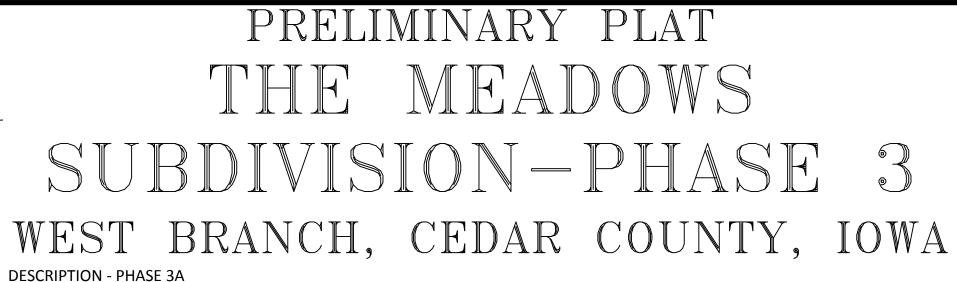


Feb 24, 2017 - 1:50pm I: \Project \161211 \dwg \CAD \Preliminary Plat \16-1211 PRELIM PLAT 12-27-2016.dwg



# BEGINNING AT THE SOUTHWEST CORNER OF AUDITOR PARCEL "G", IN ACCORDANCE WITH THE PLOT THEREOF RECORDED IN PLOT BOOK I, AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N01'19'13"W, ALONG THE WEST LINE OF SAID AUDITOR PARCEL "G", FEET; THENCE S02'51'42"E, 452.25 FEET, TO A POINT ON THE SOUTH LINE OF SAID AUDITOR PARCEL G; THENCE S87'06'47"W, ALONG SAID SOUTH LINE, 854.78 FEET, TO THE POINT OF BEGINNING. SAID REZONING TRACT CONTAINS 12.77 ACRES (556,235 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### **DESCRIPTION - PHASE 3B**

COMMENCING AT THE SOUTHEAST CORNER OF AUDITOR PARCEL "G", IN ACCORDANCE WITH THE PLOT THEREOF RECORDED IN PLAT BOOK I, AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N00'40'57"E, ALONG THE EAST LINE OF SAID AUDITOR PARCEL "G" 46. 71 FEET: THENCE S87'07'22"W, ALONG SAID EAST LINE, 350.51 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S87'07'22"W, 113.67 FEET; THENCE NORTHWESTERLY, 40.82 FEET ALONG A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 36.44 FOOT CHORD BEARS N46'05'56"W; THENCE N00'40'47"E, 233.75 FEET; THENCE S89'1 9'13"E, 140.00 FEET, TO A POINT ON THE EAST LINE OF SAID AUDITOR PARCEL "G"; THENCE S00'40'47"W, ALONG SAID EAST LINE, 251 .65 FEET, TO THE POINT OF BEGINNING. SAID REZONING TRACT #3 CONTAINS 0.82 ACRE (35,685 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LOCATION MAP - NOT TO SCALE

4	0 8	0



### DEVELOPMENT CHARACTERISTICS

CURRENT ZONING IS A-1 AGRICULTURAL DISTRICT ALL ADJACENT PROPERTIES ARE R-1 ZONING PROPOSED ZONING IS LISTED IN THE FOLLOWING TABLE

#### LOTS 1 THROUGH 4

RB-1 BUSINESS REQUIREMENTS	
MINIMUM LOT AREA	NONE
MINIMUM SETBACK FRONTAGE	NONE
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	25 FEET

# LOTS 29 THROUGH 32

**RB-1 RESIDENTIAL REQUIREMENTS** MINIMUM LOT AREA

IINIMUM SETBACK FRONTAGE	
RONT YARD SETBACK	

5 TO 8 FAMILY: 2,000 SF PER UNIT 9 TO 12 FAMILY: 1,800 SF PER UNIT SINGLE FAMILY: 70 FEET MULTIPLE FAMILY: 80 FEET 25 FEET 8 FEET 25 FEET

SINGLE FAMILY: 7,700 SF 3 TO 4 FAMILY: 10,000 SF

SIDE YARD SETBACK REAR YARD SETBACK

OUTLOT "A" TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR STORMWATER MANAGEMENT AND OPEN PARK SPACE.

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.

