

RESOLUTION NO. 1753

A RESOLUTION APPROVING THE REVISED LITTLE LIGHTS ON THE LANE
EVENT CENTER SITE PLAN – (REPLACES RESOLUTION 1733)

WHEREAS, the owner(s) of Little Lights on the Lane has heretofore submitted a revised Site Plan to construct an event center facility at Cedar’s Edge Golf Course, 19 Greenview Lane, Lot 26, 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

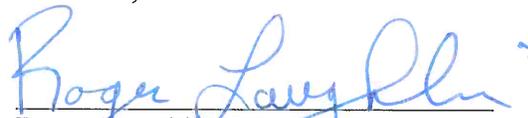
WHEREAS, the City of West Branch Zoning Board of Adjustment has viewed the Site Plan and approved a Special Exception (Exhibit B) and recommended its approval to the West Branch City Council; and

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 5th day of November, 2018.



Roger Laughlin, Mayor

ATTEST:



Leslie Brick, Deputy City Clerk

DRAWINGS FOR PROPOSED IMPROVEMENTS EVENT CENTER LOT 26 - CEDARS EDGE WEST BRANCH, IOWA

LEGAL DESCRIPTION

BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
LOT 26 OF CEDARS EDGE PLAT.
DESCRIBED PARCEL CONTAINS 2.44 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESIGN STANDARDS AND REFERENCE DRAWINGS

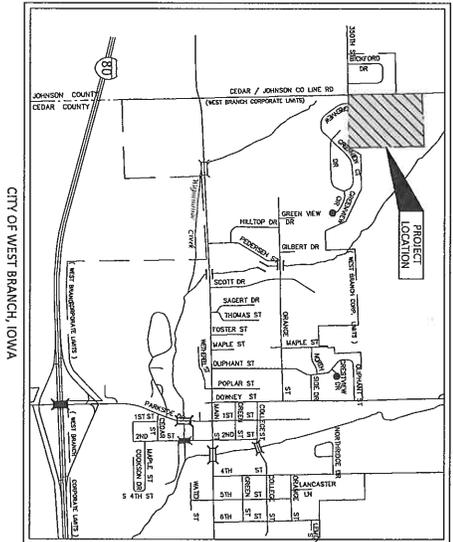
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF WEST BRANCH REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NONE

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3000.101	TRUNKING AND RACEDILL ZONING
4000.201	FLUIDIC GRANITE PAVE TRUNK BEDDING
4000.201	SANITARY SEWERS SERVICE STUB
4000.231	SUBDRAIN
4000.231	SUBDRAIN OUTLETS
5000.101	THRUST BLOCKS
5000.102	TRACER SYSTEM
5000.102	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
5000.901	FIRE HYDRANT ASSEMBLY
6000.301	CIRCULAR SANITARY SEWER MANHOLE
6000.401	CIRCULAR STORM SEWER MANHOLE
6000.508	SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX
6000.602	CASTINGS FOR SANITARY SEWER MANHOLES
6000.602	CASTINGS FOR STORM SEWER MANHOLES
9000.102	FILTER BERM AND FILTER SOCK
9000.104	ROULED REGION CONTROL INSTALLATION - CHANNEL
9000.104	ROULED REGION CONTROL INSTALLATION - CHANNEL
9000.120	SHRUBBED CONSTRUCTION ENTRANCE



CITY OF WEST BRANCH, IOWA

APPLICANT INFORMATION

DEVELOPER:
LITTLE LIGHTS WEDDINGS & EVENTS, LLC
1272 HILLTOP STREET
WEST BRANCH, IA 52388
(319) 350-4607

PROPERTY OWNER:
SEXTON CONSTRUCTION
192 HILLTOP CIRCLE
WEST BRANCH, IA 52388

DEVELOPER'S ATTORNEY:
MATTHEW J. OLM
SHANNON PERIN, MOVER BERGMAN, P.L.C.
1150 5TH STREET, SUITE 170
CORALVILLE, IA 52241
(319) 354-8316

PROJECT INFORMATION

SCOPE OF WORK:
CONSTRUCTION OF AN EVENT CENTER, PROJECT WILL INCLUDE THE DEMOLITION OF THE EXISTING CLUB HOUSE AND OTHER STRUCTURES, CONSTRUCTION OF A NEW EVENT CENTER BUILDING, AND ASSOCIATED PAVING AND INFRASTRUCTURE IMPROVEMENTS.

CONTACT PERSON:
MICHAEL WELCH
LITTLE LIGHTS WEDDINGS & EVENTS, LLC
1272 HILLTOP STREET
WEST BRANCH, IA 52388
PHONE: 319-350-4607
mwelch@axiom-consultants.com

SITE INFORMATION

PROPOSED PARKING	PROPOSED OPEN SPACE
RECALCULATED	123
STANDARD STALLS	6 (4 VAN ACCESSIBLE)
HANDICAP STALLS	
TOTAL	129

CD.00	COVER SHEET	CIVIL
CD.01	LEGEND AND GENERAL NOTES	
CD.02	GENERAL NOTES	
CD.00	TOPOGRAPHIC SURVEY AND REMOVALS	
CD.00	OVERALL SITE PLAN	
CD.00	LOT 26 SITE & UTILITY PLAN	
CD.01	SOIL SAMPLING & EROSION CONTROL PLAN	
CD.00	STORMWATER DRAINAGE PLAN	
LANDSCAPE		

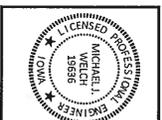
UTILITY CONTACTS

ILLUANT ENERGY
LAURA BARB
(319) 286-1315

UNIUM COUNTY REC
UNIFORMED SERVICES OF AMERICANS
(319) 377-4387
NUMERAKER@UNIUMCOUNTYREC.COM

IOWA COMMUNICATIONS NETWORK (ICN)
UNIFORMED SERVICES OF AMERICANS
(515) 725-4402
SHANNON.MARLOW@IOWA.GOV

CITY OF WEST BRANCH
UNIFORMED SERVICES OF AMERICANS
(319) 643-5888
WB.CITY@NETINS.NET



I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENTS WERE 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.

