



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

PLANNING AND ZONING COMMISSION MEETING

Tuesday, May 26, 2020 • 7:00 p.m.

****West Branch City Council Chambers, 110 N. Poplar St.**

Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the April 14, 2020 (Special) Planning & Zoning Commission Meeting. / Move to action.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Review / Approve West Branch School District Site Plan (High School Softball Parking Lot). / Move to action.
5. Old Business
6. City Staff Reports
7. Comments from Chair and Commission Members
8. Next regular Planning & Zoning Commission meeting Tuesday, July 28, 2020.
9. Adjourn

****Meeting will be held via Zoom.**

Contact Deputy Clerk Leslie Brick for call in details.**

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Brad Bower, Matt Van Scoyoc, Vacant • **Zoning Administrator:** Terry Goerdts • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Police Chief:** Mike Horihan
• **Public Works Director:** Matt Goodale • **Library Director:** Nick Shimmin

(These minutes are not approved until the next Commission meeting.)

City of West Branch (Special) Planning & Zoning Commission Meeting

April 14, 2020

West Branch City Council Chambers, 110 North Poplar Street

An Electronic Meeting (pursuant to Iowa Code Section 21.8) of the Planning & Zoning Commission of the City of West Branch, Cedar County, IA was held on Tuesday, April 14, 2020 at 7:00 p.m. because a meeting in person was impossible or impractical due to concerns for the health and safety of Commission Members, Staff and the Public presented by COVID-19.

Until further notice, all of our Planning & Zoning Meetings will be held electronically only. Persons may still attend, observe and participate in the meeting at the Council Chambers, City Office, 110 N. Poplar St, West Branch, Iowa. Social distancing practices shall be observed for any persons attending the meeting in person at City Hall.

Chairperson John Fuller called the Planning & Zoning Commission meeting to order at 7:00 p.m.

Roll call (via Zoom platform): Commission members: Ryan Bowers, Emilie Walsh, Matt Van Scoyoc and Brad Bower. Commission members present (in-person): John Fuller and Sally Peck. City Staff: Deputy Clerk Leslie Brick, Terry Goerdts and Mayor Laughlin.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the April 14, 2020 Special Planning & Zoning Commission meeting. /Move to action.

Motion by Bowers, second by Fuller to approve the agenda. AYES: Bowers, Fuller, Walsh, Peck, Van Scoyoc, Bower. NAYS: None. Motion carried on a voice vote.

Approve minutes from the March 24, 2020 Planning & Zoning Commission meeting. /Move to action.

Motion by Bowers, second by Fuller to approve the agenda. AYES: Bowers, Fuller, Walsh, Peck, Van Scoyoc, Bower. NAYS: None. Motion carried on a voice vote.

PUBLIC HEARING/NON-CONSENT AGENDA

Approve the Parkside Hills Preliminary Plat. / Move to action.

Based on comments from staff and the commission at its March 24 commission meeting, the developer made several of the requested changes including changing the street width to thirty-one which was an area of high concern for the city. The commission was satisfied with the changes the developer made to the preliminary plat. Bowers asked if the turn lane issue had been resolved with IDOT. Kuene said the traffic study done showed a five percent increase in traffic in total capacity and voiced his frustration with IDOT's analysis. Laughlin said the increased traffic would only be felt when the development was fully built out which could be five years and said the City was not going to require a turn lane immediately. Laughlin said the subdivider's agreement would outline the terms of the future turn lane on Parkside Drive and pledged his support for approving the preliminary plat so that Kuene could move forward with his project.

Motion by Walsh, second by Bower to approve. AYES: Walsh, Bower, Fuller, Bowers, Van Scoyoc, Peck. NAYS: None. Motion carried.

Review and Approve Cedar's Edge Golf Course Club House Site Plan. / Move to action.

Jerry Sexton, owner of Cedar's Edge Golf Course mentioned a few changes made to the original site plan submitted earlier to city staff and said that the building will now be sprinkled after confirming with Public Works that water pressure would be sufficient. Sexton explained that he plans on constructing a two floor building that will house restaurant space on the upper level and golf course clubhouse on the lower level.

Sexton also mentioned that the parking lot will be shared with Little Lights and that an agreement was already in place. Goerdt asked for clarification on the parking spaces near the rear of the building and Sexton responded that those are intended for golf carts only. The commission had no comments other than Sexton's proposed timeline. Sexton said he had submitted a building permit and is hoping to start in the couple of weeks.

Motion by Walsh, second by Peck to approve the site plan. AYES: Walsh, Peck, Van Scoyoc, Bowers, Bower, Fuller. NAYS: None. Motion carried.

