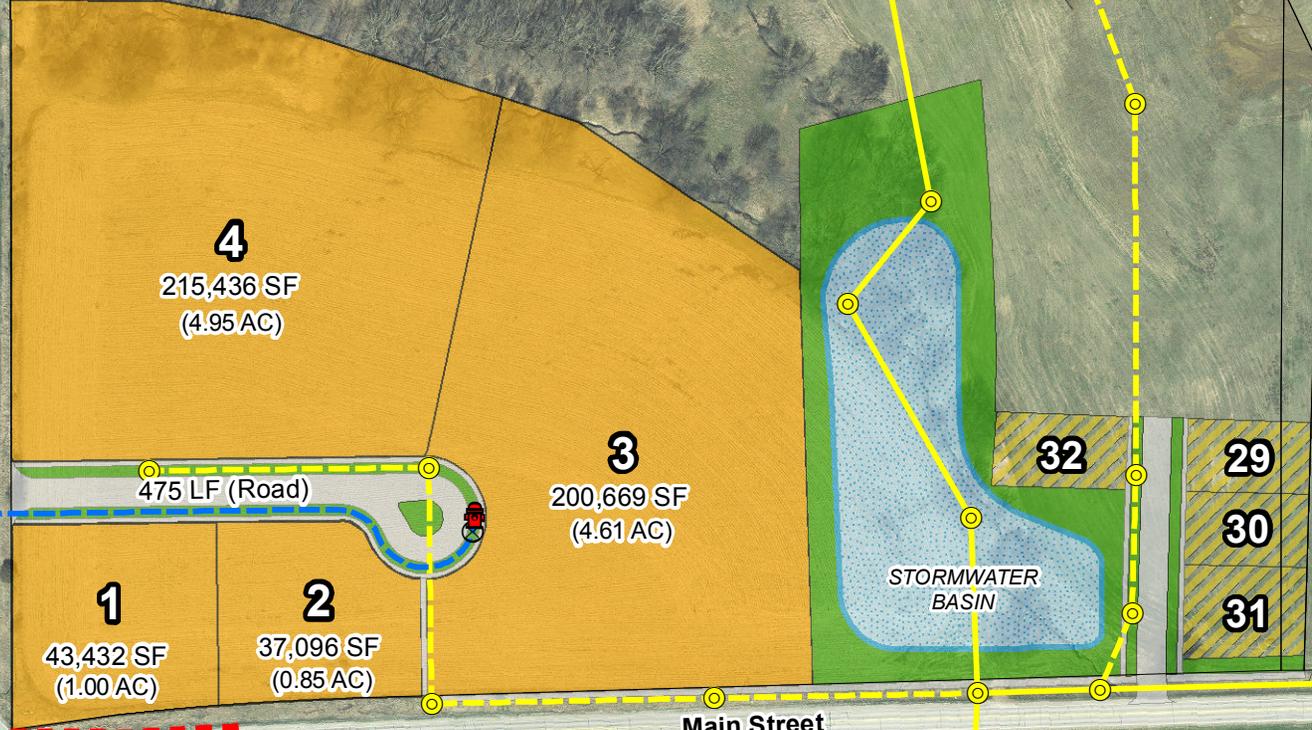
Johnson Cedar Road

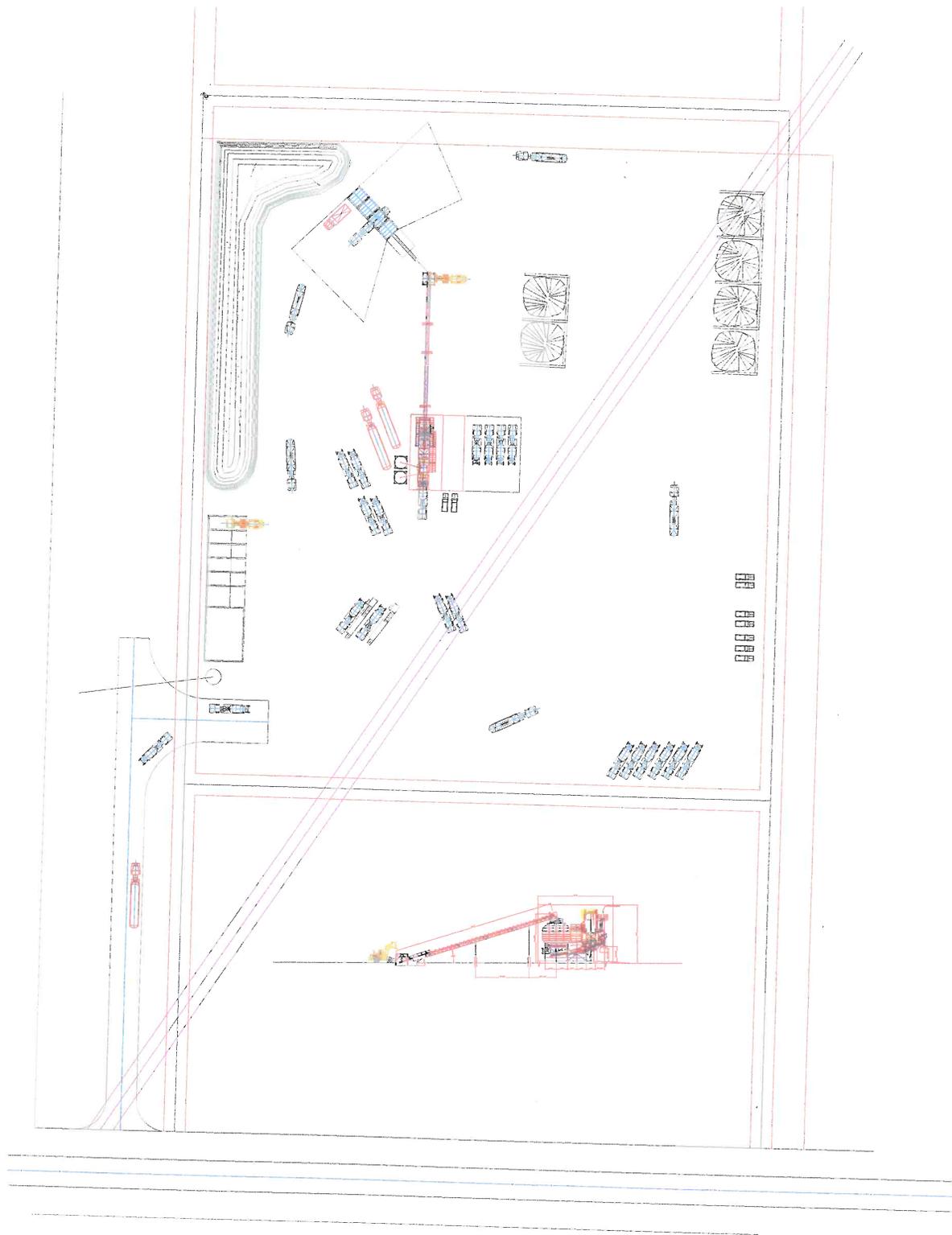
Orange St

Ridge View Dr

Main Street

Herbert Hoover Hwy





CITY OF WEST BRANCH
COMMISSION DISCUSSION REPORT

MEETING DATE: January 24, 2017 AGENDA ITEM: 5e

DATE PREPARED: January 18, 2017

STAFF LIAISON: Matt Muckler, City Administrator

ACTION TITLE: Continued discussion of site plan for development on Hilltop Drive

RECOMMENDATIONS:

Staff recommends that the Commission review the attached materials and provide feedback to city staff on these documents.

ATTACHMENTS:

12/16/16 Draft Pedersen Valley Part Three – Phase One, Lot 23 Site Plan – pages 7-11

Comments from City Engineer Dave Schechinger – page 12

Site Plan Review Checklist - pages 13-17

12/16/16 Draft Pedersen Valley Part Three – Phase Two, Lots 41 & 42 and Pederson Valley Part Five, Outlet G – pages 18-22

Comments from City Engineer Dave Schechinger – page 23

Site Plan Review Checklist – pages 24-28

Comments from City Administrator Matt Muckler – page 29

Revised Site Utility Plan – page 30

SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

WEST BRANCH, IOWA

0.46 ACRE



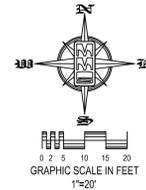
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OWNER/APPLICANT:
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1945 BROWN DEER TRAIL
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATT ADAM
SIMMONS PERRINE MOYER BERGMAN PLC
1150 5TH ST, SUITE 170
CORALVILLE, IA 52241



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

SHEET INDEX
1 SITE LAYOUT AND DIMENSION PLAN
2 SITE GRADING AND EROSION CONTROL PLAN
3 SITE UTILITY PLAN
4 SITE LANDSCAPE PLAN
5 GENERAL NOTES AND DETAILS

Date Revision

LEGAL DESCRIPTION
LOT 23, PEDERSEN VALLEY PART THREE - PHASE ONE, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 0.46 ACRE, (19,890 SQUARE FEET), AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CURRENT ZONING: R-3
LOT AREA 19,890 SF (100%)
BUILDING AREA 2,979 SF (15.0%)
PAVING AREA 4,251 SF (21.4%)
TOTAL IMPERVIOUS AREA 7,230 SF (36.4%)
OPEN SPACE 12,660 SF (63.6%)

BUILDING CHARACTERISTICS:
1 - 3 PLEX BUILDING (3 BR EA)
TOTAL BUILDING SPACE = 2,979 SF

SETBACK REQUIREMENTS:
FRONT YARD = 25 FEET
REAR YARD = 8 FEET
SIDE YARD = 25 FEET

PARKING REQUIREMENTS:
2 SPACES PER DWELLING UNIT
3 DWELLING UNITS = 6 SPACES
TOTAL PARKING REQUIRED = 6 SPACES
TOTAL PARKING PROVIDED = 6 SPACES

TREE REQUIREMENTS:
1 1500 SF OPEN SPACE
12,660 SF OPEN SPACE
TREES REQUIRED = 9
TREES PROVIDED = 9

ALL GROUND LEVEL MECHANICAL AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

