

RESOLUTION NO. 1733

A RESOLUTION APPROVING CEDAR'S EDGE CLUB HOUSE AND EVENT CENTER SITE PLAN

WHEREAS, the owner(s) of Cedar's Edge Golf Course has heretofore submitted a proposed Site Plan to construct a club house / event center facility at 19 Greenview Lane in the City of West Branch, Iowa (the "Project"); and

WHEREAS, said Site Plan (See Exhibit A) has heretofore been reviewed by City Staff, including the City Engineer; and

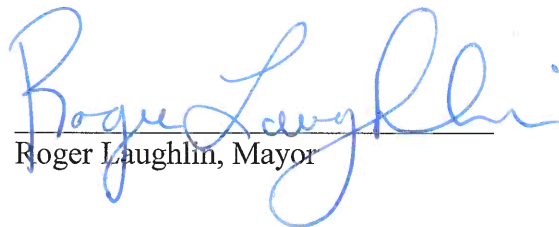
WHEREAS, the Site Plan has been found to conform to West Branch Code of Ordinances; and

WHEREAS, the City of West Branch Planning and Zoning Commission has reviewed the Site Plan and recommended its approval to the West Branch City Council; and

WHEREAS, it is now necessary for the City Council to approve said Site Plan.

NOW, THEREFORE, BE IT RESOLVED, be it resolved by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Site Plan for the Project be and the same are hereby accepted and approved.

Passed and approved this 20th day of August, 2018.


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, Deputy City Clerk

DRAWINGS FOR PROPOSED IMPROVEMENTS CEDARS EDGE CLUB HOUSE AND EVENT CENTER WEST BRANCH, IOWA

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDARS COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ADJOINING PARCEL B AS RECORDED IN BOOK 1, PAGE 12 OF THE RECORDED OFFICIAL 39 CEDARS COUNTY; THENCE 287°28'42" ALONG THE NORTH LINE OF SAID ADJOINING PARCEL B, A DISTANCE OF 302.50 FEET; THENCE S20°07'31" ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 30.75 FEET; THENCE S25°05'33" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 112.42 FEET; THENCE S31°21'36" ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 112.42 FEET; THENCE N30°03'30" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 30.75 FEET; THENCE N64°46'24" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 30.38 FEET; THENCE N49°45'46" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 79.21 FEET; THENCE N30°12'17" W ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 29.27 FEET; THENCE N18°5'49" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 300.00 FEET; THENCE S82°02'17" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 404.61 FEET; THENCE S85°47'10" W ALONG 300TH STREET, A DISTANCE OF 90.00 FEET; THENCE S07°02'17" E ALONG EAST SIDE FUTURE PUBLICS STREET, A DISTANCE OF 60.00 FEET; THENCE S85°07'17" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 125.00 FEET; THENCE S07°02'17" E ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 43.34 FEET; THENCE N63°51'13" E ALONG NORTH LINE SAID SOUTHWEST QUARTER, A DISTANCE OF 162.50 FEET; THENCE N63°51'13" W ALONG THE EAST SIDE OF FUTURE DEVELOPMENT LOT, A DISTANCE OF 138.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAIN 16.56 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF WEST BRANCH REQUIREMENTS AND THE IOWA STATE WIDE URBAN DESIGN AND SPECIFICATIONS (ISUDAS), LATEST EDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

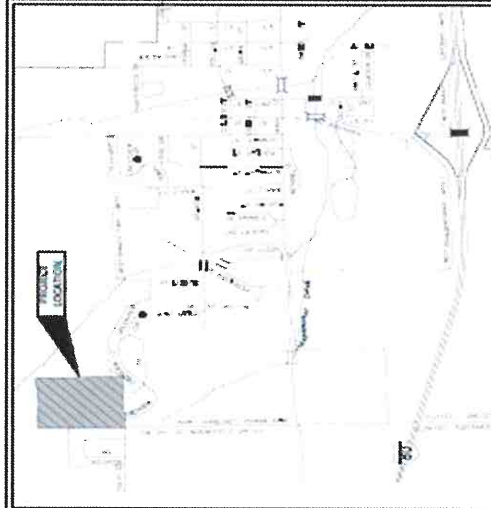
THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NOTES

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.01	TRENCH BEDDING AND BACKFILL ZONES
3010.02	TRENCH GRAVITY PIPE TRENCH BEDDING
4010.01	SANITARY SEWER SERVICE SLUR
4040.01	SUBSOILS
4040.02	SUBSOILS
5010.01	THREAT BLOCKS
5010.02	TRAKER SYSTEM
5010.03	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
6010.01	FIRE HYDRANT ACCESS
6010.02	CIRCULAR SANITARY SEWER MANHOLE
6010.03	CIRCULAR STORM SEWER MANHOLE
6010.04	SINGLE OPEN-TRENCH CURB INTAKE, LARGE BOX
6010.05	CASTINGS FOR SANITARY SEWER MANHOLES
6010.06	CASTINGS FOR STORM SEWER MANHOLES
9040.01	FILTER MESH AND FILTER SOCK
9040.02	ROLLED EROSION CONTROL INSTALLATION - CHANNEL
9040.03	SILT FENCE
9040.04	STABILIZED CONSTRUCTION ENTRANCE

CDM#	COVER SHEET	CIVIL
001	GENERAL NOTES	
002	TOPOGRAPHIC SURVEY AND REMOVAL	
003	OVERALL SITE AND GRADING PLAN	
004	CLUB HOUSE SITE & UTILITY PLAN	
005	CLUB HOUSE GRADING & EROSION CONTROL PLAN	
006	PAVING PLAN	
007	STORMWATER POND PLAN	
008	RETAINING WALL PLAN & PROFILE	
009	RETAINING WALL PLAN & PROFILE	
010	CONSTRUCTION DETAILS	
011	LANDSCAPE	



