



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, February 28, 2017 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the January 24, 2017 Planning and Zoning Commission Meeting.
4. Public Hearing/Non-Consent Agenda
 - a. Approve West Branch High School ACE Building Site Plan./Move to action.
 - b. Approve Meadows Subdivision Phase 3 preliminary plat./Move to action.
 - c. Approve recommendation to the City Council to adopt Residential Individual Lot Site Plan Requirements./Move to action.
 - d. Discussion on Update to the West Branch Comprehensive Plan
5. City Staff Reports
 - a. Deputy City Clerk Leslie Brick – Intro to Planning and Zoning Workshop, Iowa State University Extension and Outreach
6. Comments from Chair and Commission Members
7. The next regularly-scheduled Planning and Zoning Commission Meeting – March 28, 2017 at 7:00 p.m.
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, LeeAnn Aspelmeier, Sally Peck, Gary Slach, Emilie Walsh, vacancy • **Zoning Administrator:** Terry Goerdts • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
City Administrator/Clerk: Matt Muckler • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting
January 24, 2017
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:03 p.m. welcoming the audience and following City Staff; Zoning Administrator Terry Goerdt, City Administrator Matt Muckler, Deputy City Clerk Leslie Brick and Public Works Director Matt Goodale. Commission Members LeeAnn Aspelmeier, Ryan Bowers, and Emilie Walsh were present. Sally Peck and Gary Slach were absent.

Approve Agenda/Consent Agenda/Move to action.

Approve the agenda for the January 24, 2017 Planning and Zoning Commission Meeting.

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

Approve minutes from the December 6, 2016 Planning and Zoning Commission Meeting.

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

Public Hearing/Non-Consent Agenda

Approve _____ as Chairperson of the Planning & Zoning Commission./Move to action.

Bowers nominated Fuller to continue as chairperson of the Planning and Zoning commission.

Motion by Bowers, second by Aspelmeier to approve Fuller as Chairperson. Absent: Slach and Peck. Motion carried on a voice vote.

Approve _____ as Vice Chairperson of the Planning & Zoning Commission./Move to action.

Aspelmeier nominated Bowers to continue as vice chairperson of the Planning and Zoning commission.

Motion by Aspelmeier, second by Walsh to approve Bowers as the Vice Chairperson. Absent: Slach and Peck. Motion carried on a voice vote.

Chris Kofoed – Meadows Subdivision Phase 3 Update

Brian Boelk, HBK Engineering presented a preliminary plat on behalf of KLM on Meadows Phase 3 describing the revised storm water basin, grading plan, park space and trail plan. Laughlin was in favor of the recent changes. Muckler asked Fuller to recognize City Engineer Dave Schechinger to provide an update on recent discussions regarding intersection improvements at Main Street and Cedar-Johnson Road. Schechinger reported that he had attended a meeting with engineers with Johnson County and stated that Johnson County has now added a total reconstruction of Herbert Hoover Highway from Interstate 80 to West Branch to their CIP. Plans are reconstruct the highway which may include a possible realignment of the intersection at Main and Cedar-Johnson. Fuller asked about a potential for bicycle trails along the highway and the possibility of an addition of a round-about at the intersection to help with speed control for traffic coming into the city.

Update on Croell Redi-Mix Site Plan.

Schechinger reported that Croell was still working on the site plan and was hopeful that it would be ready by the next meeting.

Continued discussion of site plan for development on Hilltop Drive.

Matt Adam, attorney with Simmons, Perrine, Moyer, Bergman, PLC., reviewed the revised site plan for Hilltop Drive. Adam discussed how the developers plan on addressing the private street maintenance, storm water issues, parking conditions, emergency vehicle access and construction of a trail over the pipeline. Goerdt expressed concerns with curb cuts shown on the site plan on Hilltop Drive. Jerry Sexton also

expressed concerns with on-street parking limitations since currently there is no parking on the west side of the street. The question of garbage collection was also raised for the private street. Muckler said staff will check with Johnson County Refuse and work with the developer on this subject.

Discussion of Residential Individual Lot Site Plan Requirements.

Schechinger reviewed changes to the document and the commission requested further clarifications and edits.

Discussion of Chapter 151 of the Code of Ordinances of the City of West Branch, Iowa: "Trees."

Bowers provided a recap of reason for discussion on the subject and stated that the main purpose was the issue of the removal of long standing trees. Muckler responded that Public Works will be applying for another Trees Forever grant to replace trees removed on Main Street due to intersection and sidewalk improvements in 2016.