NUMBER	KEYNOTE	DETAIL
101	INSTALL PCC DRIVE	1/5
102	INSTALL 3" ROLL CURB	2/5
103	INSTALL 5" PCC DRIVEWAY	
104	INSTALL 5" PCC SIDEWALK IN ACCORDANCE WITH THE CITY OF WEST BRANCH SPECIFICATIONS	
105	PCC TRAIL BY OTHERS	

BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
21000	771.79	NAVD88	BENCHMARK (BOLT ARROW HEAD)
21036	744.32	NAVD88	BENCHMARK (BOLT BY ARROW HEAD)

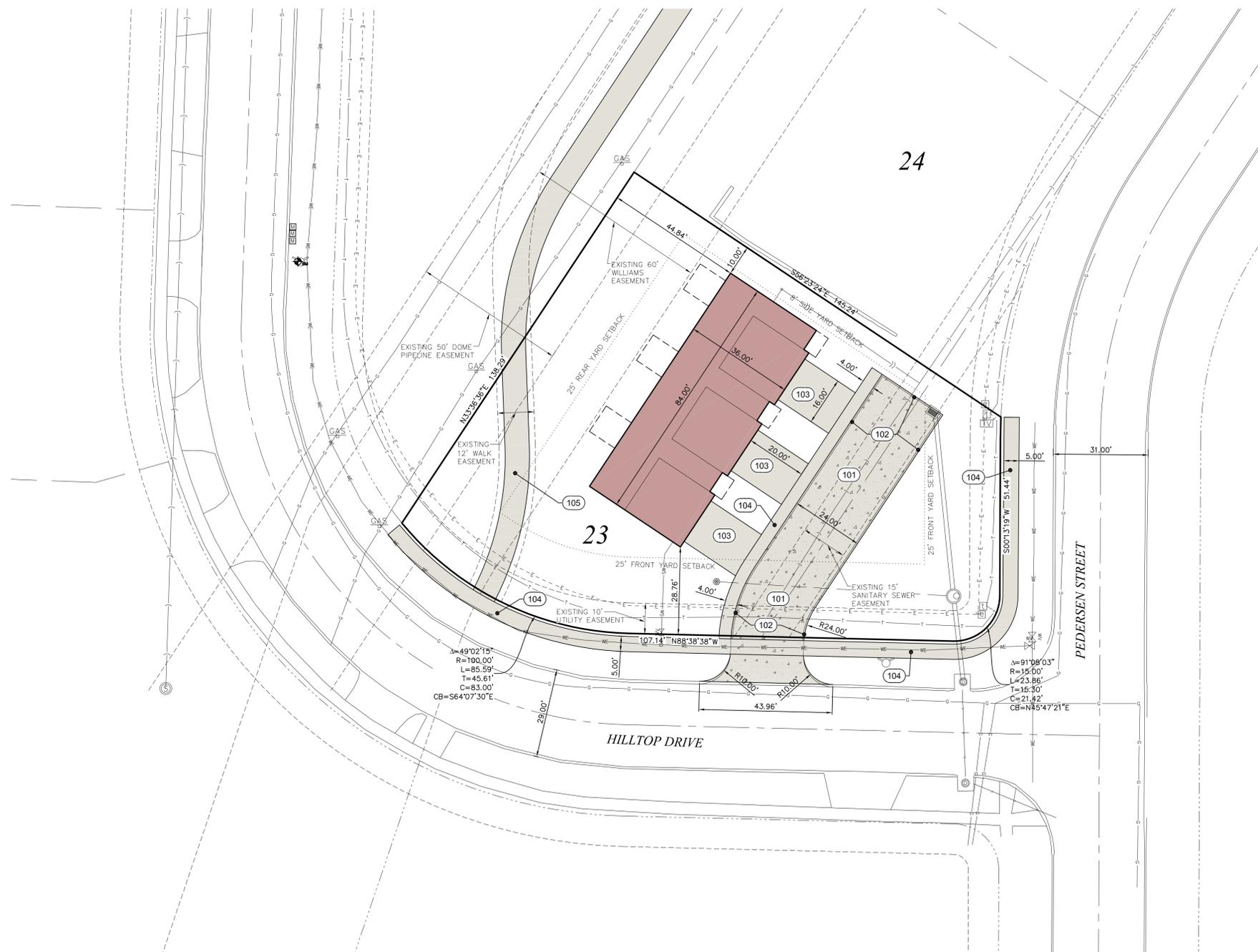
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

BENJAMIN T. MITCHELL
P.E. Iowa Lic. No. 23397
My license expires on December 31, 20__.

Pages of sheets covered by this seal:

SEAL

SITE LAYOUT AND DIMENSION PLAN



PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, IOWA

Herbert Hoover National Historic Site

LOCATION MAP
NOT TO SCALE

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-16-16
Designed By: BTM Field Book No: 1161
Drawn By: LLS Scale: 1"=20'
Checked By: BTM Sheet No: 1
Project No: 10100001 of 5

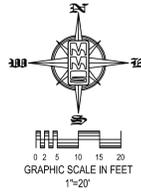
SITE PLAN PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23 WEST BRANCH, IOWA

0.46 ACRE



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

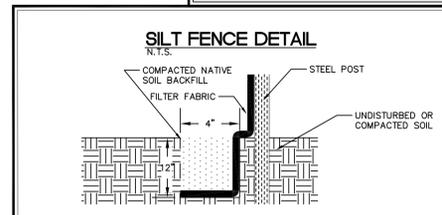
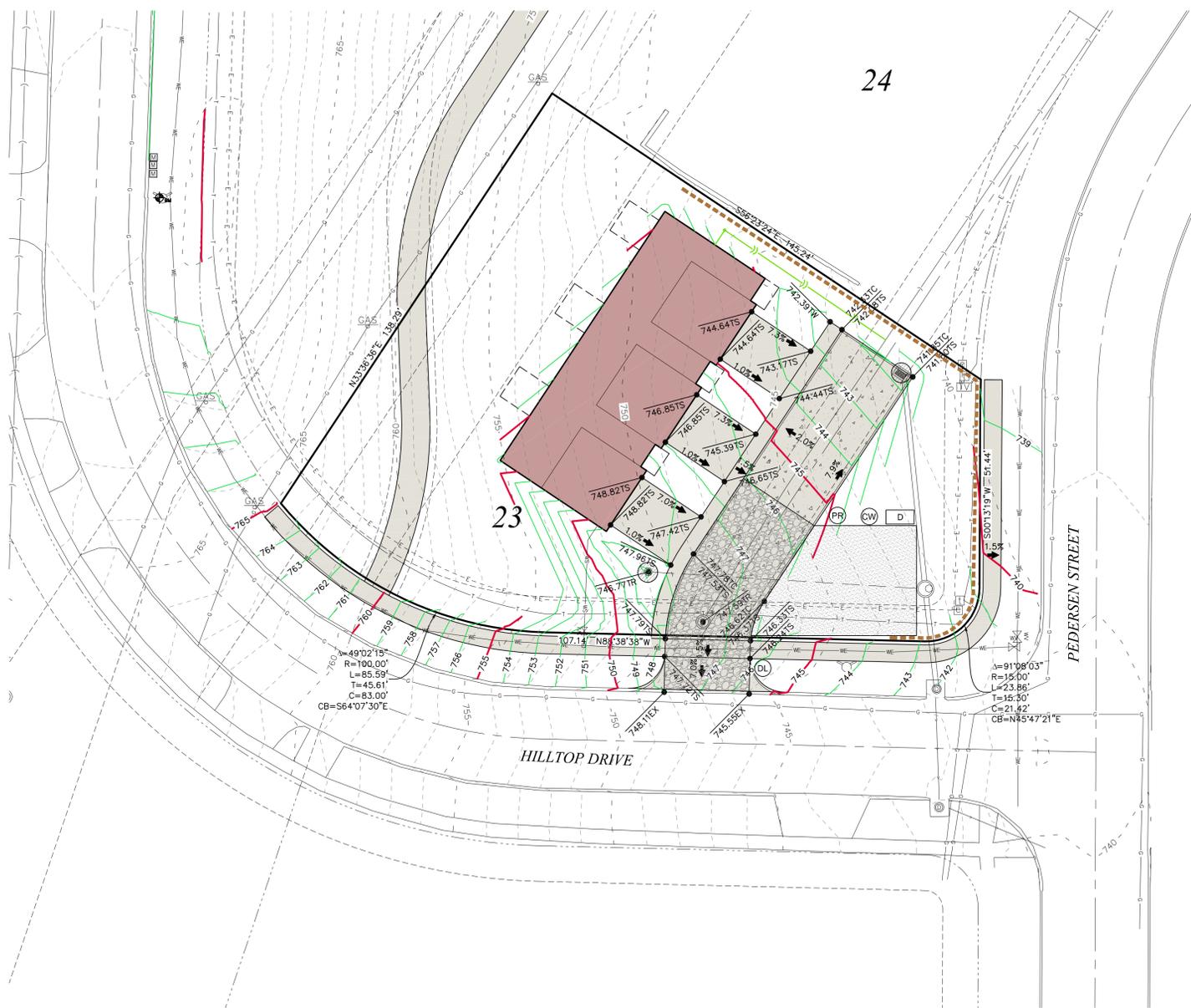
EROSION CONTROL LEGEND	
---	SILT FENCE/FILTER SOCK
---	PERIMETER SILT FENCE
---	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
---	TEMPORARY PARKING AND STORAGE
---	CONCRETE TRUCK/EQUIPMENT WASHOUT
---	PORTABLE RESTROOM
---	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
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---	DUMPSTER FOR CONSTRUCTION WASTE
---	RIP RAP OUTLET PROTECTION
---	OTHER MEASURE: _____
---	OTHER MEASURE: _____
---	OTHER MEASURE: _____

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

SHEET INDEX

- 1 SITE LAYOUT AND DIMENSION PLAN
- 2 SITE GRADING AND EROSION CONTROL PLAN
- 3 SITE UTILITY PLAN
- 4 SITE LANDSCAPE PLAN
- 5 GENERAL NOTES AND DETAILS

Date	Revision



- INSTALLATION**
1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 2. SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUNCE TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 6. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- MAINTENANCE**
1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 3. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
 4. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

- GRADING NOTES**
- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL .
 - 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
 - 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
 - 4.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
 - 5.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
 - 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
 - 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
 - 8.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
 - 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 0.46 ACRES
TOTAL AREA TO BE DISTURBED: 0.28 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

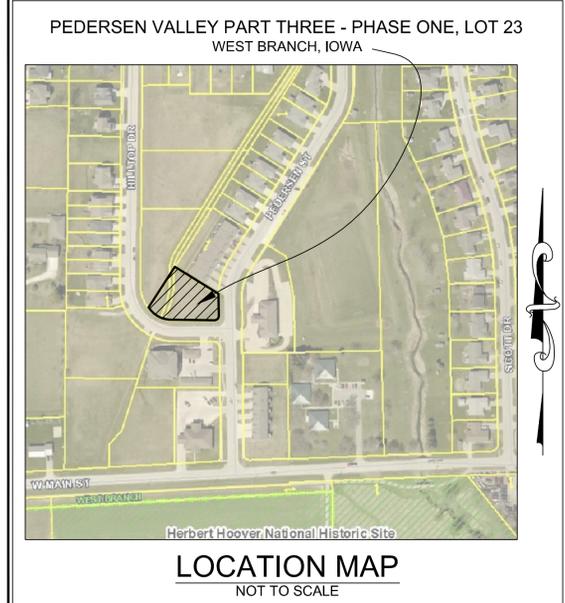
ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.



