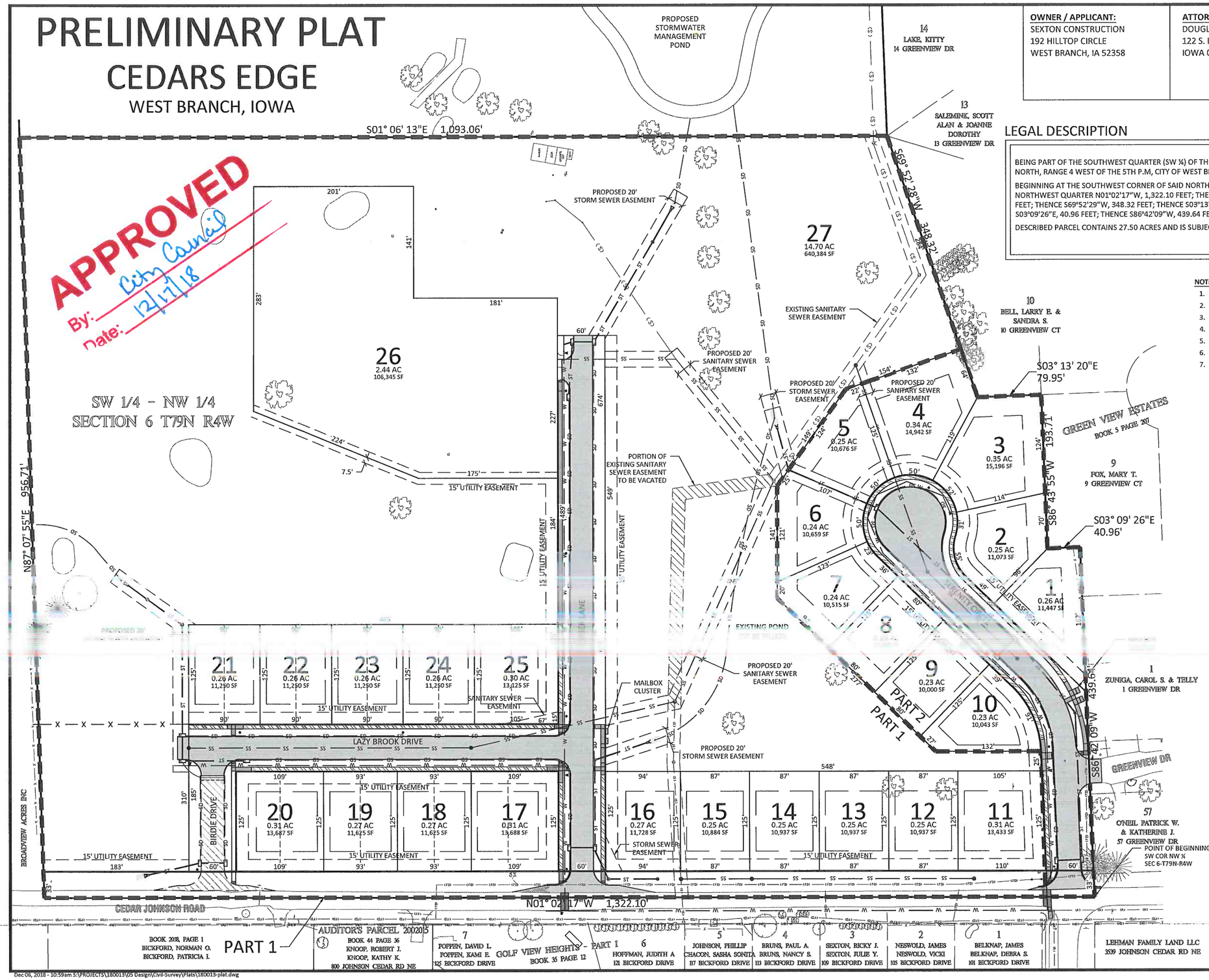
PRELIMINARY PLAT
CEDARS EDGE
WEST BRANCH, IOWA

APPROVED
By: City Council
Date: 12/17/18



OWNER / APPLICANT:	ATTORNEY:	PREPARED BY:
SEXTON CONSTRUCTION 192 HILLTOP CIRCLE WEST BRANCH, IA 52358	DOUGLAS D. RUPPERT 122 S. LINN STREET IOWA CITY, IA 52240	AXIOM CONSULTANTS, LLC MICHAEL J. WELCH, PE 60 E. COURT STREET UNIT 3 IOWA CITY, IOWA 52240