Discussion on Update to the West Branch Comprehensive Plan

Fuller stated that he has gathered a team of graduate students to work on producing an updated comprehensive plan. He noted that the first task of the group will be to update any of the information the commission had requested from their review of the plan. The group expects to have the plan updated and presented to the commission at the March meeting. The students will also update the City's 2009 Historic Preservation Plan. The goal of the group is to have a revised and complete plans by the end of 2017.

CITY STAFF REPORTS

Zoning Administrator Terry Goerdts – Introduction to Commission

Goerdts introduced himself to the commission and described his background and experience with planning and zoning. Fuller welcomed Goerdts to the group.

City Engineer Dave Schechinger – Upcoming City Infrastructure Projects

Schechinger reviewed the upcoming city infrastructure projects for 2017-2018. He stated that two projects that are currently out to bid are the Main Street Water Main Improvements and the Sanitary Sewer Rehab Phase 2. Those projects are planned to start this spring with completion by early summer or sooner. Schechinger also gave a tentative timeline for the College Street bridge replacement with construction starting in the spring of 2018 with a completion date of fall of 2018.

City Administrator Matt Muckler – Intro to Planning and Zoning Workshop presented by Gary Taylor, Iowa State University Extension and Outreach

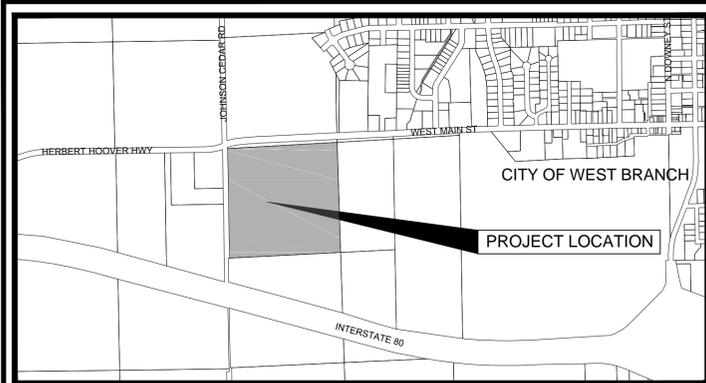
Muckler informed the commission that dates have been set for a planning and zoning workshop and encouraged interested persons to contact city staff for registration details.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS

Fuller said he had a request for a special meeting for additional discussions on the Meadows and Hilltop developments. A meeting for Tuesday, February 28, 2017 was scheduled.

Adjourn

Motion to adjourn meeting by Bowers, second by Walsh. Motion carried on a voice vote. Planning & Zoning Commission Meeting adjourned at 8:29 p.m.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE SOUTH 1,291.88 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 TO A POINT (THIS IS A ASSUMED BEARING FOR PURPOSES OF THIS DESCRIPTION ONLY); THENCE NORTH 88°58'40" EAST 1,393.50 FEET TO A POINT; THENCE NORTH 00°00'20" WEST 1,398.15 FEET TO A POINT OF INTERSECTION WITH THE RECORDED COUNTY ROAD CENTER LINE; THENCE SOUTH 88°16'20" WEST 1,393.78 FEET ALONG SAID RECORDED COUNTY ROAD CENTER LINE TO A POINT; THENCE SOUTH 89.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.4 ACRES MORE OR LESS. RECORDED IN BK 97, PG 209 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.

POLLUTION PREVENTION PLAN

ALL CONTRACTORS / SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT LIMITS FOR WEST BRANCH HIGH SCHOOL PHASE 3 IMPROVEMENTS FIRE SAFETY AND GRADING IMPROVEMENTS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR THE CONSTRUCTION OF WEST BRANCH HIGH SCHOOL ACE BUILDING IMPROVEMENTS IN WEST BRANCH, IA. THIS PROJECT INCLUDES A NEW MULTI-USE PRACTICE FACILITY BUILDING, UTILITY SERVICES, PAVING, AND GRADING.

THIS PPP COVERS APPROXIMATELY 1.5 ACRES WITH AN ESTIMATED 1.5 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS MORE THAN ONE ACRE DISTURBED; THUS, AN IDNR GENERAL PERMIT NO. 2 HAS BEEN OBTAINED AND SHALL BE FOLLOWED.

REFER TO THE PROJECT PLANS FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS. A COPY OF THESE PLANS WILL BE ON FILE AT THE CLERKS OFFICE OF CITY OF WEST BRANCH. RUNOFF FROM THIS PROJECT WILL FLOW INTO AN EXISTING DETENTION POND AND DITCH WHICH THEN LEADS TO THE HOOVER RIVER.

