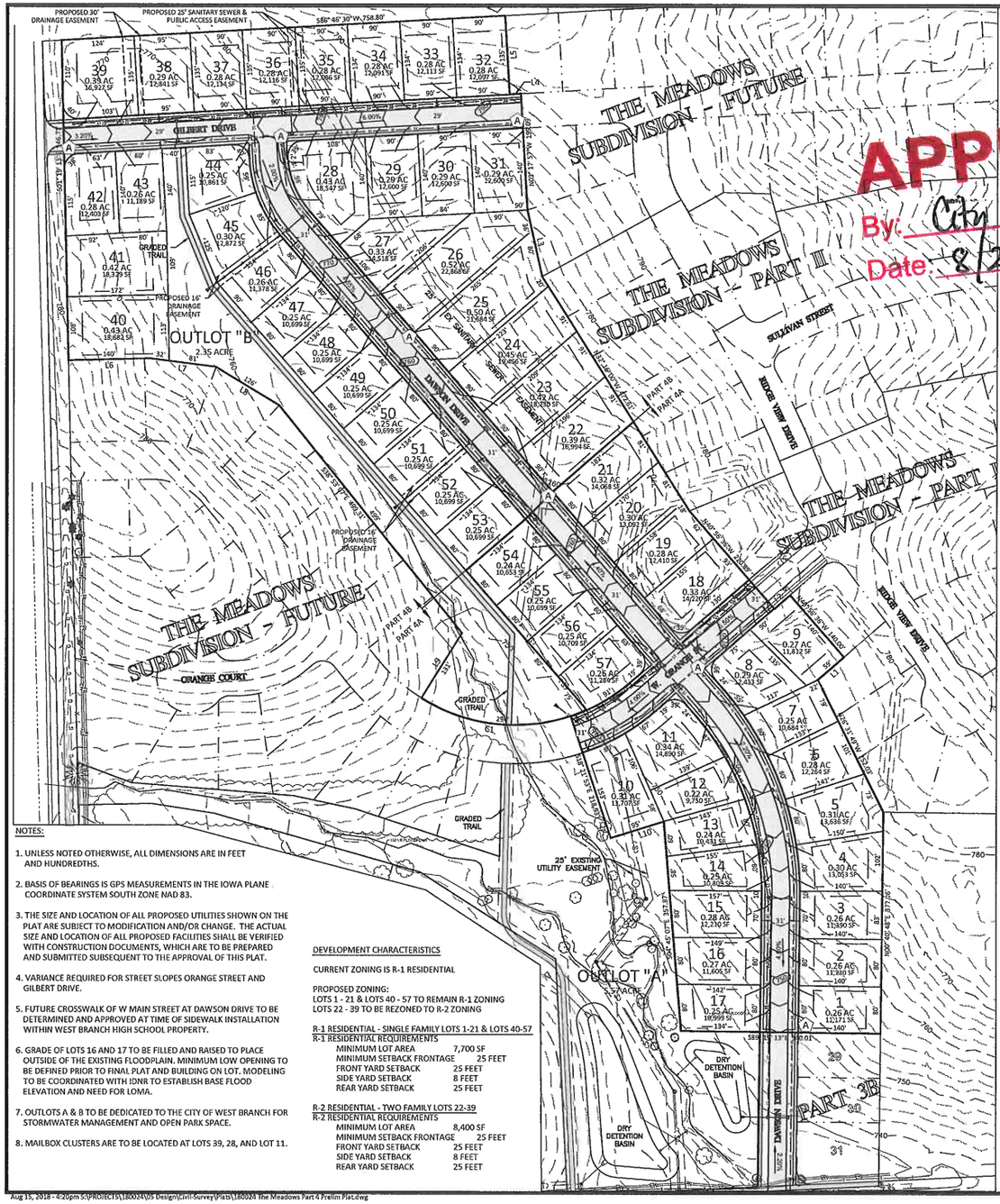


APPRO

By: City Counc

Date: 8/20/2018

PRELIMINARY PLAT
THE MEADOWS SUBDIVISION PART 4
WEST BRANCH, CEDAR COUNTY, IOWA

THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 OF THE MEADOWS SUBDIVISION PART I, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE ALONG THE WEST LINE OF SAID PLAT N26°31'09"W, 25.38 FEET; THENCE ALONG THE WEST LINE OF SAID PLAT N49°03'24"E, 58.95 FEET; THENCE ALONG THE WEST LINE OF SAID PLAT N40°56'36"W, 140.00 FEET; THENCE ALONG THE WEST LINE OF SAID PLAT S49°03'24"W, 35.36 FEET; THENCE ALONG THE WEST LINE OF SAID PLAT N40°56'36"W, 220.89 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS SUBDIVISION PART TWO, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH; THENCE ALONG THE WEST LINE OF SAID PLAT N32°16'00"W, 472.61 FEET TO THE NORTHWEST CORNER OF SAID PLAT, THENCE N18°59'30"W, 119.27 FEET; N86°38'50"E, 14.10 FEET; THENCE N3°21'10"W, 140.00 FEET; THENCE N3°10'20"W, 59.09; THENCE S86°49'10"W, 19.28 FEET; THENCE N3°21'10"W, 134.57 FEET TO THE NORTH LINE OF SAID PARCEL G; THENCE ALONG SAID NORTH LINE S86°46'30"W, 758.80 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE S01°19'13"E, 546.71 FEET; THENCE N88°40'47"E, 140.25 FEET; THENCE S82°46'58"E, 112.82 FEET; THENCE S58°47'28"E, 126.13; THENCE S38°53'07"E, 499.31 FEET; THENCE