



PLANNING AND ZONING COMMISSION MEETING
Tuesday, March 26, 2024 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

<https://zoom.us/j/829677991> or
dial in phone number 1-312-626-6799 with Meeting ID 829 677 991

1. Call to Order
2. Roll Call
3. Introduction of Ryan Foley (new member of Planning & Zoning Commission)
4. Approve Agenda/Move to action.
 - a. Approve minutes from the January 23, 2024 Planning & Zoning Commission meeting.
5. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Review and approve the Site Plan for Newport Fabrication, 145 Fawcett Drive, West Branch. / Move to action.
 - b. Review and approve the Site Plan from Flynn Company for a temporary concrete plant at 1001 Baker Ave., West Branch. / Move to action.
 - c. Review a Rezoning application from KLM Investments LLC for Parcel #0490-13-06-351-001-0 (aka The Meadows Part 6, approximately 9.83 acres) from R-1 to R-2 and set a date for a public hearing.
 - d. Review the Preliminary Plat for The Meadows Part 6 and provide comments.
6. City Staff reports
7. Comments from Chair and Commission Members.
8. Next regular Planning & Zoning Commission meeting Tuesday, May 28, 2024.
9. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Brad Bower, Matt Van Scoyoc, Madison Conley, Max Kober, Vacant • **Zoning Administrator:** Terry Goerdts
Mayor: Roger Laughlin • **Council Members:** Mike Horihan, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean
City Administrator: Adam Kofoed **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** Greg Hall
• **Public Works Director:** Matt Goodale



Advisory Board/Commission
Application Form

Individuals serving on boards or commissions play an important role in advising the City Council on matters of West Branch.

When a vacancy occurs, an announcement of that vacancy will be posted. No sooner than two weeks later the Mayor and City Council will review all applications. The appointment will be made at a formal City Council meeting. Appointees serve as unpaid volunteers.

This application is a public document and as such it or the information it contains may be reproduced and distributed. This application will remain active for two years and you will automatically be considered for any vacancy occurring during that time.

Board or Commission Planning & Zoning Today's Date 01/23/2024

(Please print)

Name: Ryan Foley Address: 1 Greenview Drive, West Branch

Phone: (home) _____ Phone: (cell) [REDACTED]

Email: rmfoley55@gmail.com

Do you live within the corporate city limits of West Branch? Yes No

How long have you been a resident of West Branch? 3.5 years

Occupation: Civil Engineer, P.E. Employer: Shive-Hattery Architecture & Engineering

Optional Questions (use the back if necessary)

What experience and/or skills do you have that might qualify you to serve on this board / commission?

7 years working for a local municipality in the Engineering Dept. and 4 years for Shive-Hattery designing, drafting, bidding municipal projects, reviewing development plan submittals such as preliminary & final plans and construction plans, and performing on-site construction observation and administration.

What contributions do you feel you can make to this board / commission?

Having worked in a City Engineering staff capacity for multiple nearby municipalities (Coralville, North Liberty, University Heights) I have experience in reviewing and identifying potential concerns in plan submittals and zoning compliance and would be dedicated to protecting the long term interest of the City of West Branch and it's residents.

Thank you for your interest! We will contact you after your application has been reviewed.

City of West Branch Planning & Zoning Commission Meeting
January 23, 2024
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller called the Planning & Zoning Commission meeting to order at 6:59 p.m.

Roll call:

Commission members present: John Fuller, Ryan Bowers, Madison Conley, Brad Bower, Matt Van Scoyoc, Max Kober

City Staff present: City Admin Adam Kofoed, and Zoning Administrator Terry Goerd.

Developers present: Chris Kofoed and Chad Keune.

Public present: Mayor Roger Laughlin, Councilperson Sexton, Bruce Barnhart, Kyle & Becca Haganman, Kevin Stoolman

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the January 23, 2024 Planning & Zoning Commission meeting. /Move to action.

Motion by Kober, second by Bower to approve the agenda. Motion carried 6-0.

Approve the minutes for the November 28, 2023 Planning & Zoning Commission meeting. /Move to action.

Motion by Bowers, second by Conley to approve the minutes. Motion carried 6-0.

PUBLIC HEARING/NON-CONSENT AGENDA

Motion to Nominate John Fuller for Chairperson for the Planning & Zoning Commission for 2024. /Move to action.

Motion by Bowers, seconded by Van Scoyoc. Motion carried 6-0.

Nominate Ryan Bowers for Vice Chairperson for the Planning & Zoning Commission for 2024. /Move to action.

Motion by Bower, second by Fuller to approve the agenda. Motion carried 6-0.

Public Hearing regarding Amending the West Branch Code of Ordinances - Chapter 160 Floodplain Regulations and Chapter 165, Zoning Regulations.

Developer, Chris Kofoed asked about every third house being a different elevation design was being dropped from Chapter 167. Goerd explained floor plans were dropped. City Administrator Kofoed verified whether elevations can be reused again on the same block. Commissioner Bowers stated if elevations were reused it would not provide enough diversity. Chair Fuller expressed the board wants to see less conformity and floor elevations should not be reused on the same block. Conley and Goerd expressed removing the last sentence with which talks about new blocks. The board eventually concluded it was best to remove the new block or perpendicular street requirement under 167.03 paragraph 1. Board members and audience members wondered if 10% difference was enough. Bowers led the discussion and board agreed it's the intent of the ordinance to be flexible and the planning board could change the percentage after observing the markets response to the new design guidelines.

d. Final approval of Ordinance language on recommended changes and forward to the City Council. / Move to action.

e. Review and approve a Final Plat Re-subdivision of Parkside Hills, Lot 9. / Move to action. Motion by Bowers to add guidelines or examples and remove the last sentence in 167.03 paragraph. Second by Van Scoyoc. Motion carried 6-0.

f. Review and approve a Site Plan for Parkside Hills, Lot 9. / Move to action
Bowers motion, Bower second, Motion carried 6-0.

Developer Chad Keune explained the purpose of the new final plat and site plan are to subdivide the lots so each property owner in a rowhouse will have landownership allowing for secondary market backed loans. This will reduce interest rates and make the homes more affordable. Bowers asked if the items covered under the condo association will be covered under the new homeowner's association. Keune confirmed yes, the covenants and rules will still be the same. Inspector Terry Goerdts advised the board this is allowed since the area in question is zoned as a planned unit development. Administrator Kofoed said it has the city attorney and engineer approval.

g. Review and approve a Site Plan for WB Dental Office. / Move to action.
Bowers made motion to approve the site plan as submitted and if changes were made with the detention basin that water runoff needs to be addressed in the amended site plan. Second by Kober. Motion Carried 6-0.

Administrator Kofoed explained the site plan checklist requirements that had comments from staff. Snyder was excellent to work with and provided responses to each request.

There were discussions between the contractor, commission, staff, and the mayor on the stormwater detention basin. The engineer and attorney were not present so no determination was made. There were past agreements council made with a previous site in this particular subdivision but not all actions were met by both parties. Elected officials and developers disliked the idea of having a detention pond along main street. Detention basins become eyesores, which is concerning to council as Main Street is a heavily used street. Staff interprets the stormwater ordinance as the site in question cannot add anymore water runoff to the existing infrastructure and other properties. Based on the steep slope of the lot there is only one economically feasible place to drain water and that is on Main Street.

OLD BUSINESS:

None

Reports

Inspector Goerdts was given an award by his peers as the best building inspector of the year. Bowers asked about the capital improvement plan. Kofoed encouraged the board to speak with council on their suggestions to the capital improvement plan. Fuller briefly discussed the Parks and Recreation chapter of the comprehensive plan and mentioned the historic preservation is making strides to become a certified local government.

Adjourn

Motion by Bowers, second by Conley to adjourn the Planning & Zoning Commission meeting.
Motion carried on a voice vote. The meeting adjourned at 8:23 p.m.

Submitted by:
Adam Kofoed
City Administrator



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

SITE PLAN APPLICATION

Applicant Information:

Name: Brian Boelk (Axiom Consultants)

Address: 300 S Clinton Street, #200 Iowa City IA 52240
Street or PO Box # City State Zip Code

Phone: (319) 519-6220

Email: bboelk@axiom-con.com

Additional Contact:

Name: James Kincade (Axiom Consultants)

Phone: (319) 519-6220

Email: jkincade@axiom-con.com

Property Owner (if other than applicant):

Name: Nate Frees (Newport Industries, LLC)

Address: 2670 Newport Road NE Iowa City IA 52240
Street or PO Box # City State Zip Code

Phone: (888) 443-2288 Ext. 102

Email: nate@newport-ind.com

Property Information:

Address (if no address, list name of closest streets): 145 Fawcett Drive, West Branch, IA

Assessor's Parcel # (Attach Legal Description): 050013083760010

Current Zoning: ??

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X_____

Signature of Applicant

Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Site Plan Application Fee: \$200.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, Lift Station Connection Fees (Chpt.100) and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- Detailed Site Plan – The site plan shall contain all the information required by Sections 167.04 and 167.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than 11 x 17 or email Acrobat “PDF” files of all materials to leslie@westbranchiowa.org for distribution.
- Other information deemed necessary by the City Staff for the review of the proposed project

For Staff Use:

- _____ Date application received - includes detailed site plan
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Engineer , City Attorney, Fire Chief, Public Works Director and Zoning Administrator
- _____ Date of Pre-application conference
- _____ Date comments / recommendations received from City Engineer
- _____ Date comments / recommendations received from Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date Planning & Zoning approved Site Plan
- _____ Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)
- _____ Action taken by City Council Approve Deny
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date



City of West Branch
110 N. Poplar Street
West Branch, IA 52358

SITE PLAN REVIEW CHECKLIST

Project Name Newport Fab and Machine

Engineer Axiom

Reviewer DRS

Reviewed Date 2-27-2024

1. SITE PLAN

A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

2. DESIGN STANDARDS

A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property

B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.

C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets

D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended

Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000



City of West Branch
110 N. Poplar Street
West Branch, IA 52358

SITE PLAN:

- 1. Prepared by a licensed Engineer or Land Surveyor YES NO
- 2. Date of preparation, North point and scale no smaller than 1"=100'.
Comments: YES NO
- 3. Legal description and address of the property to be developed.
Comments: YES NO
- 4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
Comments: YES NO
- 5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan.
Comments: YES NO
- 6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations.
Comments: YES NO
- 7. Structure Information:
 - a. Total number and type of dwelling units proposed YES NO **N/A**
 - b. Proposed uses for all buildings YES NO
 - c. Total floor area of each building YES NO
 - d. Estimated number of employees for each proposed use where applicable YES NO
 - e. Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces. YES NO **N/A**
- 8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. *Note materials of construction and color scheme* YES NO
- 9. Property lines and all required yard setbacks. YES NO
- 10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. YES NO

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- 11. Complete traffic circulation and parking plan... [X] YES [] NO
12. Location and type of existing or proposed signs... [] YES [X] NO
13. Location of existing trees six (6) inches or larger... [X] YES [] NO
14. Location, amount and type of any proposed landscaping... [X] YES [] NO
15. A vicinity map at a scale of 1" = 500' or larger... [X] YES [] NO
16. Soil tests and similar information... [] YES [] NO N/A
17. Where possible ownership or boundary problems exist... [] YES [] NO N/A
18. Stormwater Pollution Prevention Plan. [X] YES [] NO
19. Stormwater Management Plan. [] YES [X] NO
20. Pre-Application Conference. [X] YES [] NO
21. Provide 25% of open space
a. Said open space shall be unencumbered... [X] YES [] NO
b. Each principal structure of an apartment or office complex... [] YES [] NO N/A
22. Landscaping Requirements
a. Minimum requirements at the time of planting... [] YES [X] NO
b. Minimum requirements at the time of planting... [] YES [X] NO

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23. Buffer Required

- a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district. YES NO **N/A**
- b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. YES NO **N/A**
- c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer YES NO
Note garbage storage area and provide screening.

24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. YES NO **N/A**
- b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness. YES NO **N/A**

25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height. YES NO
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. YES NO
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. YES NO **N/A**
- d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width. YES NO

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26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use. *Provide hard surface parking* YES NO
- b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be landscaped within parking islands. YES NO **N/A**

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle. YES NO
- b. Driveway approach returns shall not extend beyond the side lot line as extended. *provide 2' wide flare minimum offset from edge of pavement.* YES NO
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety. YES NO

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements.

YES NO

29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips.

YES NO **N/A**

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval.

YES NO

Building materials of construction and color scheme should be provided.

Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000

DRAWINGS FOR PROPOSED IMPROVEMENTS NEWPORT FAB AND MACHINE SITE PLAN

IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

LEGAL DESCRIPTION

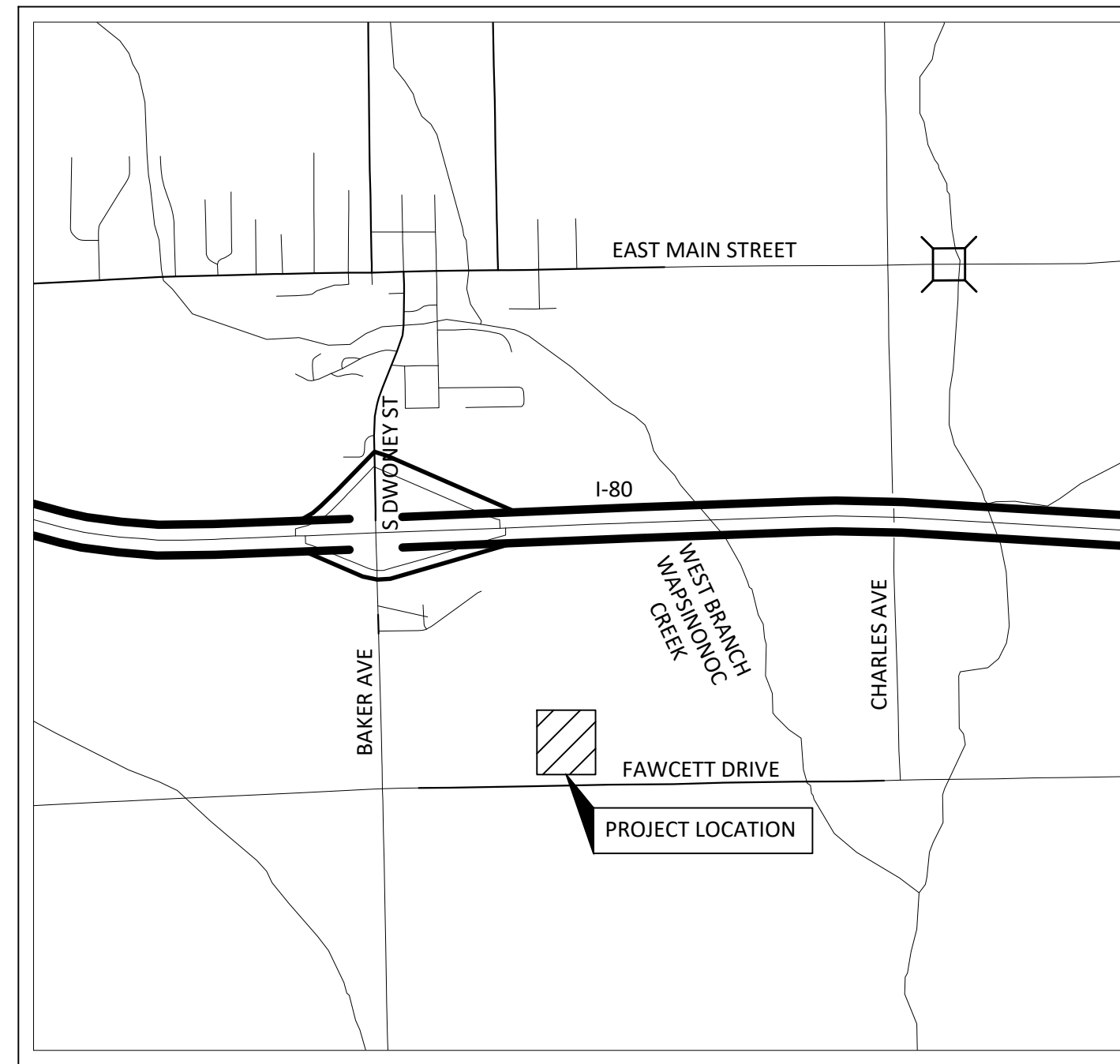
LOT B OF LOT 4 RUMMELLS COMMERCIAL SUBDIVISION 8-79-4.

NOTE:

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF WEST BRANCH REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

N/A



CITY OF WEST BRANCH, IOWA

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	LEGEND & GENERAL NOTES
C0.02	GENERAL NOTES
C1.00	EXISTING CONDITIONS & REMOVALS PLAN
C2.00	SITE & UTILITY PLAN
C3.00	GRADING & EROSION CONTROL PLAN
L1.00	LANDSCAPE PLAN

SITE INFORMATION

PURPOSE OF DEVELOPMENT
PROPOSED OFFICE AND SHOP BUILDINGS

ZONING INFORMATION
CURRENT ZONING HCI (HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT)

MINIMUM LOT REQUIREMENTS
FRONT YARD SETBACK 25 FEET
REAR YARD SETBACK -
SIDE YARD SETBACK -

PARKING REQUIREMENTS
PARKING STALL DIMENSIONS: 10 FEET X 18 FEET

REQUIRED PARKING = 1 STALL PER 2 EMPLOYEES ON MAXIMUM WORK SHIFT
MAXIMUM EMPLOYEES ON SHIFT = 10

5 PARKING STALLS REQUIRED
1 ADA PARKING STALL REQUIRED

PROPOSED PARKING
14 - STALLS PROVIDED (INCLUDES 1 ADA)
10 - STALLS NORTH LOT DESIGN ADD

AREA CALCULATIONS (INCLUDING DESIGN ADD)

DESCRIPTION	SF	ACRES	PERCENT
EXISTING PAVEMENT:	7,976	0.18	6%
EXISTING ROOF:	9,900	0.23	5%
EXISTING OPEN SPACE	157,599	3.62	89%
EXISTING TOTAL	-	4.03	100%
PROPOSED PAVEMENT:	14,724	0.34	7%
PROPOSED ROOF:	9,940	0.23	6%
PROPOSED OPEN SPACE	132,935	3.05	76%
TOTAL PAVEMENT:	22,700	0.52	13%
TOTAL ROOF:	19,840	0.46	11%
TOTAL OPEN SPACE:	132,935	3.05	76%
TOTAL	-	4.03	100%

APPLICANT INFORMATION

OWNER/APPLICANT :
NATE FREES
NEWPORT FABRICATING, LLC
NATE@NEWPORTFABMACHINE.COM

PROJECT INFORMATION

SCOPE OF WORK:
PROPOSED OFFICE AND SHOP SPACE WITH
ASSOCIATED PARKING LOT.

CONTACT PERSON:
JAMES KINCADE
AXIOM CONSULTANTS, LLC
300 S. CLINTON STREET, UNIT 200
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
EMAIL: JKINCADE@AXIOM-CON.COM

UTILITY CONTACTS

ALLIANT ENERGY
CONTACT NAME : LAURA BARR
CONTACT PHONE: 319-286-1315
CONTACT EMAIL:

LIBERTY COMMUNICATIONS
CONTACT NAME : JERRY MELICK
CONTACT PHONE: 319-627-2145
CONTACT EMAIL: LIBERTY@CORP.LCOM.NET

IOWA COMMUNICATIONS NETWORK (ICN)/CENTURY LINK
CONTACT NAME : SHANNON MARLOW
CONTACT PHONE: 515-725-4402
CONTACT EMAIL: SHANNON.MARLOW@IOWA.GOV

CITY OF WEST BRANCH
CONTACT NAME : MATT GOODALE
CONTACT PHONE: 319-643-588
CONTACT EMAIL: WBCITY@NETINS.NET

LINN COUNTY REC
CONTACT NAME : JOHNA NUNEMAKER
CONTACT PHONE: 319-377-1587
CONTACT EMAIL: NUNEMAKER@LINCOUNTYREC.COM

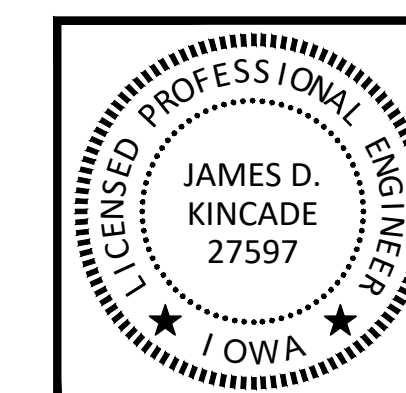
MEDIACOM
CONTACT NAME : CARL NORTON
CONTACT PHONE: 319-594-6201
CONTACT EMAIL: CNORTON@MEDIACOMC.COM

CONSTRUCTION SCHEDULE

START DATE - SPRING 2024
SITE UTILITIES - SPRING 2024
SITE PAVING - SUMMER 2024
SITE RESTORATION - FALL 2024
COMPLETION DATE - FALL 2024

CITY APPROVAL

BY: _____ DATE: _____



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.

JAMES D. KINCADE, P.E. _____ DATE _____
LICENSE NUMBER 27597.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.

PAGES OR SHEETS COVERED BY THIS SEAL:



ISSUED FOR
NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR

CITY SUBMITTAL

DATE	DESCRIPTION	DATE
03/07/2024	CITY FIRST SUBMITTAL	03/07/2024

DESIGNED BY	JK
DETAILED BY	MO
CHECKED BY	BB
PROJECT NO.	24-0025
SHEET NAME	

COVER SHEET

C0.00

NOT FOR CONSTRUCTION

LEGEND:

Table with columns for UTILITIES, EXISTING, and PROPOSED. Lists symbols for various utilities such as COMMUNICATIONS, OVERHEAD LINE, ELECTRIC, GAS, SANITARY SEWER, WATER, and CHILLED WATER.

SITE

Table with columns for EXISTING and PROPOSED. Lists symbols for site features like CONTOUR, FENCE, TREE LINE, BOLLARD, and MONITORING WELL.

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY...
3. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS...
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS...
5. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989...
6. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY...
7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
8. 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.
9. 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...
10. 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

- 1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
2. 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.
3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
4. SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. 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.
6. PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
8. 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.
9. 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 OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
10. 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).
11. 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 98% 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).
12. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

- 1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
2. DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. 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.
5. 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.
6. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
8. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
9. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
10. 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.
11. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
12. 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.
13. 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.
14. 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.
15. 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:

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

- 16. THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING GRADING OPERATIONS.
17. CONTRACTOR SHALL COMPLY WITH SUDAS SECTION 2010 FOR GRADING & EARTHWORK OPERATIONS
18. GENERAL COMPACTION REQUIREMENTS ARE INDICATED BELOW AND RELATIVE COMPACTION IS BASED UPON THE MATERIALS STANDARD PROCTOR DRY DENSITY (ASTM D698). THE CONTRACTOR SHALL PROVIDE MATERIAL SAMPLES TO THE TESTING AGENCY AS REQUIRED TO ESTABLISH THE MATERIAL PROPERTIES.

Table with columns: LOCATION OF FILL MATERIALS, RELATIVE COMPACTION, MOISTURE VARIANCE FROM OPTIMUM. Rows include: LESS THAN 12" BELOW FOUNDATIONS, FLOOR SLABS, MORE THAN 12" BELOW FOUNDATIONS, FLOOR SLABS, BELOW EXTERIOR PAVEMENTS, BELOW LANDSCAPED SURFACES.

SURFACE RESTORATION NOTES

- 1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED 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.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. 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.
4. APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
6. 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

- 1. 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. DISTURBED AREA WILL BE GREATER THAN 1.00 ACRES, A NPDES GENERAL PERMIT #2 REQUIRED.
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK. 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. INSPECTIONS, AND ANY REQUIRED CORRECTIVE ACTION, SHALL BE DOCUMENTED.
5. 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.
6. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
7. INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
8. 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.
9. SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
A. INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
B. INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
C. INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
D. INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
E. APPLY TEMPORARY SEEDING TO ALL DENUED 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).
F. 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.
G. 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.

- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL BMPs. THE COST SHALL BE INCIDENTAL TO INSTALLING AND MAINTAINING THE BMPs.

ISSUED FOR

CITY SUBMITTAL

Table with columns: DATE, DESCRIPTION, DATE. Row: CITY FIRST SUBMITTAL, 03/07/2024.

Table with columns: DESIGNED BY, CHECKED BY, PROJECT NO., SHEET NAME. Row: JK, BB, 24-0025, SHEET NAME

LEGEND & GENERAL NOTES

C0.01

NOT FOR CONSTRUCTION

STORM SEWER NOTES

- RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M170.
- RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-2 BEDDING PER SUDAS FIGURE 3010.102 (IDOT STANDARD ROAD PLAN SW-102). STORM SEWERS UNDER AND WITHIN 5-FT OF PAVING SHALL BE BACKFILLED WITH CLASS 1 AGGREGATE BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
- HDPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HDPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
- STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
- ALL LINE AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM, WITH GRADE CHECKS AT 25', 50' AND THEN EVERY 100' BETWEEN MANHOLES.
- THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.

PCC PAVEMENT NOTES

- PCC PAVING THICKNESS SHALL BE 7-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
- CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
- FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
- CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
- PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE PLACED A MAXIMUM OF 5 FEET ON CENTER. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
- ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
- CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

PAVEMENT GENERAL NOTES

- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
- COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
- PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
- ALL CURB AND GUTTER IS 6" STANDARD CURB UNLESS STATED OTHERWISE.

