

PRELIMINARY PLAT

LOETHEN RIDGE ESTATES

WEST BRANCH, IOWA

LEGAL DESCRIPTION

PARCEL "A" BEING DESCRIBED AS:

BEING THAT PART OF LOT B IN THE SOUTHWEST QUARTER ¼ (SW ¼) OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST LYING NORTH OF PEDERSEN VALLEY PART 4 AND SOUTH OF CEDARS EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE ¼), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PEDERSEN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE N00° 51' 11"E, 331.84 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N86° 39' 40"E, 1083.46 FEET; THENCE S01° 19' 16"E, 319.75 FEET TO THE NORTHEAST CORNER OF SAID PEDERSEN VALLEY PART 4, THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 180.00 FEET; THENCE ALONG SAID NORTH LINE S01° 19' 16"E, 50.00 FEET; THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 915.38 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

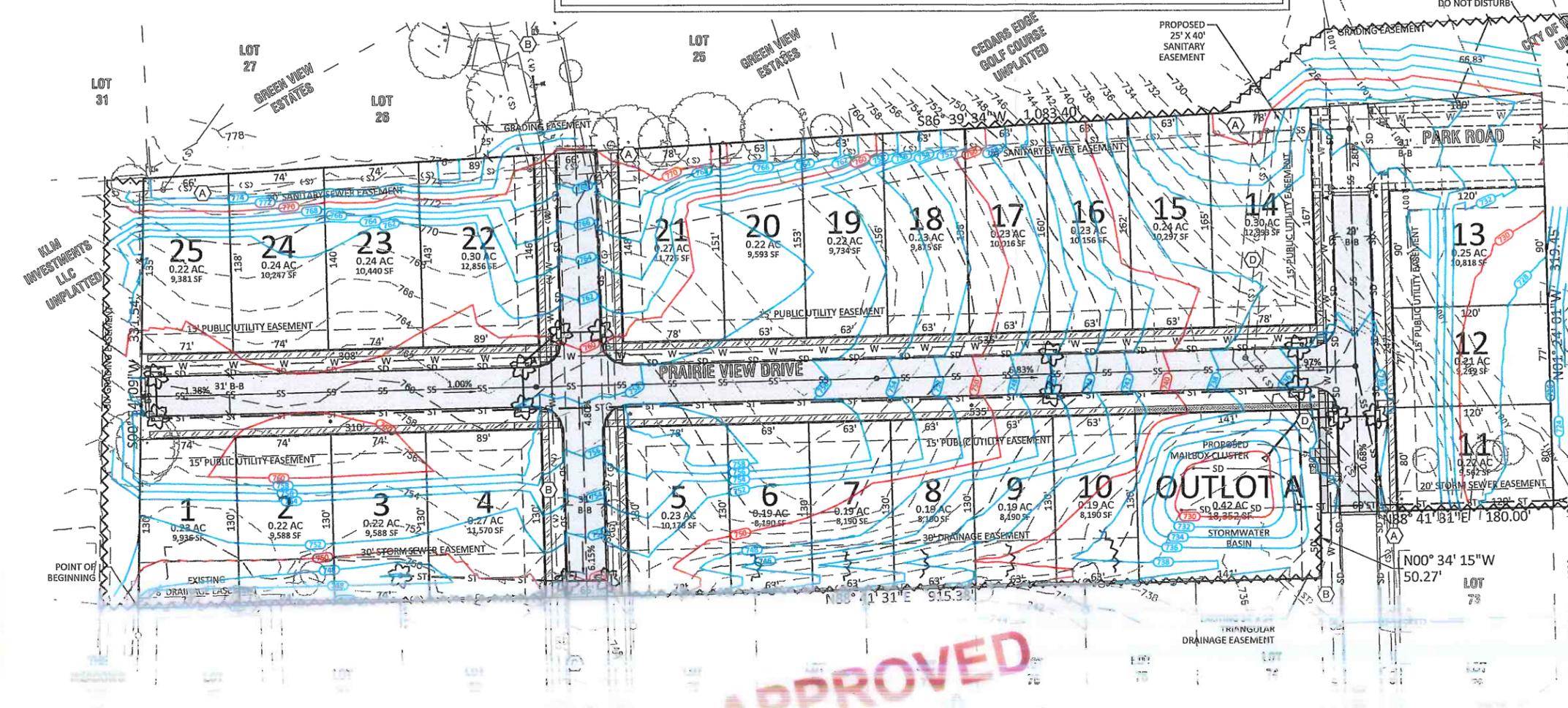
- ALL LOTS ZONED R2.
- SETBACKS FOR R-2 ARE 25' FOR FRONT, 25' FOR REAR, AND 8' FOR SIDE YARDS.
- LOTS 11-13 AND PART OF GILBERT DRIVE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT.
- GILBERT DRIVE NORTH OF LOT 13 WILL BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
- PARK ROAD WILL BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
- PORTIONS OF THIS DEVELOPMENT ARE COVERED IN STORM WATER MANAGEMENT OF PEDERSEN VALLEY DESIGN.
- VARIANCES ARE REQUESTED FOR THE FOLLOWING ITEMS:
 - STREET GRADES IN EXCESS OF 5.00%
 - RELEASE OF EXISTING SEWER EASEMENT
 - ABANDONMENT OF EXISTING PARK ROAD
 - DELAYED INSTALLATION OF PARK ROAD
 - DEVELOPMENT WITHIN THE FLOODPLAIN