STAFF REPORTS:

None.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

Fuller asked for a status on the Comprehensive Plan review and if it would be ready for adoption any time soon. Brick said she had sent in to staff in January and had received no comments or suggestions so it will now be forwarded to the Council for their review.

Adjourn

Motion by Peck, second by Fuller to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:23 p.m.

Submitted by:

Leslie Brick

Deputy City Clerk

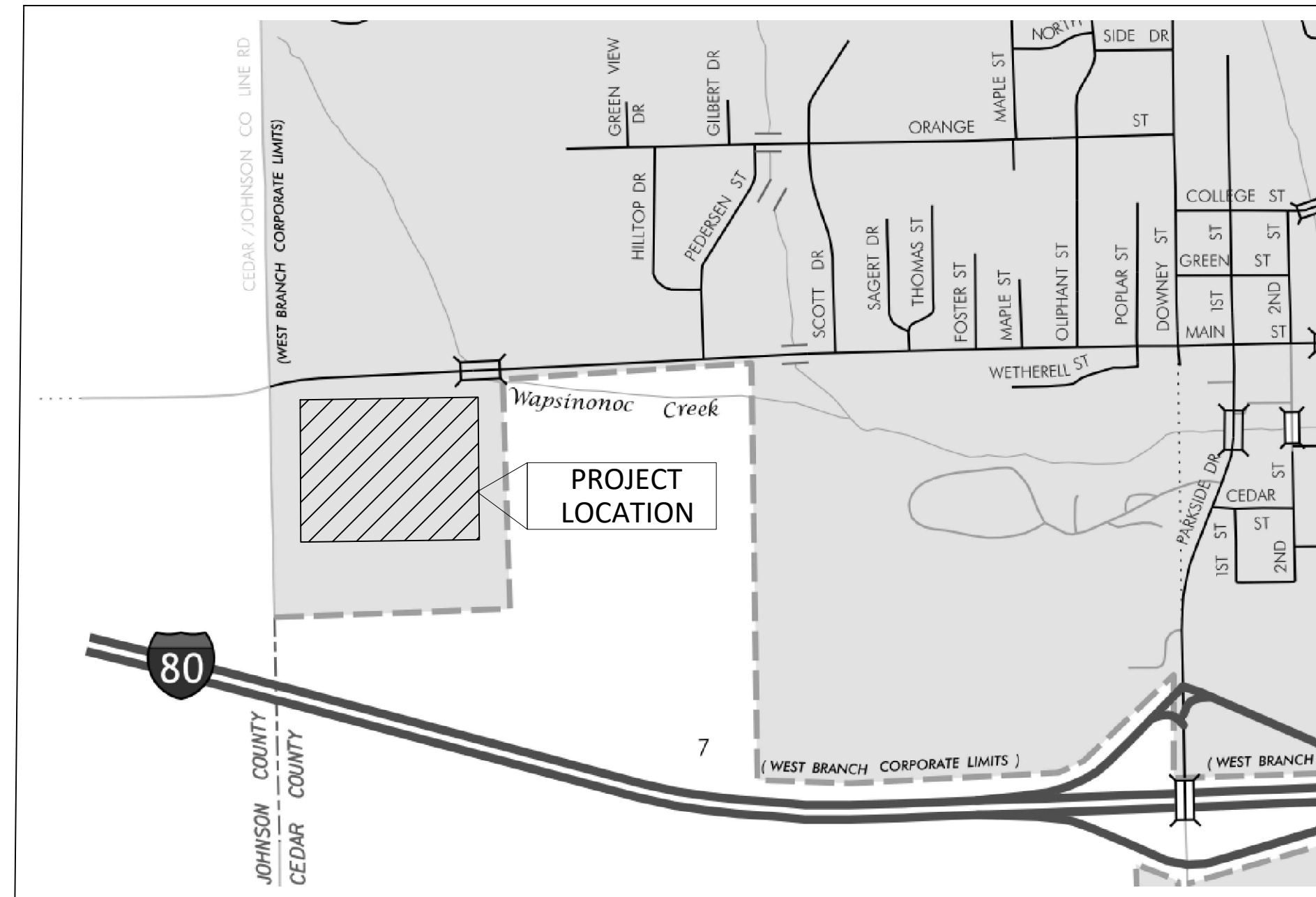
IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

SITE PLAN IS LOCATED IN SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, CITY OF WEST BRANCH, CEDAR COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 40 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

SITE GRADING - JULY 2020
PAVING - JULY/AUGUST 2020
SITE RESTORATION - SEPTEMBER 2020

<i>FIGURE</i>	<i>DESCRIPTION</i>
2010.101	DETAILS OF EMBANKMENT AND REBUILDING EMBANKMENTS
2010.102	DESIGNATION OF ROADWAY EARTHWORK ITEMS
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.901	PCC PAVEMENT & JOINTING
7010.902	PCC PAVEMENT WIDENING
7010.904	TYPICAL JOINTING LAYOUT
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.210	DETECTABLE WARNING PLACEMENT



OWNER/APPLICANT :
MARTY JIMMERSON
148 NORTH OLIPHANT STREET
WEST BRANCH, IA 52358

SCOPE OF WORK:
CONSTRUCTION OF PROPOSED PARKING LOT
AND ASSOCIATED EARTHWORK, PAVING, AND
RESTORATION.