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
5010.101	THRUST BLOCKS
6010.511	RECTANGULAR AREA INTAKE
7010.101	JOINTS
7030.101	CONCRETE DRIVEWAY, TYPE A
9030.101	PLANTING PIT
9030.102	TREE STAKING, GUYING, AND WRAPPING
9040.102	FILTER BERM AND FILTER SOCK
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE



NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR

CITY SUBMITTAL

DATE 03/07/2024

DESCRIPTION DATE

CITY FIRST SUBMITTAL 03/07/2024

DESIGNED BY JK

DETAILED BY MO

CHECKED BY BB

PROJECT NO. 24-0025

SHEET NAME

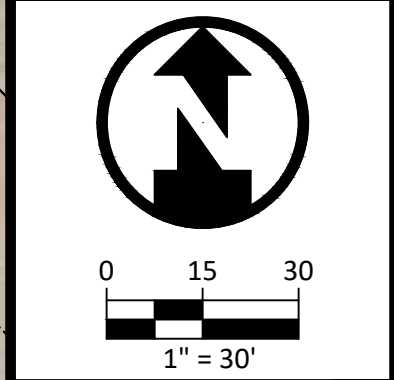
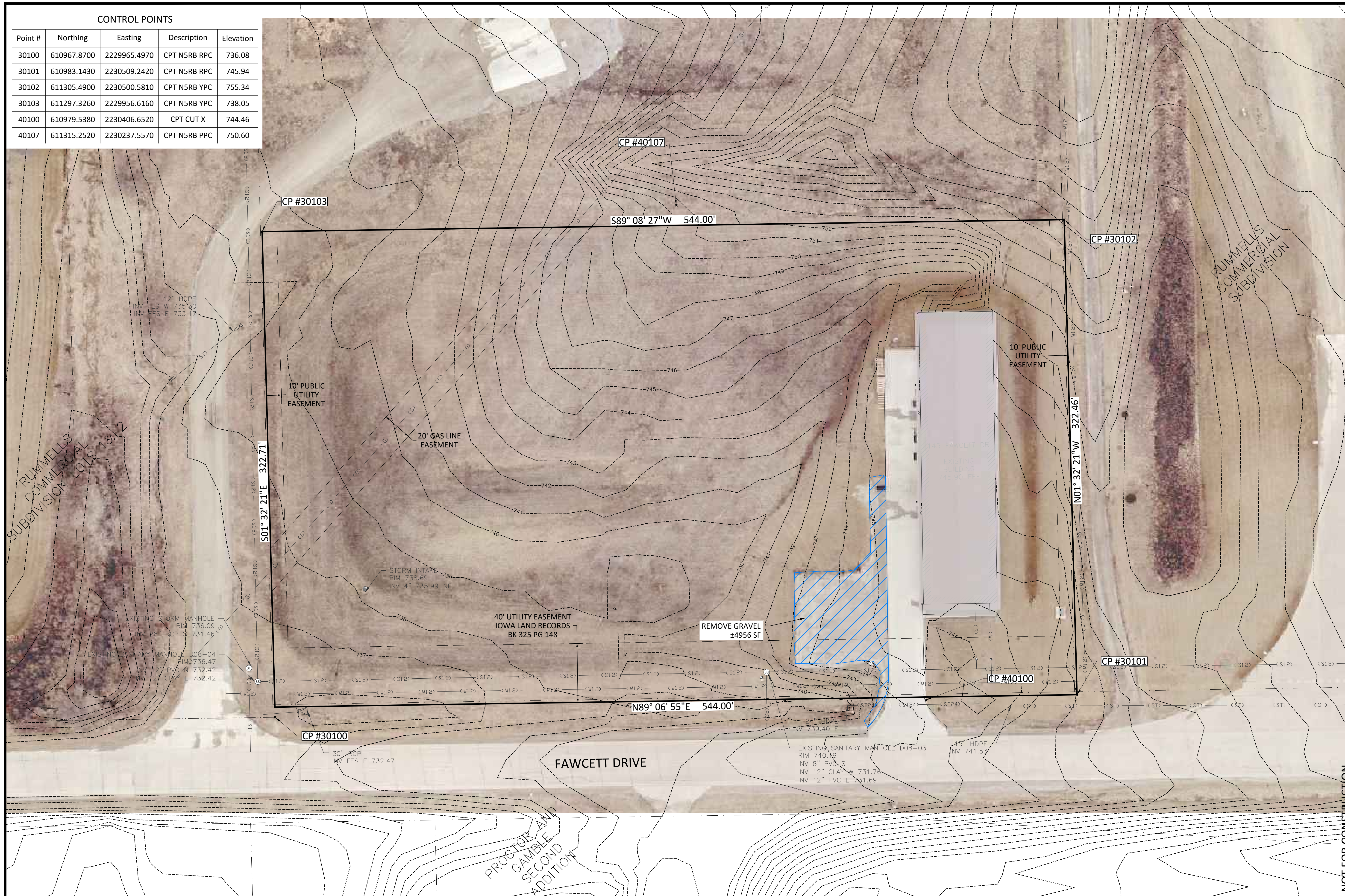
GENERAL NOTES

C0.02

NOT FOR CONSTRUCTION

CONTROL POINTS

Point #	Northing	Easting	Description	Elevation
30100	610967.8700	2229965.4970	CPT N5RB RPC	736.08
30101	610983.1430	2230509.2420	CPT N5RB RPC	745.94
30102	611305.4900	2230500.5810	CPT N5RB YPC	755.34
30103	611297.3260	2229956.6160	CPT N5RB YPC	738.05
40100	610979.5380	2230406.6520	CPT CUT X	744.46
40107	611315.2520	2230237.5570	CPT N5RB PPC	750.60



NEWPORT ADDITION
 WEST BRANCH, IA
 NEWPORT FAB & MACHINE

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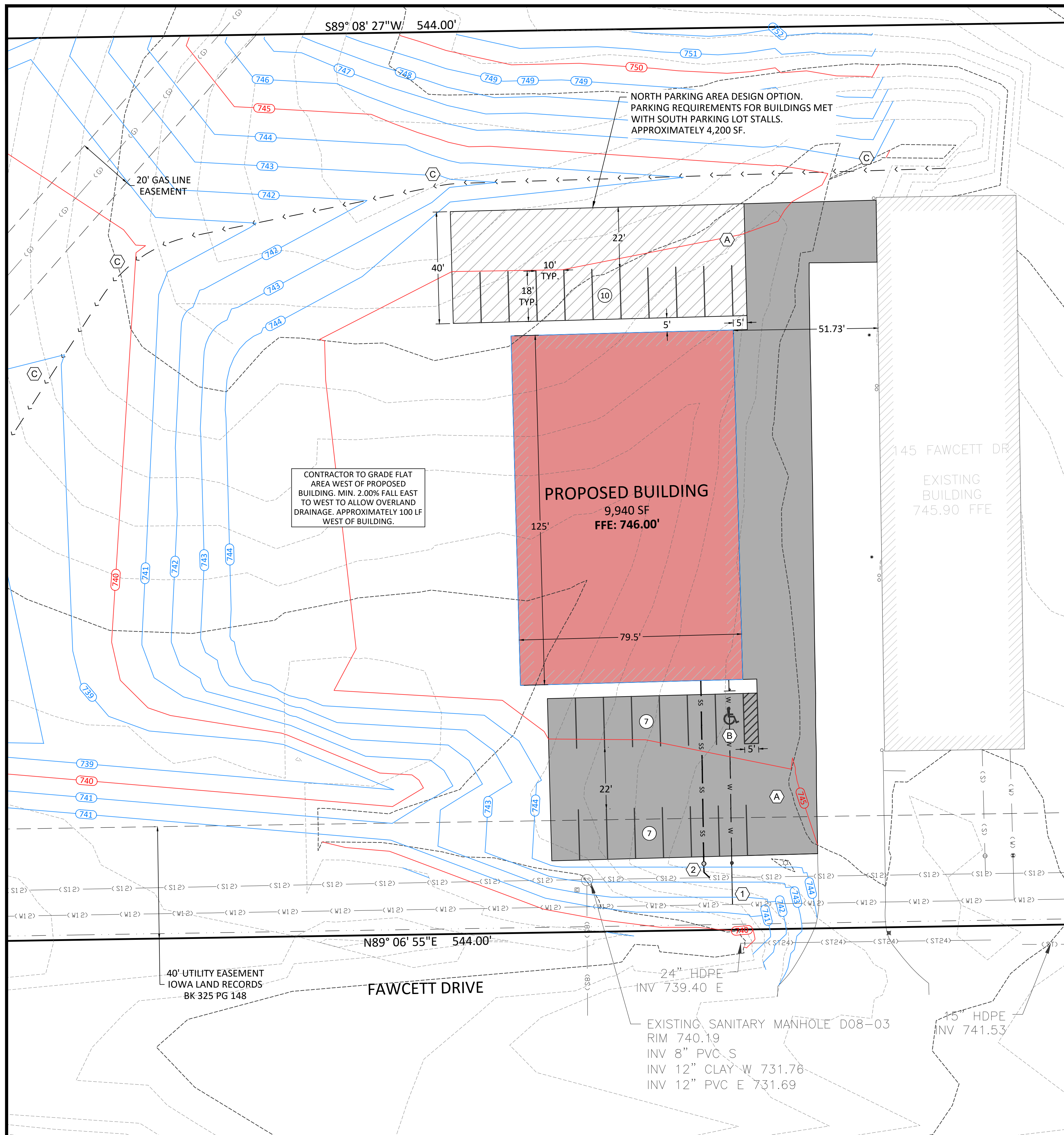
DATE	DESCRIPTION	DATE
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EXISTING
 CONDITIONS &
 REMOVALS PLAN