ENGINEER: MICHAEL J. WELCH, P.E.
LICENSE NUMBER 19587

DATE: _____

PRINTS ON SHEETS COVERED BY THE SEAL - ALL SHEETS LISTED IN INDEX

SHEET NAME: COVER SHEET	PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE	ISSUED FOR: CITY COUNCIL APPROVAL	DRAWING LOG	ENGINEER: 									
DATE: OCTOBER 30, 2018	CLIENT NAME: LITTLE LIGHTS ON THE LANE	CURRENT REV: C	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF CHANGES</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PLANNING & ZONING REVIEW</td> <td>10-15-2018</td> </tr> <tr> <td>B</td> <td>BOA REVIEW</td> <td>10-22-2018</td> </tr> </tbody> </table>	REV	DESCRIPTION OF CHANGES	DATE	A	PLANNING & ZONING REVIEW	10-15-2018	B	BOA REVIEW	10-22-2018	60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240
REV	DESCRIPTION OF CHANGES	DATE											
A	PLANNING & ZONING REVIEW	10-15-2018											
B	BOA REVIEW	10-22-2018											

LEGEND:	EXISTING	PROPOSED
UTILITIES		
COMMUNICATIONS	—(CB)—	—(CB)—
OVERHEAD LINE	—(CO)—	—(CO)—
ELECTRIC	—(E)—	—(E)—
FIBER OPTIC	—(FO)—	—(FO)—
GAS	—(G)—	—(G)—
SANITARY SEWER	—(SS)—	—(SS)—
STORM	—(S)—	—(S)—
SUBURBAN	—(SU)—	—(SU)—
WATER DOMESTIC	—(W)—	—(W)—
WATER SEWER	—(WS)—	—(WS)—
CHILLED WATER SUPER	—(CWS)—	—(CWS)—
CHILLED WATER RETURN	—(CWR)—	—(CWR)—
STEAM LOW PRESSURE	—(SLP)—	—(SLP)—
STEAM HIGH PRESSURE	—(SHP)—	—(SHP)—
COMMUNICATIONS MANHOLE	—(CMH)—	—(CMH)—
COMMUNICATIONS MANHOLE	—(CMH)—	—(CMH)—
UTILITY POLE	—(UP)—	—(UP)—
UTILITY POLE WITH LIGHT	—(UPL)—	—(UPL)—
LIGHT POLE	—(LP)—	—(LP)—
ELECTRIC MANHOLE	—(EMH)—	—(EMH)—
TRAFIC MANHOLE	—(TMH)—	—(TMH)—
TRAFIC MANHOLE	—(TMH)—	—(TMH)—
FIRE OPTIC MANHOLE	—(FOMH)—	—(FOMH)—
FIRE OPTIC MANHOLE	—(FOMH)—	—(FOMH)—
GAS VALVE	—(GV)—	—(GV)—
SANITARY SEWER MANHOLE	—(SSMH)—	—(SSMH)—
SANITARY SEWER MANHOLE	—(SSMH)—	—(SSMH)—
STORM SEWER MANHOLE	—(SSMH)—	—(SSMH)—
STORM SEWER MANHOLE	—(SSMH)—	—(SSMH)—
HEADWATER	—(HW)—	—(HW)—
WATER VALVE	—(WV)—	—(WV)—
CURB STOP	—(CS)—	—(CS)—
WATER MANHOLE	—(WMH)—	—(WMH)—
POST INDICATION VALVE	—(PIV)—	—(PIV)—

- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDSU), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT SHOWN AND NOT NOTED ON THIS DRAWING.
 - NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO EXIST PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION. TO IOWA ONE-CALL 1-800-292-8889, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
 - NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF WEST BRANCH SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
 - NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
 - PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES, SIGNS, BARRICADES, FLAGGERS, ETC. IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
 - ADJUST ALL LANCES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND ADDITIONAL COSTS TO THE OWNER. REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPOINTMENTS THAT OCCUR DURING CONSTRUCTION.
 - REPLACE ANY PROPERTY MONUMENTS OR DESTROYED OR DAMAGED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

- ### GRADING NOTES
- STOP SIGNING SPECIFIC TO WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL.
 - SPECIAL ON-SITE OR RELEASE IF SURFACE.
 - PROTECT ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DESTROYED AREAS IN THE SUBGRADE. ALL UNDERSTRAKE WALL IDENTIFIERS SHALL BE REMOVED AND RECOMPACTED.
 - STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
 - REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
 - SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
 - DO NOT PLACE SPREAD OR CONTACT ANY FILL MATERIAL DURING UNDESIRABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTATION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
 - PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
 - FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 98% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
 - SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TORSION IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TORSION HAS CAUSED COMPACTED SUBSOIL.
 - FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL, OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DESTRUCTIVE SUBSTANCES. IT SHALL BE FREE FROM LUMPS OF ROCK MORE THAN 12 INCHES IN ANY DIMENSION AND NOT MORE THAN 15% OF THE ROCK IS LUMPS NOT EXCEEDING 4 INCHES IN ANY GREATEST DIMENSION.
 - SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE AT ALL CUT AREAS AFTER REQUIRED GRADING IS COMPLETED. COMPACT THE EXPOSED SUBGRADE TO 98% OF PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
 - IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. SUBSEQUENT FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
 - FINISH CONTOURS SHOW WARE TO TOP OF FINISHED GRADE OR TO TOP OF TORSION.

