

RESOLUTION NO. 2022-50

RESOLUTION APPROVING THE PRELIMINARY PLAT OF THE MEADOWS
SUBDIVISION, PART FIVE, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a preliminary for The Meadows Subdivision, Part Five, 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

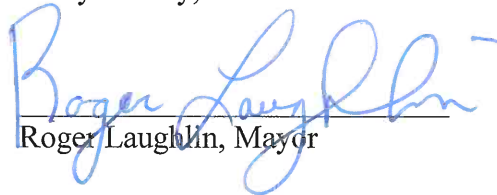
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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 The Meadows Subdivision, Part Five, West Branch, Iowa, be and the same is hereby approved.

* * * * *

Passed and approved this 16th day of May, 2022.



Roger Laughlin, Mayor

ATTEST:



Leslie Brick, City Clerk

PRELIMINARY PLAT THE MEADOWS SUBDIVISION PART 5

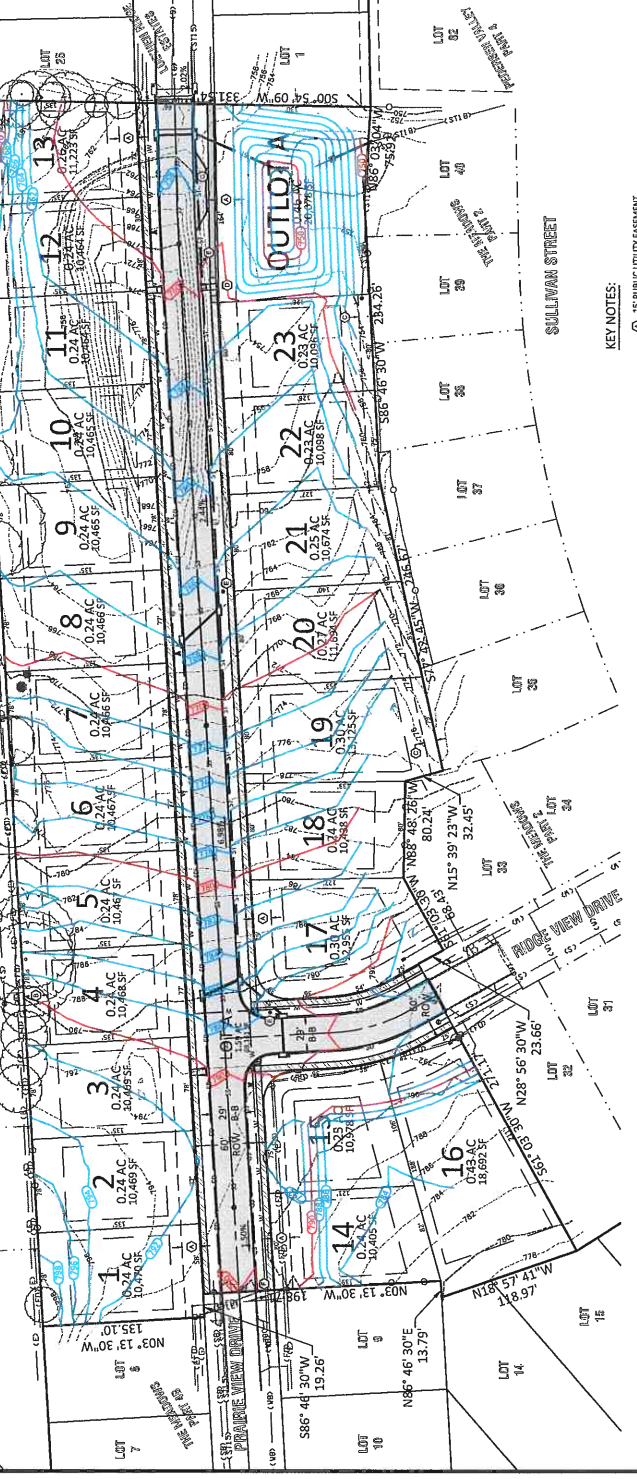
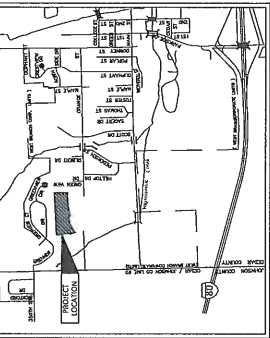
WEST BRANCH, IOWA