CITY OF WEST BRANCH, IOWA

APPLICANT INFORMATION

OWNER/DEVELOPER:
SEXTON CONSTRUCTION
127 HILTOP CIRCLE
WEST BRANCH, IA 52188

DESIGNER/ENGINEER:
MICHAEL WILSON
1212 LINN STREET
IOWA CITY, IA 52240

PROJECT INFORMATION

SCOPE OF WORK:
CONSTRUCTION OF A NEW CLUB HOUSE AND EVENT CENTER TO REPLACE THE EXISTING STRUCTURES ON THE CEDARS EDGE GOLF COURSE PROPERTY. PROJECT WILL INCLUDE THE DEMOLITION OF THE EXISTING CLUB HOUSE AND OTHER STRUCTURES, NEW CLUB HOUSE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.

CONTACT PERSON:
MICHAEL WILSON
AUXION CONSULTANTS, LLC
101 COURT STREET, UNIT 3
IOWA CITY, IOWA 52205-0003
PHONE: 319-314-6220
WWW.AUXIONCONSULTANTS.COM

SITE INFORMATION

PROPOSED PARKING:
PERMANENT 217
STANDARD STALLS 7 (0 VAN ACCESSIBLE)
TOTAL 224

OVERFLOW PARKING:
WEST OF PARKING LOT 36
ALONG DRIVEWAY 70 (ANGLED PARKING ON LAWN)
TOTAL 115

TOTAL PERMANENT AND TEMP = 340

LANDSCAPE AND OPEN SPACE
OWNER REQUESTS A BUFFER FROM THE CITY OF WEST BRANCH LANDSCAPE AND OPEN SPACE REQUIREMENTS BASED ON THE NATURE OF THE PROPERTY AND THE NUMBER OF EXISTING TREES AND AMOUNT OF OPEN SPACE ALREADY PRESENT ON SITE.