LEGAL DESCRIPTION

BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M, CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 1,322.10 FEET; THENCE N87°07'55"E, 956.71 FEET; THENCE S01°06'13"E, 1,093.06 FEET; THENCE S69°52'29"W, 348.32 FEET; THENCE S03°13'20"E, 79.95 FEET; THENCE S86°43'55"W, 193.71 FEET; THENCE S03°09'26"E, 40.96 FEET; THENCE S86°42'09"W, 439.64 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 27.50 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

1. LOTS 1-16 ZONED R1.
2. LOTS 17-25 ZONED R2.
3. LOT 26 AND OUTLOT A ZONED A1.
4. SETBACKS FOR R-1 ARE 25' FOR FRONT, 25' FOR REAR, AND 8' FOR SIDE YARDS.
5. SETBACKS FOR R-2 ARE 25' FOR FRONT, 25' FOR REAR, AND 8' FOR SIDE YARDS.
6. LOTS 11, 16-20 WILL NOT BE ALLOWED TO ACCESS CEDAR-JOHNSON.
7. STORM WATER MANAGEMENT WILL BE PROVIDED VIA OFFSITE POND.

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS		CO
OVERHEAD LINE		OH
ELECTRIC		E
FIBER OPTIC		FO
GAS		G
SANITARY SEWER		SS
STORM		ST
SUBDRAIN	SD	SD
WATER: DOMESTIC		W
WATER: WELL		WELL
COMMUNICATIONS HANDHOLE	CO	CO
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE	CO	CO
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE	x x x	x x x
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
STREAM CENTERLINE		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
SIGN		
WATER METER	WM	WM
HOSE BIB		
YARD HYDRANT		
WELL	W	W