C1.00

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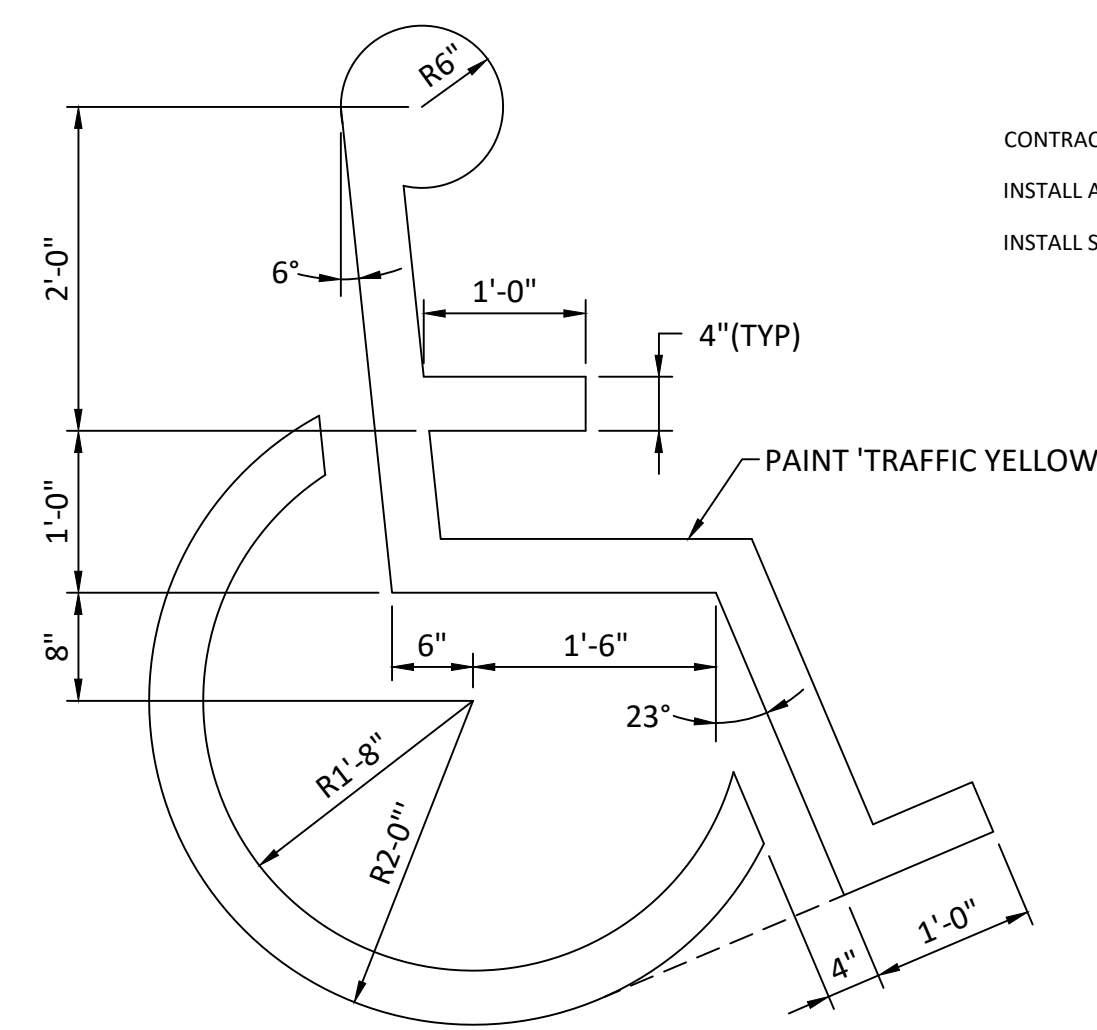
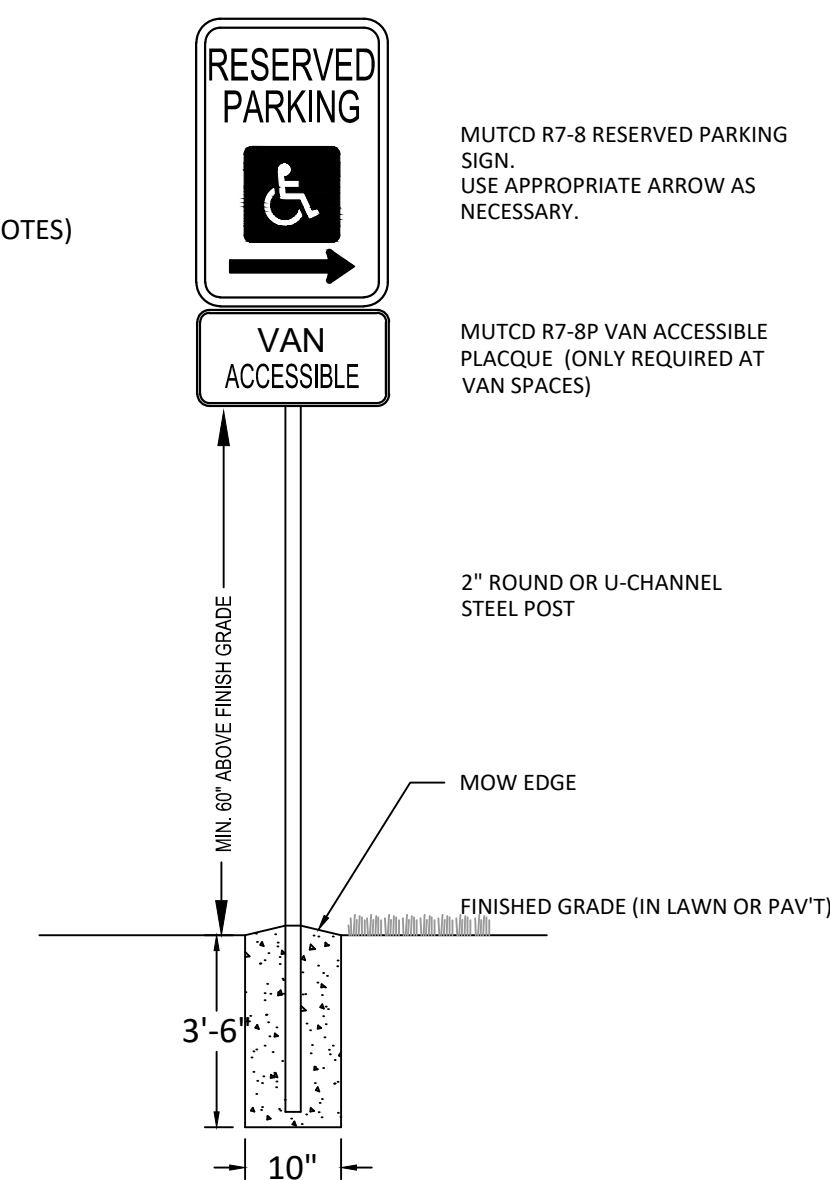
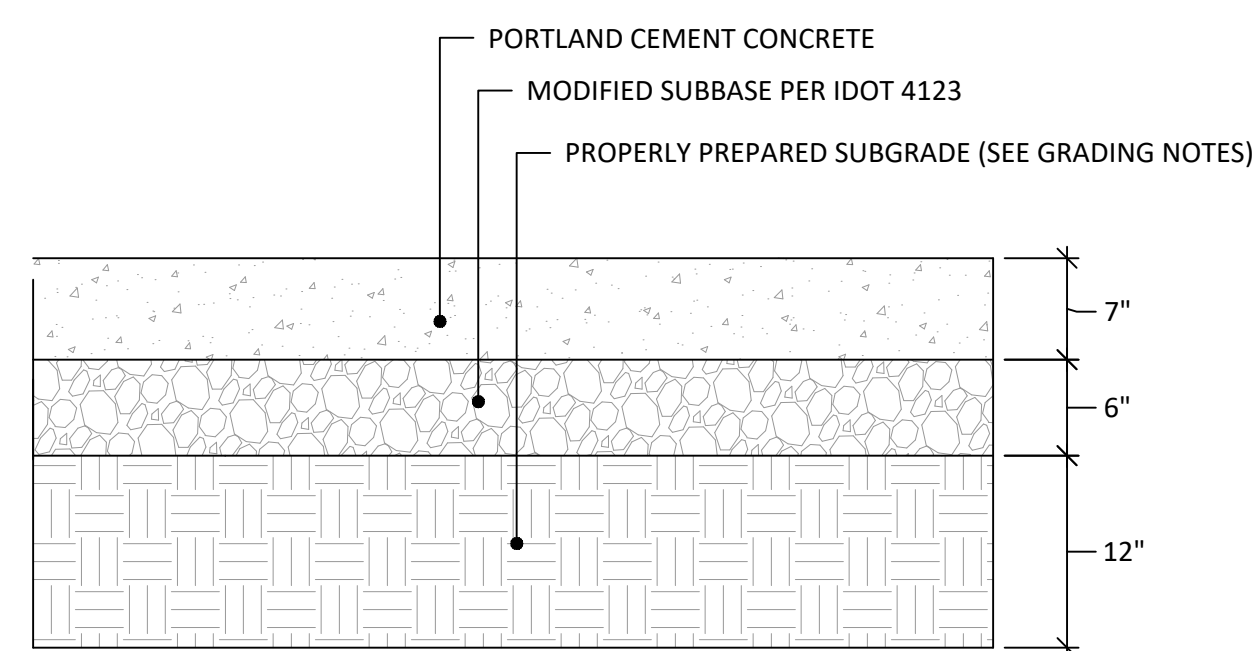


SITE PLAN KEYNOTES:

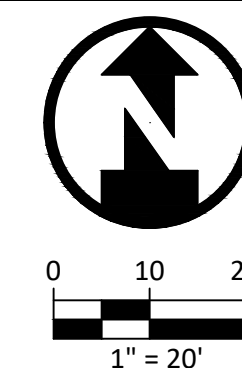
- (A) PROPOSED STANDARD DUTY PCC PAVEMENT. SEE DETAIL 1 THIS SHEET.
- (B) PROPOSED ADA PARKING STALL. CONTRACTOR TO INSTALL ADA PARKING SIGN BEHIND PAVEMENT. SEE DETAIL THIS SHEET.
- (C) CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE PATHWAY MIN 2.00% TO CONVEY OVERLAND FLOWS AND ROUTE TO EXISTING DETENTION POND AREA.
- (#) PARKING STALL COUNT

UTILITY PLAN KEYNOTES:

- (1) PROPOSED ±80 LF OF WATER SERVICE. PROVIDE CURB STOP BETWEEN BUILDING AND SERVICE CONNECTION. MINIMUM 5.5' BURY.
- (2) PROPOSED ±71 LF (BUILDING TO PROPOSED WYE CONNECTION) OF 6" PVC SANITARY SEWER SERVICE @ MIN. 2.00%. MINIMUM ELEVATION AT BUILDING 742.00'.



NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.



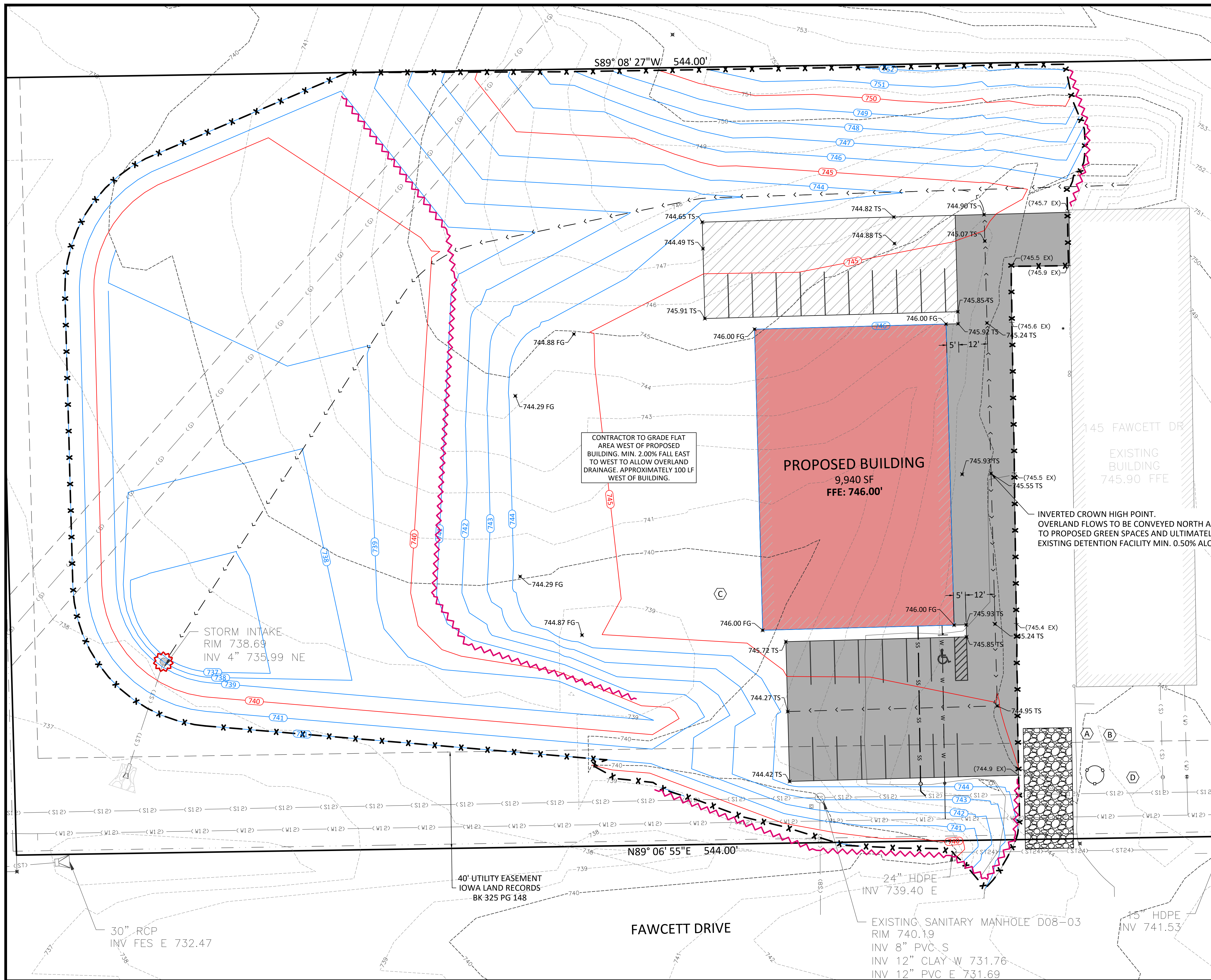
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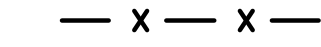
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SITE & UTILITY PLAN



LEGEND

-  SILT FENCE OR 16"-18" FILTER SOCK
INSTALL PRIOR TO CONSTRUCTION
-  CONSTRUCTION ENTRANCE
-  CONCRETE WASHOUT
-  INLET PROTECTION PER IDOT EC-602
-  GRADING LIMITS

NOTES:

1. ALL AREAS NOT SHOWN AS PAVEMENT OR PERMANENT SEEDING SHALL BE STABILIZED WITH TEMPORARY SEEDING (SUDAS SECTION 9010 TYPE 4 MIX)

KEY NOTES

- (A) JOB TRAILER
- (B) PORTABLE RESTROOM
- (C) LAYDOWN AREA
- (D) REFUSE AREA

STORMWATER POLLUTION PREVENTION:

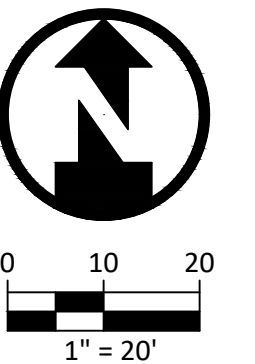
THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 4.03 ACRES OF WHICH 2.60 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

DISTURBED AREA IS GREATER THAN 1.00 ACRE, GENERAL PERMIT 2 (GP2) IS REQUIRED.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL DRAIN ULTIMATELY TO THE WEST BRANCH WAPSINOC CREEK.