- ### SITE PREPARATION NOTES
- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
 - DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
 - MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
 - REMOVE EXISTING ASPHALT OR CONCRETE SURFACES FOR REUSE MATERIAL (RECYCLED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DEEMED TO BE RECORDED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED ON THE EXISTING SUBGRADE. EXISTING ASPHALT SHALL BE REMOVED BY SHAL APPLY NECESSARY ADJUSTMENT TO THE CONSTRUCTION AREA AND TEMPORARILY HALL ROADWAY THROUGH THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
 - KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
 - DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
 - REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY SUPPLIER AND RESOLUTION AGENCIES.
 - ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
 - REMOVAL OF DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY, BACKFILL ALL EXCAVATIONS WITH CONCRETE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
 - WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
 - SAVING EDGES OF PAVEMENT SHALL BE DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FRACTURES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL FROM THE EXISTING CURB AND GUTTER SHALL BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING CONDITIONS. ALL EXISTING STORM SEWER LINES AND PIPES AS SHOWN ON THE PLANS.
 - IF IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CARE OF THESE TREES AND SHRUBS. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE TRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE TRIP LINE OF TREES.
 - REMOVE AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INDICATED ON THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TREE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD THE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.
 - EXISTING FIELD TIE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
 - CONNECT TIE TO THE NEAREST STORM SEWER.
 - DAVEY TO FINISHED GROUND.
 - REPAIR TILE AND MAINTAIN SERVICE.

- ### EROSION CONTROL NOTES
- THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDSU), UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.75" OR MORE. IF A CONTROL MEASURE HAS BEEN FOUND TO BE DEFICIENT, THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE IT TO THEIR ORIGINAL CONDITION IMMEDIATELY. WEATHER PERMITTING, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE PROJECT DURATION.
 - RECTIFY SITES AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE GROUND COVER IS ESTABLISHED.
 - MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
 - INSTALL A Silt Fence AROUND ALL STOCKPILED TORSION.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
 - SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
 - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
 - INSTALL PERIMETER Silt Fence AS INDICATED ON THE SITE CONSTRUCTION PLAN.
 - INSTALL Silt Fence AROUND ANY TORSION OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TORSION OR EXCESS SOIL STOCKPILES.
 - INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
 - APPLY TEMPORARY SEEDING TO ALL DISTURBED AREAS WHERE CONSTRUCTION NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
 - REMOVE TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE LAND SURFACE. FERTILIZE AND LIMB LOCAL PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
 - WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE Silt Fence AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

SURFACE RESTORATION NOTES

- ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACES, ADJACENT TO THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE END OF CONSTRUCTION. RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE END OF CONSTRUCTION. RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE END OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEEDBED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SDSU SECTION 9010.
- SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TORSION. SPREAD WITH THE EROSION CONTROL MATRIEX PER SDSU SECTION 9010.
- APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
- MAINTAIN SEEDING AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO MAINTAIN SOIL PROTECT SPECIFICATIONS.
- EXISTING FACILITIES (CURBS, PAVEMENT UTILITIES, ETC.) THAT ARE TO REMAIN AND AT LEAST 6" ABOVE FINISHED GRADE SHALL BE REPAIRED BY THE CONTRACTOR AT AN ADDITIONAL EXPENSE TO THE OWNER.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN UNTIL THE CONSTRUCTION IS COMPLETE. THE SWPPP SHALL MAINTAIN THE OPERATIONS/CONTRACTORS WORKING ON-SITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-RESPONSIBLES ON THE WORKS GENERAL PERMITS. THE SWPPP SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES. THE SWPPP SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES. THE SWPPP SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.

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SHEET NAME: LEGEND AND GENERAL NOTES		PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: CITY COUNCIL APPROVAL		DRAWING LOG		ENGINEER:	
PROJECT NUMBER: CO.01		PROJECT NO.:		PROJECT MANAGER: WELCH		CLIENT NAME: LITTLE LIGHTS ON THE LANE		DATE ISSUED: OCTOBER 30, 2018	
CURRENT REV: C		DATE:		DESCRIPTION OF CHANGES:		DATE:		DATE:	
A		10-11-2018		PLANNING & ZONING REVIEW					
B		10-22-2018		BOA REVIEW					



