

RESOLUTION 1891

A RESOLUTION APPROVING THE SITE PLAN FOR CEDAR'S EDGE GOLF COURSE CLUB HOUSE, 3 EMBER LANE, WEST BRANCH, IOWA

WHEREAS, Jerry Sexton (owner), has heretofore submitted a proposed Site Plan to reconstruct a golf course club house on the property at 3 Ember Lane, (formerly known as 19 Greenview Lane), West Branch, Iowa (the "Project"); and

WHEREAS, said Site Plan (See Exhibit A) has heretofore been reviewed by City Staff and 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

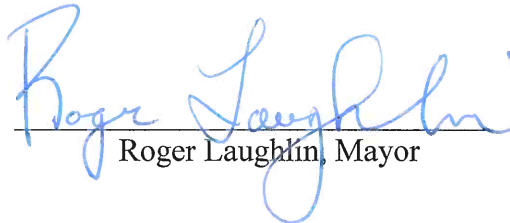
WHEREAS, the City Council reviewed the Site Plan and agreed approval; and

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 Agreement for the Project be and the same are hereby accepted and approved.


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Passed and approved this 20th day of April, 2020.



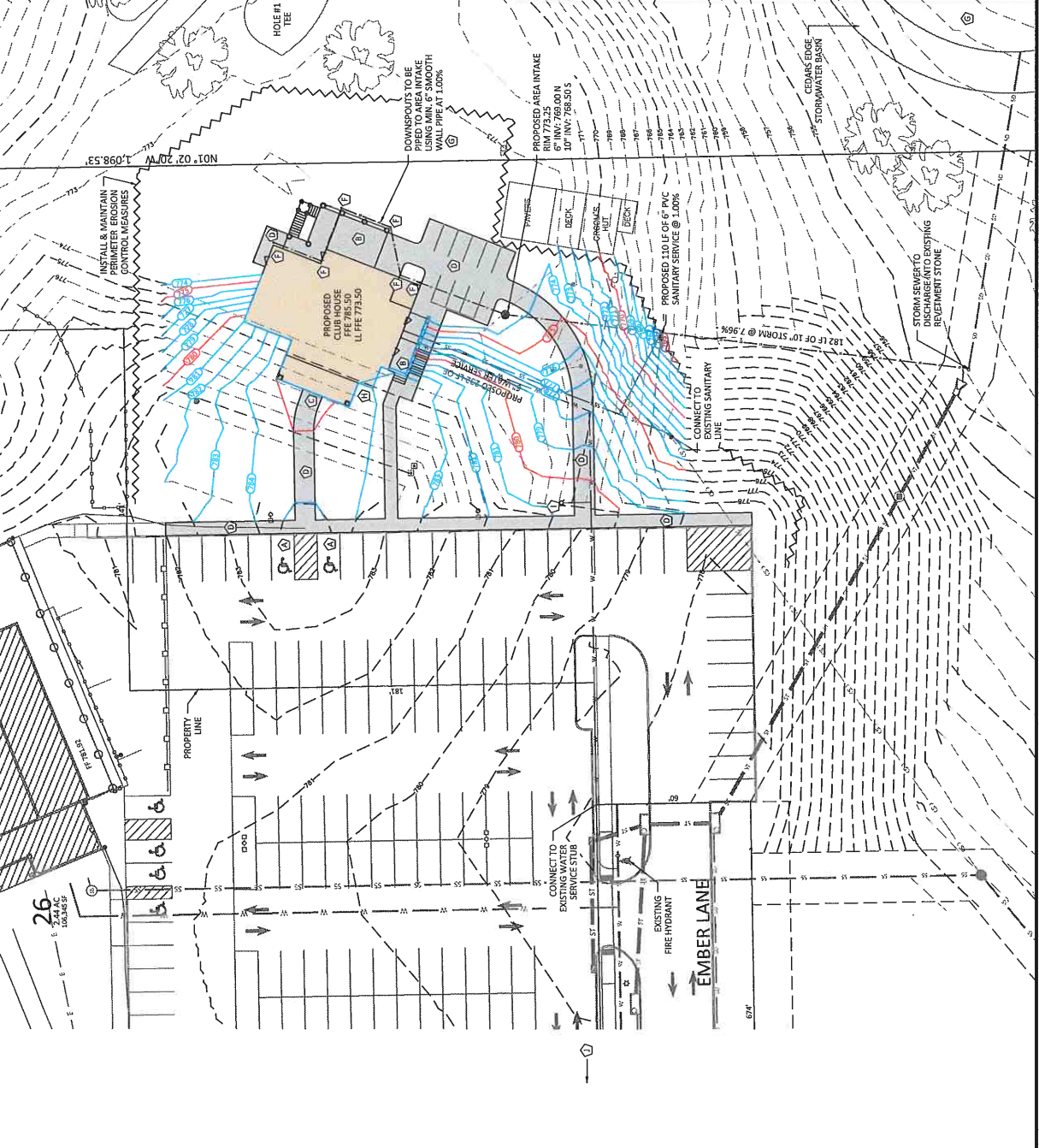
Roger Laughlin, Mayor

ATTEST:



Leslie Brick, Deputy City Clerk

PROJECT NAME: SITE AND UTILITY PLAN	PROJECT NO: 18-0013	BOEIK	DATE: APRIL 8, 2020
CLIENT NAME: WEST BRANCH	PROJECT NO: 18-0013	BOEIK	DATE: APRIL 8, 2020
CLIENT NAME: CEDARS EDGE CLUB HOUSE	PROJECT NO: 18-0013	BOEIK	DATE: APRIL 8, 2020
CLIENT NAME: SECTION CONSTRUCTION	PROJECT NO: 18-0013	BOEIK	DATE: APRIL 8, 2020
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SITE PLAN KEYNOTES

- 1 ACCESSIBLE STALL WITH SIGN - VAN ACCESSIBLE SPACE
- 2 MAIN LEVEL DECK - REFER TO ARCHITECTURAL PLANS
- 3 CLUBHOUSE ENTRANCE - MAIN LEVEL
- 4 MAINTAIN ADA COMPLIANT CONDITIONS
- 5 PROPOSED CONCRETE WALK
- 6 PROPOSED ELECTRICAL TRANSFORMER. COORDINATE SIZE AND FINAL LOCATION WITH MEP PLANS AND UTILITY COMPANY
- 7 DOWNSPOUT LOCATION. COORDINATE SIZE AND FINAL LOCATION WITH ARCHITECTURAL PLANS.
- 8 SITE BUNDGE TO BE DIRECTED TO STORM WATER BASIN PERMITTED AND CONSTRUCTED AS PART OF CEDARS EDGE DEVELOPMENT
- 9 FIRE DEPARTMENT CONNECTION (FDC). REFER TO ARCHITECTURAL PLANS
- 10 HYDRANT MUST BE WITHIN 100' OF FDC
- 11 TRASH COLLECTION FACILITIES TO BE SHARED WITH ADJACENT PROPERTY AND LOCATED AT SW CORNER OF ADJACENT PARKING LOT