NEWPORT ADDITION

WEST BRANCH, IA

NEWPORT FAB & MACHINE

ISSUED FOR

CITY SUBMITTAL

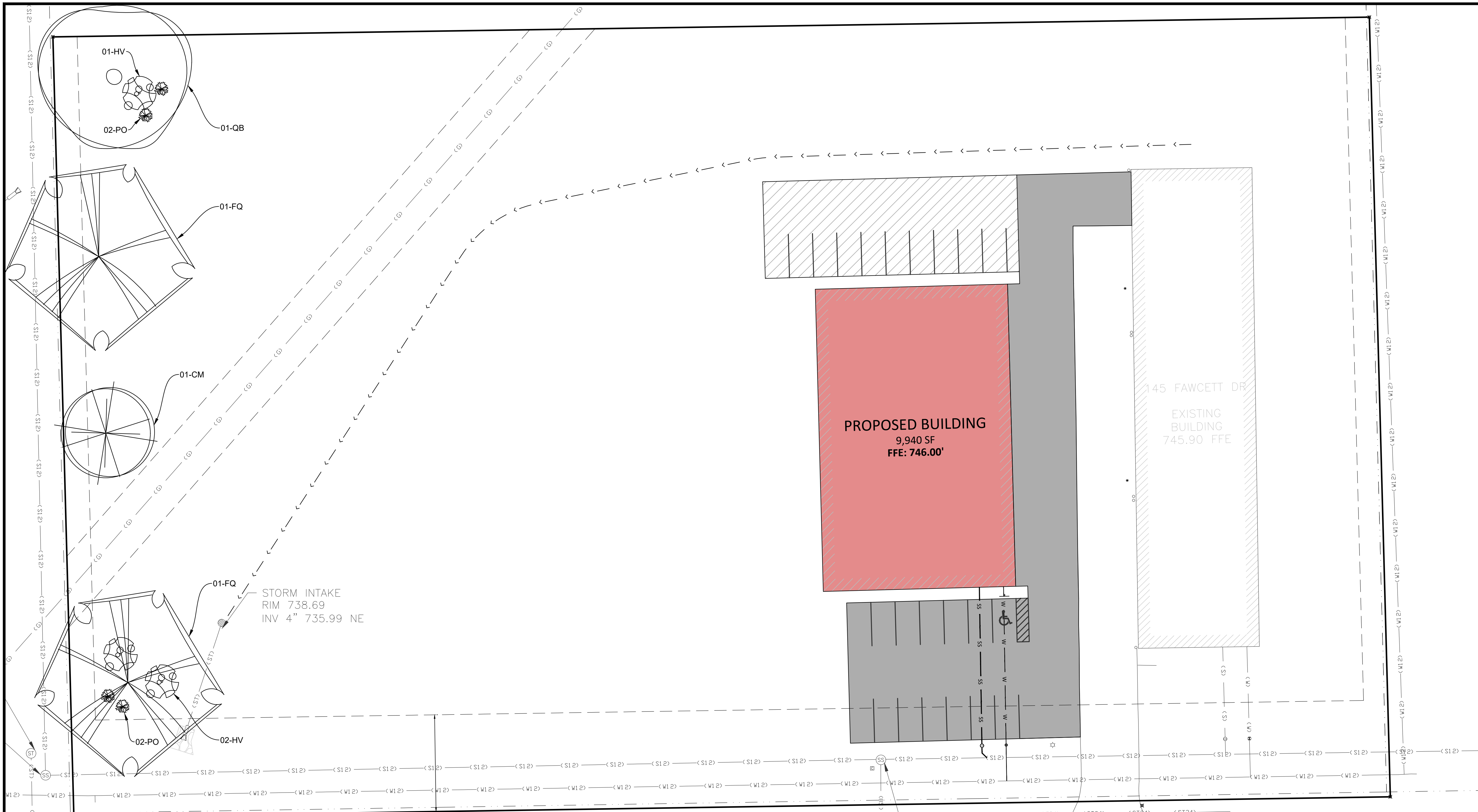
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DESIGNED BY	JK
DETAILED BY	IMO
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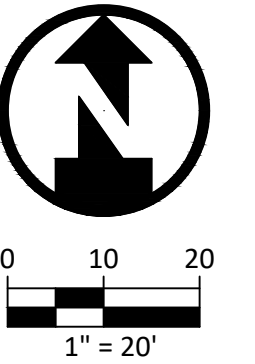
GRADING & EROSION CONTROL PLAN

C3.00

NOT FOR CONSTRUCTION



ID	SYMBOL	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES							
QB		1	<i>Quercus bicolor</i> SWAMP WHITE OAK	60' H X 60' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE LARGE TREE
FQ		2	<i>Fraxinus quadragulata</i> BLUE ASH	60' H X 70' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE MEDIUM TREE
CM		1	<i>Crataegus mollis</i> DOWNY HAWTHORN	30' H X 40' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE SMALL TREE
DECIDUOUS SHRUBS							
PO		4	<i>Physocarpus opulifolius</i> NINEBARK	8' H X 6' W	2 GAL.	SEE PLAN	MIN. OF 18" HEIGHT WHEN PLANTED
HV		3	<i>Hamamelis virginiana</i> COMMON WITCHHAZEL	12-20' H X 12-15' W	2 GAL.	SEE PLAN	MIN. OF 18" HEIGHT WHEN PLANTED
ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS							



NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR

CITY SUBMITTAL

DATE	DESCRIPTION	DATE
03/07/2024		

DESIGNED BY	JK
DETAILED BY	MO
CHECKED BY	BB
PROJECT NO.	24-0025
SHEET NAME	

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

Flynn Company Inc.

**P.O. Box 327
Dubuque IA 52004**

**PH 563 556 5334
FX 563 556 5068**

City of West Branch
Site Plan Application

Flynn Company respectfully requests your consideration of the attached application. Flynn Co a concrete paving contractor from Dubuque Iowa is a subcontractor on the current phase of the I80 East Bound paving project. Flynn Company proposes to place its portable and temporary concrete batch plant at 1001 S. Downey. This site is owned by Bedrock LLC and is currently zoned HCI – Highway Commercial Industrial District. Flynn Company would move to the site in Late April / Early May to begin paving. We would leave in early June and return in late July. Our work would be complete by late August. The plant would be removed and the site cleaned in the Fall.

Our hauls routes as submitted to the department (attached) will use I-80 exclusively. No truck traffic associated with Flynn Companies operation would use West Branch roads North of I-80. Our project and plant access will be limited to Baker (Downey) from the I-80 interchange south to our plant site.

Flynn Company will maintain all applicable IDNR permits related to our plant. Specifically air emissions permits and Storm Water Discharge. The plant site will have adequate silt fence and or straw waddles on the downhill side, water will be used for dust control as needed. Access roads will be maintained with a power broom as needed.

Please contact if you would like additional information regarding this application

Mark Gorton
Flynn Co Inc
P.O. Box 327
Dubuque IA. 52004
563 599 0288
Mark@Flynncoinc.com

SITE PLAN APPLICATION

Applicant Information:

Name: Flynn Co Inc
Address: P.O. Box 327 Dubuque Iowa 52004
Street or PO Box # City State Zip Code
Phone: 563 599 0288 Email: Mark@Flynncoinc.com

Additional Contact:

Name: Mark Gorton
Phone: 563 599 0288 Email: Mark@Flynncoinc.com

Property Owner (if other than applicant):


Name: Bedrock LLC,
Address: 3506 Dolphin Dr Unit G Iowa City Iowa 52240
Street or PO Box # City State Zip Code
Phone: 319 331 1558 Email: Andy.J.Bock@gmail.com

Property Information:

Address (if no address, list name of closest streets): 1001 S. Downey St. West Branch IA. 52358
Assessor's Parcel # (Attach Legal Description): #0500-13-17-100-001-0
Current Zoning: HCI - Highway Commercial Industrial District

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____

 13 MAR 24
Signature of Applicant Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Site Plan Application Fee: \$200.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, Lift Station Connection Fees (Chpt.100) and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- Detailed Site Plan – The site plan shall contain all the information required by Sections 167.04 and 167.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than 11 x 17 or email Acrobat "PDF" files of all materials to leslie@westbranchiowa.org for distribution.
- Other information deemed necessary by the City Staff for the review of the proposed project

For Staff Use:

- _____ Date application received - includes detailed site plan
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Engineer , City Attorney, Fire Chief, Public Works Director and Zoning Administrator
- _____ Date of Pre-application conference
- _____ Date comments / recommendations received from City Engineer
- _____ Date comments / recommendations received from Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date Planning & Zoning approved Site Plan
- _____ Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)
- _____ Action taken by City Council Approve Deny
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

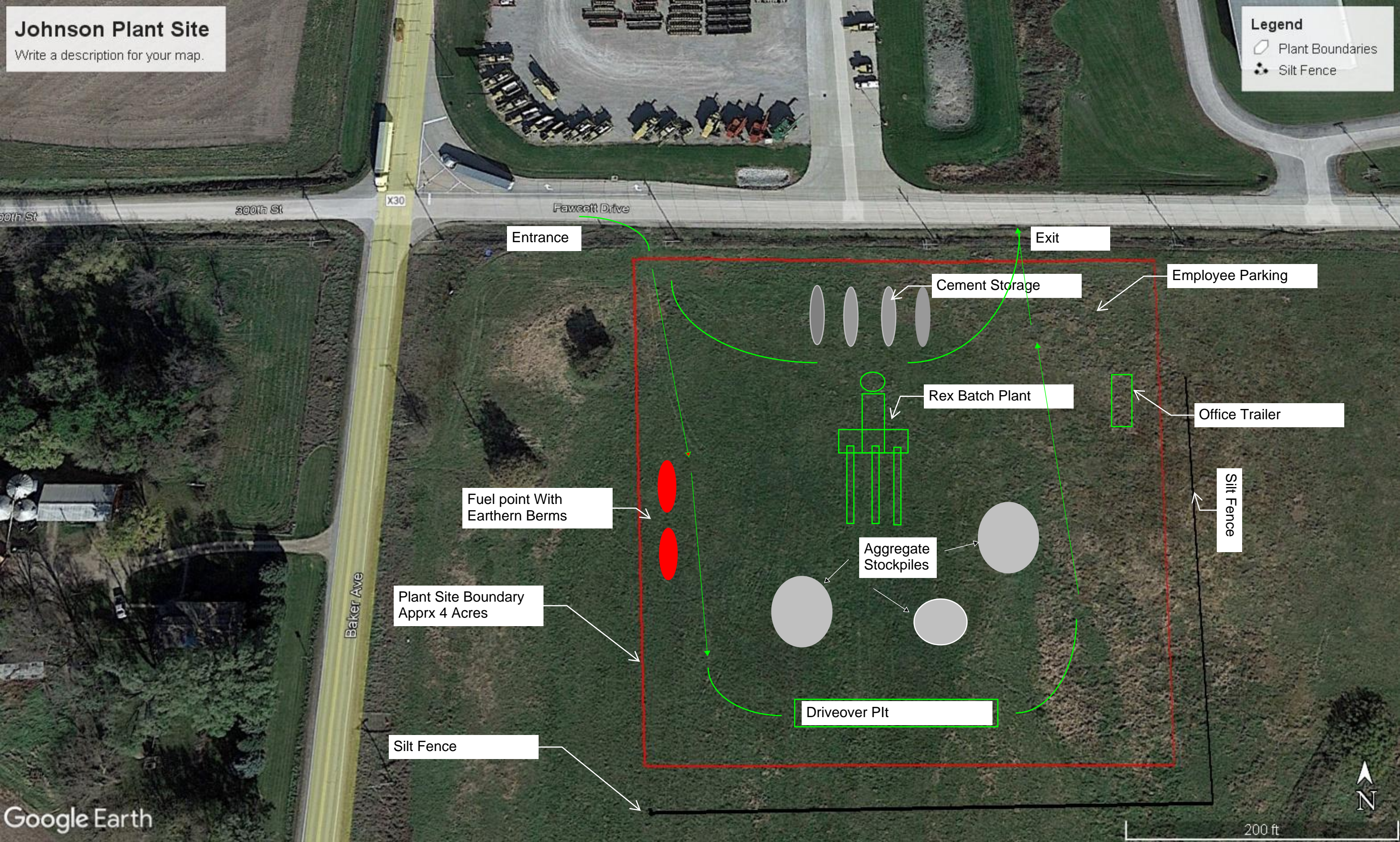
Date

Johnson Plant Site

Write a description for your map.