WATER NOTES

1. WATER MAIN PIPE SHALL BE PVC C90. BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS 3 PER SDWA 2010, 204 DOT STANDARD ROAD PLAN SW-104. ALL WATER MAIN TO BE INSTALLED WITH THICKER WALL.
2. MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SDWA SECTION 2010 - 206.
3. WATER SERVICE LINES SHALL BE TYPE C COPPER OR 200 PSI SDW-7 PE PIPE. REFER TO PLANS FOR SIZE AND LOCATION. CURB SERVICE SHALL BE LOCATED AS INDICATED ON THE SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
4. VERIFY THE LOCATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTION. PROPOSED WATER MAINS, SANITARY SERVICES, STORM SERVICES, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION AND NO APPLICANCES THAT OCCUR DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILT'S REGARDING ASPECTS OF EXISTING UTILITIES. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AND PROPOSED FACILITIES CONSTRUCTED. THE INFORMATION SHALL INCLUDE LOCATION, DIMENSION AND MATERIAL DATA. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS. A NOTE TO THE CONTRACTOR SHALL BE PROVIDED TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY THE LOCATION OF ALL UTILITIES.
9. ALL THE HORIZONTAL SPACING IS TO THE CENTER OF THE WATER MAIN. CONTRACTOR SHALL INSTALL HORIZONTAL SPACING 3'-0" FROM THE CENTER OF CURB UNLESS STATED OTHERWISE. ALL THE HORIZONTAL SPACING IS TO THE CENTER OF CURB UNLESS STATED OTHERWISE. ALL THE HORIZONTAL SPACING IS TO THE CENTER OF CURB UNLESS STATED OTHERWISE. ALL THE HORIZONTAL SPACING IS TO THE CENTER OF CURB UNLESS STATED OTHERWISE.
10. CONTRACTOR SHALL CONTACT WEST BRANCH PUBLIC WORKS DEPARTMENT OFFICE TO OBTAIN A START WORK ORDER 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS.
11. CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM APPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF WEST BRANCH.
12. CONTRACTOR RESPONSIBLE FOR COORDINATING ON SITE INSPECTION OF WATER MAIN INSTALLATION WITH THE MUNICIPALITY.
13. THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
14. WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SDUS). THIS APPLIES TO BOTH PRIVATE AND PRIVATE WATER MAINS AND LARGER SERVICE LINES (3" OR LARGER) ON HIGHWAYS AND SIDES OF HIGHWAYS WITH 15' SIDES.
15. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF WEST BRANCH FOR ANY VARIANCE FROM THE APPROVED PLAN.
16. THE CITY OF WEST BRANCH SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, TRENCH ADJUSTING AND TESTING OF EXISTING SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, TRENCH ADJUSTING AND TESTING OF EXISTING SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, TRENCH ADJUSTING AND TESTING OF EXISTING SYSTEMS.
17. FOR WATER MAINS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL WATER MAINS AND SERVICES WITHIN THE PERIOD OF FOUR (4) YEARS FROM DATE OF ACCEPTANCE AND SHALL FINISH THE MUNICIPALITY WITH A MAINTENANCE ROAD COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD.

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK CURBS, SIDEWALKS, STAIRS, LANSKOPF STRUCTURES, CURB AND GUTTER, DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4. CONTACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5. GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4133.
6. PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
7. ALL CURB AND GUTTER IS 3" ROLLED PHONE CURB UNLESS STATED OTHERWISE.

STORM SEWER NOTES

1. RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR ASSHTO M170.
2. RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS 1-A BEDDING PER SDWA FIGURE 3010.101 (RCP STANDARD ROAD PLAN SW-101). RCP STORM SERVICES SHALL HAVE OPEN JOINTS W/RAPIED IN ENGINEERING FABRIC. STORM SEWERS UNDER AND WITHIN 5'-0" OF PAVING SHALL BE BACKFILLED WITH CORUS BACKFILL TO BOTTOM OF SURFACE ELEVATION. ALL OTHER STORM SERVICES SHALL BE BACKFILLED WITH SUITABLE NATIVE SAND/GRIT.
3. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CONSOLIDATED WITH INTEGRALLY FORMED SHOULDER INTERLOCK JOINTS TO THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDUS) SECTION 4001.
4. HOPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-4 BEDDING. HDPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AS SPECIFIED TO A MINIMUM OF 12' ABOVE THE TOP OF THE PIPE.
5. STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 36" SEPARATION MUST BE PROVIDED.
6. ALL LINE AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM, WITH GRADE CHECKS AT 25', 50' AND THEN EVERY 100' BETWEEN MANHOLES.
7. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWINGS SET WILL BE PROVIDED TO THE OWNER.

