

RESOLUTION NO. 1769

RESOLUTION APPROVING THE PRELIMINARY PLAT OF LOETHEN RIDGE, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a preliminary for Loethen Ridge, West Branch, Iowa; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 170 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said final platting of the aforementioned subdivision has been examined by the West Branch Planning and Zoning Commission; and

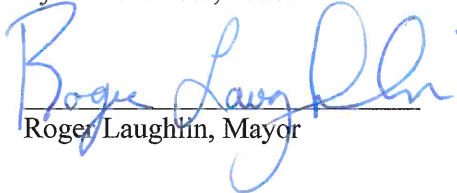
WHEREAS, recommendations from both said Commission and City Staff have been made; and

WHEREAS, after due deliberation, said Commission has recommended that the preliminary platting of the proposed subdivision, be accepted and approved.

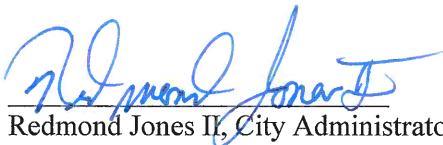
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Iowa, that the preliminary platting of Loethen Ridge, West Branch, Iowa, be and the same is hereby approved.

\* \* \* \* \*

Passed and approved this 17<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
Roger Laughlin, Mayor

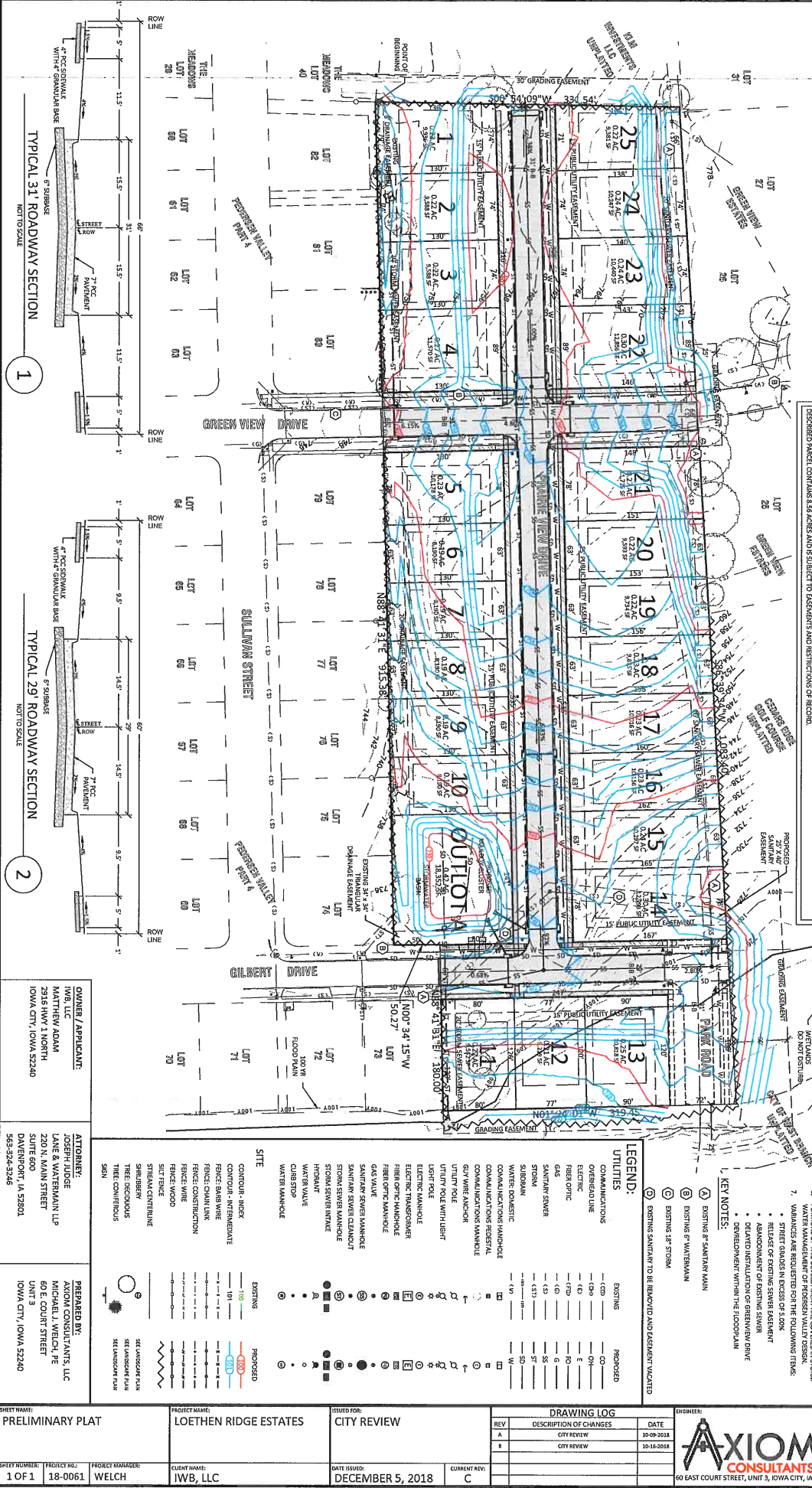
ATTEST:

  
\_\_\_\_\_  
Redmond Jones II, City Administrator/Clerk

# PRELIMINARY PLAT

## LOETHEN RIDGE ESTATES

### WEST BRANCH, IOWA

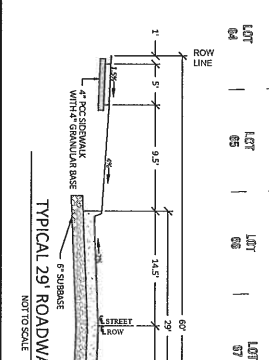
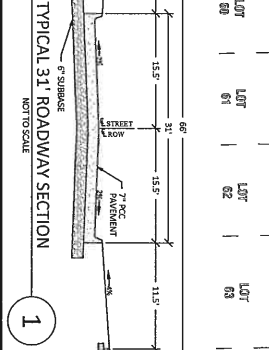


**LEGAL DESCRIPTION**

PARCEL A, BEING DESCRIBED AS:

SUBJECT PARCELS OF LOT 1 IN THE SOUTHWEST QUARTER 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, WEST 1/2 NORTH OF GREENVIEW VALLEY PART 4 AND SOUTH OF GREENVIEW VALLEY PART 3, AND PART OF THE SOUTH 1/2 NORTH OF GREENVIEW VALLEY PART 4 AND SOUTH 1/2 NORTH OF GREENVIEW VALLEY PART 3, BEING DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF GREENVIEW VALLEY PART 4, AND ORIGINALLY PLAT IN THE CITY OF WEST BRANCH, THENCE NORTH 25° 12' E, 331.86 FEET TO THE SOUTHWEST CORNER OF LOT 82 OF GREENVIEW VALLEY PART 4, AND ORIGINALLY PLAT IN THE CITY OF WEST BRANCH, THENCE NORTH 65° 28' 47" E, 388.38 FEET THENCE SOUTH 65° 28' 47" E, 388.38 FEET THENCE SOUTH 10° 00' E, 50.00 FEET THENCE ALONG SAID NORTH LINE 50° 44' W, 215.38 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCELS CONTAIN 5.5 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