UTILITY CONTACTS

ALLIANT ENERGY
LAURA BAIR
(319) 286-3315

LIAN COURTS, INC.
JOHN NUNDEMAITE
(319) 377-5357
NUNDEMAITE@LIANCOURTS.COM

IOWA COMMUNICATIONS NETWORK (ICN)
SHANNON MARLOW
(319) 772-4402

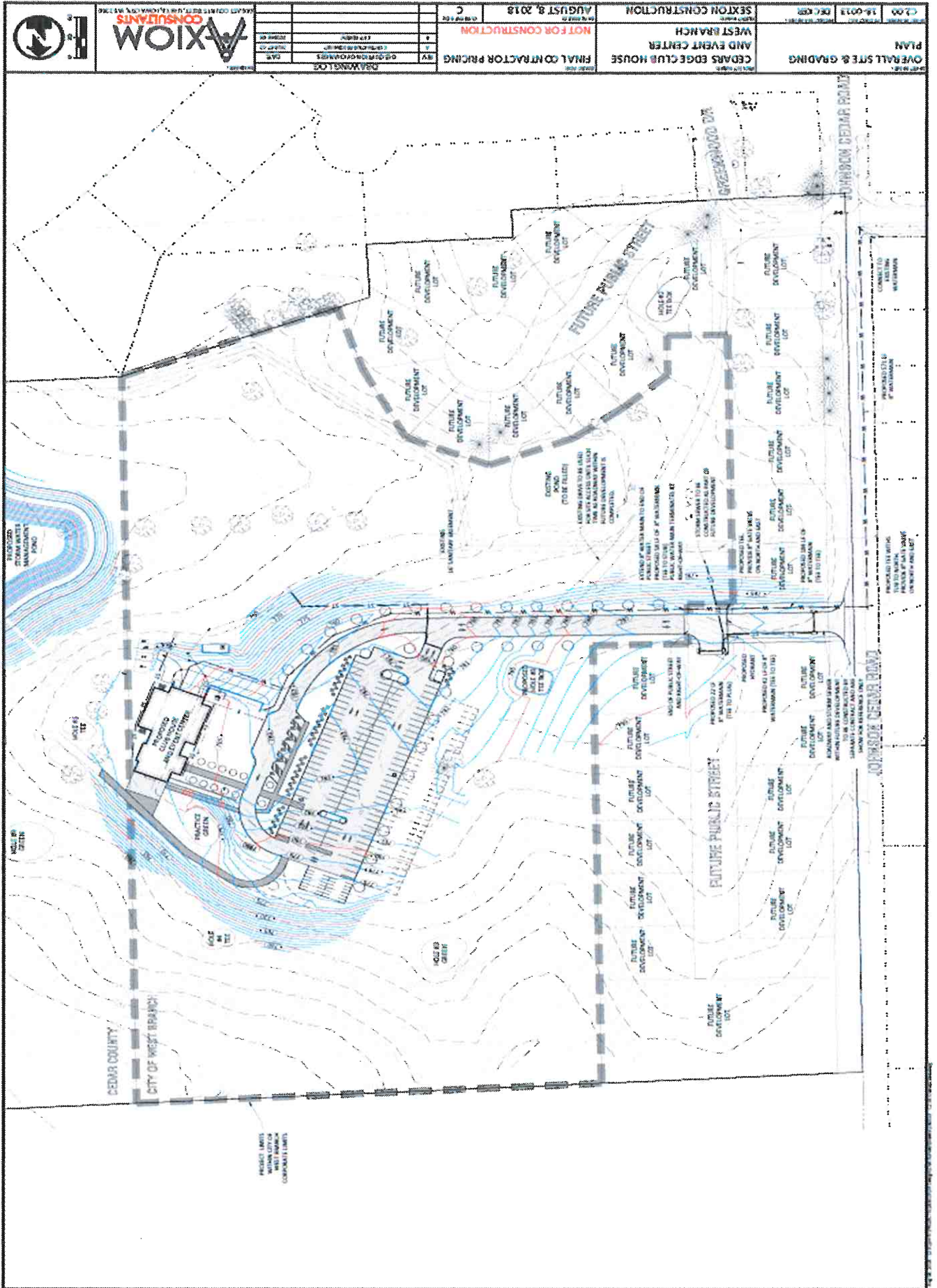
CITY OF WEST BRANCH
MATT GOODALE
(319) 643-5888
WSCITY@GMAIL.COM

WE hereby certify that the ENGINEERING CALCULATIONS 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.

EXPIRES: _____ DAY

REGISTERED:
MICHAEL WILSON
LICENSE NUMBER 1844
MY LICENSED BUSINESS ADDRESS: CEDARS EDGE, IOWA
PHONE OR OTHER CONTACT BY THE MAIL: _____

Exhibit A



AXIOM
CONSTANTS

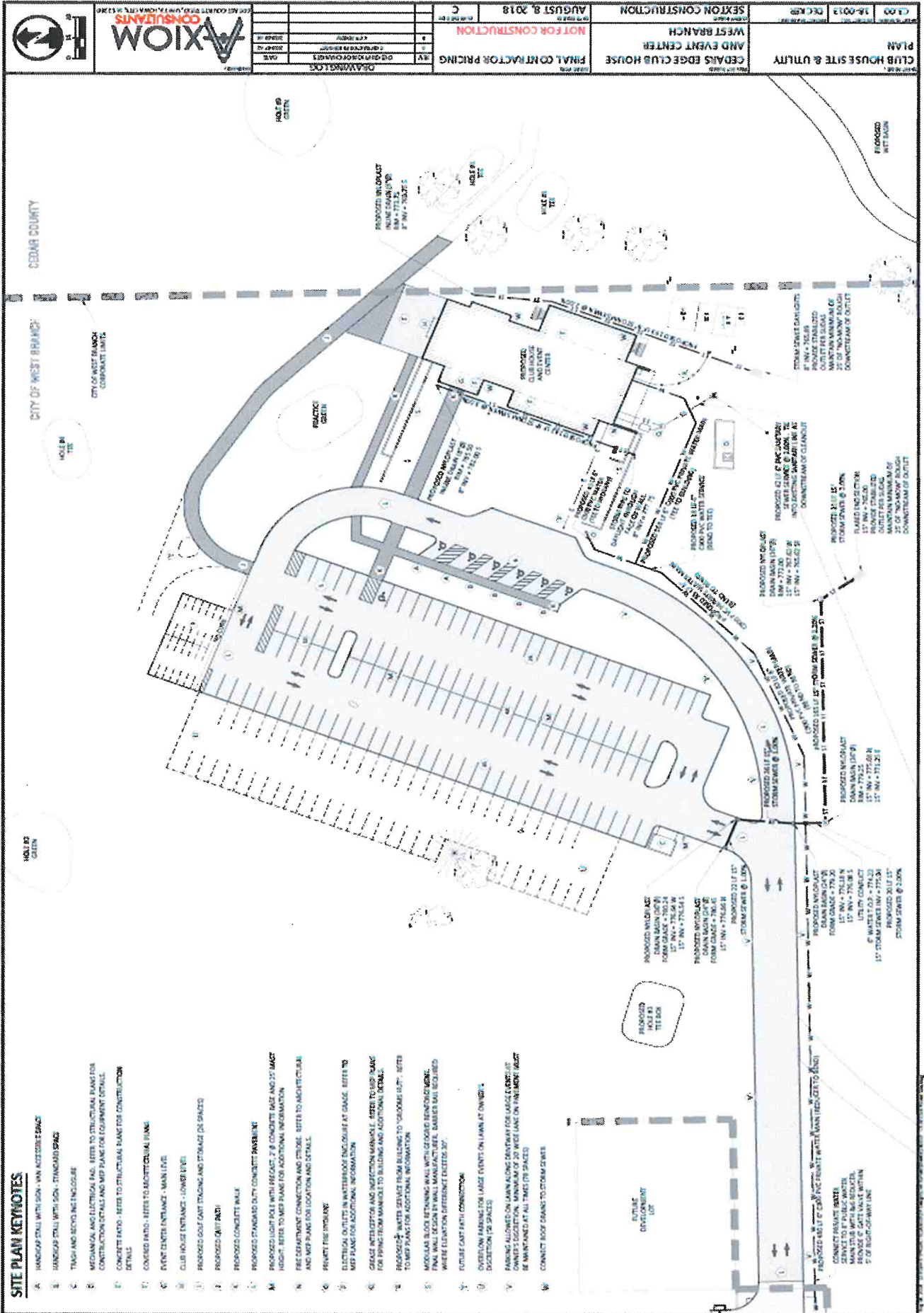
DATE	DESCRIPTION
08/08/18	FINAL CONTRACTOR PRICING
08/08/18	NOT FOR CONSTRUCTION
08/08/18	SEXTON CONSTRUCTION