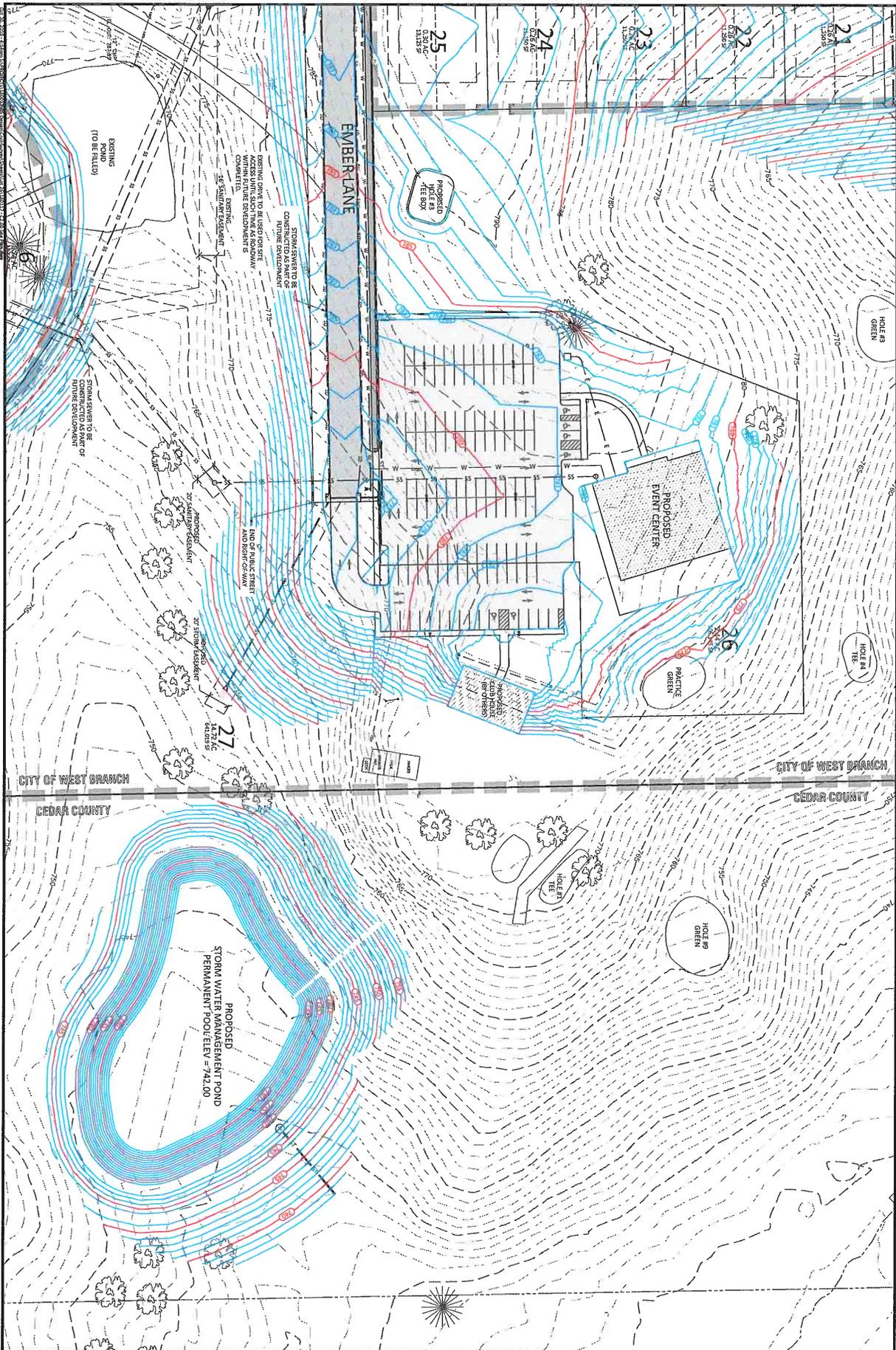
PCC PAVEMENT NOTES

1. PCC PAVING THICKNESS SHALL BE 6 INCH ON 6 INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
2. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF SECTION 2301. THE PARAGRAPH FOR MEASUREMENT AND PAVEMENT SHALL NOT APPLY.
3. MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-12% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADmixTURES AND WATER REDUCING ADmixTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR PORTLAND CEMENT CONSTRUCTION SECTION 4136 FOR PORTLAND CEMENT CONSTRUCTION SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT Poured JOINT SEALER.
4. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT Poured JOINT SEALER.
5. CURING COMPOUND WHITE PAPER OR CLEAR SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
6. FLASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION REPRESENTATIVE.
7. PAVEMENT THE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING WHEN CONSTRUCTION SECTION 4151.19.
8. CURBS SHALL BE CAST INTERIOR WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
9. PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DIMENSIONS SHALL MATCH THAT OF THE ADJACENT SIDEWALK. SIDEWALKS SHALL BE CONSTRUCTED WITH A MINIMUM OF 5 FEET ON CENTER. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. PLACE TRANSVERSE CONSTRUCTION JOINTS AT MAXIMUM SPACING OF 8 FEET ON CENTER. PLACE OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
10. ONE INCH PERMEABLE FOAM EXPANSION JOINT MATERIAL SONDEX "F" BY CONCRETE AND APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STORIES, EXISTING SIAIR, AND OTHER STRUCTURES. SONDEX "F" SHALL BE PLACED BETWEEN NEW PAVEMENT AND OTHER SEALS WITH A SELF-LEVELING POLYURETHANE SUCH AS SONO-ASTIC S1-1 OR APPROVED EQUAL.
11. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADI.

SANITARY SEWER

1. SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDUS).
2. SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 35 POLYVINYL CHLORIDE (PVC) PER SECTION 4010 OF SDUS. SANITARY SERVICES ARE 4" MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.
3. SANITARY SEWER MAINS SHALL BE PVC SDR35. CLASS F-4 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SDWA 2010.101 (IOWA DOT STANDARD ROAD PLAN SW-101). BARCEL SAUNARI SANITARY SEWER MAINS AND SERVICES WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