SITE GRADING AND EROSION CONTROL PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 12-16-16

Designed by: BTM Field Book No: 1161

Drawn by: LLS Scale: 1"=20'

Checked by: BTM Sheet No: 2

Project No: 10100001 of 5

SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

WEST BRANCH, IOWA

0.46 ACRE



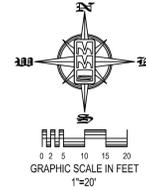
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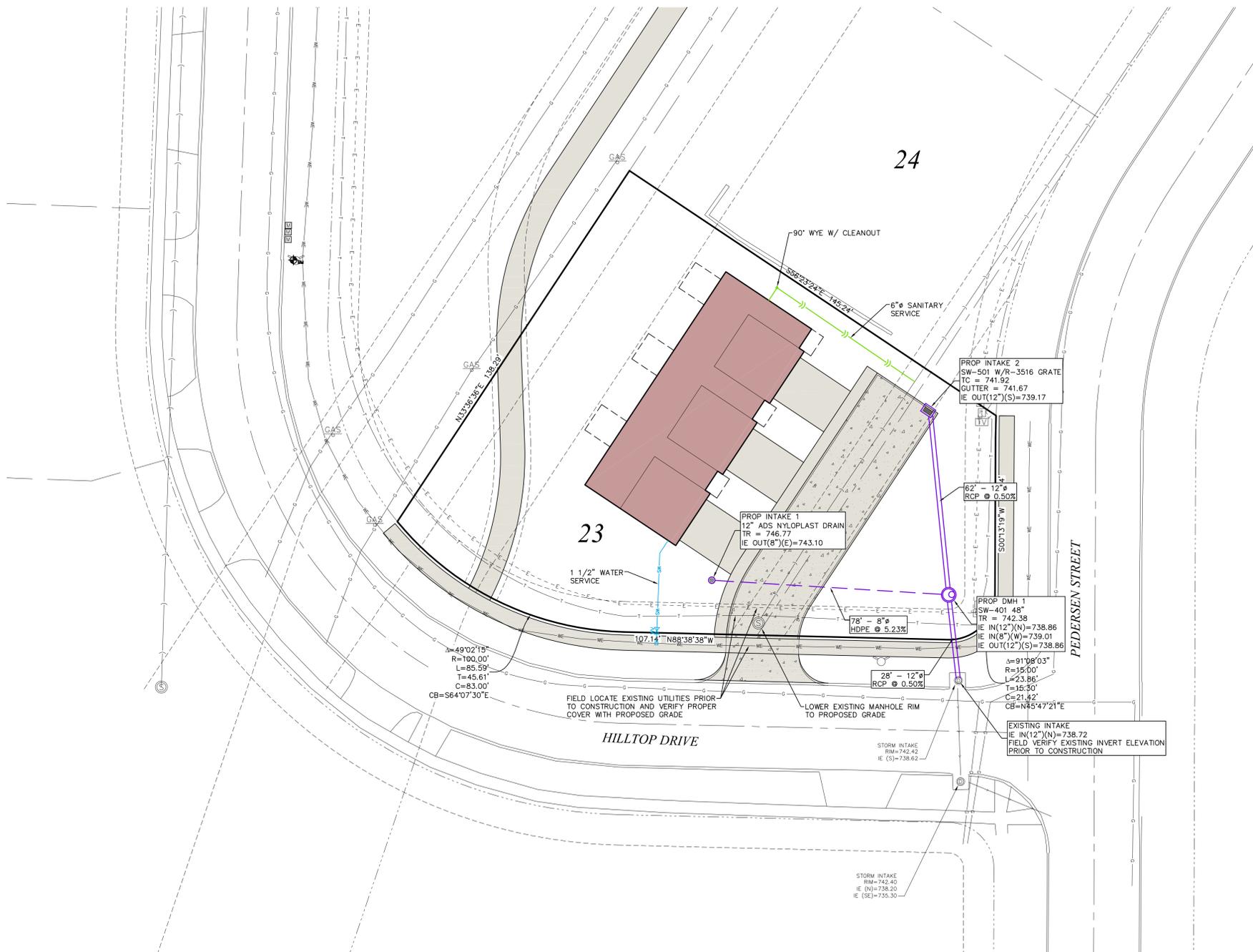
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---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED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

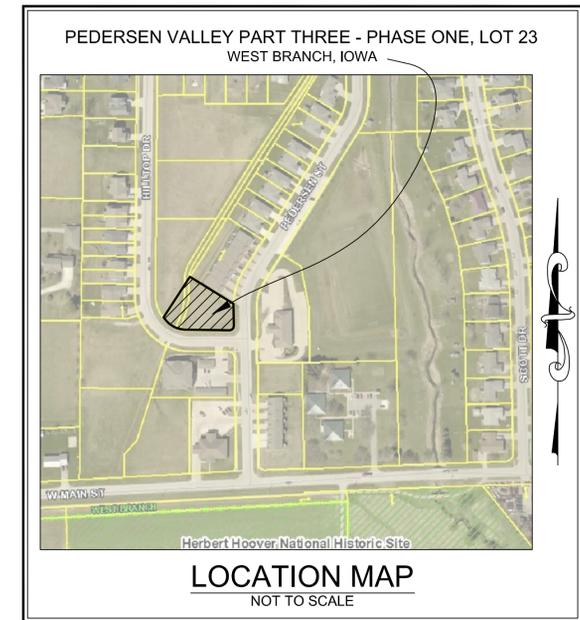
- SHEET INDEX
- 1 SITE LAYOUT AND DIMENSION PLAN
 - 2 SITE GRADING AND EROSION CONTROL PLAN
 - 3 SITE UTILITY PLAN
 - 4 SITE LANDSCAPE PLAN
 - 5 GENERAL NOTES AND DETAILS

Date Revision



UTILITY COMPANY CONTACTS			
SERVICE	SUPPLIER	PHONE NO.	
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315	
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-369-8319	
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY MELICK	319-627-2145	
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255	
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408	
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: TY DOERMANN	319-643-5888	

SITE UTILITY PLAN



PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-16-16
Designed by: BTM Field Book No: 1161
Drawn by: LLS Scale: 1"=20'
Checked by: BTM Sheet No: 3
Project No: 10100001 of 5



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

GENERAL NOTES AND DETAILS

PEDERSEN VALLEY PART
 THREE - PHASE ONE,
 LOT 23
 WEST BRANCH
 CEDAR COUNTY
 IOWA

MMS CONSULTANTS, INC.
 Date: 12-16-16
 Designed By: BTM Field Book No: 1161
 Drawn By: LLS Scale: NONE
 Checked By: BTM Sheet No: 5
 Project No: 10100001
 IOWA CITY
 of 5

STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- 3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- 4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "R-2" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- 5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- 6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 7) ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.01.A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "OT"-RING OR PROFILE GASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- 8) ALL PIPE SHALL BE CERTIFIED.
- 9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

NOTES:

1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACK FILL AND BEDDING SHALL BE PLACED AS SPECIFIED IN CONTRACT DOCUMENTS.
5. SEE IDOT STANDARD ROAD PLAN SW-102 FOR ADDITIONAL TRENCH BEDDING INFORMATION.

CLASS "R-2" BEDDING
NTS

TYPICAL HYDRANT

N.T.S.

NOTES:
 CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.
 RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.
 MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5/8" DIAMETER.
 HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 1/8" TO 1/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE)

PAVING CONSTRUCTION NOTES

- 1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- 2) PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 3) PAVEMENT JOINTS SHALL CONFORM TO SUDAS SPECIFICATION SECTION 7010.3.02. J AND K.
 - A. INSTALL LONGITUDINAL JOINTS AT THE THIRD POINTS OF THE STREET. INSTALL TRANSVERSE JOINTS AT 15 FOOT MAXIMUM SPACING AND EVENLY SPACED BETWEEN OBJECTS IN THE PAVEMENT AND INTERSECTIONS.
 - B. WHERE PAIRS OF INTAKES ARE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR SLIGHTLY SKEWED, INSTALL TRANSVERSE JOINTS BETWEEN CORNERS OF THE THROAT INSERTS AND DIRECTLY ABOVE THE CROSSING STORM SEWER PIPE.
- 4) THE CONCRETE AGGREGATE SHALL BE CLASS 3I DURABILITY AS SPECIFIED IN SECTION 4115.04.B3 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

1 TYPICAL DRIVE SECTION

N.T.S.

2 3" ROLL CURB DETAIL

N.T.S.

From: [David R. Schechinger](mailto:David.R.Schechinger)
To: [Matt Muckler](mailto:Matt.Muckler)
Subject: RE: Lot 23 Pedersen Valley Pt. 3 Phase One site plan submittal
Date: Tuesday, December 20, 2016 7:29:30 PM
Attachments: [image001.png](#)
[10100001SiteChecklist.pdf](#)

Matt,

I have reviewed the site plan for Lot 23 and have provided additional comments to the check list in red. I also have the following comments:

1. They will need to look at options to address increased runoff due to development
2. The interior water, sewer and storm sewer all need to be included in the association's covenants or other similar document to indicate maintenance responsibility.
3. Sidewalk should be installed with an ADA accessible approaches to Hilltop Drive and Pedersen Street and should direct pedestrians to opposing ramps.
4. The trail is proposed to be "by others" will this be installed as part of the development to address the "park space" requirement for development?
5. Elevation drawings showing architectural details and materials of construction should be provided.