POTENTIAL SOURCES OF POLLUTION:

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT THAT MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER (NON-PROJECT RELATED) OPERATIONS. THESE OTHER OPERATIONS HAVE STORM WATER RUNOFF. THE REGULATION OF WHICH IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

COMMERCIAL AND INDUSTRIAL ACTIVITIES:

RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS THAT COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

2. CONTROLS

AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED PRIOR TO BEGINNING GRADING, EXCAVATION OR CLEARING AND GRUBBING OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. USE SILT FENCE AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING SEEDING SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING WITHIN 14 DAYS. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 2602 OF THE STANDARD SPECIFICATION. IF THE WORK INVOLVED IS NOT APPLICABLE TO ANY CONTRACT ITEMS, THE WORK SHALL BE PAID FOR ACCORDING TO ARTICLE 1109.03 PARAGRAPH B.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THESE MAY BE ITEMS SUCH AS SILT FENCE DITCH CHECKS, MULCH AND OTHER APPROPRIATE MEASURES, WHICH SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR WILL COMPLETE THE CONSTRUCTION WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION ON ALL DISTURBED AREAS.

3. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

APPROVED STATE OR LOCAL PLANS:

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

4. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

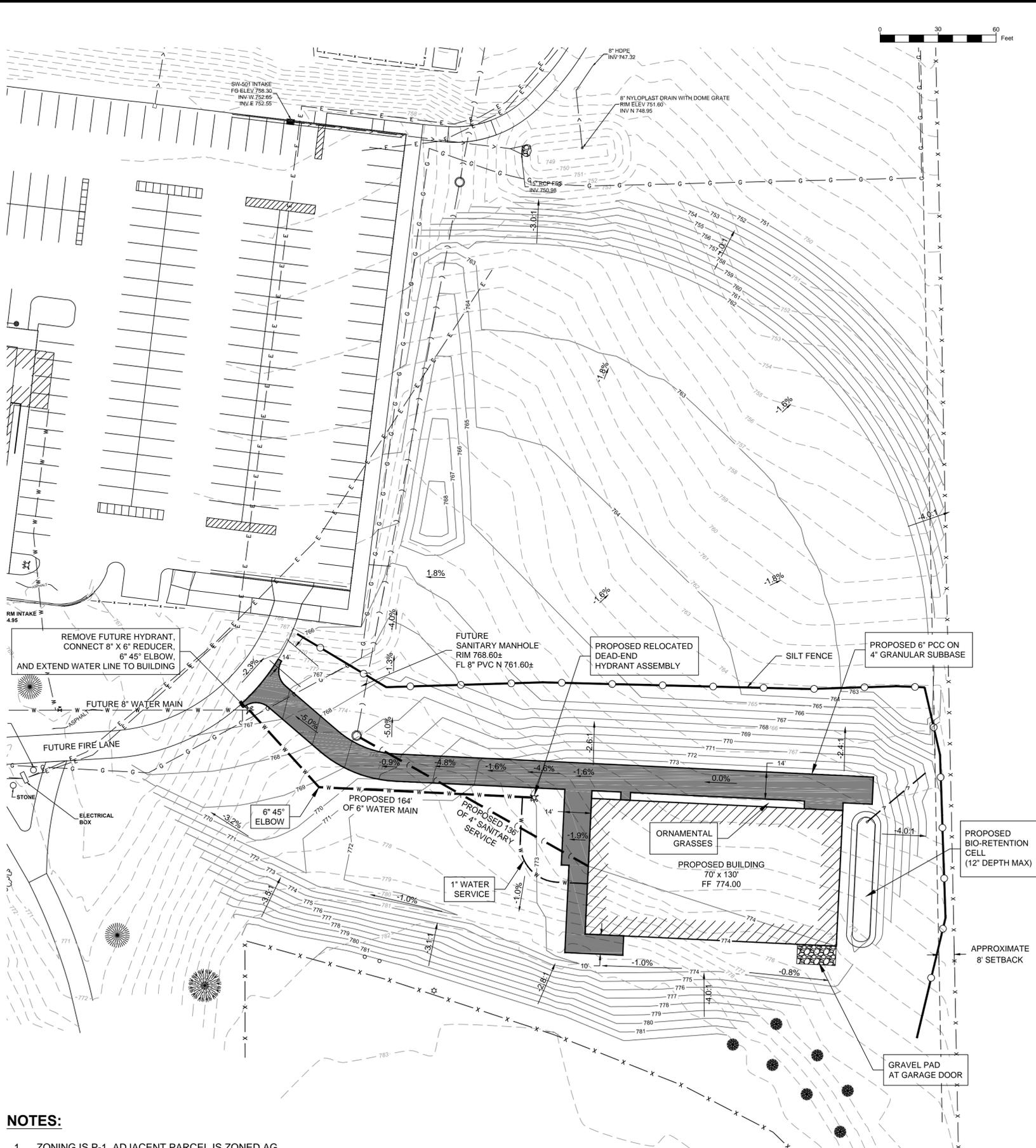
THE CONTRACTOR IS REQUIRED TO CLEAN ADJACENT PARKING LOTS AND/OR STREETS OF SOIL DEPOSITED BY CONSTRUCTION TRAFFIC AS REQUIRED TO PREVENT SOIL RUNOFF AND FUGITIVE DUST.

5. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

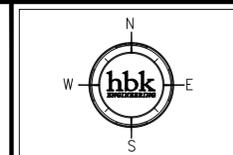
6. NON-STORM DISCHARGES

NON-STORM DISCHARGE INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUB-DRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.



NOTES:

1. ZONING IS P-1. ADJACENT PARCEL IS ZONED AG.
2. BUILDING IS 70' x 130' PRE-ENGINEERED WOOD FRAMED WITH METAL SIDING. IT IS TO BE A MIXED USE PRACTICE FACILITY.
3. THERE ARE NO ADDITIONAL EMPLOYEES REQUIRED FOR THIS BUILDING.
4. SETBACKS FOR THE SITE ARE 40' FOR FRONT, 20' FOR REAR, AND 8' FOR SIDE.
5. NO ADDITIONAL PARKING REQUIRED OR INCLUDED IN PLAN.



PROJECT NUMBER:
16-0849

PROJECT NAME:
WEST BRANCH HS
ACE BUILDING SITE PLAN

TITLE:
SITE PLAN

ENGINEER:
hbk
ENGINEERING
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328
WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:
WEST BRANCH
COMMUNITY SCHOOLS
WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

FOLDER NAME:
16-0849

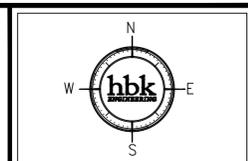
DATE CREATED:
01-31-17

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
02-03-17	SITE PLAN	JDP	BAB
02-13-17	SITE PLAN	JDP	BAB

PROJECT MANAGER:
BOELK

SHEET:

PRELIMINARY PLAT THE MEADOWS SUBDIVISION - PHASE 3 WEST BRANCH, CEDAR COUNTY, IOWA



PROJECT NUMBER:
16-1211

PROJECT NAME:
**WEST BRANCH
THE MEADOWS PHASE 3**

TITLE:
PRELIMINARY PLAT

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:

KLM INVESTMENTS, INC
920 EASTVIEW PLACE NE
IOWA CITY, IA
52240

ATTORNEY:

MICHAEL N. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

FOLDER NAME:
161211

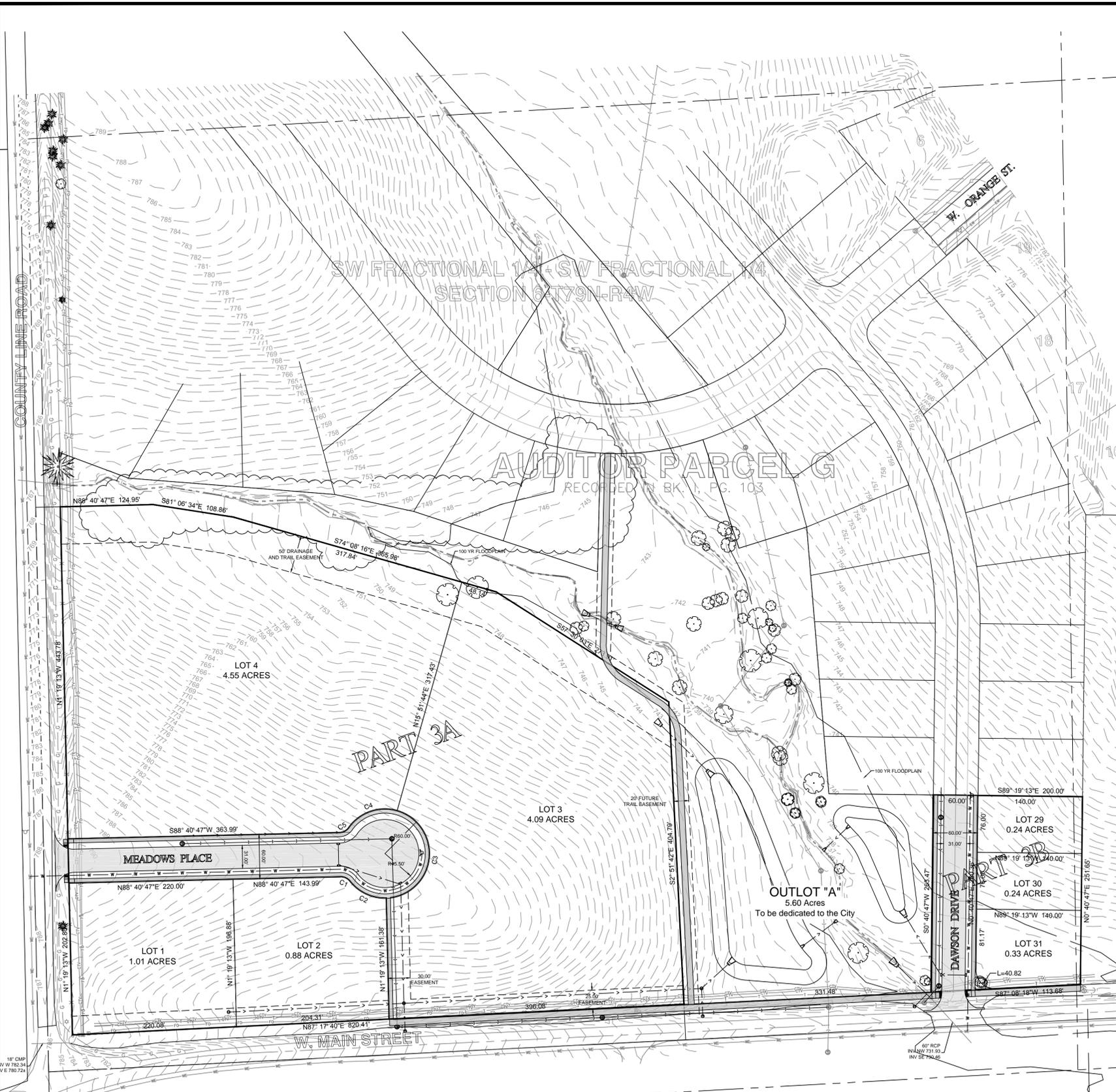
DATE CREATED:
12-01-2016

DRAWING LOG

DATE	ISSUED FOR	DB	CB
01-19-17	DESIGN	JDP	BAR

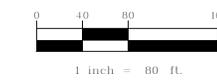
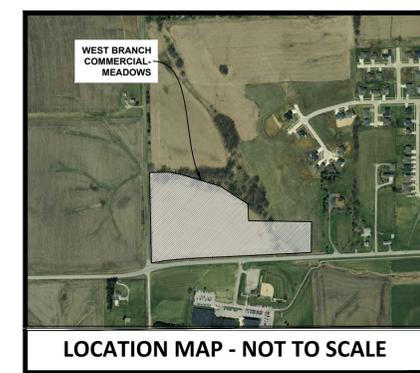
PROJECT MANAGER:
BRIAN BOELK

SHEET:
1 OF 2



DESCRIPTION - PHASE 3A
BEGINNING AT THE SOUTHWEST CORNER OF AUDITOR PARCEL "G", IN ACCORDANCE WITH THE PLOT THEREOF RECORDED IN PLOT BOOK 1, AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N01°19'13"W, ALONG THE WEST LINE OF SAID AUDITOR PARCEL "G", 755.33 FEET; THENCE N88°40'47"E, 157.95 FEET; THENCE S81°06'34"E, 108.86 FEET; THENCE S74°08'16"E, 365.98 FEET; THENCE S57°30'03"E, 273.91 FEET; THENCE S02°51'42"E, 452.25 FEET, TO A POINT ON THE SOUTH LINE OF SAID AUDITOR PARCEL G; THENCE S87°06'47"W, ALONG SAID SOUTH LINE, 854.78 FEET, TO THE POINT OF BEGINNING. SAID REZONING TRACT CONTAINS 12.77 ACRES (556,235 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - PHASE 3B
COMMENCING AT THE SOUTHEAST CORNER OF AUDITOR PARCEL "G", IN ACCORDANCE WITH THE PLOT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N00°40'57"E, ALONG THE EAST LINE OF SAID AUDITOR PARCEL "G", 46.71 FEET; THENCE S87°07'22"W, ALONG SAID EAST LINE, 350.51 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S87°07'22"W, 113.67 FEET; THENCE NORTHWESTERLY, 40.82 FEET ALONG A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 36.44 FOOT CHORD BEARS N46°05'56"W; THENCE N00°40'47"E, 233.75 FEET; THENCE S89°19'13"E, 140.00 FEET, TO A POINT ON THE EAST LINE OF SAID AUDITOR PARCEL "G"; THENCE S00°40'47"W, ALONG SAID EAST LINE, 251.65 FEET, TO THE POINT OF BEGINNING. SAID REZONING TRACT #3 CONTAINS 0.82 ACRE (35,685 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