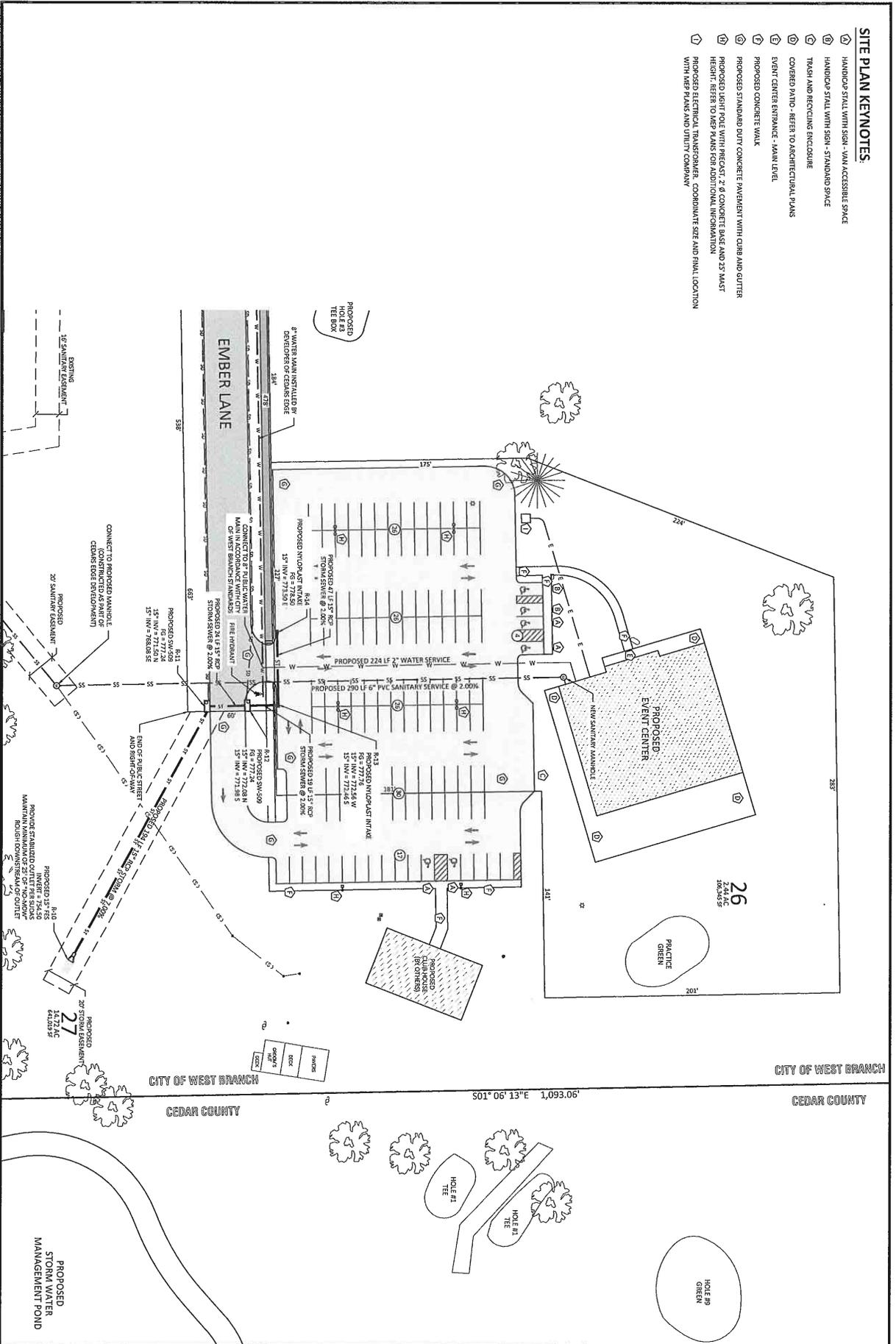
SHEET NAME: GENERAL NOTES		PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: CITY COUNCIL APPROVAL		ENGINEER: 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240	
				NOT FOR CONSTRUCTION			
				FOR HIGHWAY AND BRIDGE CONSTRUCTION			
				DATE ISSUED: OCTOBER 30, 2018		CURRENT REV: C	
SHEET NUMBER: CO.02		PROJECT NO. / 18-0117		PROJECT MANAGER: WELCH		CLIENT NAME: LITTLE LIGHTS ON THE LANE	