Dave

From: Matt Muckler [<mailto:matt@westbranchiowa.org>]
Sent: Friday, December 16, 2016 5:35 PM
To: David R. Schechinger
Subject: RE: Lot 23 Pedersen Valley Pt. 3 Phase One site plan submittal

Did you also receive the 2nd email?

Matt Muckler

City Administrator
City of West Branch
PO Box 218 110 N. Poplar St.
West Branch, IA 52358

319-643-5888 office

319-530-1320 cell

319-643-2305 fax

www.westbranchiowa.org

matt@westbranchiowa.org

From: David R. Schechinger [<mailto:dschechinger@v-k.net>]
Sent: Friday, December 16, 2016 5:22 PM
To: Matt Muckler <matt@westbranchiowa.org>
Subject: RE: Lot 23 Pedersen Valley Pt. 3 Phase One site plan submittal

SITE PLAN REVIEW CHECKLIST

Project Name Lot 23 Pedersen Valley, Pt. 3,
Phase One

Engineer _____

Reviewer DRS

Reviewed Date 12-20-2016

1. SITE PLAN

A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

2. DESIGN STANDARDS

A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property

B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.

C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets

D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended

SITE PLAN:

1. Prepared by a licensed Engineer or Land Surveyor YES NO
2. Date of preparation, North point and scale no smaller than 1"=100'.
Comments: YES NO
3. Legal description and address of the property to be developed.
Comments: YES NO
4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
Comments: YES NO
5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan.
Comments: YES NO
6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations.
Comments: YES NO
7. Structure Information:
 - a. Total number and type of dwelling units proposed YES NO
 - b. Proposed uses for all buildings YES NO
 - c. Total floor area of each building YES NO
 - d. Estimated number of employees for each proposed use where applicable YES NO
N/A
 - e. Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces. YES NO
N/A
8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. **Provide to City** YES NO
9. Property lines and all required yard setbacks. YES NO
10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. YES NO

11. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements. N/A
 YES NO
12. Location and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. N/A
 YES NO
13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred (100) year storm on site and downstream off site. N/A
 YES NO
14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in Section 173.03. YES NO
15. A vicinity map at a scale of 1" = 500' or larger, showing the general location of the property, and the adjoining land uses and zoning. YES NO
16. Soil tests and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 173.03. N/A
 YES NO
17. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. N/A
 YES NO
18. Stormwater Pollution Prevention Plan. YES NO
19. Stormwater Management Plan. **Need to address increased runoff** YES NO
20. Pre-Application Conference. **Held with City** YES NO
21. Provide 25% of open space
 - a. Said open space shall be unencumbered with any structure, or off-street parking or roadways and drives, and shall be landscaped and maintained with grass, trees and shrubbery. YES NO
 - b. Each principal structure of an apartment or office complex on same site shall be separated from any other principal structure in the complex by an open space of not less than sixteen (16) feet. N/A
 YES NO
22. Landscaping Requirements
 - a. Minimum requirements at the time of planting - Two (2) trees minimum or one (1) tree of the following size per 1,500 square feet of open space, whichever is greater: 40 Percent 1½" - 2" caliper diameter. Balance 1" - 1½" caliper diameter. (Evergreen trees shall not be less than three (3) feet in height.) YES NO
 - b. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater. YES NO

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

23. Buffer Required

- a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district. N/A
 YES NO
- b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. N/A
 YES NO
- c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer Provide screening if dumpster is provided
 YES NO

24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. N/A
 YES NO
- b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness. N/A
 YES NO

25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height. 3" roll curb proposed
 YES NO
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. YES NO
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. N/A
 YES NO
- d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width. YES NO

26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use. N/A
 YES NO
- b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be landscaped within parking islands. N/A
 YES NO

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle. YES NO
- b. Driveway approach returns shall not extend beyond the side lot line as extended. YES NO
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety. YES NO

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements. N/A
 YES NO

29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips. N/A
 YES NO

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval. **Provide to City** YES NO

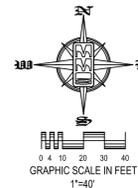


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Date	Revision

SITE PLAN

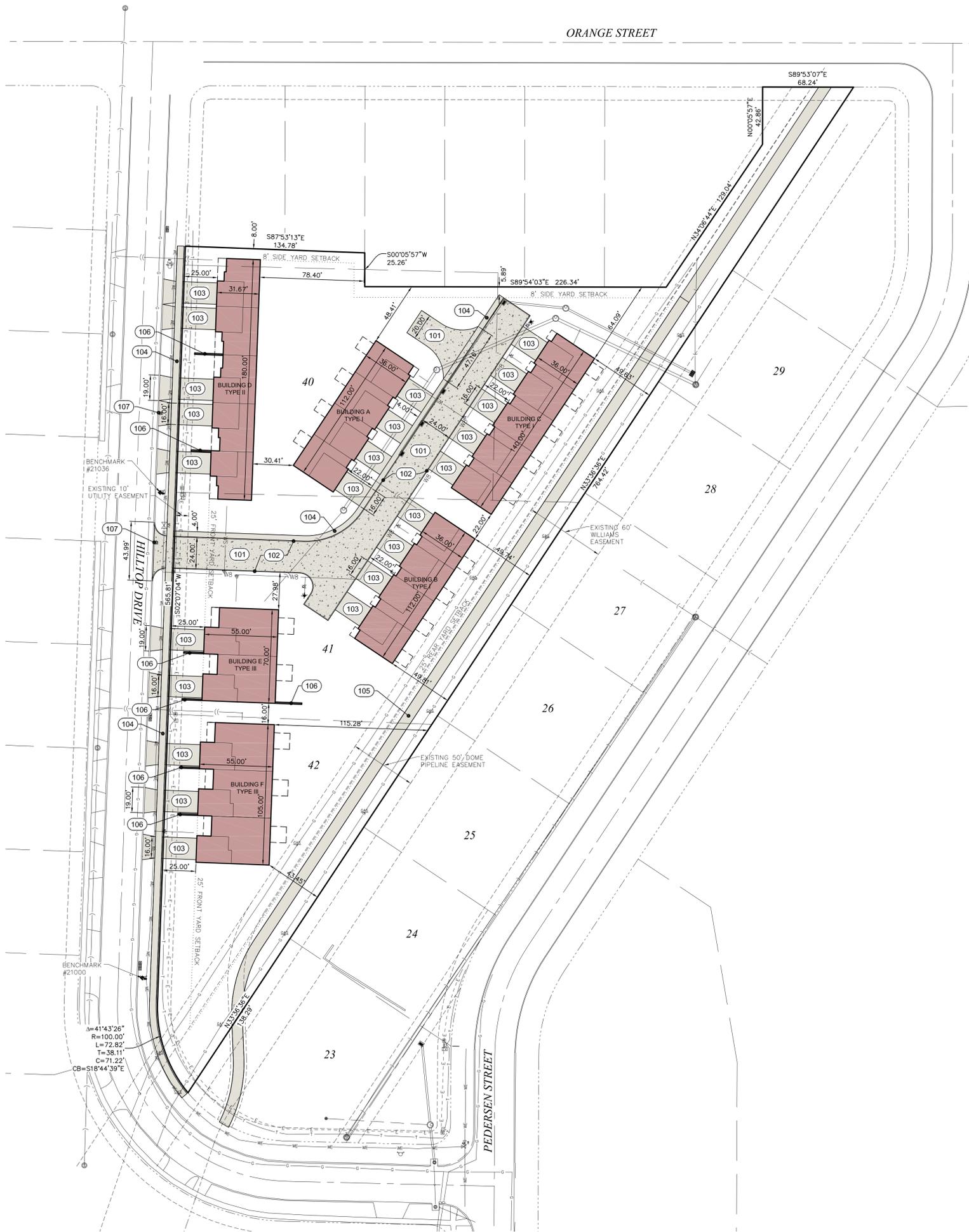
PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA



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

OWNER/APPLICANT:
IWB LLC
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATT ADAM
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241



STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

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

LEGAL DESCRIPTION
LOTS 41 AND 42, PEDERSEN VALLEY PART THREE - PHASE TWO, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF,
AND
OUTLOT G, PEDERSEN VALLEY PART FIVE, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF.
SAID TRACT OF LAND CONTAINS 3.19 ACRES, (139,076 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CURRENT ZONING: R-3
LOT AREA 139,076 SF (100%)
BUILDING AREA 26,942 SF (19.4%)
PAVING AREA 27,134 SF (19.5%)
TOTAL IMPERVIOUS AREA 54,076 SF (38.9%)
OPEN SPACE 85,000 SF (61.1%)

BUILDING CHARACTERISTICS:
BUILDING A (TYPE I) - 4 UNITS 3,972 SF
BUILDING B (TYPE I) - 4 UNITS 3,972 SF
BUILDING C (TYPE II) - 5 UNITS 4,965 SF
BUILDING D (TYPE II) - 5 UNITS 5,205 SF
BUILDING E (TYPE III) - 2 UNITS 3,350 SF
BUILDING F (TYPE III) - 3 UNITS 5,295 SF
TOTAL BUILDING SPACE = 26,942 SF

SETBACK REQUIREMENTS:
FRONT YARD = 25 FEET
REAR YARD = 8 FEET
SIDE YARD = 25 FEET

PARKING REQUIREMENTS:
2 SPACES PER DWELLING UNIT
23 DWELLING UNITS = 46 SPACES
TOTAL PARKING REQUIRED = 46 SPACES
TOTAL PARKING PROVIDED = 46 SPACES

TREE REQUIREMENTS:
1 / 1500 SF OPEN SPACE
85,000 SF OPEN SPACE = 57 TREES
TREES REQUIRED = 57
TREES PROVIDED = 58

ALL GROUND LEVEL MECHANICAL AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

SHEET INDEX

- 1 SITE LAYOUT AND DIMENSION PLAN
- 2 SITE GRADING AND EROSION CONTROL PLAN
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- 5 GENERAL NOTES AND DETAILS