FINAL CONTRACTOR PRICING
NOT FOR CONSTRUCTION
AUGUST 8, 2018

SEXTON CONSTRUCTION
WEST BRANCH
CEDAR EDGE CLUB HOUSE
AND EVENT CENTER

OVERALL SITE & GRADING
PLAN
18-0013
18-0013
18-0013

Exhibit A



SITE PLAN KEYNOTES

- A. HANDICAP STALL WITH SINK - MIN ACCESS SPACE
- B. HANDICAP STALL WITH SINK - STANDARD SPACE
- C. TRASH AND RECYCLING ENCLOSURE
- D. MECHANICAL AND ELECTRICAL PAUL. REFER TO STRUCTURAL PLANS FOR CONSTRUCTION DETAILS AND MEP PLANS FOR EQUIPMENT DETAILS.
- E. CONCRETE RATIO - REFER TO STRUCTURAL PLANS FOR CONSTRUCTION DETAILS.
- F. COVERED PATIO - REFER TO ARCHITECTURAL PLANS.
- G. EVENT CENTER ENTRANCE - MAIN LEVEL
- H. CLUB HOUSE ENTRANCE - LOWER LEVEL
- I. PROPOSED GOLF CART TRACKING AND STORAGE (ON SPACES)
- J. PROPOSED GOLF CART
- K. PROPOSED CONCRETE WALK
- L. PROPOSED STANDARD QUALITY CONCRETE PAVEMENT
- M. PROPOSED LIGHT HOLE WITH PRECAST 2" x 8" CONCRETE RAISE AND 25" RISE HEIGHT. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION.
- N. FIRE DEPARTMENT CONNECTION AND OTHERS. REFER TO ARCHITECTURAL AND MEP PLANS FOR LOCATION AND DETAILS.
- O. FINISH FLOOR FINISH
- P. ELECTRICAL OUTLETS IN WATERPROOF ENCLOSURE AT GARAGE. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION.
- Q. GRADE WITH SLOPE AND INTERSECTIONS. REFER TO ARCHITECTURAL AND MEP PLANS FOR LOCATION AND DETAILS.
- R. PROPOSED W/LOAST SERVICE FROM BUILDING TO "GARBAGE" BAY. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION.
- S. MODULAR BLOCK RETAINING WALL WITH GEOTECHE REINFORCEMENT. FINAL WALL DESIGN BY WALL MANUFACTURER. BARBERS SHALL BE REQUIRED WHERE ELEVATION DIFFERENT EXCEEDS 30".
- T. FUTURE GOLF CART CONNECTION
- U. OVERFLOW PARKING FOR LARGE EVENTS ON LAWN AT 0.00' ± (ON SPACES)
- V. PARKING ALLOWANCES ON LAWN ARE FOR PARKING FOR LARGE EVENTS. PARKING CAPACITY SUGGESTION. MAXIMUM OF 20 VEHICLES ON LAWN AT ANY TIME. REFER TO ALL TIMES (ON SPACES)
- W. CONNECT ROOF DRAIN TO DOWNSPOUTS

		DATE: 08/08/2018 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT NO: [REDACTED]	NOT FOR CONSTRUCTION AUGUST 9, 2018	FINAL CONTRACTOR PRICING	WEST BRANCH AND EVENT CENTER CEDARS EDGE CLUB HOUSE	SECTION CONSTRUCTION	18-0013 DEC. 2018	CLUB HOUSE SITE & UTILITY PLAN
--	--	--	--	--------------------------	---	----------------------	----------------------	-----------------------------------