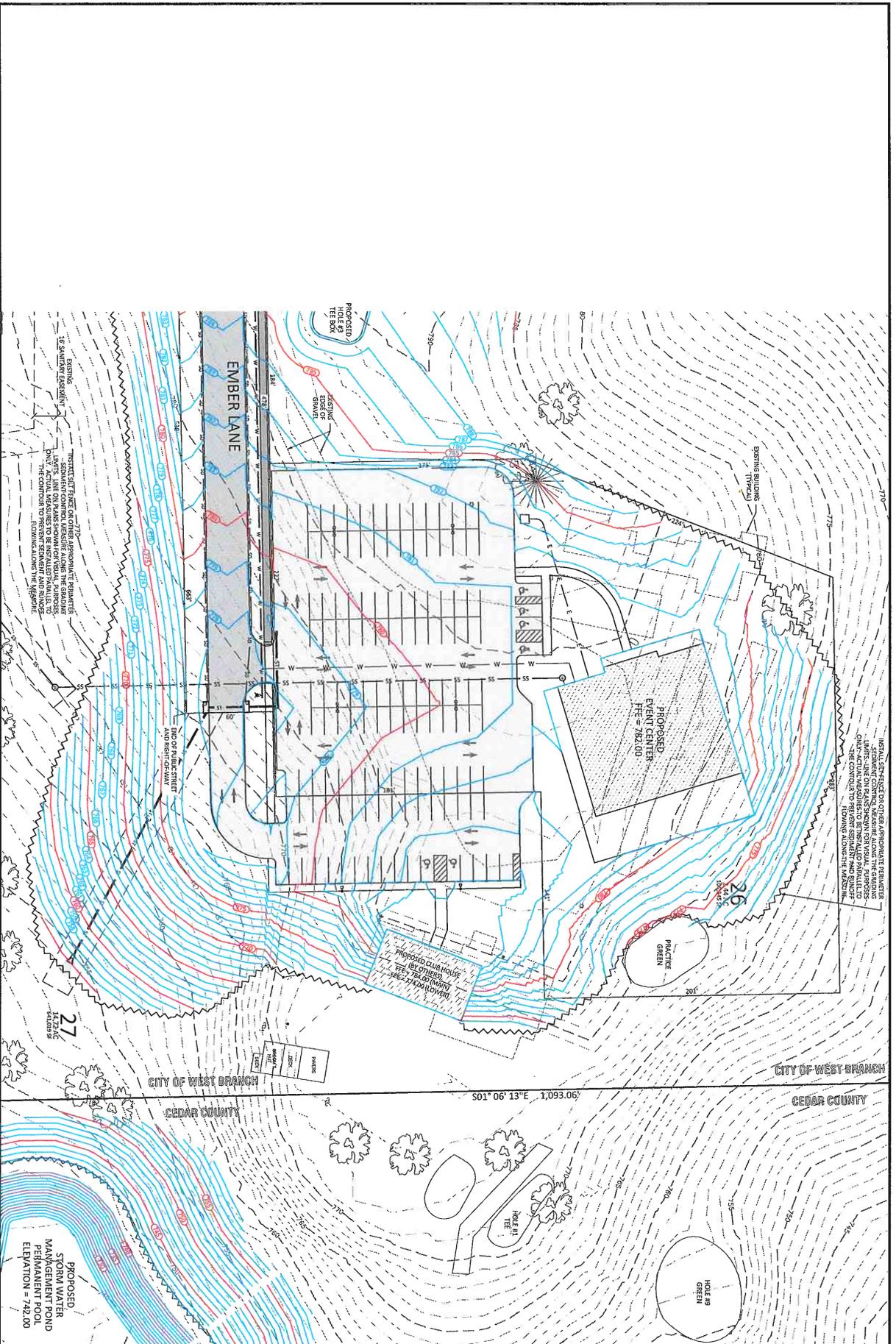
SHEET NAME: OVERALL SITE PLAN		PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: CITY COUNCIL APPROVAL		DRAWING LOG		ENGINEER: 										
				NOT FOR CONSTRUCTION		<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF CHANGES</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PLANNING & ZONING REVIEW</td> <td>10-11-2018</td> </tr> <tr> <td>B</td> <td>BOA REVIEW</td> <td>10-22-2018</td> </tr> </tbody> </table>		REV	DESCRIPTION OF CHANGES	DATE	A	PLANNING & ZONING REVIEW	10-11-2018	B	BOA REVIEW	10-22-2018		
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SITE PLAN KEYNOTES:

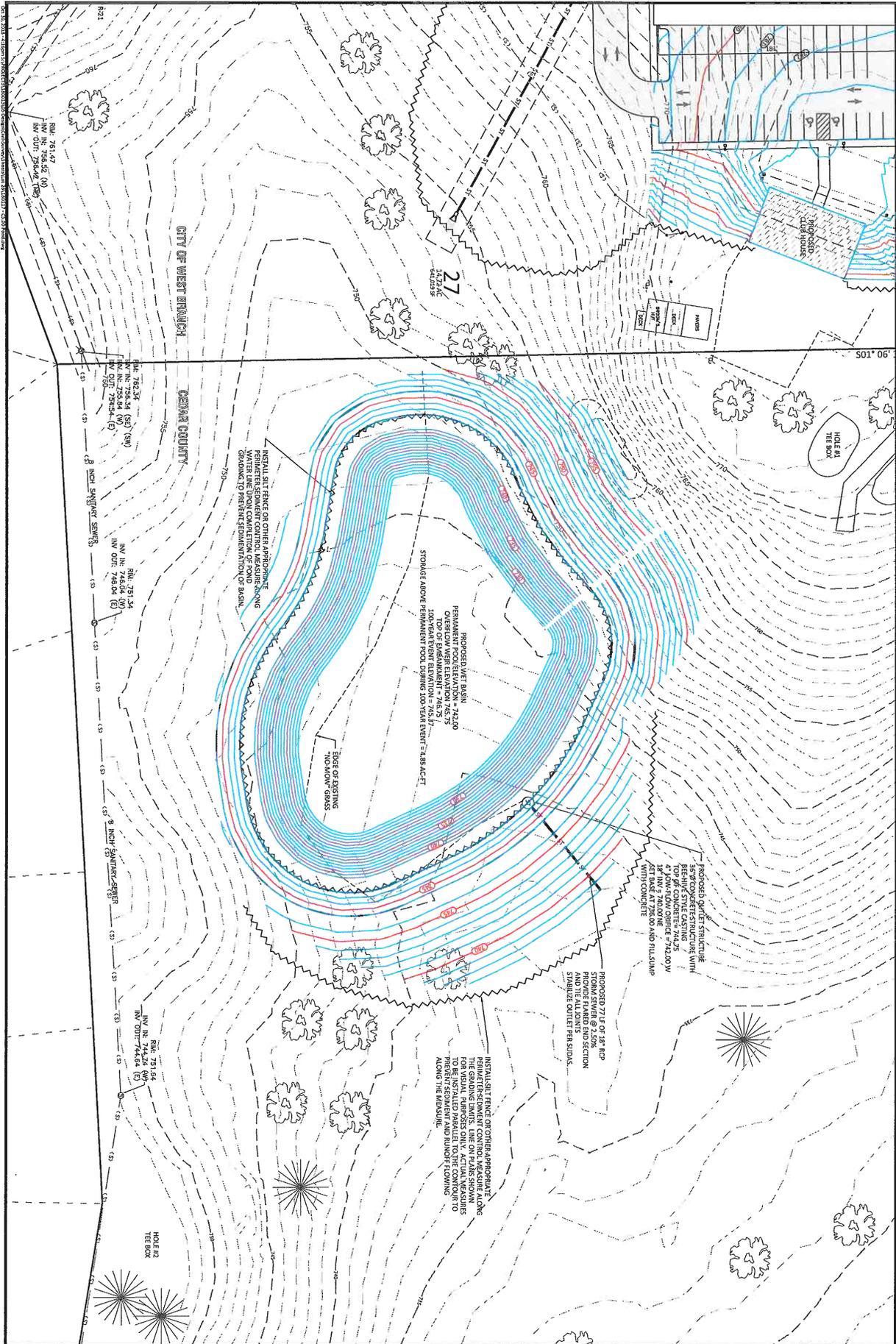
- ① HANDICAP STALL WITH SIGN - VAN ACCESSIBLE SPACE
- ② HANDICAP STALL WITH SIGN - STANDARD SPACE
- ③ TRASH AND RECYCLING ENCLOSURE
- ④ COVERED PATIO - REFER TO ARCHITECTURAL PLANS
- ⑤ EVENT CENTER ENTRANCE - MAIN LEVEL
- ⑥ PROPOSED CONCRETE WALK
- ⑦ PROPOSED STANDARD DUTY CONCRETE PAVEMENT WITH CURB AND GUTTER
- ⑧ PROPOSED LIGHT POLE WITH PRECAST, 2" Ø CONCRETE BASE AND 25' MAST HEIGHT; REFER TO MEP PLANS FOR ADDITIONAL INFORMATION
- ⑨ PROPOSED ELECTRICAL TRANSFORMER, COORDINATE SIZE AND FINAL LOCATION WITH MEP PLANS AND UTILITY COMPANY