LEGAL DESCRIPTION

THE MEADOWS SUBDIVISION IS A SUBDIVISION OF LAND IN WEST BRANCH, IOWA, AS DESCRIBED IN THE PLAT OF THE MEADOWS SUBDIVISION, PART 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 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797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- NOTES:
1. ALL LOTS ZONED R2.
 2. SETBACKS FOR R2 ARE 25' FOR FRONT, 25' FOR REAR, AND 5' FOR SIDE YARDS.
 3. LOTS ARE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
 4. LOT 4 TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW.
 5. VARIANCES ARE REQUESTED FOR THE FOLLOWING ITEMS:
 - STREET WIDTHS IN EXCESS OF 5.00M.
 - STREET WIDTH OF 29'

PROJECT VICINITY MAP



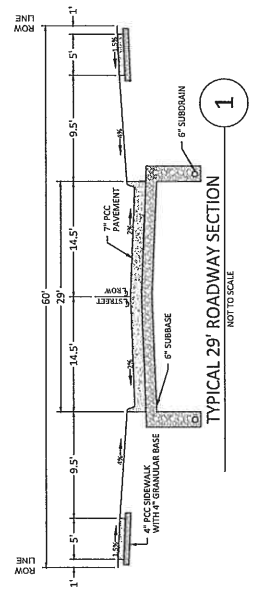
LEGEND:

EXISTING	PROPOSED
COMMUNICATIONS	COMMUNICATIONS
OVERHEAD LINE	OVERHEAD LINE
ELECTRIC	ELECTRIC
FIBER OPTIC	FIBER OPTIC
SANITARY SEWER	SANITARY SEWER
STORM	STORM
SUBDRAIN	SUBDRAIN
WATER-DOMESTIC	WATER-DOMESTIC
COMMUNICATIONS HANDHOLE	COMMUNICATIONS HANDHOLE
COMMUNICATIONS FEDERAL	COMMUNICATIONS FEDERAL
UTILITY POLE	UTILITY POLE
UTILITY POLE WITH LIGHT	UTILITY POLE WITH LIGHT
ELECTRIC MANHOLE	ELECTRIC MANHOLE
FIBER OPTIC MANHOLE	FIBER OPTIC MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STORM SEWER MANHOLE	STORM SEWER MANHOLE
STORM SEWER INAKE	STORM SEWER INAKE
WATER VALVE	WATER VALVE
CURB STOP	CURB STOP
CONTOUR - INDEX	CONTOUR - INDEX
CONTOUR - INTERMEDIATE	CONTOUR - INTERMEDIATE
FENCE - CHAIN LINK	FENCE - CHAIN LINK
FENCE - CONSTRUCTION	FENCE - CONSTRUCTION
FENCE - WIRE	FENCE - WIRE
FENCE - WOOD	FENCE - WOOD
SHRUBBERY	SHRUBBERY
TREE - DECIDUOUS	TREE - DECIDUOUS
TREE - CONIFEROUS	TREE - CONIFEROUS
SIGN	SIGN

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
1 <td></td> <td>04-27-2023</td>		04-27-2023
2 <td></td> <td>05-10-2023</td>		05-10-2023

CLIENT NAME: KLM INVESTMENTS, INC.
PROJECT NAME: THE MEADOWS SUBDIVISION
PART 5



APPLICANT INFORMATION:

OWNER:
KLM INVESTMENTS, LLC
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. DUBOQUE STREET
IOWA CITY, IA 52240

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

NOT FOR CONSTRUCTION