Exhibit A

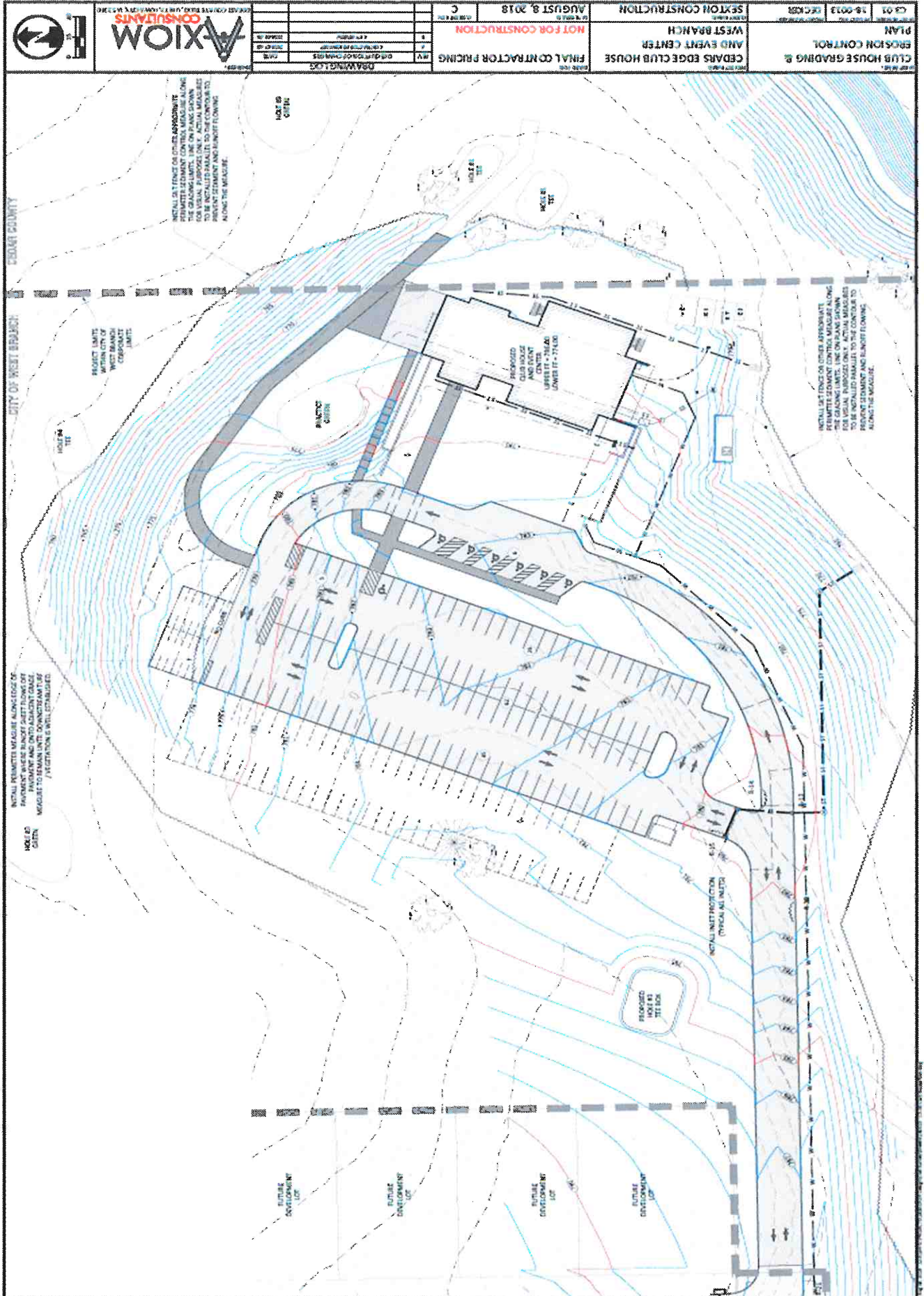


Exhibit A