0 30 60

ENGINEER: AXIOM CONSULTANTS

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: CITY REVIEW

DATE ISSUED: DECEMBER 6, 2018

CURRENT REV: F

PROJECT NAME: CEDARS EDGE

CLIENT NAME: SEXTON CONSTRUCTION

SHEET NAME: PRELIMINARY PLAT

SHEET NUMBER: 1 OF 2

PROJECT NO.: 18-0013

PROJECT MANAGER: DECKER

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CEDARS EDGE

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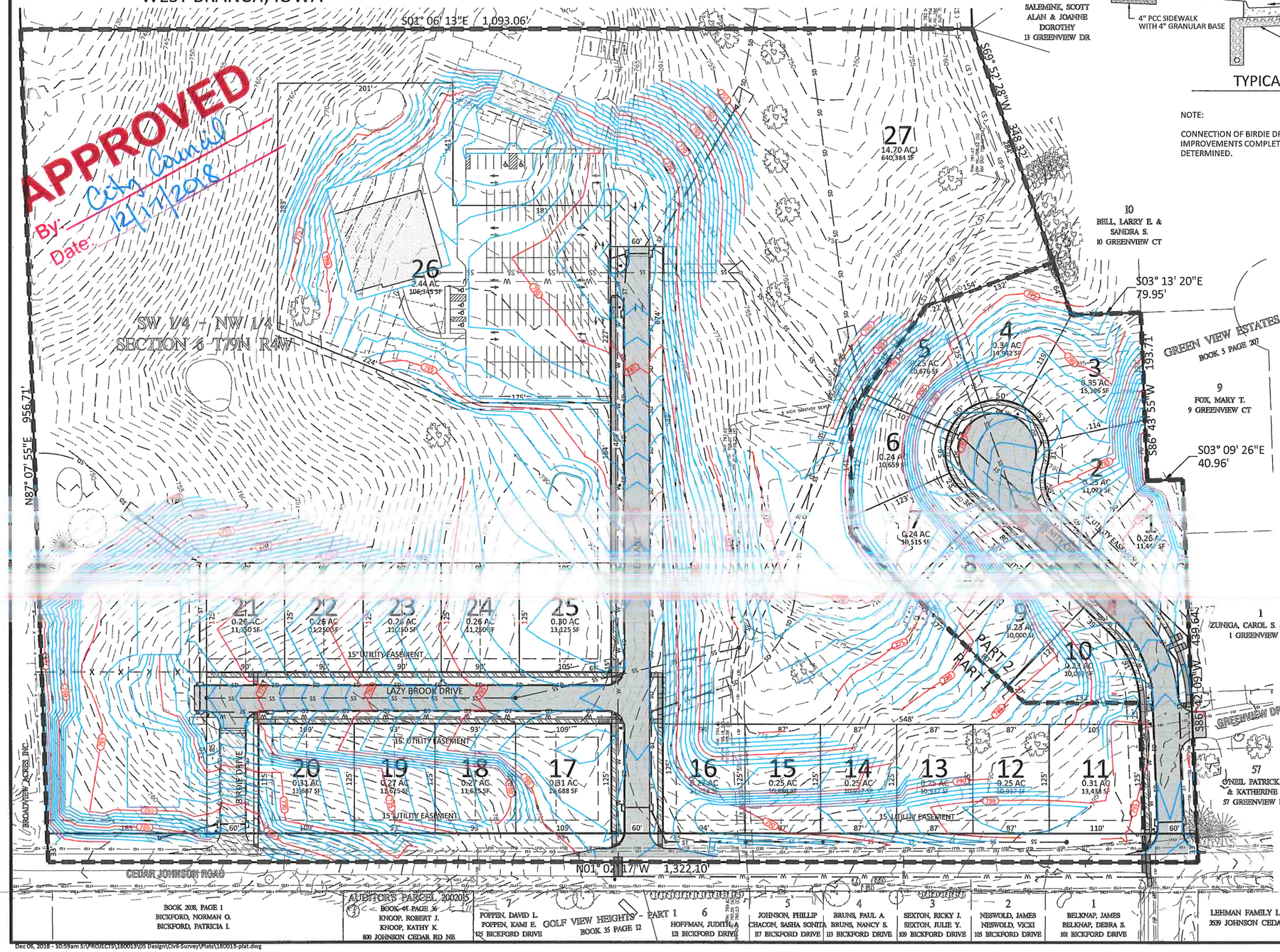

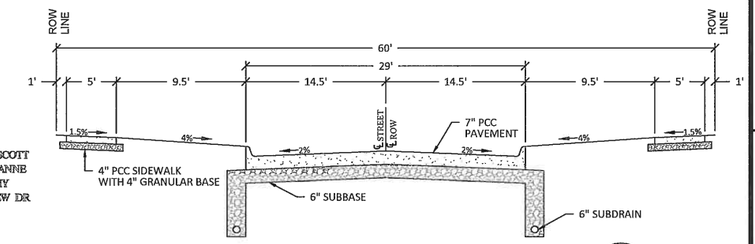

TYPICAL 29' ROADWAY SECTION

NOT TO SCALE

1

NOTE:

CONNECTION OF BIRDIE DRIVE TO CEDAR JOHNSON ROAD NOT TO BE CONSTRUCTED UNTIL PUBLIC IMPROVEMENTS COMPLETED FOR CEDAR JOHNSON ROAD SO THAT ELEVATION OF ROAD IS DETERMINED.

0 30 60

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ISSUED FOR: CITY REVIEW

DATE ISSUED: DECEMBER 6, 2018

CURRENT REV: F

PROJECT NAME: CEDARS EDGE

CLIENT NAME: SEXTON CONSTRUCTION

SHEET NAME: GRADING PLAN

SHEET NUMBER: 2 OF 2

PROJECT NO.: 18-0013

PROJECT MANAGER: DECKER

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