STANDARD LEGEND AND NOTES		
	Existing	Proposed
Boundary of Property Line	—	—
Congressional Section Line	—	—
Lot Line, Internal	—	—
Lot Line, Platted or by Deed	—	—
Existing Centerline	—	—
Proposed Centerline	—	—
Existing Easement	—	—
Proposed Easement	—	—
Existing Contour	--- 650	--- 650
Proposed Contour	---	---
Existing Water Main	—	—
Proposed Water Main	—	—
Existing Sanitary Sewer	—	—
Proposed Sanitary Sewer	—	—
Existing Storm Sewer	—	—
Proposed Storm Sewer	—	—
Existing Telephone	—	—
Existing Fiber Optic	—	—
Existing Underground Electric	—	—
Existing Overhead Electric	—	—
Existing Gas Main	—	—
Existing Fence Line	—	—
Recorded Dimensions	(R)	(R)
Measured Dimensions	(M)	(M)
Storm Manhole	⊙	⊙
Sanitary Manhole	⊙	⊙
Storm Sewer Intake	⊙	⊙
Fire Hydrant	⊙	⊙
Water Main Valve	⊙	⊙
Utility Pole	⊙	⊙
Street Light	⊙	⊙
Traffic Sign	⊙	⊙
Utility Pedestal	⊙	⊙
Gas Valve	⊙	⊙
Flared End Section	⊙	⊙
Mailbox	⊙	⊙

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING IS A-1 AGRICULTURAL DISTRICT
ALL ADJACENT PROPERTIES ARE R-1 ZONING
PROPOSED ZONING IS LISTED IN THE FOLLOWING TABLE:

LOTS 1 THROUGH 4 RB-1 BUSINESS REQUIREMENTS	MINIMUM LOT AREA	NONE
	MINIMUM LOT AREA	NONE
	FRONT YARD SETBACK	25 FEET
	SIDE YARD SETBACK	10 FEET
	REAR YARD SETBACK	25 FEET
LOTS 29 THROUGH 32 RB-1 RESIDENTIAL REQUIREMENTS	MINIMUM LOT AREA	SINGLE FAMILY: 7,700 SF 3 TO 4 FAMILY: 10,000 SF 5 TO 8 FAMILY: 2,000 SF PER UNIT 9 TO 12 FAMILY: 1,800 SF PER UNIT MULTIPLE FAMILY: 70 FEET
	MINIMUM SETBACK FRONTAGE	70 FEET
	FRONT YARD SETBACK	25 FEET
	SIDE YARD SETBACK	8 FEET
	REAR YARD SETBACK	25 FEET

OUTLETS "A" AND "B"
TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR
STORMWATER MANAGEMENT AND OPEN PARK SPACE.

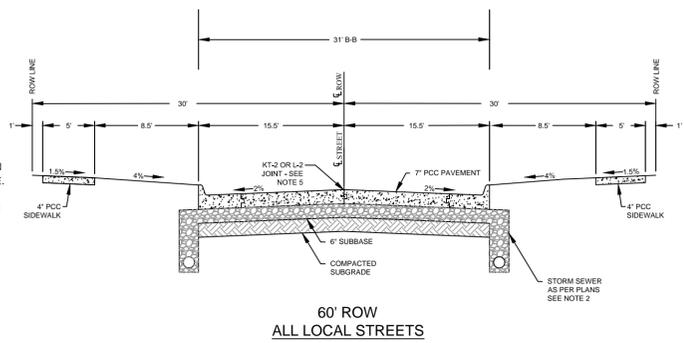
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS.

NOTES:

1. BASIS OF BEARINGS IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THE SIZE AND LOCATION OF ALL PROPOSED UTILITIES SHOWN ON THE PLAT ARE SUBJECT TO MODIFICATION AND/OR CHANGE. 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 PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	14.32	15.50	52.94	S64° 51' 01"E	13.82
C2	55.44	60.00	52.94	S64° 51' 01"E	53.49
C3	170.50	60.00	162.82	N7° 16' 15"E	118.65
C4	73.43	60.00	70.12	S70° 48' 03"W	68.93
C5	14.32	15.50	52.94	S62° 12' 35"W	13.82

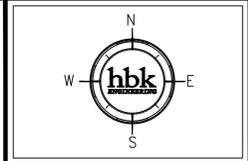
**Notes on this plat are not intended to create any vested private interest in any stated use restriction or covenant or create any third party beneficiaries to any noted use restriction or covenant.



