

LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ⊗ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED

- Legend:**
- 728.44 Proposed elevations
 - ⊙ Proposed trees
 - ⊙ Proposed shrubs

- Setbacks:**
- Accessory Building: 5' Rear
 - Front: 25'
 - Side: 8'

- Parking:**
- 8 Garages
 - 4 Handicap spaces
 - 22 Regular spaces
 - 34 Total spaces (including Garages)

Existing Zoning:
RB-1 Residence Business District

Adjacent Zoning:
To the East: RB-1 Residence Business District District
To the West: RB-1 Residence Business District District
To the North: R-3 District
To the Northwest: R-2 District

Floor Area for Building:
1st floor plan shows 8 unit bldg.
6049 gross SF

Open Space Requirement:
25% open space is required.
38.5% open space is shown.

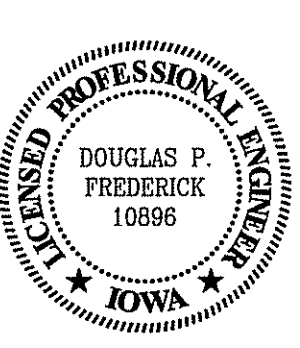
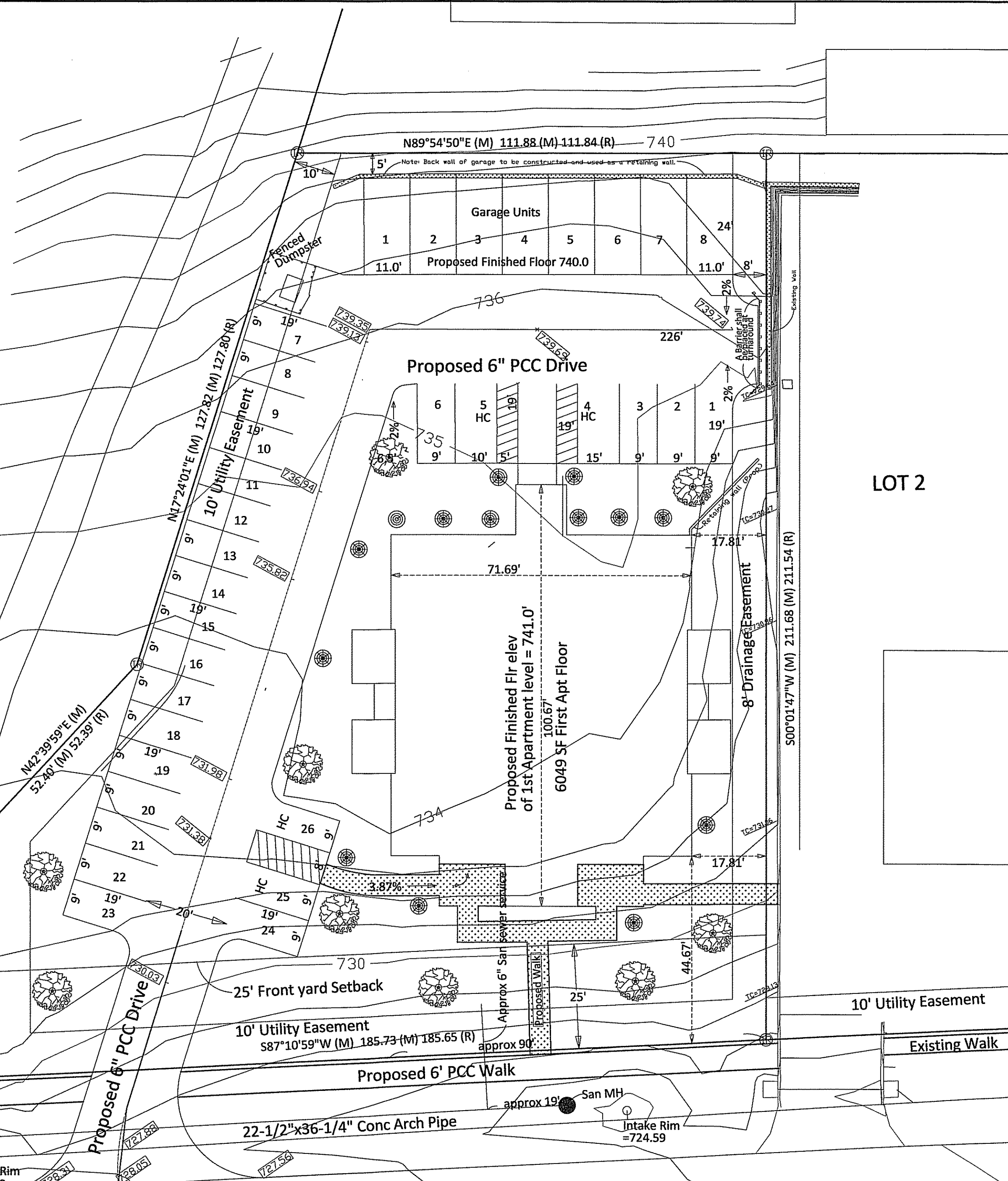
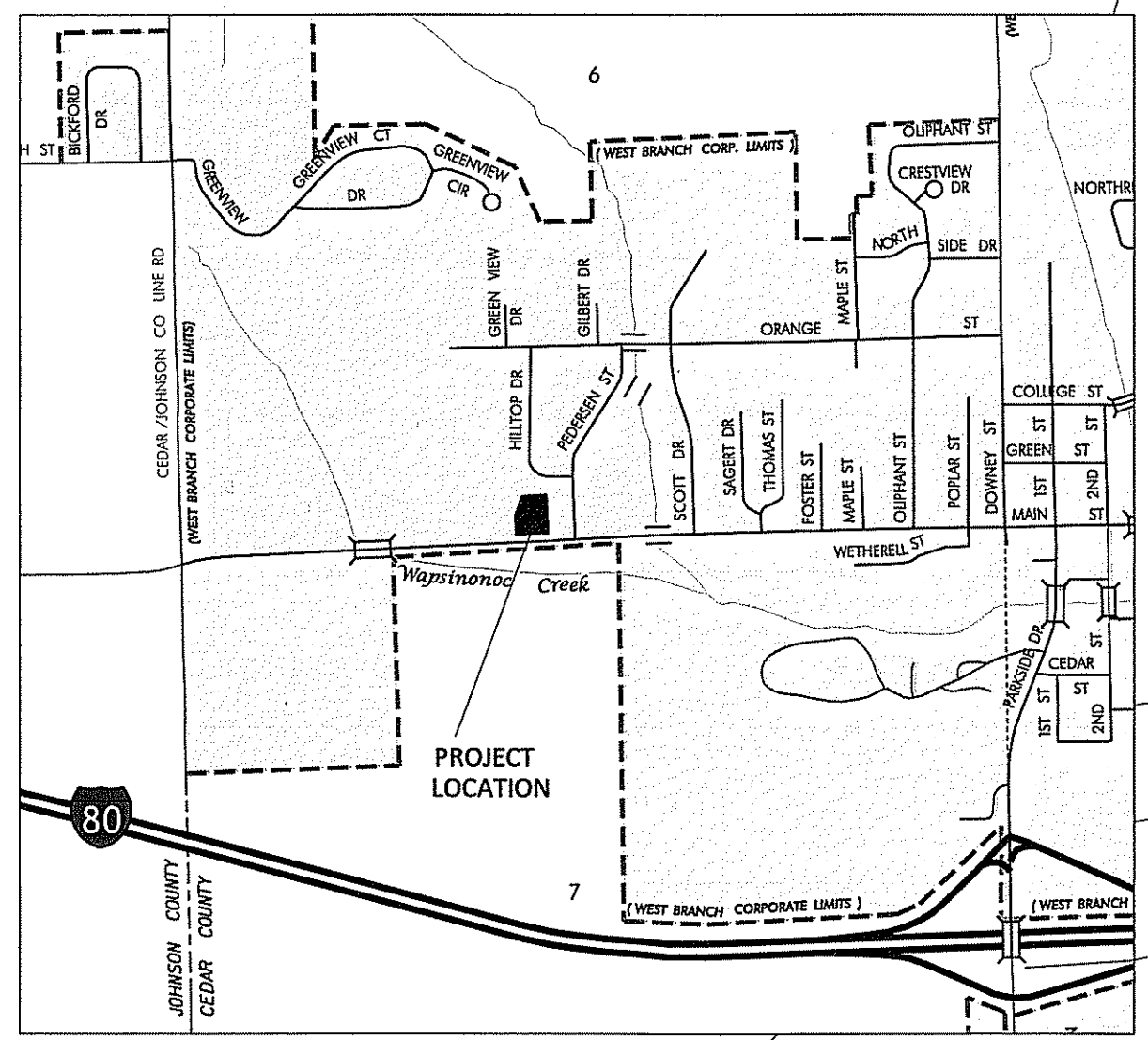
Tree Requirement:
1 trees per 1500 SF open space is required.
9 trees are required.
40% trees 1.5" to 2" Caliper Dia req'd.
Remainder trees 1.0" to 1.5" Caliper Dia req'd.