## NOTES:

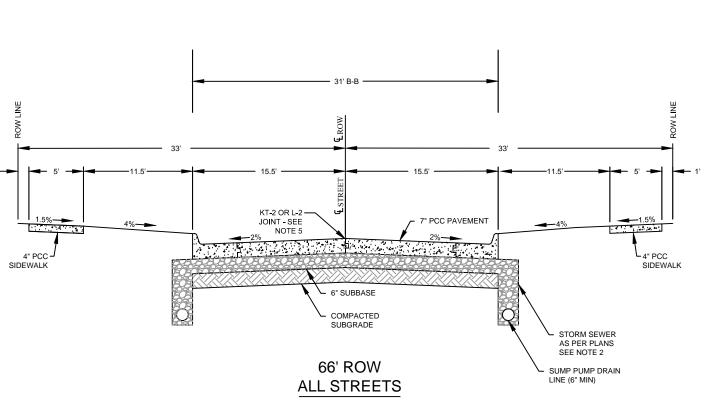
1. BASIS OF BEARINGS IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.

2. 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.

3. VARIANCE REQUESTED FOR STREET WIDTH OF 31' RATHER THAN 34'.

4. 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.

5. GRADE OF LOT 31 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.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.53	15.50	50.03	S66° 18' 19"E	13.11
C2	52.39	60.00	50.03	S66° 18' 19"E	50.74
C3	170.50	60.00	162.82	N7• 16' 15"E	118.65
C4	70.38	60.00	67.21	S72 15'21"W	66.42
C5	13.53	15.50	50.03	S63° 39' 53"W	13.11

60" RCP

-100 YR FLOODPLAI

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OUTLOT "A"

5.57 Acres

To be dedicated to the City

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S89° 19' 13"E 200.00'

LOT 29

0.24 ACRES

LOT 30

0.24 ACRES

189° 19' 13"W-140.00'