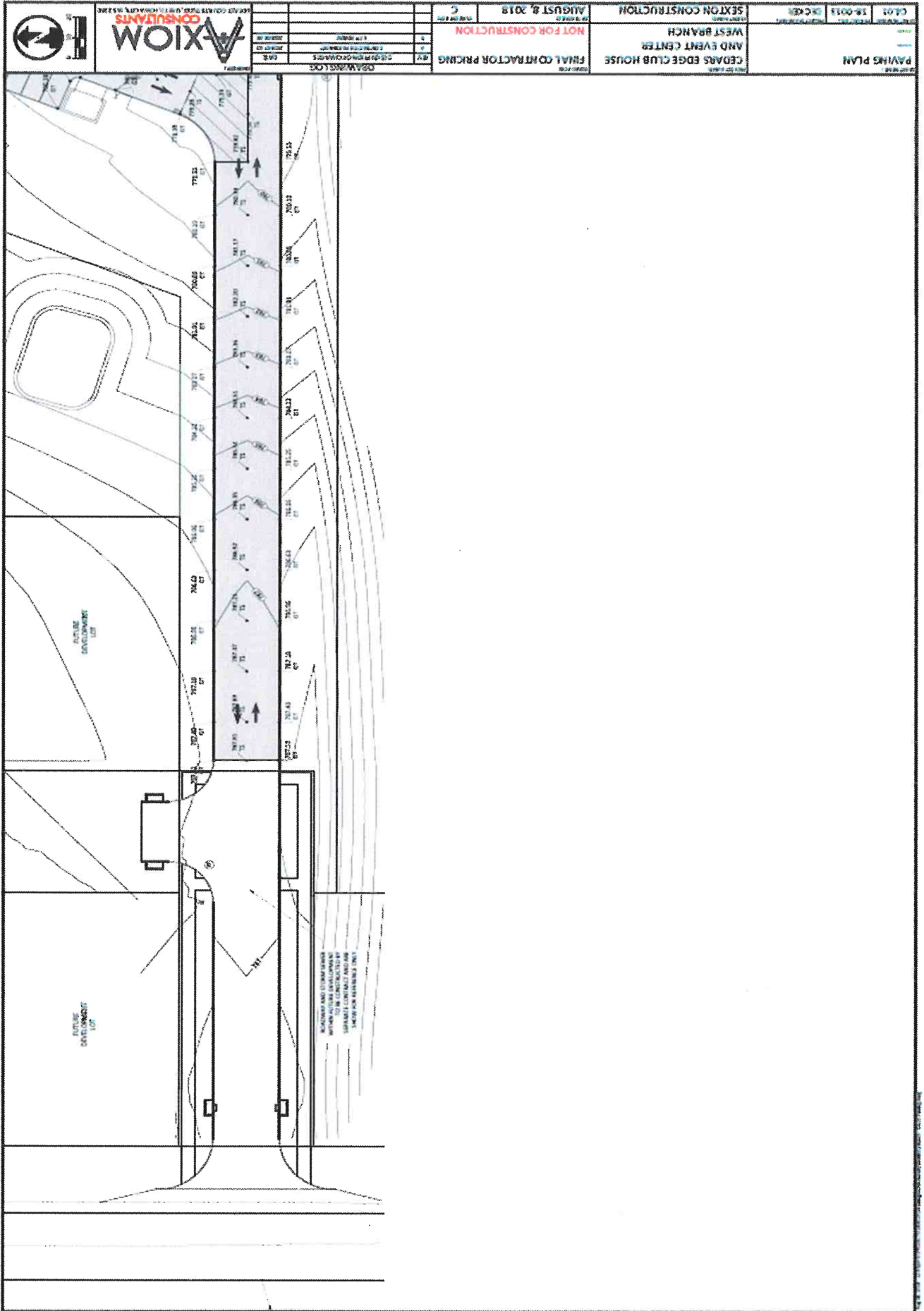
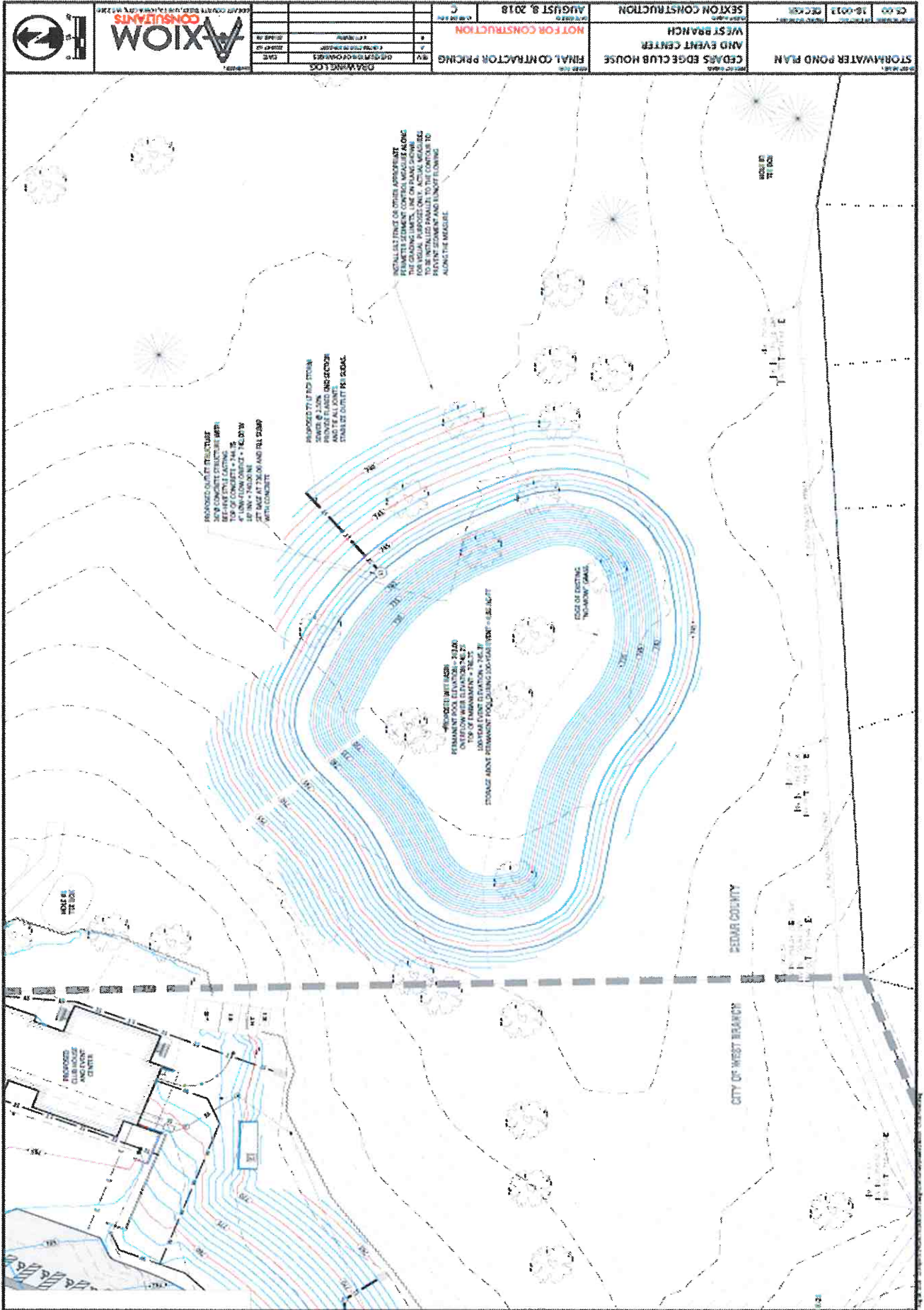