Shrub Requirement:
1 shrub per 1000 SF open space is required.
13 shrubs are required.
14 shrubs are shown.

Storm Water:
Currently all water from this lot drains toward Herbert Hoover Highway and is captured by existing intakes near the Southwest corner of said lot and near the Southeast corner of said lot. The water then runs underground and is released to an existing ditch East of Pedersen Court.

City Water:
A 6" Diameter SDR21 PVC service line is needed for the sprinkler system proposed in the new building. A new service will need to be installed for this purpose.

**Legal description: Lot #1
Pedersen Valley, Part One
West Branch, Iowa**



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

Douglas P. Frederick 10/30/2012
 Douglas P. Frederick, P.E. Date
 License number: 10896
 My license renewal date is December 31, 2013.
 Pages or Sheets covered by this seal:
 1 of 1

Owner: Michael Furman, PO Box 1606, Iowa City, Iowa 52244

REVISIONS		
REVISION NO.	DATE	DESCRIPTION
1	10/10/2012	Change Building and parking configuration
2	10/18/2012	Adjust parking and grades, add barrier parking lot

FLD. BK.: ROBOT	SCALE: 1" = 20'
DATE: 10/12	DRN.: DPF
APP.:	

HFC HART-FREDERICK CONSULTANTS, P.C.
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Building Site Plan
Lot #1 PEDERSEN VALLEY, PART ONE
 City of West Branch, Iowa

PROJECT NO.: 12265-01
SHEET NO.: 1 OF 1