

RESOLUTION NO. 1892

RESOLUTION APPROVING THE PRELIMINARY PLAT OF PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a preliminary for Parkside Hills, West Branch, Iowa, which is legally described on Exhibit "A" attached hereto; 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

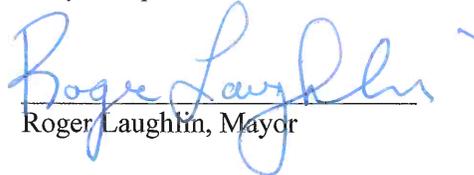
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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 West Branch, Iowa, that the preliminary platting of Parkside Hills, West Branch, Iowa, be and the same is hereby approved, subject to the approval of a development agreement between the Developer and the City.

* * * * *

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


Roger Laughlin, Mayor

ATTEST:

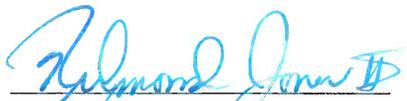

Redmond Jones II, City Administrator/Clerk

Exhibit "A"

LEGAL DESCRIPTION:

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch, Cedar County, Iowa; Thence S00°52'40"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1637.40 feet; Thence N89°24'33"E, 60.52 feet, to a Point on the East Right-of-Way Line of Ramp "E" of Interstate No. 80, and the POINT OF BEGINNING; Thence continuing N89°24'33"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 at Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'29"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof, and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 at Page 129 of the Records of the Cedar County Recorder's Office; Thence N89°25'17"E, along the South Line of said Stoolman's 1st Addition, and the Easterly projection thereof 803.44 feet, to the Northwest Corner of Lot A of Lot D, in accordance with the Plat thereof Recorded in Book 3 at Page 265 of the Records of the Cedar County Recorder's Office; Thence S01°02'25"E, along the West Line of said Lot A of Lot D, a distance of 885.86 feet, to its intersection with the North Right-of-Way Line of said Interstate No. 80; Thence S85°19'36"W, along said North Right-of-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northerly from Interstate No. 80 centerline station 72+13; Thence S89°35'43"W, along said North Right-of-Way Line 313.16 feet, to a Point 160.00 feet normally distant Northerly from Interstate No. 80 centerline station 69+00; Thence N68°48'05"W, along said Northerly Right-of-Way Line, 1294.32 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 at Pages 88-89 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 334.42 feet; Thence S89°24'33"W, along a line parallel with and 40.00 feet normally distant Southerly from the North Line of said Conveyed Tract, 169.05 feet, to a Point on the West Line of said Conveyed Tract and the said East Right-of-Way Line of Ramp "E"; Thence N10°07'24"W, along said West Line and East Right-of-Way Line, 40.56 feet, to the Point of Beginning. Said tract of land contains 23.28 Acres, and is subject to easements and restrictions of record.

DEVELOPMENT CHARACTERISTICS:

BUILDING CHARACTERISTICS:

8	DUPLEXES	16 UNITS
30	TOWNHOMES	90 UNITS
2	12-PLEX BUILDINGS	24 UNITS
TOTAL RESIDENTIAL UNITS		130 UNITS

COMMERCIAL SPACE	23,650 SF
HOTEL	14,000 SF
INDEPENDENT LIVING	25,000 SF
STORAGE UNITS	15,600 SF

TOTAL SITE AREA	23.28 ACRES
GREEN SPACE	10.59 ACRES (45%)

21.79 AC



ONE ENGINEERS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1000 EAST 16TH AVENUE
 SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1100
 WWW.ONEENGINEERS.COM

DATE: 03/13/2020
 PROJECT: WEST BRANCH PROPERTY EXHIBIT

WEST BRANCH
 PROPERTY
 EXHIBIT

PARKSIDE HILLS

WEST BRANCH,
 STATE OF IOWA

ONE ENGINEERS, INC.
 PROJECT NO. 2019-0001
 SHEET NO. 1
 PROJECT: WEST BRANCH PROPERTY EXHIBIT
 DATE: 03/13/2020
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: WEST BRANCH PROPERTY EXHIBIT
 SHEET: 1
 PROJECT NO: 2019-0001
 6892-287

