

RESOLUTION 2022-87

RESOLUTION APPROVING THE PRELIMINARY PLAT OF HERITAGE HILL, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a preliminary plat for Heritage Hill, 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 166 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said preliminary platting of the aforementioned subdivision has been examined by the West Branch Planning and Zoning Commission; and

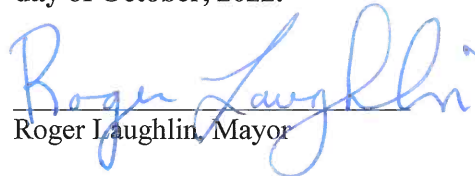
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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 Heritage Hill, West Branch, Iowa, be and the same is hereby approved.

* * * * *

Passed and approved this 3rd day of October, 2022.


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, City Clerk



CIVIL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
IOWA CITY, IOWA 52242
WWW.MMSCONSULTANTS.COM



PRELIMINARY PLAT
HERITAGE HILL SUBDIVISION
WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS, INC.
CONTRACT NO.: 15204
IOWA CITY, IA 52242

CONVEYANCE INSTRUMENT:
CO. LIBERTY FANZ
CONSTRUCTION INC.
WEST LIBERTY, IOWA 52778

APPLICANTS ATTORNEY:
JAMES H. JOHNSON
IOWA CITY, IA 52242

STANDARD LEGEND AND NOTES

(Symbol)	(Description)
(Symbol)	(Description)
(Symbol)	(Description)

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED UTILITIES ARE TO BE DETERMINED BY FIELD SURVEY AND SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 204, IOWA CODE. THE LOCATION OF ALL PROPOSED UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 204, IOWA CODE.

EXHIBIT A

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NOTE: THE ZONE AC 100-10M FLOOD ZONE (LURE CHANGES) IS THE ZONE X (0.15E CHANGED).

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MMS CONSULTANTS, INC.		08-04-22	
Author: [Name]	Project: [Name]	Drawn by: [Name]	Scale: [Name]
Checked by: [Name]	Reviewed by: [Name]	Approved by: [Name]	Approved by: [Name]

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