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

BENJAMIN T. MITCHELL
P.E. Iowa Lic. No. 23397
December 31, 20__

Seal: BENJAMIN T. MITCHELL, LICENSED PROFESSIONAL ENGINEER, IOWA, 23397

KEYNOTES

NUMBER	KEYNOTE	DETAIL
101	INSTALL PCC DRIVE	1/5
102	INSTALL 3" ROLL CURB	2/5
103	INSTALL 5" PCC DRIVEWAY	
104	INSTALL 4" PCC SIDEWALK IN ACCORDANCE WITH THE CITY OF WEST BRANCH SPECIFICATIONS	
105	PCC TRAIL BY OTHERS	
106	SITE WALL: COORDINATE MATERIAL AND ORIENTATION WITH ARCHITECT AND BUILDER	
107	RELOCATE MAILBOX	

BENCHMARK INFORMATION

POINT	ELEVATION	DATUM	DESCRIPTION
21000	771.79	NAVD88	BENCHMARK (BOLT ARROW HEAD)
21036	744.32	NAVD88	BENCHMARK (BOLT BY ARROW HEAD)

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA

LOCATION MAP
NOT TO SCALE

SITE LAYOUT AND DIMENSION PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 12-16-16

Designed by: BTM Field Book No: 1161

Drawn by: NPB Scale: 1"=40'

Checked by: BTM Sheet No: 1

Project No: IOWA CITY 10100002 of: 5



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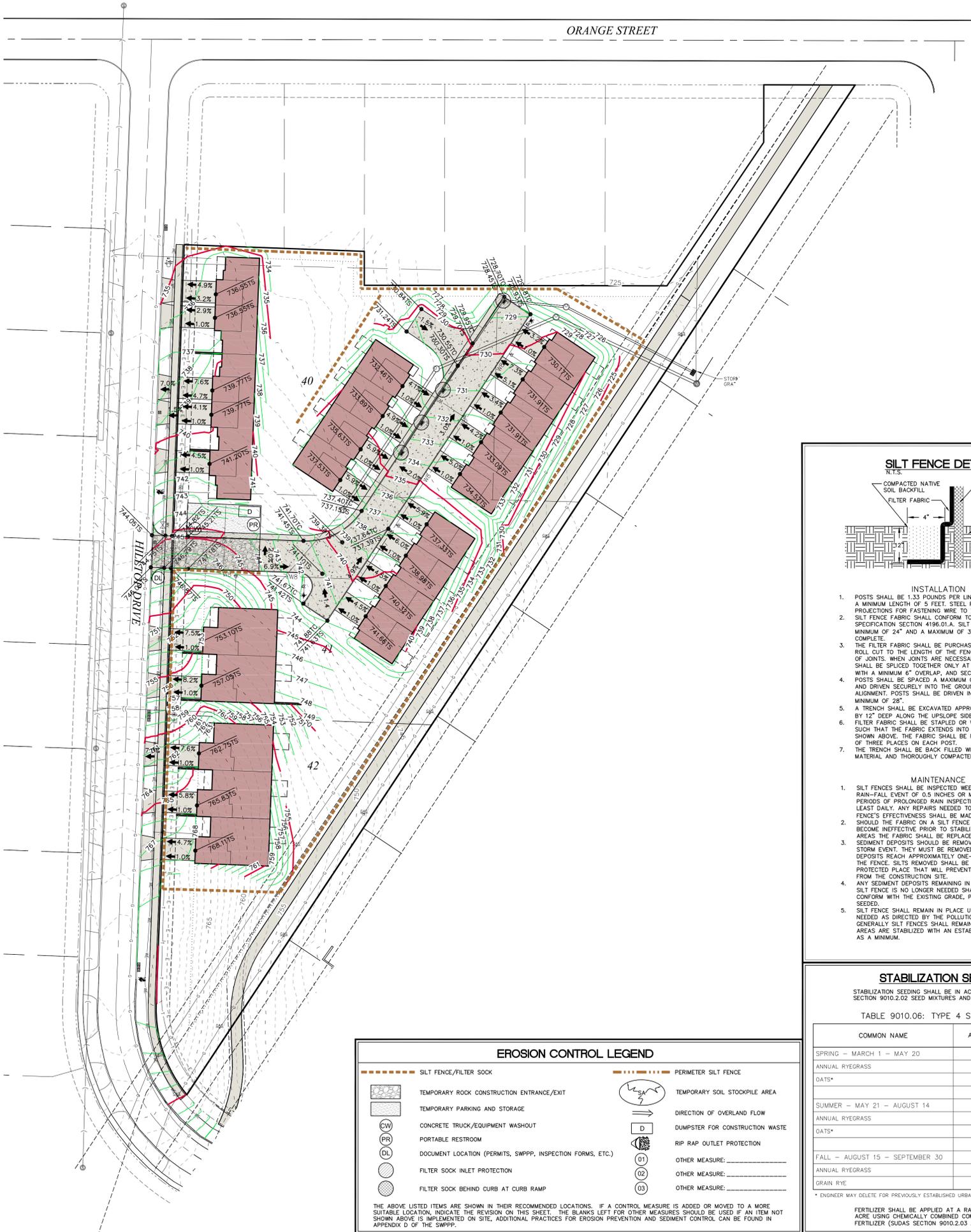
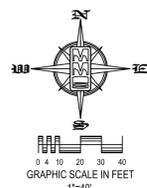
SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA

PLAT PREPARED BY:
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1917 S. GILBERT STREET
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OWNER/APPLICANT:
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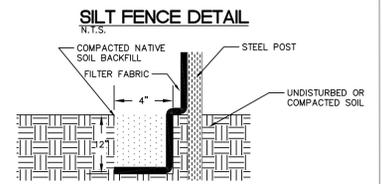


STANDARD LEGEND AND NOTES

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

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

- #### SHEET INDEX
- 1 SITE LAYOUT AND DIMENSION PLAN
 - 2 SITE GRADING AND EROSION CONTROL PLAN
 - 3 SITE UTILITY PLAN
 - 4 SITE LANDSCAPE PLAN
 - 5 GENERAL NOTES AND DETAILS



- #### INSTALLATION
- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4190.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- #### MAINTENANCE
- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
 - SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.
FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30" AN INTERMEDIATE TERRACE OF AT LEAST 6" WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED, IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.19 ACRES
TOTAL AREA TO BE DISTURBED: 2.50 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

EROSION CONTROL LEGEND

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

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

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

SITE GRADING AND EROSION CONTROL PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-16-16
Designed by: BTM Field Book No: 1161
Drawn by: NPB Scale: 1"=40'
Checked by: BTM Sheet No: 2
Project No: IOWA CITY 10100002 of: 5



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Date Revision

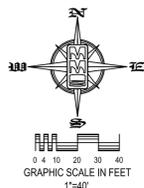
SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA

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

OWNER/APPLICANT:
IWB LLC
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATT ADAM
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241



UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-369-8319
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY MELICK	319-627-2145
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: TY DOERMANN	319-643-5888

STANDARD LEGEND AND NOTES	
- - - - -	PROPERTY &/or BOUNDARY LINES
- - - - -	CONGRESSIONAL SECTION LINES
- - - - -	RIGHT-OF-WAY LINES
- - - - -	EXISTING RIGHT-OF-WAY LINES
- - - - -	EXISTING CENTER LINES
- - - - -	CENTER LINES
- - - - -	EXISTING EASEMENT LINES
- - - - -	LOT LINES, INTERNAL
- - - - -	LOT LINES, PLATTED OR BY DEED
- - - - -	PROPOSED EASEMENT LINES
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- - - - -	CURVE SEGMENT NUMBER
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- - - - -	EXISTING EVERGREEN TREES & SHRUBS
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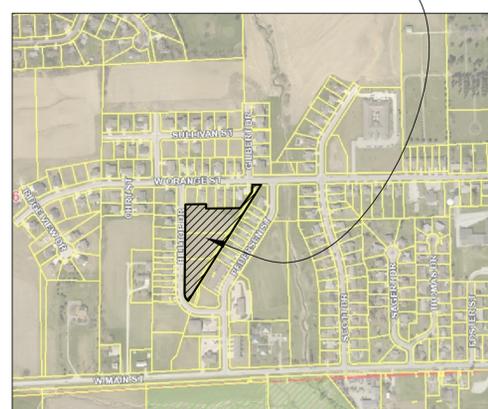
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SITE UTILITY PLAN



PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.	
Date:	12-16-16
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Table with 2 columns: Date, Revision

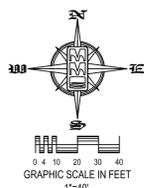
SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA

PLAT PREPARED BY:
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1945 BROWN DEER TRAIL
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATT ADAM
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241



TYPICAL SHRUB LAYOUT; EACH UNIT GETS 4 SHRUBS FROM THE LIST BELOW:
INDIAN GRASS
RED FLAME GRASS
DWARF MUHLENBERG PINE
DWARF NORWAY SPRUCE
SNOWMOUND SPIREA
GOLDFLAME SPIREA
GLOBE BLUE SPRUCE
GOLD COAST JUNIPER

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
5	AB	ACER x FREEMANNII 'AUTUMN PLAZE'	AUTUMN PLAZE RED MAPLE	2" CAL.	D & D	50' X 30'
14	AM	ACER GINNALA	AUMR MAPLE	1 1/2" CAL.	D & D	15' X 12'
8	AR	ACER RUBRUM	RED SUNSET RED MAPLE	2" CAL.	D & D	50' X 30'
7	CC	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CAL.	D & D	25' X 25'
7	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1 1/2" CAL.	D & D	30' X 20'
5	CR	CRATAEGUS (RUSCULLI) INERMIS	THORNLESS DOCKSPUR HAWTHORN	2" CAL.	D & D	20' X 15'
6	CP	GINKGO BILBOA	GINKGO	2" CAL.	D & D/MALE	60' X 30'
12	MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1 1/2" CAL.	D & D	15' X 15'

STANDARD LEGEND AND NOTES

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- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- RECORDED DIMENSIONS
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