S32°11'27"W, 130.74 FEET; THENCE EASTERLY 264.48 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S83°05'16"E, 256.00 FEET); THENCE S18°20'14"E, 66.00 FEET; THENCE S18°22'35"E, 152.93 FEET; THENCE N72°42'34"E, 95.16 FEET; THENCE S4°45'07"E, 357.87 FEET; S89°19'13", 340.01 FEET TO THE EAST LINE OF SAID PARCEL G; THENCE ALONG SAID EAST LINE N0°40'48"E, 377.06 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 23.73 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

OWNER:
KLM INVESTMENTS, INC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

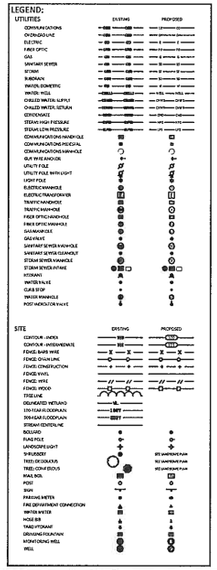
DEVELOPER:
MEADOWS DEVELOPMENT, INC.
920 EASTVIEW PLACE NE
IOWA CITY, IA 52240

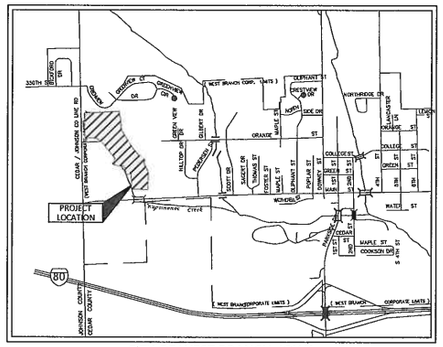
ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

PLAT PREPARED BY:
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240

Line Table		
Line #	Length	Direction
L1	58.952	N49° 03' 24.06"E
L2	35.361	S49° 03' 24.06"W
L3	116.264	N12° 17' 10.37"W
L4	19.284	S86° 49' 39.64"W
L5	134.573	N03° 21' 10.27"W
L6	140.283	N88° 40' 47.00"E
L7	112.785	S82° 46' 48.30"E
L8	126.130	S58° 47' 20.39"E
L9	130.745	S32° 11' 26.95"W
L10	95.157	N72° 42' 33.65"E

Curve Table			
Curve #	Length	Radius	Delta
C1	294.148	300.000	056.1781





CITY OF WEST BRANCH, IOWA

PRELIMINARY PLAN KEYNOTES:

(A) PROPOSED STREET LIGHT

NOTES:

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
2. BASIS OF BEARINGS IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
3. THE SIZE AND LOCATION OF ALL PROPOSED UTILITIES SHOWN ON THE PLAT ARE SUBJECT TO MODIFICATION AND/OR CHANGE. THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS PLAT.
4. VARIANCE REQUIRED FOR STREET SLOPES ORANGE STREET AND GILBERT DRIVE.
5. FUTURE CROSSWALK OF W MAIN STREET AT DAWSON DRIVE TO BE DETERMINED AND APPROVED AT TIME OF SIDEWALK INSTALLATION WITHIN WEST BRANCH HIGH SCHOOL PROPERTY.
6. GRADE OF LOTS 16 AND 17 TO BE FILLED AND RAISED TO PLACE OUTSIDE OF THE EXISTING FLOODPLAIN. MINIMUM LOW OPENING TO BE DEFINED PRIOR TO FINAL PLAT AND BUILDING ON LOT. MODELING TO BE COORDINATED WITH IDNR TO ESTABLISH BASE FLOOD ELEVATION AND NEED FOR LOMA.
7. OUTLOTS A & B TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR STORMWATER MANAGEMENT AND OPEN PARK SPACE.
8. MAILBOX CLUSTERS ARE TO BE LOCATED AT LOTS 39, 28, AND LOT 11.

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING IS R-1 RESIDENTIAL

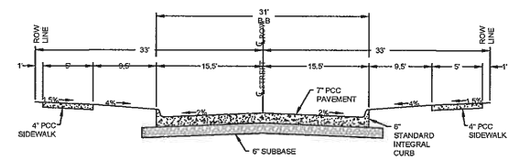
PROPOSED ZONING:
LOTS 1 - 21 & LOTS 40 - 57 TO REMAIN R-1 ZONING
LOTS 22 - 39 TO BE REZONED TO R-2 ZONING

R-1 RESIDENTIAL - SINGLE FAMILY LOTS 1-21 & LOTS 40-57
R-1 RESIDENTIAL REQUIREMENTS

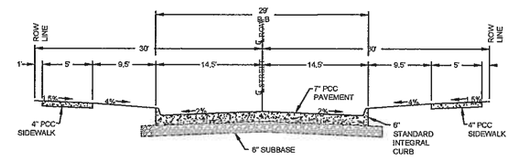
MINIMUM LOT AREA	7,700 SF
MINIMUM SETBACK FRONTAGE	25 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET

R-2 RESIDENTIAL - TWO FAMILY LOTS 22-39
R-2 RESIDENTIAL REQUIREMENTS

MINIMUM LOT AREA	8,400 SF
MINIMUM SETBACK FRONTAGE	25 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET



(A) TYP. 31' ROAD CROSS SECTION
SCALE: NTS



(B) TYP. 29' ROAD CROSS SECTION
SCALE: NTS

0 50 100

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: PRELIMINARY PLAT

DATE ISSUED: AUGUST 15, 2018

CURRENT REV:

PROJECT NAME: THE MEADOWS SUBDIVISION PART 4

CLIENT NAME: KLM INVESTMENTS, INC.

SHEET NAME:

SHEET NUMBER: 1

PROJECT NO.: 180024

PROJECT MANAGER: BOELK

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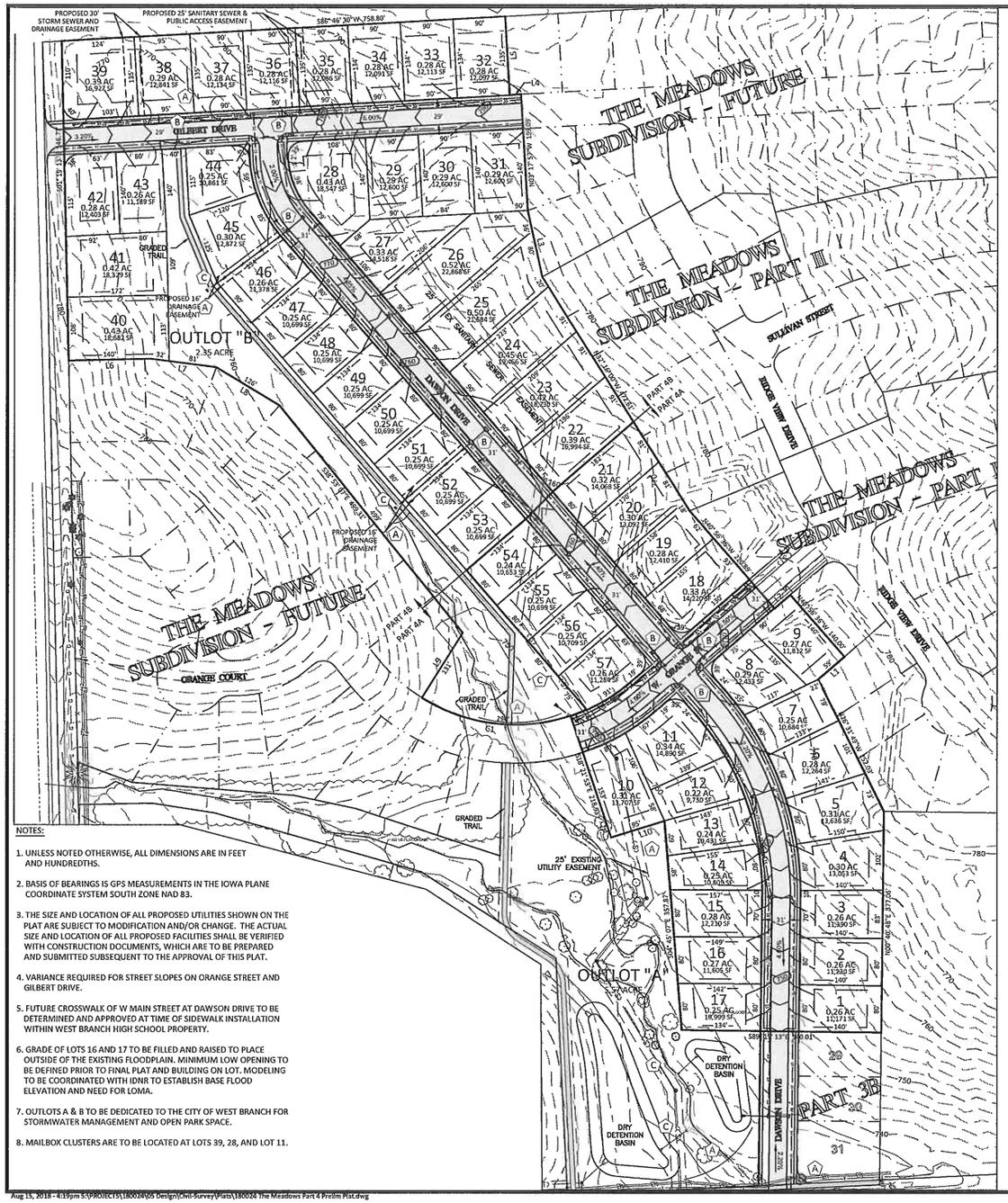

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PRELIMINARY PLAT
THE MEADOWS SUBDIVISION PART 4
WEST BRANCH, CEDAR COUNTY, IOWA

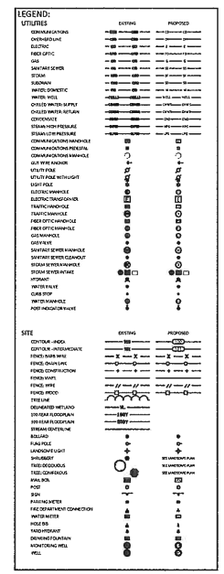
EROSION CONTROL PLAN KEYNOTES:

(A) INSTALL APPROPRIATE PERIMETER MEASURES (SILT FENCE, FILTER SOCK, ETC.) PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN THROUGHOUT THE DURATION OF DISTURBANCE. INSTALL PARALLEL TO CONTOUR AND PROVIDE "HOOKS" AT ENDS TO PREVENT SEDIMENT AND RUNOFF FLOWING ALONG THE MEASURES

(B) INSTALL INLET PROTECTION IMMEDIATELY AFTER STRUCTURE IS PLACED. MAINTAIN UNTIL SITE IS FULLY STABILIZED

(C) INSTALL RIPRAP AT END OF FLARED END SECTION. REFER TO SUDAS 9040.100

APPROVED
By: City Council
Date: 8/20/2018



0 50 100

ENGINEER: AXIOM CONSULTANTS
60 EAST COURT STREET, UNIT 5, IOWA CITY, IA 52240

DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: EROSION CONTROL PLAN
DATE ISSUED: AUGUST 15, 2018
CURRENT REV:

PROJECT NAME: THE MEADOWS SUBDIVISION PART 4
CLIENT NAME: KLM INVESTMENTS, INC.
SHEET NAME:
SHEET NUMBER: 2
PROJECT NO.: 180024
PROJECT MANAGER: BOELK

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