CONTACT PERSON:
BRIAN BOELK
AXIOM CONSULTANTS, LLC
60 E COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
BBOELK@AXIOM-CON.COM

	SHEET INDEX	
C0.00	COVER SHEET	
	CIVIL	
C0.01	LEGEND AND GENERAL NOTES	
C0.02	GENERAL NOTES	
C1.00	SITE PLAN	
C2.00	GRADING & EROSION CONTROL PLAN	
	ELECTRICAL	
E1.00	LIGHTING AND LIGHTING PLAN	

ALLIANT ENERGY
LAURA BARR
(319) 286-1315

LINN COUNTY REC
JOHNA NUNEMAKER
(319) 377-1587
NUNEMAKER@LINNCOUNTYREC.COM

IOWA COMMUNICATIONS NETWORK (ICN)
SHANNON MARLOW
(515) 725-4402
SHANNON.MARLOW@IOWA.GOV



AXIOM
CONSULTANTS

WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE

BIDDING

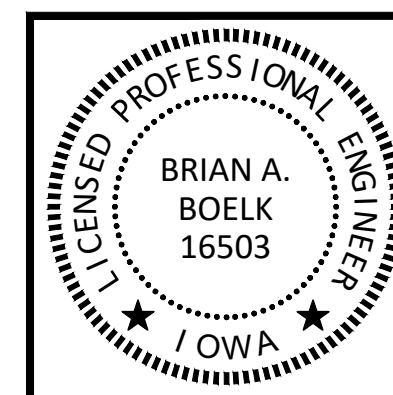
DATE ISSUED: **MAY 14, 2020**

CURRENT REV: **A**


WEST BRANCH CSD
SOFTBALL PARKING LOT

PARENT NAME: _____
CLIENT NAME: _____
WEST BRANCH CSD

COVER SHEET	SHEET NUMBER:	PROJECT NO.:	PROJECT MANAGER:
	C0.00	19-0146	BOELK



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

 MAY 14, 2020

BRIAN A. BOELK, P.E. DATE
LICENSE NUMBER 16503.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

LEGEND:

UTILITIES

	EXISTING	PROPOSED
COMMUNICATIONS	— < CD > —	— CO —
OVERHEAD LINE	— < DH > —	— OH —
ELECTRIC	— < E > —	— E —
FIBER OPTIC	— < FO > —	— FO —
GAS	— < G > —	— G —
SANITARY SEWER	— < S > —	— SS —
STORM	— < ST > —	— ST —
SUBDRAIN	— < SD > —	— SD —
WATER: DOMESTIC	— < W > —	— W —
WATER: WELL	— < WELL > —	— WELL —
CHILLED WATER: SUPPLY	— < CHWS > —	— CHWS —
CHILLED WATER: RETURN	— < CHWR > —	— CHWR —
CONDENSATE	— < CND > —	— CND —
STEAM: HIGH PRESSURE	— < HPS > —	— HPS —
STEAM: LOW PRESSURE	— < LPS > —	— LPS —
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER		
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE		
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
GAS MANHOLE		
GAS VALVE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE		
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE		
POST INDICATOR VALVE		

SITE

	EXISTING	PROPOSED
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 101 —
FENCE: BARB WIRE	— X — X — X — X — X —	— X — X — X — X — X —
FENCE: CHAIN LINK	— O — O — O — O — O —	— O — O — O — O — O —
FENCE: CONSTRUCTION	— + — + — + — + — + —	— + — + — + — + — + —
FENCE: VINYL	— // — // — // — // — // —	— // — // — // — // — // —
FENCE: WIRE	— // — // — // — // — // —	— // — // — // — // — // —
FENCE: WOOD	— // — // — // — // — // —	— // — // — // — // — // —
TREE LINE	— KL — KL — KL —	— KL — KL — KL —
DELINEATED WETLAND	— 100Y — 100Y — 100Y —	— 100Y — 100Y — 100Y —
100-YEAR FLOODPLAIN	— 500Y — 500Y — 500Y —	— 500Y — 500Y — 500Y —
500-YEAR FLOODPLAIN	— 500Y — 500Y — 500Y —	— 500Y — 500Y — 500Y —
STREAM CENTERLINE	—	—
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		
TREE: DECIDUOUS		
TREE: CONIFEROUS		
MAIL BOX		
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER		
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL		
WELL		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS AND CITY OF WEST BRANCH SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
- THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF WEST BRANCH SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