PARKSIDE HILLS PROPERTY EXHIBIT

WEST BRANCH, CEDAR COUNTY, IOWA



DEVELOPMENT CHARACTERISTICS

2	1.00 AC	14 UNITS
3	1.00 AC	24 UNITS
4	1.00 AC	36 UNITS
5	1.00 AC	48 UNITS
6	1.00 AC	60 UNITS
7	1.00 AC	72 UNITS
8	1.00 AC	84 UNITS
9	1.00 AC	96 UNITS
10	1.00 AC	108 UNITS
11	1.00 AC	120 UNITS
12	1.00 AC	132 UNITS
13	1.00 AC	144 UNITS
14	1.00 AC	156 UNITS
15	1.00 AC	168 UNITS
16	1.00 AC	180 UNITS
17	1.00 AC	192 UNITS
18	1.00 AC	204 UNITS
19	1.00 AC	216 UNITS
20	1.00 AC	228 UNITS
21	1.00 AC	240 UNITS
22	1.00 AC	252 UNITS
23	1.00 AC	264 UNITS
24	1.00 AC	276 UNITS
25	1.00 AC	288 UNITS
26	1.00 AC	300 UNITS
27	1.00 AC	312 UNITS
28	1.00 AC	324 UNITS
29	1.00 AC	336 UNITS
30	1.00 AC	348 UNITS
31	1.00 AC	360 UNITS
32	1.00 AC	372 UNITS
33	1.00 AC	384 UNITS
34	1.00 AC	396 UNITS
35	1.00 AC	408 UNITS
36	1.00 AC	420 UNITS
37	1.00 AC	432 UNITS
38	1.00 AC	444 UNITS
39	1.00 AC	456 UNITS
40	1.00 AC	468 UNITS
41	1.00 AC	480 UNITS
42	1.00 AC	492 UNITS
43	1.00 AC	504 UNITS
44	1.00 AC	516 UNITS
45	1.00 AC	528 UNITS
46	1.00 AC	540 UNITS
47	1.00 AC	552 UNITS
48	1.00 AC	564 UNITS
49	1.00 AC	576 UNITS
50	1.00 AC	588 UNITS
51	1.00 AC	600 UNITS
52	1.00 AC	612 UNITS
53	1.00 AC	624 UNITS
54	1.00 AC	636 UNITS
55	1.00 AC	648 UNITS
56	1.00 AC	660 UNITS
57	1.00 AC	672 UNITS
58	1.00 AC	684 UNITS
59	1.00 AC	696 UNITS
60	1.00 AC	708 UNITS
61	1.00 AC	720 UNITS
62	1.00 AC	732 UNITS
63	1.00 AC	744 UNITS
64	1.00 AC	756 UNITS
65	1.00 AC	768 UNITS
66	1.00 AC	780 UNITS
67	1.00 AC	792 UNITS
68	1.00 AC	804 UNITS
69	1.00 AC	816 UNITS
70	1.00 AC	828 UNITS
71	1.00 AC	840 UNITS
72	1.00 AC	852 UNITS
73	1.00 AC	864 UNITS
74	1.00 AC	876 UNITS
75	1.00 AC	888 UNITS
76	1.00 AC	900 UNITS
77	1.00 AC	912 UNITS
78	1.00 AC	924 UNITS
79	1.00 AC	936 UNITS
80	1.00 AC	948 UNITS
81	1.00 AC	960 UNITS
82	1.00 AC	972 UNITS
83	1.00 AC	984 UNITS
84	1.00 AC	996 UNITS
85	1.00 AC	1008 UNITS
86	1.00 AC	1020 UNITS
87	1.00 AC	1032 UNITS
88	1.00 AC	1044 UNITS
89	1.00 AC	1056 UNITS
90	1.00 AC	1068 UNITS
91	1.00 AC	1080 UNITS
92	1.00 AC	1092 UNITS
93	1.00 AC	1104 UNITS
94	1.00 AC	1116 UNITS
95	1.00 AC	1128 UNITS
96	1.00 AC	1140 UNITS
97	1.00 AC	1152 UNITS
98	1.00 AC	1164 UNITS
99	1.00 AC	1176 UNITS
100	1.00 AC	1188 UNITS
101	1.00 AC	1200 UNITS
102	1.00 AC	1212 UNITS
103	1.00 AC	1224 UNITS
104	1.00 AC	1236 UNITS