Legend

- Plant Boundaries
- Silt Fence



Entrance

Exit

Cement Storage

Employee Parking

Rex Batch Plant

Office Trailer

Fuel point With Earthen Berms

Silt Fence

Aggregate Stockpiles

Plant Site Boundary Apprx 4 Acres

Driveover Pit

Silt Fence



Cedar County, IA

Summary

Parcel ID 050013171000010
Alternate ID
Property Address 1001 S. Downey St
 West Branch
Sec/Twp/Rng 17-79-4
Brief Legal Description PROCTER & GAMBLE 2ND ADD LOT 1 NW
(Note: Not to be used on legal documents)
Document(s) DED: 1624-19 (2021-12-06)
 REC: 102-388
Gross Acres 26.30
Exempt Acres N/A
Net Acres 26.30
Class C - Commercial
(Note: This is for assessment purposes only. Not to be used for zoning.)
Tax District WEST BRANCH CTY WEST BRANCH SCH WEST BRANCH UR
School District WEST BRANCH

Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder) Bedrock LLC PO Box 1940 Iowa City, IA 52244-1940		

Doing Business As

AG LAND

Tax Statements

2022 Tax Statement Payable Fiscal Year 2023/2024 (PDF)

2021 Tax Statement Payable Fiscal Year 2022/2023 (PDF)

Land

Lot Area 26.30 Acres ;1,145,628 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/22/2021	RUMMELLS FARMS INC	BEDROCK LLC	1624 19	Vacant lot	Deed		\$645,000.00

Recent Sales in Area

Sale date range:

From: 03/13/2021 To: 03/13/2024

Sales by Neighborhood

1500 Feet Sales by Distance

Valuation

	2023	2022	2021	2020
Classification	Commercial	Commercial	Commercial	Commercial
+ Land	\$70,730	\$70,730	\$70,730	\$70,730
= Total Assessed Value	\$70,730	\$70,730	\$70,730	\$70,730

Taxation

	2022	2021	2020
Classification	Commercial	Commercial	Commercial
	Pay 2023-2024	Pay 2022-2023	Pay 2021-2022

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
+ Taxable Land Value	\$38,654	\$63,657	\$63,657
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$38,654	\$63,657	\$63,657
- Military Exemption	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0
= Net Taxable Value	\$38,654	\$63,657	\$63,657
x Levy Rate (per \$1000 of value)	36.24667	35.72576	35.87305
= Gross Taxes Due	\$1,401.08	\$2,274.19	\$2,283.57
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$906.39)	(\$852.29)
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,402.00	\$1,368.00	\$1,432.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$701	No		20216
	September 2023	\$701	Yes	2023-09-27	
2021	March 2023	\$684	Yes	2022-09-30	20127
	September 2022	\$684	Yes	2022-09-30	
2020	March 2022	\$716	Yes	2021-12-06	20130
	September 2021	\$716	Yes	2021-09-30	
2019	March 2021	\$693	Yes	2021-03-30	20048
	September 2020	\$693	Yes	2020-09-30	
2018	March 2020	\$645	Yes	2020-03-24	19973
	September 2019	\$645	Yes	2019-09-30	

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- If you work in the real estate industry professionally, submit a [Business Application](#)
- If you are an individual searching for your records or the records of family members, submit a [Citizen Search Application](#)

[Search Business Application](#)

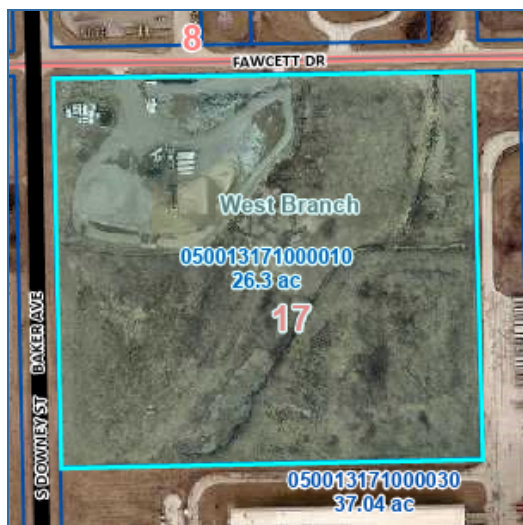
[Citizen Search Application](#)

Already have an account? [Login Here](#)

[YOUTUBE 'Search 2.0 - Webinar 8.15.2023'](#)

Data for Cedar County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1984. For records prior to 1984, contact the County Recorder.

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Soils Report, Yard Extras, Permits, Tax Sale Certificates, Special Assessments, Photos, Sketches.

THE DATA ON THIS SITE IS PROVIDED SOLELY AS A PUBLIC SERVICE. NO GUARANTEES OR CERTIFICATES, EXPRESSED OR IMPLIED, ARE PROVIDED REGARDING THE ACCURACY OF INFORMATION HEREIN, ITS USE, OR ITS INTERPRETATION. A GOOD FAITH EFFORT HAS BEEN MADE TO PROVIDE THE MOST ACCURATE DATA POSSIBLE. HOWEVER, ERRORS OR OMISSIONS ARE POSSIBLE, AND THE USER IS HEREBY ADVISED OF THAT POSSIBILITY.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/13/2024, 12:02:14 PM](#)



[Contact Us](#)

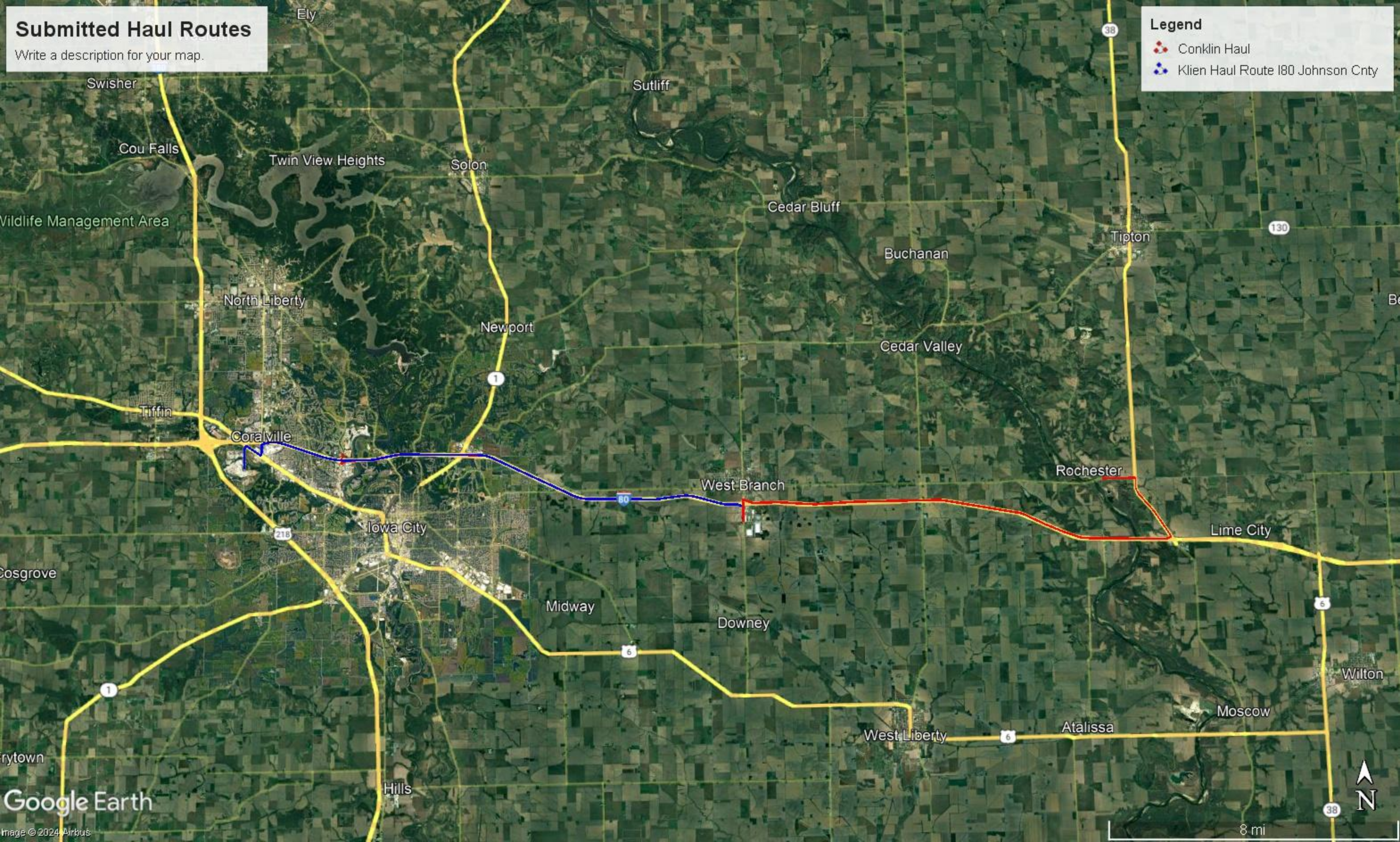


Submitted Haul Routes

Write a description for your map.

Legend

-  Conklin Haul
-  Klien Haul Route 180 Johnson Cnty





Untitled Map
Write a description for your map.

Legend

F44

W Main St

West Branch

E Main St

290th St

Herbert Hoover National Historic Site

Mexico Lindo Grill & Cantina

OLD CARS ON THE HILL

Proposed Plant Site Johnson Cnty

Google Earth

Image © 2024 Airbus

3000 ft





110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

REZONING APPLICATION

Applicant Information:

Name: Chris Kofoed (KLM Investments LLC)

Address: PO Box 698 West Branch Iowa 52358
Street or PO Box # City State Zip Code

Phone: 319-936-2052 Email: ckofoedcpa@lcom.net

Additional Contact:

Name: Brad Larson (KLM Investments LLC)

Phone: 319-321-3673 Email: westbranchford@msn.com

Property Owner (if other than applicant):

Name: _____

Address: _____
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

Property Information:

Address (if no address, list name of closest streets): Between west end of Orange St and Cedar Johnson Rd

Assessor's Parcel # (Attach Legal Description): 0490-13-06-351-001-0

Current Zoning: R-1 to R-2

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____

Signature of Applicant

Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PDF" files of all materials emailed to leslie@westbranchiowa.org.
- Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.
- Other information deemed necessary by the City Staff for the review of the proposed project
Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.
- Statement of the reasons why the applicant feels the present zoning classification is no longer valid.
Applicant would like to make these lots available for duplex (zero lot) structures in addition to single family houses. This zoning matches that of the adjacent and follows the similar process taken with previous phases of The Meadows subdivision.

For Staff Use:

Date:

- _____ Application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- _____ Application forwarded to P&Z Commission, Mayor, Council, City Attorney and Engineer, Fire Chief Zoning Administrator, City Admin, Public Works Director
- _____ Next P&Z meeting (application must be received at least 14 days prior to the P & Z meeting) (to receive presentation and provide comments, set a date for a public hearing)
- _____ Date of Public Hearing publication in newspaper (PH notice posted in three locations in the City of West Branch, **at least seven days and not more than 20 days prior to the Public Hearing**)
- _____ Date notice mailed to property owners within two hundred feet of the proposed property to be re-zoned
- _____ P&Z meeting to hold public hearing _____ Approved _____ Denied
- _____ Date of any written protests to re-zoning request
- _____ City Council meeting date to hold Public Hearing _____ Approved _____ Denied
- _____ 1st Reading of Rezoning Ordinance _____ 2nd Reading _____ 3rd Reading

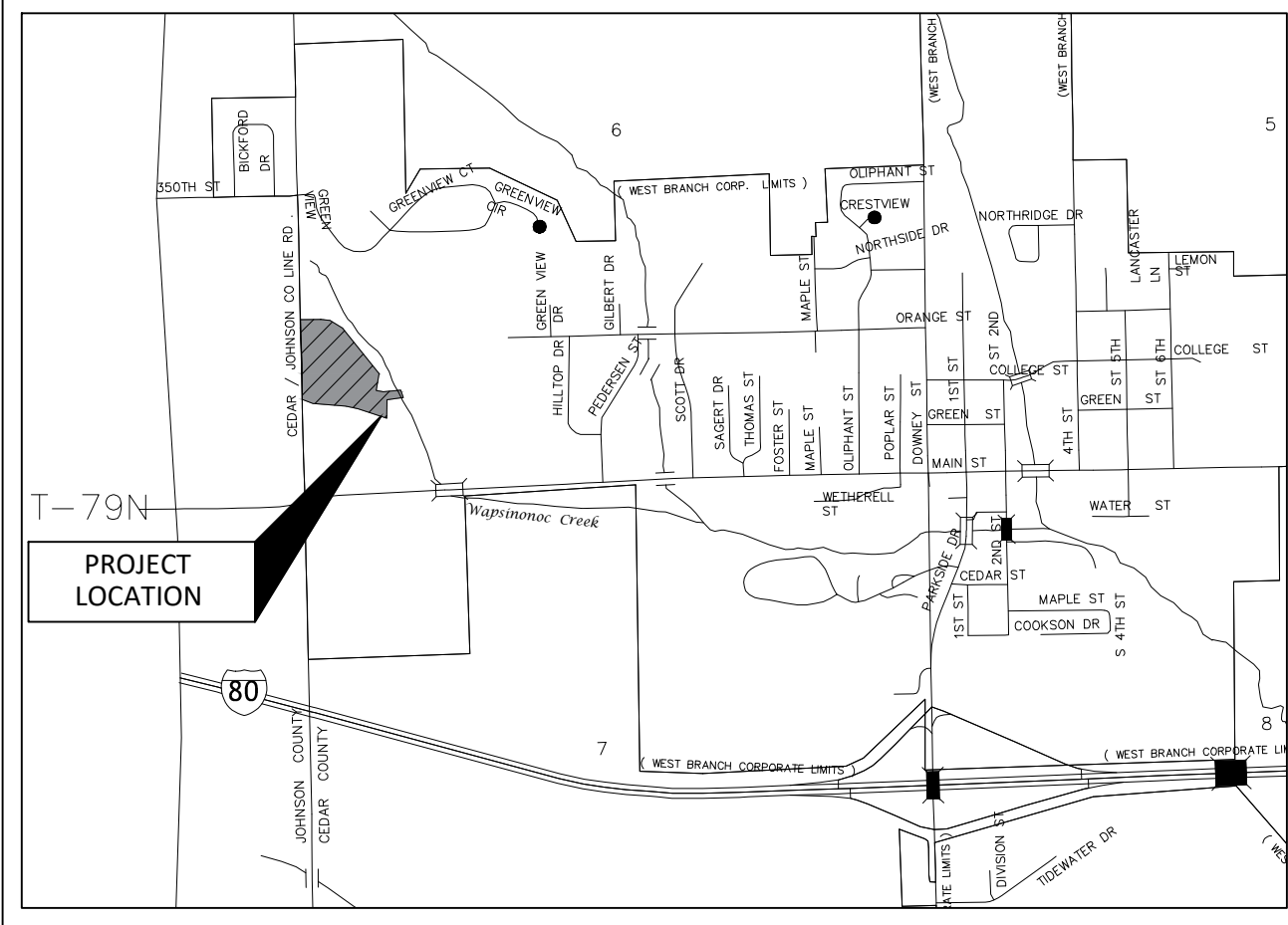
Miscellaneous Information:

Signature of City Official

Date

REZONING EXHIBIT MEADOWS PART 6 WEST BRANCH, IOWA

PROJECT VICINITY MAP:



APPLICANT INFORMATION:

OWNER: KLM INVESTMENTS, LLC. P.O. BOX 698 WEST BRANCH, IA 52358	ATTORNEY: MICHAEL W. KENNEDY 920 S. DUBUQUE STREET IOWA CITY, IA 52240
DEVELOPER: KLM INVESTMENTS, LLC. P.O. BOX 698 WEST BRANCH, IA 52358	PREPARED BY: AXIOM CONSULTANTS, LLC 300 S. CLINTON STREET, UNIT 200 IOWA CITY, IOWA 52240

LEGAL DESCRIPTION:

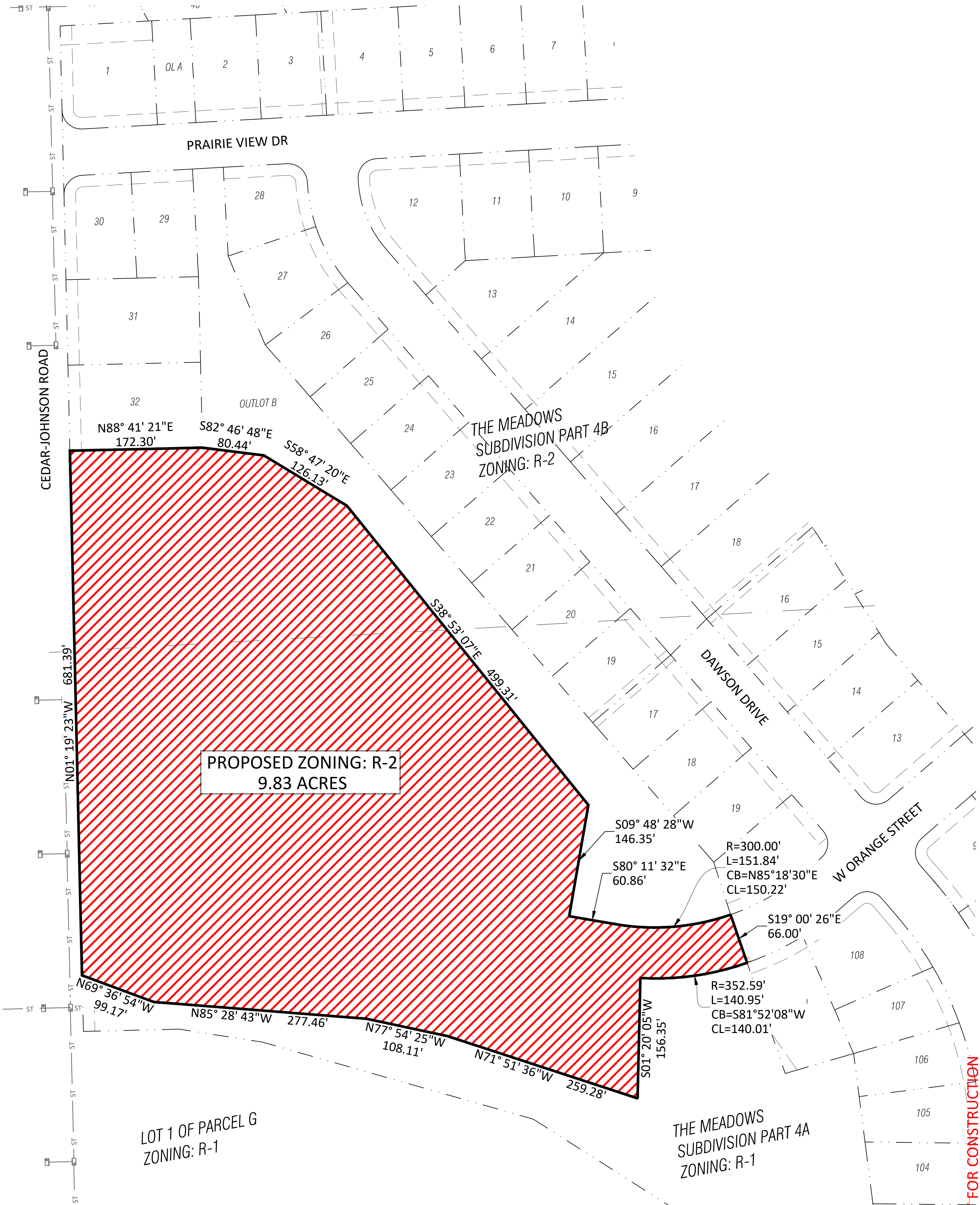
BEING PART OF AUDITOR'S PARCEL G IN BOOK I PAGE 103 IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 04 WEST OF THE 5TH/ P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF THE CORRECTED PLAT FOR THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554, PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE, THENCE N88°41'21"E, 172.30 FEET TO THE SOUTH LINE OF OUTLOT B OF THE MEADOWS SUBDIVISION PART 4A AS RECORDED IN BOOK 1492, PAGE 39 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE S82°46'48"E, 80.44 FEET; THENCE ALONG SAID SOUTH LINE S58°47'20"E, 126.13 FEET; THENCE ALONG SAID SOUTH LINE S38°53'07"E, 499.31 FEET; THENCE ALONG SAID SOUTH LINE S09°48'28"W, 146.35 FEET; THENCE ALONG SAID SOUTH LINE S80°11'32"E, 60.86 FEET; THENCE 151.84 FEET ALONG SAID SOUTH LINE ON A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, (CHORD BEARING N85°18'30"E, 150.22 FEET) TO THE WEST LINE OF LOT A OF SAID PART 4A; THENCE ALONG SAID WEST LINE S19°00'26"E, 66.00 FEET TO THE NORTH LINE OF OUTLOT A OF SAID PART A; THENCE 140.95 FEET ALONG SAID NORTH LINE ON A 352.59 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S81°52'08"W, 140.01 FEET) THENCE ALONG SAID SOUTH LINE S01°20'05"W, 156.35 FEET; THENCE ALONG SAID NORTH LINE N71°51'36"W, 259.28 FEET; THENCE ALONG SAID NORTH LINE N77°54'25"W, 108.11 FEET; THENCE N85°28'43"W, 277.46 FEET; THENCE ALONG SAID NORTH LINE N69°36'54"W, 99.17 FEET; THENCE N01°19'23"W, 681.39 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 9.83 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

ZONING:

CURRENT ZONING:	
R-1	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	
R-2	TWO-FAMILY RESIDENTIAL



DATE	03-06-2024
DESCRIPTION	DATE
DESIGNED BY	JP
DETAILED BY	JP
CHECKED BY	BB
PROJECT NO.	220011
SHEET NAME	REZONING EXHIBIT

Publishing requirements for Rezoning:

A public hearing notice must be published in the newspaper, posted at the City's normal posting locations AND residents (who live within 200' of the proposed rezoning area) must be notified by mail, not less than 4 days and not more than 20 days prior to the public hearing date.

Timeline to meet the state requirements:

Scenario #1 – schedule a special Planning & Zoning meeting for April 23rd to hold the public hearing

Public Hearing Notices must be mailed on April 16th

Public Hearing Notice must be published on April 18th (this would be 5 days before the hearing)

Public Hearing would be held on April 23rd at a (special) P&Z meeting

On April 23rd, the Planning & Zoning Commission would either approve or deny the rezoning request.

If approved, a second public hearing is required at the City Council level. The City Council meets on May 6th and with this scenario, we can do a combined public hearing notice and publish, post and notify residents with the above listed dates.

Rezoning is approved by city ordinance which requires three readings. (May 6th, May 20th, June 3rd)

Scenario #2 – hold the public hearing the next regular Planning & Zoning Commission meeting on May 28th

Public Hearing Notices would be mailed on May 14th

Public Hearing Notice would be published May 16th (this would be 13 days before the hearing)

Public Hearing would be held on May 28th at the regular Planning & Zoning meeting

On May 28th, the Planning & Zoning Commission would either approve or deny the rezoning request.

If approved, a second public hearing is required at the City Council level. The City Council meets on June 3rd and with this scenario, we can do a combined public hearing notice and publish, post and notify residents with the above listed dates.

Rezoning is approved by city ordinance which requires three readings. (June 3rd, June 17th and July 1st)



110 N POPLAR ST, PO BOX 218, WEST BRANCH, IA 52340

PRELIMINARY PLAT APPLICATION

Applicant Name: Meadows Development, Inc.

Address: PO Box 698 West Branch IA 52358

Phone: 319-936-2052

Email: ckofloedcpa@Lcom.net

Signature:

Additional Contact

Name: Brian Boelk

Phone: 319-400-1056

Email: bboelk@axiom-con.com

Property Owner (if other than applicant)

Name: KLM Investments (Chris Kofoed)

Address: PO Box 698 West Branch IA 52358

Phone: 319-936-2052

Email: ckofloedcpa@Lcom.net

During the review process City staff, Planning & Zoning Commission or City Council Members may visit the property. If the property owner does not wish to allow visitors onto the property, please sign below:

Property Information

Address (if none, list name of closest streets): NE corner of Prairie View Drive and Ridge View Drive

Assessor's Parcel # (Attach Legal Description): 0490-13-06-376-001-0 and 0490-13-06-305-001-0

Subdivision Name: The Meadows Subdivision Part 6

Number of Lots: 22 Property Size: 7.92 acres Current Zoning: R-2

Subdivider's Engineer

Name: Brian Boelk

Address: 300 S Clinton St, #200 IA 52240

Phone: 319-519-6220

Email: bboelk@axiom-con.com

City of West Branch - Preliminary Plat Requirements:

- Title, scale, north point and date.
- An outline of the area to be subdivided, identifying approximate dimensions of the boundary lines.
- An accurate legal description of the land included in the subdivision and giving reference to two section corners within the U.S. public land system in which the plat lies, or if the plat is a subdivision of any portion of an official plat, two established monuments within the official plat.
- Each lot within the plat shall be assigned a progressive number.
- Present and proposed streets, alleys and sidewalks with their right of way, in or adjoining subdivision including dedicated widths, approximat gradients, types and widths of surfaces, curbs, and planting strips
- Proposed layout of lots, showing numbers, approximate dimensions and the square foot areas of lots that are not rectangular.
- Building setbacks or front yard lines.
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- Present and proposed easements showing locations, widths, purposes and limitations.
- Present and proposed utility systems including the locations and size of existing sanitary and storm sewers, culverts, water mains, street lights and other public utilities; and the location and alignment of proposed utilities to serve the development.
- Proposed name of the subdivision which shall not duplicate or resemble existing subdivision names in Cedar County.
- Name(s) and addresses of the owner, subdivider, and engineer, surveyor or architect who prepared the preliminary plat and the engineer, surveyor or architect who will prepare the final plat.
- Existing and proposed zoning of the proposed subdivision and adjoining property.
- A general summary description of any protective covenants or private restrictions to be incorporated in the final plat.
- Contours at vertical intervals of not more than two (2) feet if the general slope of the site is less than ten percent (10 %)and at vertical intervals of not more the five (5) feet if the general slope is ten percent(10%) or greater, unless the Planning & Zoning Commission waives this requirement.
- The location of any floodway and flood hazards boundaries and the identification of those areas subject to flooding and high water.
- Identification of all adjoining properties and where such adjoining properties are part of recorded subdivisions the names of those subdivisions.
- Identification of areas prone to erosion and by separate document attached to the preliminary plat, a grading plan to explain the methods that will be used to control erosion pursuant to the requirements of Chapter 166.15(15)
- A proposal to turn over 5% of useable subdivided land or its value to the City of West Branch for park development. **Open Space (park) accounted for during Meadows Part 4 development**
- A list of all variances from zoning and subdivision regulations that are being requested.

Process: Staff will review the first submittal and issue a preliminary report listing required and recommended changes, and will include a date by which a revised complete set of 7 copies is required to be submitted for final staff review and for Planning & Zoning Commission and Council consideration. Along with a revised set, Acrobat "PDF" files of all materials are required.

PRELIMINARY PLAT CHECKLIST

Please attach following items. Additional materials may be required during the review process. Failure to submit the complete application materials may result in delays in processing.

Submittal Deadline: 1st working day of month by 12:00 p.m.