GRADING NOTES

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

- PROTECT ADJACENT PROPERTY DURING DEMOLITION, IF APPLICABLE.
- DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
- REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

- CONNECT TILE TO THE NEAREST STORM SEWER.
- DAYLIGHT TO FINISHED GROUND.
- REPAIR TILE AND MAINTAIN SERVICE.

SURFACE RESTORATION NOTES

- ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
- SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
- APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
- MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
- EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF ½" OR MORE. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
- ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
- SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
 - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN.
 - INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
 - INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
 - INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
 - APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
 - DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
 - WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

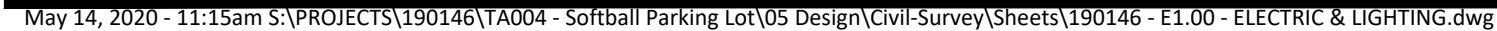


11. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

2

8	BASE BID CONSTRUCTION LIMITS	■■■■■■■■
9	ALTERNATE 1 - TURN LANE CONSTRUCTION LIMITS. SEE SHEET C1.00	■■■■■■■■
10	ALTERNATE 2 - SUBDRAIN LINE - SEE SHEET C1.00	

SITE PLAN	SHEET NUMBER:	C2.00	PROJECT NO.:	19-0146	PROJECT MANAGER:	BOELK



LIGHTING PLAN KEYNOTES:

- GENERAL NOTES:**

1. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC 2017 AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB.
3. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
4. EXACT LOCATION OF POLES TO BE COORDINATED IN THE FIELD WITH ENGINEER AND/OR OWNER.
5. CONNECT GROUND ROD TO GROUNDING CONDUCTOR ON LIGHTING CIRCUIT USING A MECHANICAL OR EXOTHERMIC TYPE CONNECTION.

[illegible]

ISSUED FOR: BIDDING	DATE ISSUED: MAY 14, 2020	CURRENT REV: A
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PROJECT NAME:
WEST BRANCH CSD
SOFTBALL PARKING LOT

SHEET NAME:	ELECTRICAL & LIGHTING PLAN		
SHEET NUMBER:	E1.00	PROJECT NO.:	19-0146
		PROJECT MANAGER:	BOELK



CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

Dave Schechinger, P.E.
Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241-1565

May 18, 2020

Dear Mr. Schechinger,

Please consider this a response to your review comments for the site plan submittal related to the West Branch Community School District Softball Parking Lot project. Per your review, I wanted to address and provide clarifications as it relates to the stormwater management and traffic flow based on the parking lot access location.

Stormwater Management

- The existing project limits consists of compacted rock/gravel and has served as a parking lot for many years.
- The drainage of stormwater will follow the same pattern as currently in existing conditions, draining to the north existing ditch which runs along the south side of Main Street which then flows to the east and into W Creek.
- Less than one acre is anticipated to be disturbed for the construction of this project.
- Proper grading and the additional subdrain with this project are intended to help remedy existing water issues experienced within the concession stand, as well as provide proper conduits for stormwater to drain off the site.
- No additional stormwater management is included in this project due to minimal increase in stormwater impacts. Rather, as part of the District's overall bond project currently out for bid, a large stormwater management basin is to be constructed near the northeast corner of the high school property. This basin incorporates and includes additional capacity beyond that required per design standards and specifications, and as a result the stormwater runoff from this parking lot project will be considered off-site drainage as it relates to the stormwater calculations.

Parking Lot Access

- Due to topography and existing constraints, the proposed driveway to access the parking lot is proposed to remain in the same location as it does today. Any further south with the driveway creates additional problems as it relates to the existing drainageway and results in a steep drive and additional fill.
- It has been noted that there are concerns with traffic flow if traffic entering the parking lot from Main Street is backed up for some reason. If that is deemed to be relevant, or in planning for larger events utilizing the parking lot, the District will make preparations for and accommodate by redirecting traffic and/or utilizing signage and traffic cones to continue to allow traffic to exit Main Street. This may result in redirecting cars toward the school and having them enter the parking lot from the south.

Thanks for your continued cooperation and assistance. Please let me know if you have any questions or concerns.

Respectfully,

A handwritten signature in black ink that reads 'Brian A. Boelk'.

Brian A. Boelk, PE
Owner/Principal
Axiom Consultants, LLC