- NOTES:**
1. ALL LOTS ZONED R2.
  2. SETBACKS FOR 2 AND 25' FOR FRONT, 25' FOR REAR, AND 5' FOR SIDE YARDS.
  3. LOTS 11, 13 AND PART OF GILBERT DRIVE ARE LOCATED WITHIN GREENVIEW VALLEY PART 4 AND WILL REQUIRE A FLOODPLAIN DETERMINATION PERMIT.
  4. GREENVIEW DRIVE BETWEEN LOTS 24 & 25 WILL BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
  5. PARK ROAD WILL BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
  6. PORTIONS OF THIS DEVELOPMENT ARE COVERED IN ZONING VARIANCES ARE REQUIRED FOR THE FOLLOWING ITEMS:
    - 1. STREET RELIEF OF EXISTING SEWER EASEMENT
    - 2. ABANDONMENT OF EXISTING SEWER
    - 3. DELETED INSTALLATION OF GREENVIEW DRIVE DEVELOPMENT WITHIN THE FLOODPLAIN

**LEGEND:**

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(Symbol)	(Symbol)
OVERHEAD LINE	(Symbol)	(Symbol)
ELECTRIC	(Symbol)	(Symbol)
FIBER OPTIC	(Symbol)	(Symbol)
GAS	(Symbol)	(Symbol)
SAINTAN SEWER	(Symbol)	(Symbol)
STORM	(Symbol)	(Symbol)
SUBURBAN	(Symbol)	(Symbol)
WATER DOMESTIC	(Symbol)	(Symbol)
COMMUNICATIONS MANHOLE	(Symbol)	(Symbol)
COMMUNICATIONS RECEPT	(Symbol)	(Symbol)
COMMUNICATIONS MANHOLE	(Symbol)	(Symbol)
GUY WIRE ANCHOR	(Symbol)	(Symbol)
UTILITY POLE WITH LIGHT	(Symbol)	(Symbol)
UTILITY POLE	(Symbol)	(Symbol)
ELECTRIC TRANSFORMER	(Symbol)	(Symbol)
ELECTRIC TRANSFORMER	(Symbol)	(Symbol)
FIBER OPTIC MANHOLE	(Symbol)	(Symbol)
FIBER OPTIC MANHOLE	(Symbol)	(Symbol)
GAS VALVE	(Symbol)	(Symbol)
SAINTAN SEWER MANHOLE	(Symbol)	(Symbol)
SAINTAN SEWER CLEANOUT	(Symbol)	(Symbol)
STORM SEWER MANHOLE	(Symbol)	(Symbol)
STORM SEWER INTAKE	(Symbol)	(Symbol)
HORIZONTAL	(Symbol)	(Symbol)
WATER VALVE	(Symbol)	(Symbol)
CURB STOP	(Symbol)	(Symbol)
WATER MANHOLE	(Symbol)	(Symbol)

**OWNER / APPLICANT:**

IWB, LLC  
 MATTHEW / ADAM  
 2915 HWY 1 NORTH  
 IOWA CITY, IOWA 52240

**ATTORNEY:**

JOSEPH JUDGE  
 LANE & WATERMAN LLP  
 220 N. MAIN STREET  
 SUITE 600  
 DAVENPORT, IA 52801  
 563-324-3246

**PREPARED BY:**

AXIOM CONSULTANTS, LLC  
 MICHAEL J. WELCH, PE  
 60 E. COURT STREET  
 SUITE 3  
 IOWA CITY, IOWA 52240  
 563-324-3246

<b>PROJECT NAME:</b> PRELIMINARY PLAT	<b>PROJECT NAME:</b> LOETHEN RIDGE ESTATES	<b>ISSUED FOR:</b> CITY REVIEW	<b>DRAWING LOG</b>		<b>ENGINEER:</b>  60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240
			<b>REV</b> A B C	<b>DESCRIPTION OF CHANGES</b> CITY REVIEW CITY REVIEW	
<b>SHEET NUMBER:</b> 1 OF 1	<b>PROJECT NO.:</b> 18-0061	<b>PROJECT MANAGER:</b> WELCH	<b>CLIENT NAME:</b> IWB, LLC	<b>DATE ISSUED:</b> DECEMBER 5, 2018	<b>CURRENT REV:</b> C