KEY NOTES:

- (A) EXISTING 8" SANITARY MAIN
- (B) EXISTING 6" WATERMAIN
- (C) EXISTING 18" STORM
- (D) EXISTING SANITARY TO BE REMOVED AND EASEMENT VACATED

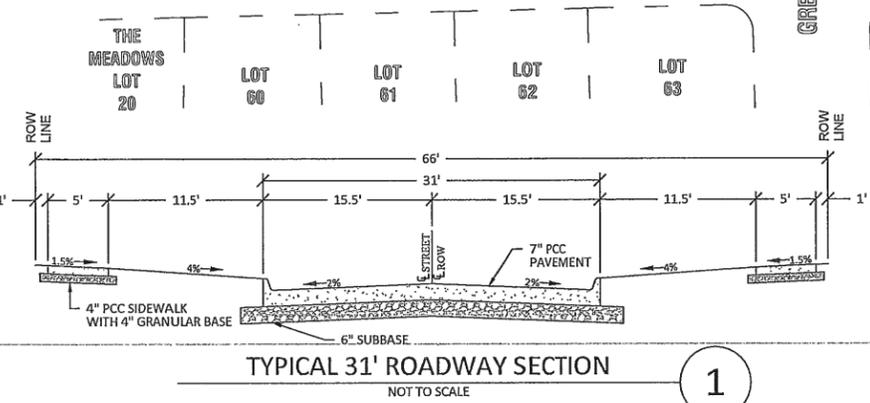
LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	— (CD) —	— CO —
OVERHEAD LINE	— (OH) —	— OH —
ELECTRIC	— (E) —	— E —
FIBER OPTIC	— (FD) —	— FO —
GAS	— (G) —	— G —
SANITARY SEWER	— (SS) —	— SS —
STORM	— (ST) —	— ST —
SUBDRAIN	— (SD) —	— SD —
WATER: DOMESTIC	— (W) —	— W —
COMMUNICATIONS HANDHOLE	⊠	⊠
COMMUNICATIONS PEDESTAL	⊡	⊡
COMMUNICATIONS MANHOLE	⊞	⊞
GUY WIRE ANCHOR	⊙	⊙
UTILITY POLE	⊕	⊕
UTILITY POLE WITH LIGHT	⊕*	⊕*
LIGHT POLE	⊕*	⊕*
ELECTRIC MANHOLE	⊞*	⊞*
ELECTRIC TRANSFORMER	⊞*	⊞*
FIBER OPTIC MANHOLE	⊞*	⊞*
FIBER OPTIC MANHOLE	⊞*	⊞*
GAS VALVE	⊞*	⊞*
SANITARY SEWER MANHOLE	⊞*	⊞*
SANITARY SEWER CLEANOUT	⊞*	⊞*
STORM SEWER MANHOLE	⊞*	⊞*
STORM SEWER INTAKE	⊞*	⊞*
TRIANGULAR DRAINAGE EASEMENT	⊞*	⊞*
WATER MANHOLE	⊞*	⊞*
SITE	EXISTING	PROPOSED
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 101 —
FENCE: BARB WIRE	— x — x —	— x — x —
FENCE: CHAIN LINK	— o — o —	— o — o —
FENCE: CONSTRUCTION	— - - - -	— - - - -
FENCE: WIRE	— - - - -	— - - - -
FENCE: WOOD	— o — o —	— o — o —
SILT FENCE	— / / / /	— / / / /
STREAM CENTERLINE	— — — —	— — — —
SHRUBBERY	⊙	SEE LANDSCAPE PLAN
TREE: DECIDUOUS	⊙	SEE LANDSCAPE PLAN
TREE: CONIFEROUS	⊙	SEE LANDSCAPE PLAN
SIGN	⊙	⊙