COUN

AUDITOR PARCEL G

RECORDED IN BK 1, PG. 103



PROJECT NUMBER:
16-1211

PROJECT NAME:
**WEST BRANCH
THE MEADOWS PHASE 3**

TITLE:
GRADING PLAN

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328
WWW.HBKENGINEERING.COM

OWNER/DEVELOPER:
**KLM INVESTMENTS, INC
920 EASTVIEW PLACE NE
IOWA CITY, IA
52240**

ATTORNEY:
**MICHAEL N. KENNEDY
920 S. DUBUQUE STREET**

FOLDER NAME:
161211

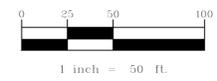
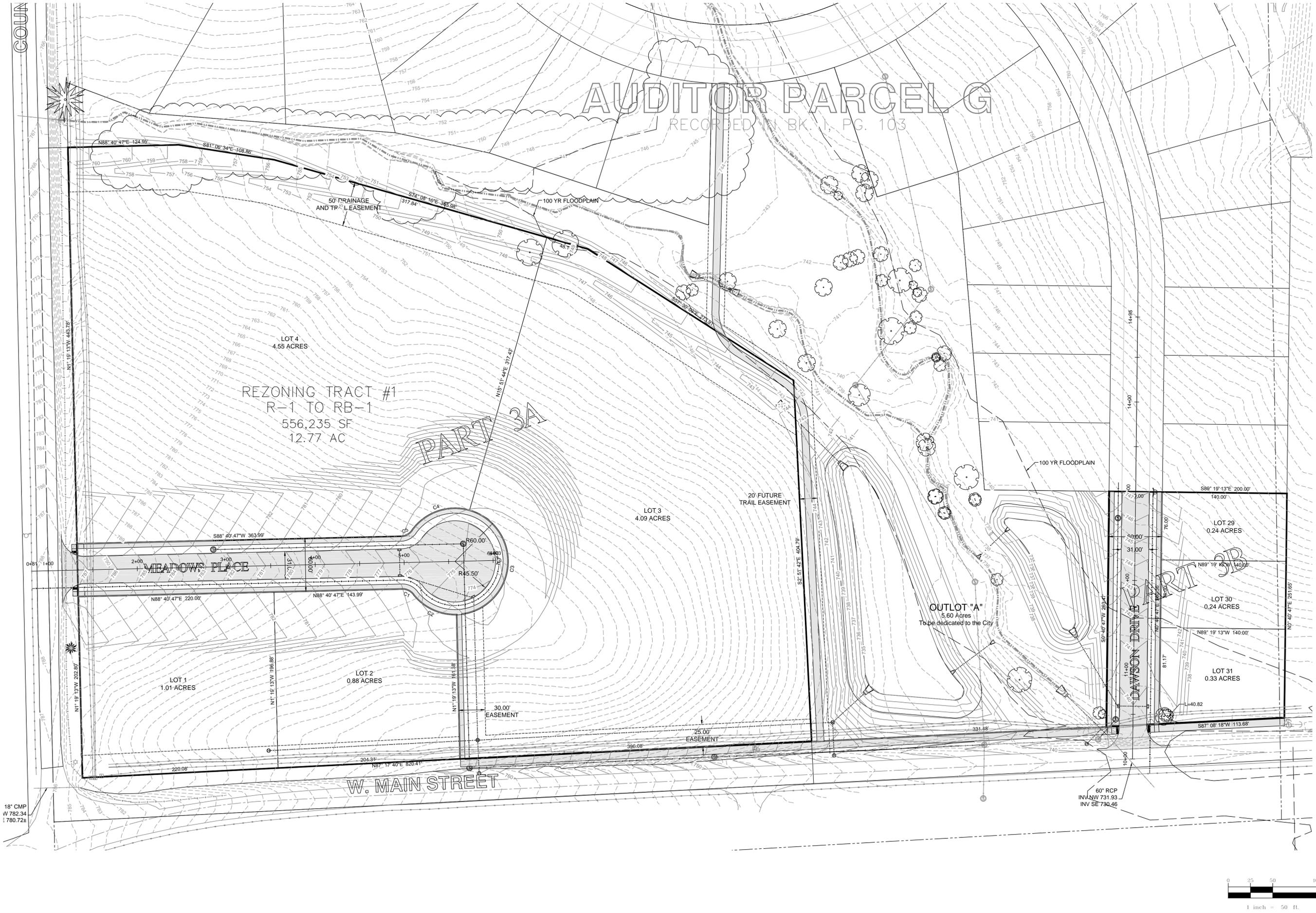
DATE CREATED:
12-01-2016