SHEET NAME: LOT 26 SITE AND UTILITY PLAN		PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: CITY COUNCIL APPROVAL		DRAWING LOG		ENGINEER: 										
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SHEET NAME: LOT 26 GRADING AND EROSION CONTROL PLAN		PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: CITY COUNCIL APPROVAL		DRAWING LOG		ENGINEER: 										
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SHEET NAME:
STORMWATER POND PLAN

SHEET NUMBER:
C5.00

PROJECT NAME:
EVENT CENTER
LOT 26 - CEDARS EDGE

PROJECT NO.:
18-0117

PROJECT MANAGER:
WELCH

ISSUED FOR:
CITY COUNCIL APPROVAL

DATE ISSUED:
OCTOBER 30, 2018

CURRENT REV:
C

DRAWING LOG		ENGINEER:
REV	DESCRIPTION OF CHANGES	DATE
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AXIOM CONSULTANTS
60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

CLIENT NAME:
LITTLE LIGHTS ON THE LANE



REQUEST FOR A SPECIAL EXCEPTION FROM THE
ZONING BOARD OF ADJUSTMENT

Date: October 10, 2018

Property Owner(s) : Jerry Sexton

Applicant (if not the owner): Erin Morrison - Vincent

Property Address: 19 Greenview (Cedar's Edge Golf Course)

The property owner or applicant is to fill out the following form, explaining fully all reasons for said request. Please read the items 1 – 6 prior to explaining the request for a Special Exception..

CITY CODE OF WEST BRANCH, IOWA. CHAPTER 165 - ZONING REGULATIONS

165.22 POWERS OF THE BOARD. The Zoning Board of Adjustment shall have the following powers:

1. Administrative Review. To hear and decide appeals where it is alleged by the appellants that there is error in any order, requirement, permit, decision, determination or refusal made by the zoning officer or other administrative official in the carrying out or enforcement of any provision of this chapter, and for interpretation of the Zoning Map.
2. Vote Required. The concurring vote of three (3) members of the Board shall be necessary to reverse or modify any order or decision of an administrative official.
3. Special Exceptions. To hear and decide applications for special exceptions as specified in this chapter and for decisions on any special questions upon which the Board of Adjustment is specifically authorized to pass.
4. Financial disadvantage to the property owner shall not constitute conclusive proof of unnecessary hardship within the purposes of zoning.
5. The Board does not possess the power to permit a use not generally or by special exception, permitted in the district involved.
6. In granting a Variance or Special Exception, the Board may attach thereto any conditions and safeguards it deems necessary or desirable in furthering the purposes of this chapter. Violation of any of these conditions or safeguards shall be deemed violation of this chapter.

Explain your request for a special exception:

Per Chapter 165.26 A-1 District Requirements, the applicant is purchasing a lot from Jerry Sexton, owner of Cedar's Edge Golf Course to build an event center to host weddings, parties, and other private and community events. This building will be a separate structure from a future golf course club house and will be on a separate lot to be purchased by the applicant.

During staff review of permitted uses in the A-1 District, it was determined that the requested use did not fit under the permitted uses as it is no longer going to be attached to the golf course club house. Per 165.26 (2) staff determined that the Zoning Board of Adjustment should consider the request for a Special Exception under section 2E (community center, whether or not operated for profit) as that description best fits the requested permitted use for this building. Site plan and preliminary plat will be forthcoming.

<u>SIGNATURE OF BOARD MEMBERS</u>	<u>DATE</u>	<u>APPROVED</u>	<u>DENIED</u>
	10/23/18	✓	
	10-23-18	✓	
	10-23-18	✓	

SPECIAL EXCEPTION REQUEST: approved denied on the 23rd day of October, 2018.

with the following conditions:

- 1.) The facility must close at midnight unless a Special Permit is obtained and approved by the City Council.
- 2.) Outdoor amplified sound must end at midnight unless a Special Permit is obtained and approved by the City Council.