105	1.00 AC	1248 UNITS
106	1.00 AC	1260 UNITS
107	1.00 AC	1272 UNITS
108	1.00 AC	1284 UNITS
109	1.00 AC	1296 UNITS
110	1.00 AC	1308 UNITS
111	1.00 AC	1320 UNITS
112	1.00 AC	1332 UNITS
113	1.00 AC	1344 UNITS
114	1.00 AC	1356 UNITS
115	1.00 AC	1368 UNITS
116	1.00 AC	1380 UNITS
117	1.00 AC	1392 UNITS
118	1.00 AC	1404 UNITS
119	1.00 AC	1416 UNITS
120	1.00 AC	1428 UNITS
121	1.00 AC	1440 UNITS
122	1.00 AC	1452 UNITS
123	1.00 AC	1464 UNITS
124	1.00 AC	1476 UNITS
125	1.00 AC	1488 UNITS
126	1.00 AC	1500 UNITS
127	1.00 AC	1512 UNITS
128	1.00 AC	1524 UNITS
129	1.00 AC	1536 UNITS
130	1.00 AC	1548 UNITS
131	1.00 AC	1560 UNITS
132	1.00 AC	1572 UNITS
133	1.00 AC	1584 UNITS
134	1.00 AC	1596 UNITS
135	1.00 AC	1608 UNITS
136	1.00 AC	1620 UNITS
137	1.00 AC	1632 UNITS
138	1.00 AC	1644 UNITS
139	1.00 AC	1656 UNITS
140	1.00 AC	1668 UNITS
141	1.00 AC	1680 UNITS
142	1.00 AC	1692 UNITS
143	1.00 AC	1704 UNITS
144	1.00 AC	1716 UNITS
145	1.00 AC	1728 UNITS
146	1.00 AC	1740 UNITS
147	1.00 AC	1752 UNITS
148	1.00 AC	1764 UNITS
149	1.00 AC	1776 UNITS
150	1.00 AC	1788 UNITS
151	1.00 AC	1800 UNITS
152	1.00 AC	1812 UNITS
153	1.00 AC	1824 UNITS
154	1.00 AC	1836 UNITS
155	1.00 AC	1848 UNITS
156	1.00 AC	1860 UNITS
157	1.00 AC	1872 UNITS
158	1.00 AC	1884 UNITS
159	1.00 AC	1896 UNITS
160	1.00 AC	1908 UNITS
161	1.00 AC	1920 UNITS
162	1.00 AC	1932 UNITS
163	1.00 AC	1944 UNITS
164	1.00 AC	1956 UNITS
165	1.00 AC	1968 UNITS
166	1.00 AC	1980 UNITS
167	1.00 AC	1992 UNITS
168	1.00 AC	2004 UNITS
169	1.00 AC	2016 UNITS
170	1.00 AC	2028 UNITS
171	1.00 AC	2040 UNITS
172	1.00 AC	2052 UNITS
173	1.00 AC	2064 UNITS
174	1.00 AC	2076 UNITS
175	1.00 AC	2088 UNITS
176	1.00 AC	2100 UNITS
177	1.00 AC	2112 UNITS
178	1.00 AC	2124 UNITS
179	1.00 AC	2136 UNITS
180	1.00 AC	2148 UNITS
181	1.00 AC	2160 UNITS
182	1.00 AC	2172 UNITS
183	1.00 AC	2184 UNITS
184	1.00 AC	2196 UNITS
185	1.00 AC	2208 UNITS
186	1.00 AC	2220 UNITS
187	1.00 AC	2232 UNITS
188	1.00 AC	2244 UNITS
189	1.00 AC	2256 UNITS
190	1.00 AC	2268 UNITS
191	1.00 AC	2280 UNITS
192	1.00 AC	2292 UNITS
193	1.00 AC	2304 UNITS
194	1.00 AC	2316 UNITS
195	1.00 AC	2328 UNITS
196	1.00 AC	2340 UNITS
197	1.00 AC	2352 UNITS
198	1.00 AC	2364 UNITS
199	1.00 AC	2376 UNITS
200	1.00 AC	2388 UNITS
201	1.00 AC	2400 UNITS
202	1.00 AC	2412 UNITS
203	1.00 AC	2424 UNITS