DRAWING LOG

DATE	ISSUED FOR	DR	CB
12-01-16	DESIGN	ESW	BAB
12-01-16	CONCEPT	ESW	BAB

PROJECT MANAGER:
BRIAN BOELK

SHEET:
2 OF 2



18" CMP
W 782.34
: 780.724

Residential Individual Lot Site Plan Requirements



110 N. Poplar Street | West Branch, Iowa 52358
319.643.5888 | www.westbranchiowa.org

Subdivision Name / Lot # _____	Owner _____	
1 st Review _____	2 nd Review _____	Date Approved _____
Project Name _____	Project Location / Address _____	
Reviewer _____	Designer _____	
Contact _____	Phone _____	Fax _____
* This section to be filled in by the City of West Branch Building Department		

What is a site plan?

- A site plan is a scaled drawing or map showing what improvements you intend to make on your property. A site plan is required for the city to review proposed work and evaluate possible impacts to other residents or city property.

Do I need to submit a site plan?

- Review the checklist on the opposite side of this page with city staff and check the fields that apply to your project. If you fall into tier 0, no site plan is required. Tier 1 will require a site plan that you may be able to prepare yourself. Tier 2 will likely require the assistance of an engineer to develop a site plan.

Where can I get help developing a site plan?

- If you fall into tier 1, talk with city staff if you do not understand what you need to provide on your site plan.
- If you fall into tier 2, consult with the project designer or builder to see if they have a civil engineer they work with regularly. You can also search for local consultants with experience in residential site plans. City staff may be able to provide a listing of consultants that have previously worked on similar projects.

How does a site plan help me?

- A detailed site plan will show the city and your neighbors what you intend to build within your lot. Site plan reviews can help avoid future issues with drainage, disputes over land use, and avoid costly re-work if the construction is completed incorrectly. A site plan will be reviewed post construction to confirm the project was built as it was designed so the homeowner, neighbors, and the city can ensure all interests are protected.

Residential Site Plan Tier Description and Requirements

Tier 0 – No site plan required: criteria (no requirements – no plan)

- Landscaping work that does not change the direction, speed or location of water flow within a property. (ex. gardens, plantings, playground equipment)

Tier 1 – Site plan required, homeowner can prepare: criteria

- Landscaping work that changes the direction, speed or location of water flow within a property with no offsite impact. (ex. retaining walls within property, storm water BMP's, patio, driveway or sidewalk paving)
- Building or deck construction that does not change the direction, speed or location of the water leaving a site. (ex. interior renovations, any addition with gutters that drain to existing downspouts and no change on grading, deck addition or renovation in existing location with no grading changes)
- A new structure that is not installed in a drainage way, utility easement, or lot setback and will not affect drainage (direction, speed or location) within a property. (ex. shed, pool, fence)
- A new structure that impacts a drainage direction, speed or location within a site, utility easement, or lot setback with no offsite impact. (ex. building addition accross current drainage way within site, shed with re-grading, building addition that adds downspouts but does not change the general drainage direction)

Tier 1 Requirements:

- Site Diagram or sketch showing proposed work.
- Address, lot number, subdivision name
- North arrow, street names, locations of ROW
- General drainage direction and slope post construction
- Locations of effected utilities, easements and setbacks
- Proposed new work within the site with critical elevations called out.

Tier 2 – Site plan required, engineer should prepare: criteria

- Landscaping work that changes direction, speed or location of water flow leaving a property (ex. Retaining wall near property line, storm water BMP near property line, paving with slope changes near property lines, grading within setbacks)
- A new structure that impacts drainage direction speed or location leaving a property (ex. New construction, addition requiring re-grading in setbacks, deck or patio construction that changes direction, speed or location of drainage on an adjacent property)

Tier 2 Requirements:

- All Tier 1 criteria.
- Scaled drawing with lot dimensions and impermeable/ permeable areas
- Show all utility easements, existing utilities and connections including storm water exit points from the site
- Show flow arrows, slopes, FFE, bench marks, flood plains, and MLO's that apply
- Retaining wall details and designs that apply
- Tree locations & impacts that apply, new plantings