22-1

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

PROP- POWER POLE

PROP- POWER POLE W/DROP

PROP- POWER POLE W/TRANS

PROP- GUY POLE

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PROP- FIRE HYDRANT

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PROP- EXISTING TREE LINE

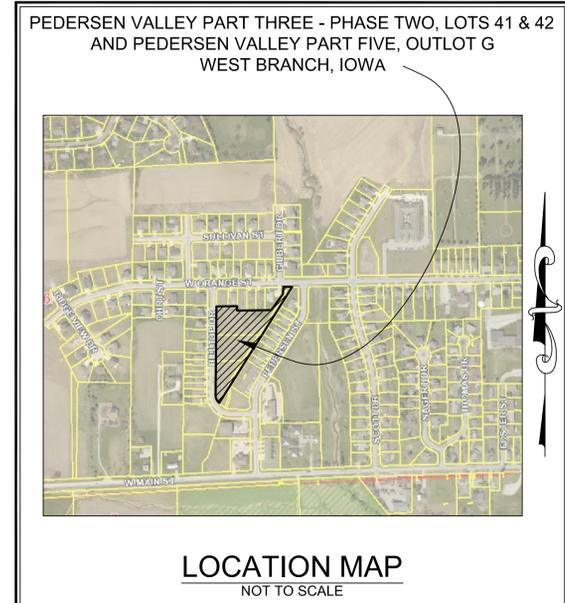
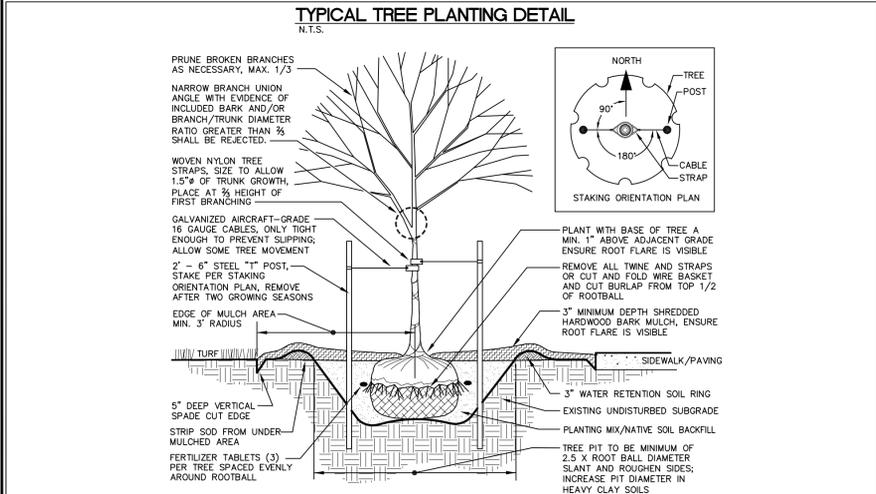
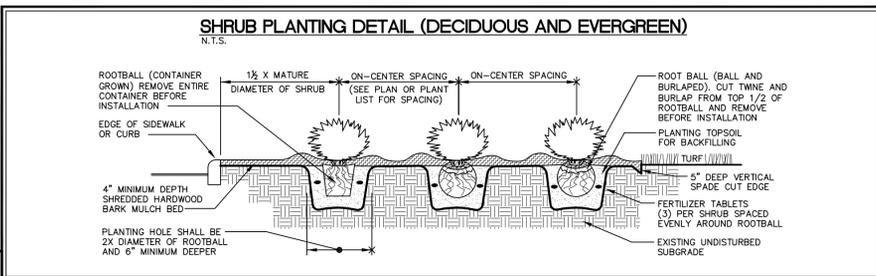
PROP- EXISTING DECIDUOUS TREE & SHRUB

PROP- EXISTING EVERGREEN TREES & SHRUBS

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- ### LANDSCAPE NOTES:
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
 - PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
 - KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 - 1990) OR MOST RECENT ADDITION.
 - LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 2" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF REGURATIVE WALLS. (PRIOR TO BIDDING, CONTRACTOR IS RECOMMENDED TO VISIT SITE)
 - FINISH GRADING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 - ALL SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3" DEEP BED OF DOUBLE SHREDDED HARDWOOD BARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (PREENT OR APPROVED EQUAL) FOR WEED CONTROL.
 - LANDSCAPE EDGINGS BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
 - STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (1) OR (2) 6" STEEL T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 1/2" GAUGE CABLE AND WOVEN NYLON TREE STRAPS.
 - ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
 - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHREDDED HARDWOOD BARK MULCH AT A 3" DEPTH.
 - ALL LANDSCAPE PLANTINGS AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE INITIAL ACCEPTANCE. AFTER ACCEPTANCE, SOD SHALL BE MAINTAINED FOR (30) DAYS OR UNTIL ROOTED IN.
 - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS REGARDING LANDSCAPE CONSTRUCTION TECHNIQUES.
 - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
 - SEED ALL REMAINING AREAS WITH DOT URBAN MIX.



SITE LANDSCAPE PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-16-16
Designed by: BTM Field Book No: 1161
Drawn by: NPB Scale: 1"=40'
Checked by: BTM Sheet No: 4
Project No: IOWA CITY 10100002 of: 5



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Date	Revision

GENERAL NOTES AND DETAILS

PEDERSEN VALLEY PART
THREE - PHASE TWO, LOTS
41 & 42 AND PEDERSEN
VALLEY PART FIVE,
OUTLOT G
WEST BRANCH
CEDAR COUNTY
IOWA

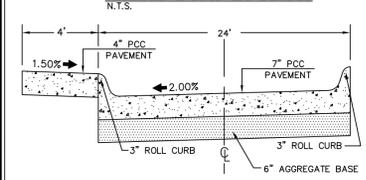
MMS CONSULTANTS, INC.

Date:	12-16-16
Designed by:	BTM
Field Book No.:	1161
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10100002	of: 5

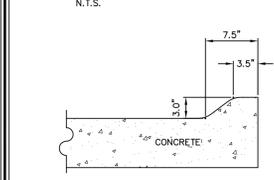
PAVING CONSTRUCTION NOTES

- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES, CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- PAVEMENT JOINTS SHALL CONFORM TO SUDAS SPECIFICATION SECTION 7010.3.02, J AND K.
 - INSTALL LONGITUDINAL JOINTS AT THE THIRD POINTS OF THE STREET. INSTALL TRANSVERSE JOINTS AT 15 FOOT MAXIMUM SPACING AND EVENLY SPACED BETWEEN OBJECTS IN THE PAVEMENT AND INTERSECTIONS.
 - WHERE PAIRS OF INTAKES ARE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR SLIGHTLY SKEWED, INSTALL TRANSVERSE JOINTS BETWEEN CORNERS OF THE THREAT INSERTS AND DIRECTLY ABOVE THE CROSSING STORM SEWER PIPE.
- THE CONCRETE AGGREGATE SHALL BE CLASS 3 DURABILITY AS SPECIFIED IN SECTION 4115.04.B3 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

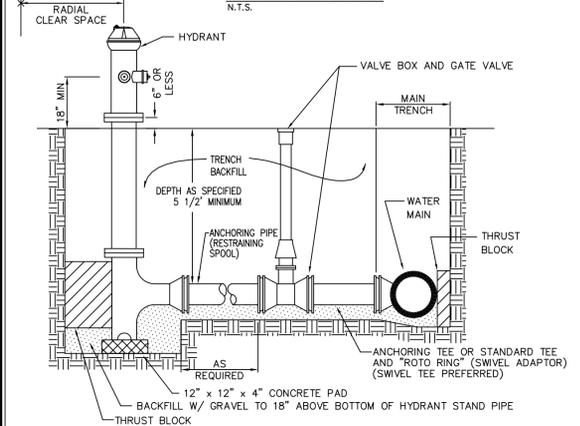
1 TYPICAL DRIVE SECTION



2 3' ROLL CURB DETAIL



TYPICAL HYDRANT



NOTES:
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.
RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.
MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5/8" DIAMETER.
HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 3/8" TO 1/2" SQUARE NUT, OPENING RIGHT (CLOCKWISE)

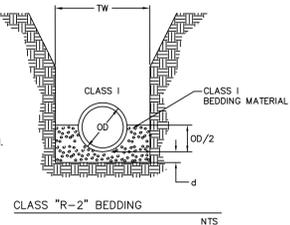
STORM SEWER NOTES

- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES, CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "R-2" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADEN ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.01.A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O"-RING OR PROFILE GASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAW AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

NOTES:

- PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
- BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
- PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
- BACKFILL AND BEDDING SHALL BE PLACED AS SPECIFIED IN CONTRACT DOCUMENTS.
- SEE IDOT STANDARD ROAD PLAN SW-102 FOR ADDITIONAL TRENCH BEDDING INFORMATION.



SANITARY SEWER AND WATERMAIN NOTES

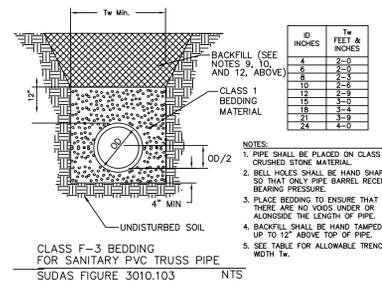
- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND CONSTRUCTION STANDARDS (SUDAS) MANUAL, CURRENT EDITION.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- WATER MAINS SHALL BE PVC DR-18 PIPE. USE POLYETHYLENE ENCASEMENT FOR ALL DUCTILE IRON VALVES AND FITTINGS.
- CONTRACTOR TO PROVIDE FERROCEMENT "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL SANITARY SEWERS SHADEN ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS. ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED:
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN.
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
- ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY SEWER MANHOLES IN PAVING OR OTHERWISE SUBJECT TO SURFACE WATER INUNDATION SHALL BE PROVIDED WITH CRETEX INTERNAL CHIMNEY SEAL OR APPROVED EQUAL.

AIR TESTING

- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST: NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
 - PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 PSI & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSI.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.

PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5

- IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
- LOCATE, REPAIR AND RETEST LEAKS.
- AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION. ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED:
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
 - WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
 - VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
 - WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT OF CROSSING.
 - NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
 - WATER MAIN SHADED ON PLAN VIEW SHALL BE INSTALLED PRIOR TO PAVING.
 - THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 PSI FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 PSI.
 - WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
 - FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN LEFT.
 - BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

From: [David R. Schechinger](#)
To: [Matt Muckler](#)
Subject: RE: Lots 41 & 42 & OL G Pedersen Valley site plan submittal
Date: Tuesday, December 20, 2016 7:11:18 PM
Attachments: [image001.png](#)
[10100002SiteChecklist.pdf](#)

Matt,

I have added comments to the checklist in red. I also have the following comments:

1. We discussed the importance of addressing stormwater during our meeting. We need to see some method to address the increased runoff that will result from this development.
2. We should also be sure that the gas company is on board with storm sewer and sanitary sewer crossings at the elevations proposed.
3. The trail is proposed to be “by others” will this be installed as part of the development to address the “park space” requirement for development?
4. We briefly discussed lighting during a previous meeting. The private street will need to provide some lighting for the sidewalk. Are we concerned about lighting on the trail as well?
5. The interior water, sewer and storm sewer all need to be included in the association’s covenants or other similar document to indicate maintenance responsibility.
6. The (106) site walls on Sheet No. 1 need to be reviewed for height and may trigger other code requirements.
7. There was a request at the Council meeting for a traffic evaluation. Do we need to conduct a peak hour count on either end of Hilltop to address this concern?
8. Does the private drive need to be named for emergency response addressing? If this is considered a street, the sidewalk approaches need to be ADA compliant.
9. Confirm with the fire department that the turn around on the end of the private drive is sized adequately to accommodate emergency vehicles.

Dave

From: Matt Muckler [mailto:matt@westbranchiowa.org]
Sent: Friday, December 16, 2016 5:16 PM
To: David R. Schechinger
Subject: FW: Lots 41 & 42 & OL G Pedersen Valley site plan submittal

Hi Dave,



SITE PLAN REVIEW CHECKLIST

Project Name

LOT 41 & 42, PEDERSELL Valley Pt. 3

Engineer

Reviewer

Reviewed Date

1. SITE PLAN

A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

2. DESIGN STANDARDS

A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property

B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.

C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets

D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended

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

SITE PLAN:

1. Prepared by a licensed Engineer or Land Surveyor YES NO
2. Date of preparation, North point and scale no smaller than 1"=100'.
 Comments: YES NO
3. Legal description and address of the property to be developed.
 Comments: YES NO
4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
 Comments: YES NO
5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan.
 Comments: YES NO
6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations.
 Comments: **confirm permission to cross gas easement with utilities** YES NO
7. Structure Information:
 - a. Total number and type of dwelling units proposed YES NO
 - b. Proposed uses for all buildings YES NO
 - c. Total floor area of each building YES NO
 - d. Estimated number of employees for each proposed use where applicable YES NO
 - e. Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces. YES NO **N/A - Residential**
8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. **Provide renderings to City** YES NO
9. Property lines and all required yard setbacks. YES NO
10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. YES NO

11. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements. YES NO
12. Location and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. YES N/A NO
13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred (100) year storm on site and downstream off site. YES N/A NO
14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in Section 173.03. **Dumpster?** YES NO
15. A vicinity map at a scale of 1" = 500' or larger, showing the general location of the property, and the adjoining land uses and zoning. YES NO
16. Soil tests and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 173.03. YES N/A NO
17. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. YES NO
18. Stormwater Pollution Prevention Plan. **Dwg 2 Erosion Control Plan** YES NO
19. Stormwater Management Plan. **Need provisions for runoff** YES NO
20. Pre-Application Conference. **Held with City** YES NO
21. Provide 25% of open space
 - a. Said open space shall be unencumbered with any structure, or off-street parking or roadways and drives, and shall be landscaped and maintained with grass, trees and shrubbery. YES NO
 - b. Each principal structure of an apartment or office complex on same site shall be separated from any other principal structure in the complex by an open space of not less than sixteen (16) feet. YES NO
22. Landscaping Requirements
 - a. Minimum requirements at the time of planting - Two (2) trees minimum or one (1) tree of the following size per 1,500 square feet of open space, whichever is greater: 40 Percent 1½" - 2" caliper diameter. Balance 1" - 1½" caliper diameter. (Evergreen trees shall not be less than three (3) feet in height.) YES NO
 - b. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater. **85 req. - 92 provided** YES NO

23. Buffer Required

- a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district. N/A
 YES NO
- b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. N/A
 YES NO
- c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer Provide screening if a dumpster is to be provided.
 YES NO

24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. N/A
 YES NO
- b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness. N/A
 YES NO

25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height. 3" roll curb is proposed
 YES NO
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. YES NO
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. N/A
 YES NO
- d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width. YES NO

26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use. N/A
 YES NO
- b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be landscaped within parking islands. N/A
 YES NO

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle. YES NO
- b. Driveway approach returns shall not extend beyond the side lot line as extended. YES NO
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety. YES NO

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements. N/A
 YES NO

29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips. N/A
 YES NO

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval. YES NO

Provide to City

From: [Matt Muckler](#)
To: ["Matthew Adam"](#)
Cc: ["Ben Mitchell"](#); ["Duane Musser"](#)
Bcc: ["Dave Schechinger"](#); [Chief Kevin Stoolman \(klstoolman@live.com\)](mailto:klstoolman@live.com)
Subject: RE: Lots 41 & 42 & OL G Pedersen Valley site plan submittal [IWOV-SPMB.FID92153]
Date: Friday, December 23, 2016 11:54:00 AM
Attachments: [image001.png](#)

Hi Matt,

Regarding the parking question, while there is room to accommodate four vehicles, most units will likely have two vehicles. We have observed in other areas with similar developments that one or possibly both garage stalls end up getting used as storage and the cars get parked outside. Even if this is not the case, in situations where guests arrive and there are more than two additional cars, they will park in the closest available spot. Given the spacing of the driveways, the open spots would be near the turnaround being installed for emergency vehicles, or along the entry drive. On-street parking in either of these locations will lead to congestion on the street and make emergency vehicle access difficult. If there were an extra 9-12 parking stalls intended for visitors, that should provide adequate additional parking for the number of units being proposed. We could live with a situation where emergency vehicles may have to back out rather than turn around, but the street (if it is only going to be constructed 24-foot wide) has to be clear of parked cars to allow for large vehicles to get in and out.

On the stormwater issue, there are two main components to stormwater management that need to be evaluated. We acknowledge that the soccer field basin addresses runoff for the overall development. The proposed units fit with the original plans for the sizing of that basin. The issue we are evaluating with this site plan is not overall detention, but is instead a routing issue. The development would increase the runoff that is directed to an area that is already a known problem area. The development cannot increase the runoff rate to that area and make the situation worse for those properties. The site plan will either need to improve conveyance to the detention area or provide some means to restrict the flow and hold back the excess on their property. That plan will have to come from the developer, not the City.

I appreciate your willingness to show the trail on the site plan and the City is open to further discussions on timing and funding of this portion of the project.

Thanks, Matt

Matt Muckler
City Administrator
City of West Branch
PO Box 218 110 N. Poplar St.
West Branch, IA 52358

319-643-5888 office
319-530-1320 cell
319-643-2305 fax



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

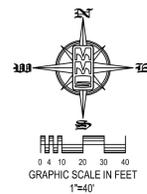
SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA

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

OWNER/APPLICANT:
IWB LLC
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATT ADAM
1945 BROWN DEER TRAIL
CORALVILLE, IA 52241

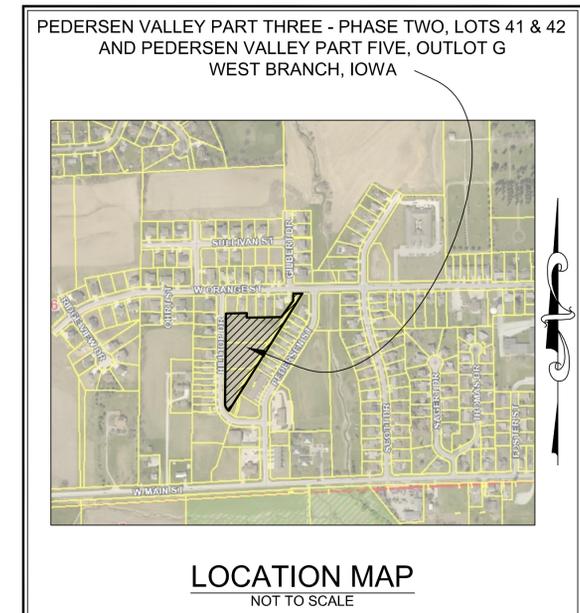
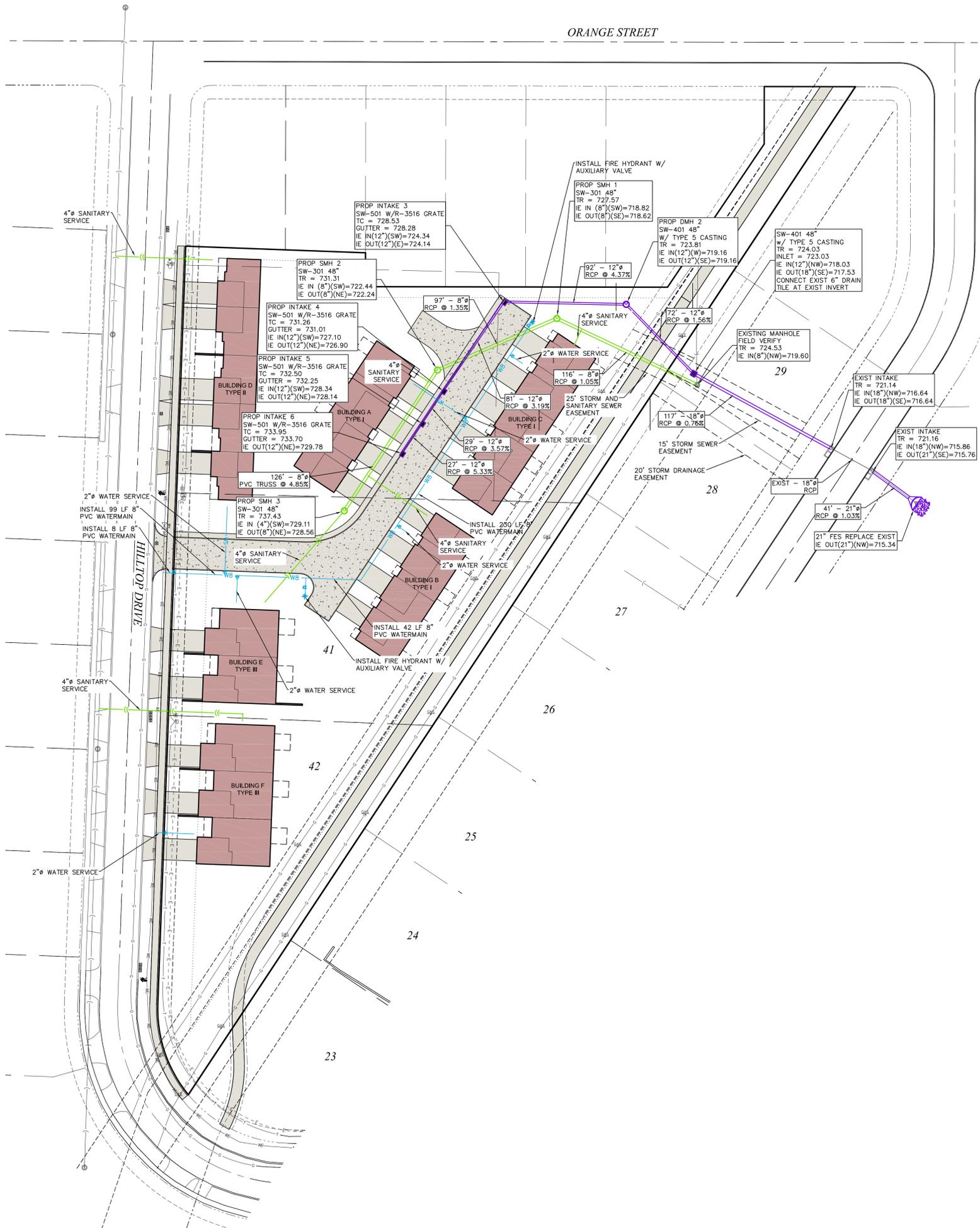


UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-369-8319
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY MELICK	319-627-2145
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: TY DOERMANN	319-643-5888

STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREE & SHRUBS

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

- SHEET INDEX**
- 1 SITE LAYOUT AND DIMENSION PLAN
 - 2 SITE GRADING AND EROSION CONTROL PLAN
 - 3 SITE UTILITY PLAN
 - 4 SITE LANDSCAPE PLAN
 - 5 GENERAL NOTES AND DETAILS



SITE UTILITY PLAN

PEDERSEN VALLEY PART THREE - PHASE TWO, LOTS 41 & 42 AND PEDERSEN VALLEY PART FIVE, OUTLOT G WEST BRANCH, IOWA

MMS CONSULTANTS, INC.
Date: 12-16-16
Designed By: BTM Field Book No: 1161
Drawn By: NPB Scale: 1"=40'
Checked By: BTM Sheet No: 3
Project No: IOWA CITY 1010002 of 5

CHAPTER 151

TREES

151.01 Trees and Shrubs on Public Property

151.02 Permitted Trees

151.03 Prohibited Trees

151.04 Planting Restrictions

151.05 Obstruction; Trees Trimmed

151.06 Disease Control

151.07 Inspection and Removal

151.01 TREES AND SHRUBS ON PUBLIC PROPERTY. All trees and shrubs planted on streets shall be planted midway between the outer line of the sidewalk and the curb where the curb line is established, and where the curb line is not established, the tree or shrub shall be planted on line 10 feet from the property line. No tree or shrub shall be planted between the property line and the curb without first having obtained agreement from the City.

151.02 PERMITTED TREES. All street trees shall be approved by a City official. Trees shall be selected according to the list below:

1. Very Small Trees (25 feet tall, maximum)

Amur Maple	Eastern Redbud
Eastern Wahoo or Burning Bush	Flowering Crabapple
Shadblow Serviceberry	Pagoda Dogwood
Tartarian Maple	Flowering Dogwood
Star Magnolia	Amur Corktree
Cockspur Hawthorn	Amur Maackia
Winter King Hawthorn	

2. Small Trees (25 feet to 35 feet tall)

Downy Hawthorn	Ironwood or Hop-hornbeam
Shubert Cherry	Saucer Magnolia

3. Medium Trees (35 feet to 50 feet tall)

Blue Ash	Ginkgo (male variety only)
Black Gum	Bald Cypress
Callery Pear	Littleleaf Linden
River Birch	Horsechestnut

4. Large Trees (50 feet to 70 feet tall)

- | | |
|---------------|------------------------|
| Norway Maple | Swamp White Oak |
| Green Ash | Thornless Honey Locust |
| Patmore | Red Sunset Maple |
| Summit | Sugar Maple |
| Bergeson | Kentucky Coffeetree |
| Prairie Spire | Black Maple |

5. Very Large Trees (taller than 70 feet)

- | | |
|-----------|-----------------------------|
| White Ash | Northern Red Oak |
| Sycamore | Bur Oak |
| Hackberry | American Linden or Basswood |
| White Oak | English Oak |

151.03 PROHIBITED TREES. The following trees should not be planted in the street:

- | | |
|--------------------|----------------------|
| 1. Boxelder | 8. Tree of Heaven |
| 2. White Poplar | 9. Catalpa |
| 3. Willows | 10. European Mt. Ash |
| 4. Silver Maple | 11. Cottonwood |
| 5. Weeping Birch | 12. Boileana Poplar |
| 6. Siberian Elm | 13. American Elm |
| 7. Lombardy Poplar | 14. Black Locust |

151.04 PLANTING RESTRICTIONS.

1. Trees should not be planted within twenty (20) feet of existing overhead utility wires.
2. Trees shall have a minimum of 1¼-inch caliper on street.
3. Tree Spacing:
 - A. 30 feet between Very Small, Small and Medium Trees.
 - B. 35 feet between Large and Very Large Trees.
 - C. 20 feet from intersections.
 - D. 10 feet from driveways and alleys.
 - E. 4 feet from areas between street and sidewalk.

151.05 OBSTRUCTION; TREES TRIMMED. Trees or shrubs on public or private property bordering on any street shall be trimmed to sufficient height to allow free passage of pedestrians and vehicular travel and so they will not obstruct or shade the street lights, the vision of traffic signs, or the view of any street intersection. The minimum clearance of any overhanging portion of such trees or shrubs shall be nine (9) feet over sidewalks and thirteen (13) feet over all streets.

1. **Public Property.** The City shall trim or cause to be trimmed trees and shrubs on public property to the minimum height set out above. Private citizens shall not remove or trim trees on public property without prior approval of the City.
2. **Private Property; Notice to Trim.** When the City finds it necessary to order obstructing trees or shrubs on private property to be trimmed, it shall cause written notice to be served on the property owner requiring such trees or shrubs to be trimmed to the minimum height set out above within thirty (30) days after receipt of the said notice. The notice required herein shall be served by mailing a copy of said notice to the last known address of the property owner by certified mail. If the City is unable to secure notice on the property owner, said written notice may be served on the occupant or person in charge of the property in the same manner as set out herein.
3. **Failure to Comply.** When a person to whom such notice is directed fails to comply within the specified time, the City shall trim or cause to be trimmed such trees or shrubs and the exact cost of such work shall be certified by the Clerk to the County Treasurer to be collected with and in the same manner as general property tax.

151.06 DISEASE CONTROL. Any dead, diseased or damaged tree or shrub which may harbor serious insect or disease pests or disease injurious to other trees is hereby declared to be a nuisance.

151.07 INSPECTION AND REMOVAL. The Council shall inspect or cause to be inspected any trees or shrubs in the City reported or suspected to be dead, diseased or damaged, and such trees and shrubs shall be subject to the following:

1. **City Property.** If it is determined that any such condition exists on any public property, including the strip between the curb and the lot line of private property, the Council may cause such condition to be corrected by treatment or removal. The Council may also order the removal of any trees on the streets of the City which interfere with the making of improvements or with travel thereon.

2. Private Property. If it is determined with reasonable certainty that any such condition exists on private property and that danger to other trees or to adjoining property or passing motorists or pedestrians is imminent, the Council shall notify by certified mail the owner, occupant or person in charge of such property to correct such condition by treatment or removal within fourteen (14) days of said notification. If such owner, occupant or person in charge of said property fails to comply within fourteen (14) days of receipt of notice, the Council may cause the condition to be corrected and the cost assessed against the property.

(Code of Iowa, Sec. 364.12[3b & h])

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**Proposed Agreement between the City of West Branch
and the University of Iowa's School of Urban and Regional Planning**

December 23, 2016

The School of Urban and Regional Planning (Planning) will assist the City of West Branch (City) in producing by the end of calendar year 2017: (1) an update to the City's 2009 Historic Preservation Plan, and (2) an update and extension of the City's 2012 Comprehensive Plan.

Best municipal practice is to update and revise such plans approximately every five years. Moreover, cities need current plans for various grant programs. (For example, the plan requirements for obtaining and keeping Certified Local Government (CLG) Status in Iowa are described on page 39 of the revised 2015 Guide to Iowa's Certified Local Government Program at <https://iowaculture.gov/history/preservation/certified-local-governments>. CLG status is an application prerequisite for various historic preservation grants. Over 100 cities and counties in Iowa have Certified Local Government status, but not West Branch.)

This work will employ two of the Planning School's second-year graduate students on a quarter-time basis during the spring of 2017, and one second-year student during the fall of 2017. The students will be supervised by Professor John W. Fuller. Planning will provide workspace and computer facilities for the students, including mapping capabilities through geographic information systems software.

It is anticipated that these planning efforts will involve meetings and interviews with City Council members, city staff, and members of city commissions. On-site investigations are expected. Public hearings in West Branch are also anticipated for both plan updates. City Manager Matt Muckler will act as liaison for these activities.

The City and Planning will share the cost of student employment equally. It is Planning's practice to cost-share such efforts with selected local governments where opportunities exist for students to engage in suitable professional planning activity. For the spring semester the support cost to the City will be \$4,704 per student, one-half the student employment expense. This sum will be billed to the City towards the end of the semester. The per-student cost for the fall semester will be determined at the start of the University's fiscal year, and is expected to be slightly higher.