LOT 31

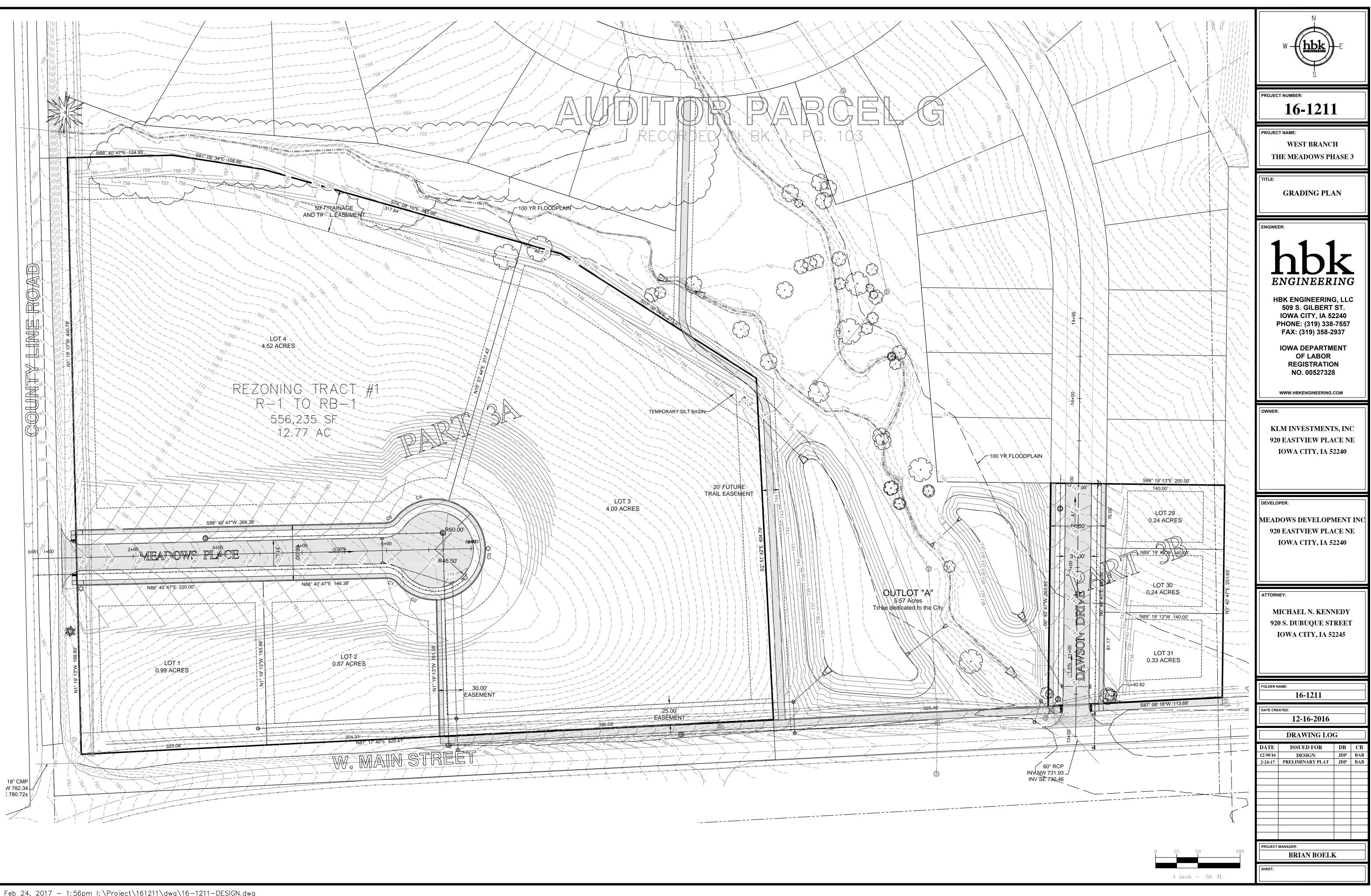
0.33 ACRES

87° 08' 18"W 113.68

755.33 FEET: THENCE N88'40'47"E, 157.95 FEET; THENCE S81'06'34"E, 108.86 FEET; THENCE S74'08'16"E, 365.98 FEET; THENCE S57'30'03"E, 273.91

STANDARD LEG	SEND A	ND NOTES
Boundary or Property Line		
Congressional Section Line		
Lot Line, Internal		
Lot Line, Platted or by Deed		
Existing Centerline		
Proposed Centerline		
Existing Easement		
Proposed Easement		
Existing Contour		- 650
Proposed Contour		- 650
Existing Water Main	—-w——	ww
Proposed Water Main	—w—	ww
Existing Sanitary Sewer	—_s—	SS
Proposed Sanitary Sewer		
Existing Storm Sewer	ST	ST
Proposed Storm Sewer	<b>&gt;</b>	-> > >
Existing Telephone	T	TT
Existing Fiber Optic	———_FO—	FO
Existing Underground Electric	—Е—	—E——E——
Existing Overhead Electric	(OE)	(OE)
Existing Gas Main	G	GG
Existing Fence Line	x	x x x
Recorded Dimensions		(R)
Measured Dimensions		(M)
	Existing	Proposed
Storm Manhole	D	D
Sanitary Manhole	S	S
Storm Sewer Intake		
Fire Hydrant	, C	
Water Main Valve	$\ominus$	$\ominus$
Utility Pole	Õ	ы С
Street Light	$\Diamond$	¢
Traffic Sign		
Utility	-	
Pedestal		
Gas Valve	$\otimes$	$\otimes$
Flared End Section	$\square$	
Mailbox	М	М

W - E
PROJECT NUMBER: 16-1211
PROJECT NAME:
WEST BRANCH THE MEADOWS PHASE 3
TITLE: PRELIMINARY PLAT
/ ENGINEER:
hbk ENGINEERING
HBK ENGINEERING, LLC 509 S. GILBERT ST. IOWA CITY, IA 52240 PHONE: (319) 338-7557 FAX: (319) 358-2937
IOWA DEPARTMENT OF LABOR REGISTRATION NO. 00527328
WWW.HBKENGINEERING.COM
OWNER:
KLM INVESTMENTS, INC 920 EASTVIEW PLACE NE IOWA CITY, IA 52240
DEVELOPER: MEADOWS DEVELOPMENT INC 920 EASTVIEW PLACE NE IOWA CITY, IA 52240
MICHAEL N. KENNEDY 920 S. DUBUQUE STREET IOWA CITY, IA 52240
FOLDER NAME: 161211
DATE CREATED:
12-01-2016
DRAWING LOG   DATE ISSUED FOR DB CB
01-19-17     DESIGN     JDP     BAB       02-24-17     PRELIMINARY PLAT     JDP     BAB       - 1'     -     -     -
PROJECT MANAGER:
BRIAN BOELK
SHEET: 1 OF 2



Feb 24, 2017 - 1:56pm I:\Project\161211\dwg\16-1211-DESIGN.dwg