Exhibit A



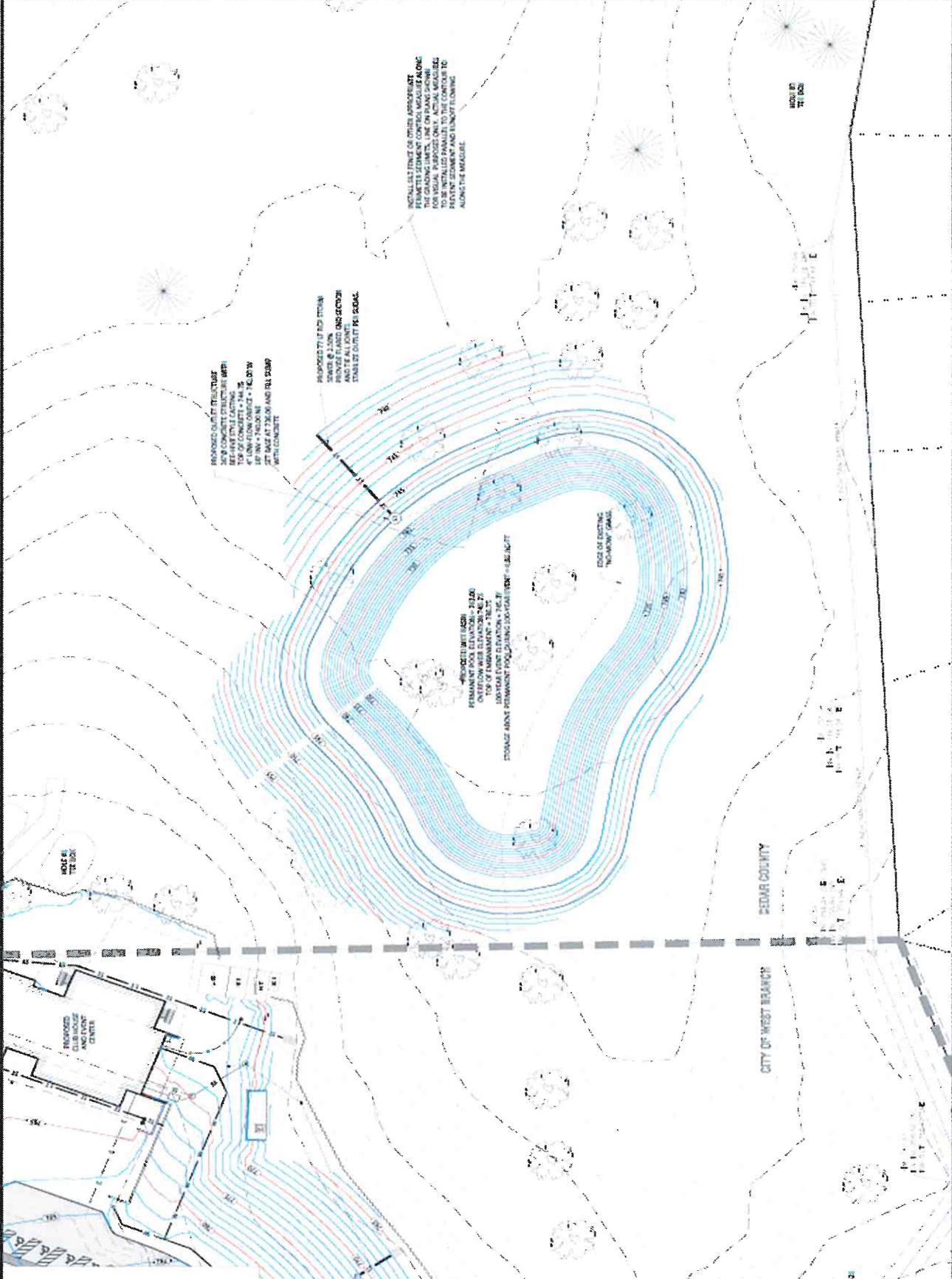
AXIOM CONSULTANTS
 10000 COUNTY ROAD 200, SUITE 100, WAXAHACH, TX 75090
 TEL: 972.393.8800
 FAX: 972.393.8801
 WWW.AXIOMCONSULTANTS.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/09/18
2	FOR CONSTRUCTION	08/09/18
3	FINAL CONTRACTOR PRICING	08/09/18