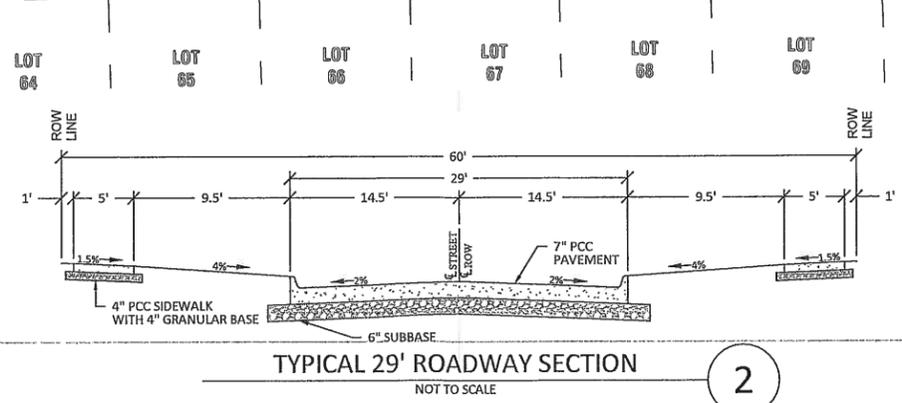


APPROVED

By: *City Council*
 Date: *12/17/2018*
 SULLIVAN STREET



TYPICAL 31' ROADWAY SECTION
NOT TO SCALE



TYPICAL 29' ROADWAY SECTION
NOT TO SCALE

OWNER / APPLICANT:
 IWB, LLC
 MATTHEW ADAM
 2916 HWY 1 NORTH
 IOWA CITY, IOWA 52240

ATTORNEY:
 JOSEPH JUDGE
 LANE & WATERMAIN 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
 UNIT 3
 IOWA CITY, IOWA 52240

60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

DRAWING LOG	
REV	DESCRIPTION OF CHANGES
A	CITY REVIEW
B	CITY REVIEW
C	CITY REVIEW

DATE	10-09-2018
DATE	10-16-2018
DATE	12-05-2018

APPROVED BY CITY COUNCIL

DATE OF CITY COUNCIL MEETING: DECEMBER 19, 2018

PROJECT NAME: LOETHEN RIDGE ESTATES

CLIENT NAME: IWB, LLC

PROJECT NUMBER: 18-0061

SHEET NUMBER: 1 OF 1

PROJECT MANAGER: MICHAEL J. WELCH