204	1.00 AC	2436 UNITS
205	1.00 AC	2448 UNITS
206	1.00 AC	2460 UNITS
207	1.00 AC	2472 UNITS
208	1.00 AC	2484 UNITS
209	1.00 AC	2496 UNITS
210	1.00 AC	2508 UNITS
211	1.00 AC	2520 UNITS
212	1.00 AC	2532 UNITS
213	1.00 AC	2544 UNITS
214	1.00 AC	2556 UNITS
215	1.00 AC	2568 UNITS
216	1.00 AC	2580 UNITS
217	1.00 AC	2592 UNITS
218	1.00 AC	2604 UNITS
219	1.00 AC	2616 UNITS
220	1.00 AC	2628 UNITS
221	1.00 AC	2640 UNITS
222	1.00 AC	2652 UNITS
223	1.00 AC	2664 UNITS
224	1.00 AC	2676 UNITS
225	1.00 AC	2688 UNITS
226	1.00 AC	2700 UNITS
227	1.00 AC	2712 UNITS
228	1.00 AC	2724 UNITS
229	1.00 AC	2736 UNITS
230	1.00 AC	2748 UNITS
231	1.00 AC	2760 UNITS
232	1.00 AC	2772 UNITS
233	1.00 AC	2784 UNITS
234	1.00 AC	2796 UNITS
235	1.00 AC	2808 UNITS
236	1.00 AC	2820 UNITS
237	1.00 AC	2832 UNITS
238	1.00 AC	2844 UNITS
239	1.00 AC	2856 UNITS
240	1.00 AC	2868 UNITS
241	1.00 AC	2880 UNITS
242	1.00 AC	2892 UNITS
243	1.00 AC	2904 UNITS
244	1.00 AC	2916 UNITS
245	1.00 AC	2928 UNITS
246	1.00 AC	2940 UNITS
247	1.00 AC	2952 UNITS
248	1.00 AC	2964 UNITS
249	1.00 AC	2976 UNITS
250	1.00 AC	2988 UNITS
251	1.00 AC	3000 UNITS
252	1.00 AC	3012 UNITS
253	1.00 AC	3024 UNITS
254	1.00 AC	3036 UNITS
255	1.00 AC	3048 UNITS
256	1.00 AC	3060 UNITS
257	1.00 AC	3072 UNITS
258	1.00 AC	3084 UNITS
259	1.00 AC	3096 UNITS
260	1.00 AC	3108 UNITS
261	1.00 AC	3120 UNITS
262	1.00 AC	3132 UNITS
263	1.00 AC	3144 UNITS
264	1.00 AC	3156 UNITS
265	1.00 AC	3168 UNITS
266	1.00 AC	3180 UNITS
267	1.00 AC	3192 UNITS
268	1.00 AC	3204 UNITS
269	1.00 AC	3216 UNITS
270	1.00 AC	3228 UNITS
271	1.00 AC	3240 UNITS
272	1.00 AC	3252 UNITS
273	1.00 AC	3264 UNITS
274	1.00 AC	3276 UNITS
275	1.00 AC	3288 UNITS
276	1.00 AC	3300 UNITS
277	1.00 AC	3312 UNITS
278	1.00 AC	3324 UNITS
279	1.00 AC	3336 UNITS
280	1.00 AC	3348 UNITS
281	1.00 AC	3360 UNITS
282	1.00 AC	3372 UNITS
283	1.00 AC	3384 UNITS
284	1.00 AC	3396 UNITS
285	1.00 AC	3408 UNITS
286	1.00 AC	3420 UNITS
287	1.00 AC	3432 UNITS
288	1.00 AC	3444 UNITS
289	1.00 AC	3456 UNITS
290	1.00 AC	3468 UNITS
291	1.00 AC	3480 UNITS
292	1.00 AC	3492 UNITS
293	1.00 AC	3504 UNITS
294	1.00 AC	3516 UNITS
295	1.00 AC	3528 UNITS
296	1.00 AC	3540 UNITS
297	1.00 AC	3552 UNITS
298	1.00 AC	3564 UNITS
299	1.00 AC	3576 UNITS
300	1.00 AC	3588 UNITS
301	1.00 AC	3600 UNITS
302		