NOT FOR CONSTRUCTION
 AUGUST 9, 2018

SEXTON CONSTRUCTION
 WEST BRANCH

CEARNS EDGE CLUB HOUSE AND EVENT CENTER
 STORMWATER POND PLAN



PROPOSED QUARTER STRUCTURE WITH 4\"/>

PROPOSED 2\"/>

INSTALL A LINE OF 2\"/>

PROPOSED 2\"/>

EDGE AS EXISTING THROUGH CANALS

CEDAR COUNTY

CITY OF WEST BRANCH

WIDE BY THE SIDE

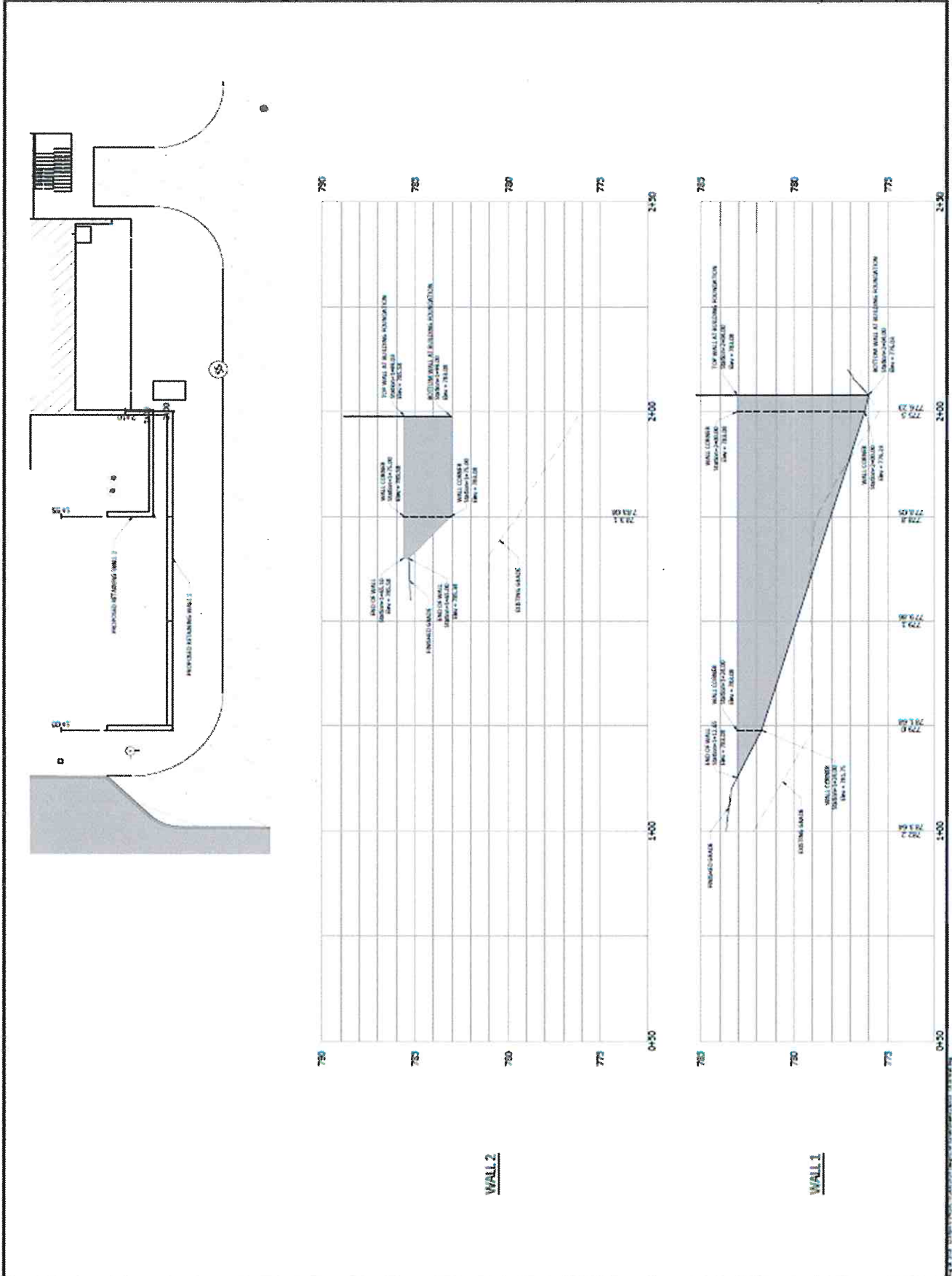
WIDE BY THE SIDE

WIDE BY THE SIDE

WIDE BY THE SIDE

Exhibit A

	01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
	101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

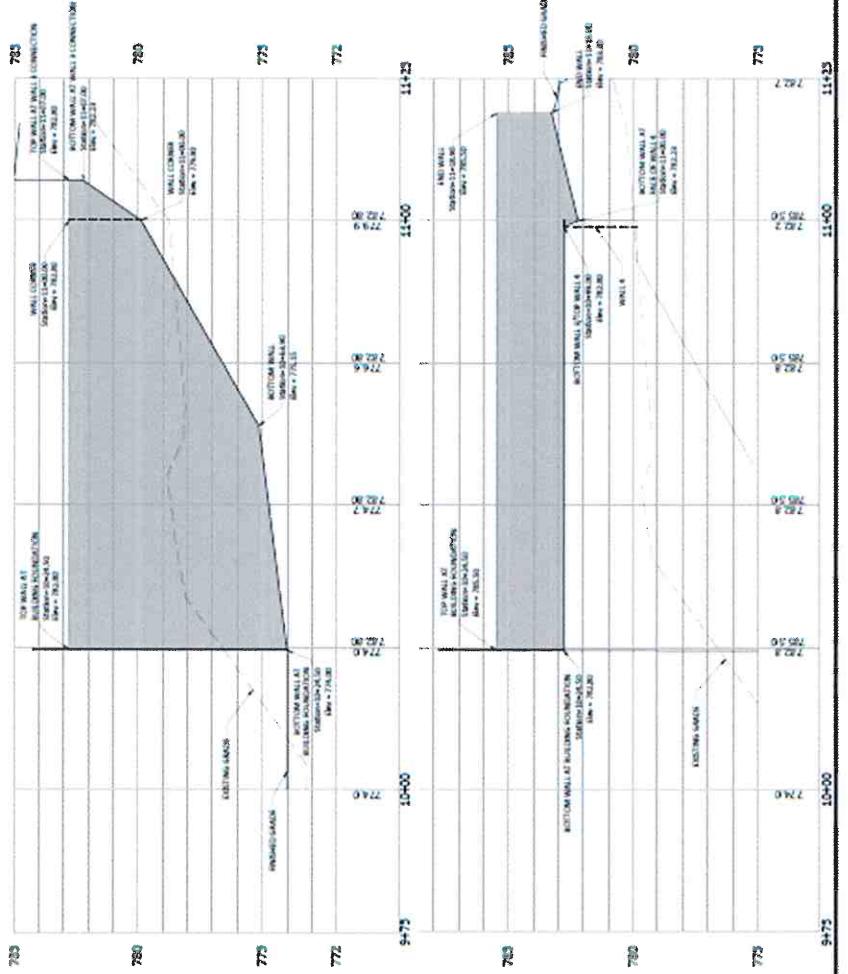
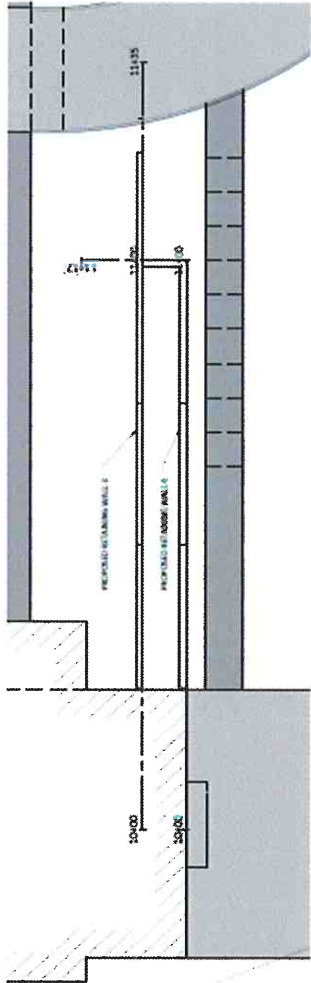


WALL 2

WALL 1

Exhibit A

 AXIOM CONSULTANTS 10000 N. CENTRAL EXPRESSWAY, SUITE 1000 DALLAS, TEXAS 75243	PROJECT NO. 18-0013 SHEET NO. 03	DATE: 10/11/18 DRAWN BY: [Name] CHECKED BY: [Name]
	CLIENT: CEDARS EDGE CLUB HOUSE WEST BRANCH PROJECT: WEST BRANCH DATE: 10/11/18	PROJECT: WEST BRANCH DATE: 10/11/18



WALL 4

WALL 3