Submittal Requirements:

- 1 completed copy of this application form, including checklist.
- Application Fee: \$300. Applicant is responsible for actual cost of the City Engineer's review and additional engineering reviews.
- 2 scalable copies folded to 8.5"x11" & Acrobat "PDF" files emailed to leslie@westbranchiowa.org
- Other information requested by City Staff for review of the proposed project.
- If the applicant is other than the legal owner, the applicant interest shall be indicated legal owners' authority to apply shall be included in a certified legal form.

For Staff Use:

_____ Date application and preliminary plat received

_____ Information forwarded to City Engineer, City Attorney, Planning & Zoning Commission, Building Inspector, Public Works Director and Fire Chief

_____ Comments received from:

_____ City Engineer

_____ City Attorney

_____ Building Inspector

_____ Public Works Director

_____ Fire Chief

_____ Comments forwarded to Developer and Planning & Zoning Commission.

_____ Date of 1st Planning & Zoning Commission meeting

_____ Date of 2nd Planning & Zoning Commission meeting (if needed)

_____ Date of Planning & Zoning Commission Approval

_____ Stamp Preliminary Plat 'Approved' – email to Subdivider and their engineer & City Council

_____ Forward approved preliminary plat to City Attorney for creation of Resolution and Subdivider's Agreement

_____ Invoice Subdivider for Engineering fees

_____ Date of 1st City Council meeting, preceding P&Z approval

_____ Preliminary Plat Resolution # _____, approved _____

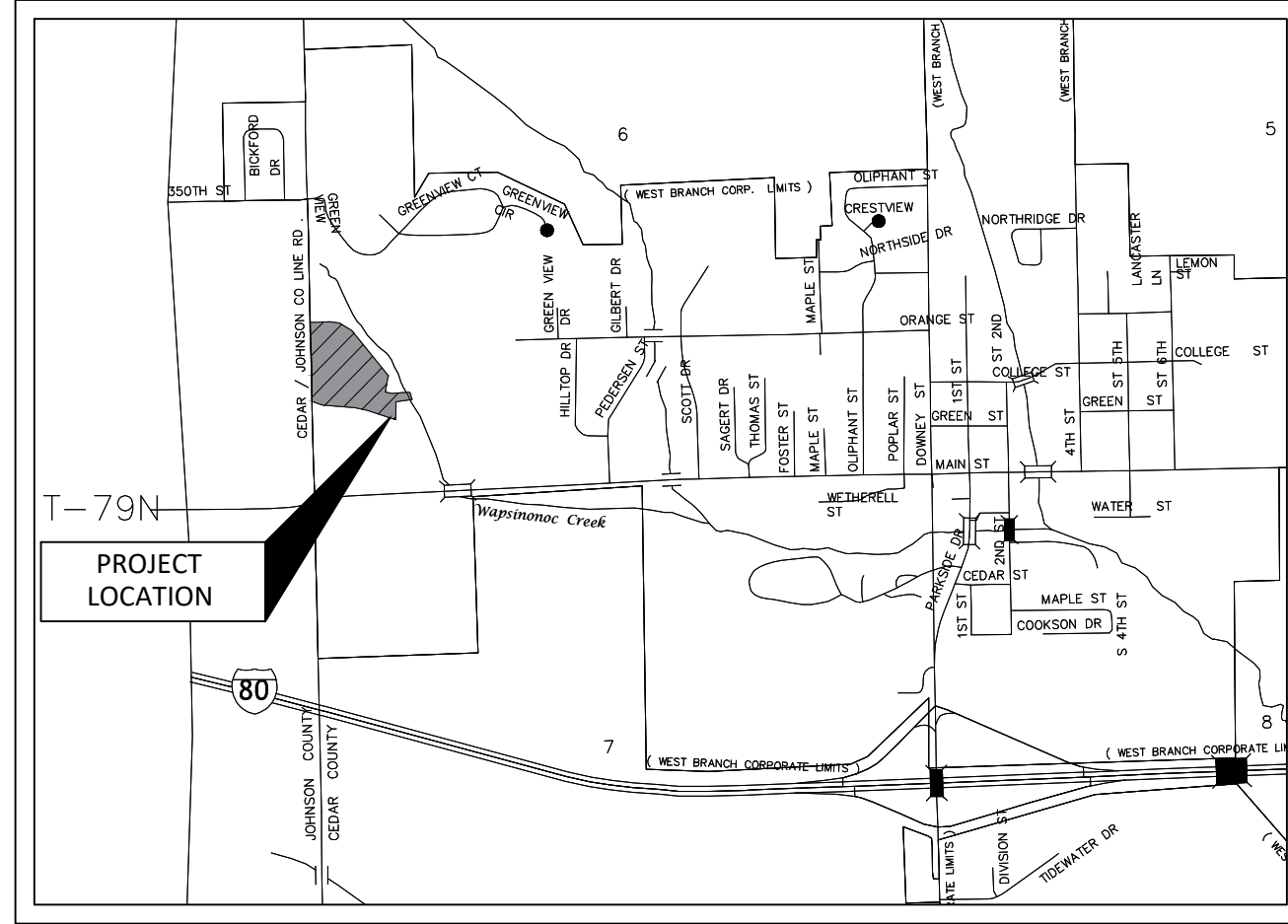
_____ Subdivider's Agreement, approved _____

Signature of City Staff / Title _____ **Date** _____

2019/03

PRELIMINARY PLAT MEADOWS PART 6 WEST BRANCH, IOWA

PROJECT VICINITY MAP:



LEGEND:		
UTILITIES	EXISTING	PROPOSED
SANITARY SEWER	— (S) —	— SS —
STORM	— (ST) —	— ST —
SUBDRAIN	— (SD) —	— SD —
WATER: DOMESTIC	— (W) —	— W —
COMMUNICATIONS HANDHOLE	— (C) —	— (C) —
COMMUNICATIONS PEDESTAL	— (P) —	— (P) —
COMMUNICATIONS MANHOLE	— (M) —	— (M) —
GUY WIRE ANCHOR	— (G) —	— (G) —
UTILITY POLE	— (U) —	— (U) —
UTILITY POLE WITH LIGHT	— (UL) —	— (UL) —
LIGHT POLE	— (L) —	— (L) —
SANITARY SEWER MANHOLE	— (SM) —	— (SM) —
SANITARY SEWER CLEANOUT	— (SC) —	— (SC) —
STORM SEWER MANHOLE	— (SMH) —	— (SMH) —
STORM SEWER INTAKE	— (SI) —	— (SI) —
HYDRANT	— (H) —	— (H) —
WATER VALVE	— (V) —	— (V) —
CURB STOP	— (CS) —	— (CS) —
SITE		
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 101 —

APPLICANT INFORMATION

OWNER:
KLM INVESTMENTS, LLC.
P.O. BOX 698
WEST BRANCH, IA 52358

DEVELOPER:
KLM INVESTMENTS, LLC.
P.O. BOX 698
WEST BRANCH, IA 52358

ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

PREPARED BY:
AXIOM CONSULTANTS, LLC
300 S. CLINTON STREET, UNIT 200
IOWA CITY, IOWA 52240

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. PROPOSED WATERLINE IS TO BE 8" PVC WATERMAIN.
4. PROPOSED SANITARY SEWER IS TO BE 8" PVC SANITARY SEWER PIPE.
5. WIDTHS OF PROPOSED STORM SEWER EASEMENTS ARE SUBJECT TO CHANGE AS A RESULT OF FINAL STORM SEWER DESIGN DEPTH.
6. STREET LIGHTS TO BE SPACED AT APPROXIMATELY 200', AT INTERSECTIONS, AND AT CROSS-WALKS. FINAL LOCATIONS TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS.
7. ALL LOTS ARE CURRENTLY ZONED R-1 AND SHALL BE REZONED R-2.
8. SETBACKS FOR R-2 ARE 25' FOR FRONT, 25' FOR REAR, AND 8' FOR SIDE YARDS.
9. LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR STREET ROW.
10. OUTLOT A TO BE OWNED AND MAINTAINED BY THE HOA FOR STORMWATER MANAGEMENT.
11. CEDAR JOHNSON ROAD ANTICIPATED TO BE IMPROVED PRIOR TO OR AS PART OF THE MEADOWS PART 6. STREET AND UTILITY CONNECTIONS BETWEEN W ORANGE STREET AND CEDAR JOHNSON ASSUMED AS PART OF DESIGN.
12. INSTALLATION OF TRAIL BETWEEN MAIN STREET AND PRAIRIE VIEW LANE ANTICIPATED TO BE COMPLETED AS PART OF THE MEADOWS PART 6 OR FOLLOWING SUCH CONSTRUCTION. TRAIL ALIGNMENT ASSUMED TO RUN ALONG THE EAST SIDE OF DRAINAGEWAY BETWEEN MAIN STREET AND W ORANGE STREET, AND ALONG WEST SIDE OF DRAINAGEWAY BETWEEN W ORANGE STREET AND PRAIRIE VIEW LANE.
13. LOTS 18 AND 19 TO HAVE DRIVEWAYS ACCESSING DIRECTLY ONTO CEDAR JOHNSON ROAD.
14. GRADE OF LOTS 1, 2 AND 10 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.
15. SWPPP METHODS TO BE VERIFIED WITH CONSTRUCTION DOCUMENTS.

LEGAL DESCRIPTION

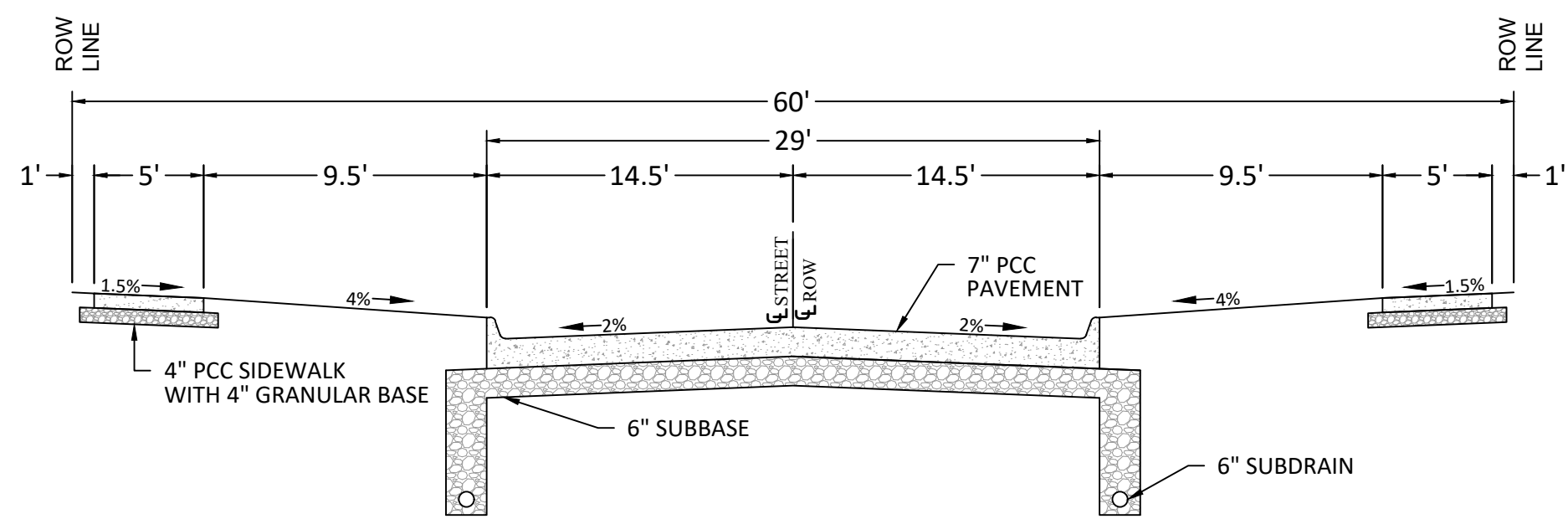
BEING PART OF AUDITOR'S PARCEL G IN BOOK I PAGE 103 IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 04 WEST OF THE 5TH/P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF THE CORRECTED PLAT FOR THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554, PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N88°41'21"E, 172.30 FEET TO THE SOUTH LINE OF OUTLOT B OF THE MEADOWS SUBDIVISION PART 4A AS RECORDED IN BOOK 1492, PAGE 39 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE S82°46'48"E, 80.44 FEET; THENCE ALONG SAID SOUTH LINE S58°47'20"E, 126.13 FEET; THENCE ALONG SAID SOUTH LINE S38°53'07"E, 499.31 FEET; THENCE ALONG SAID SOUTH LINE S09°48'28"W, 146.35 FEET; THENCE ALONG SAID SOUTH LINE S80°11'32"E, 60.86 FEET; THENCE 151.84 FEET ALONG SAID SOUTH LINE ON A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, (CHORD BEARING N85°18'30"E, 150.22 FEET) TO THE WEST LINE OF LOT A OF SAID PART 4A; THENCE ALONG SAID WEST LINE S19°00'26"E, 66.00 FEET TO THE NORTH LINE OF OUTLOT A OF SAID PART A; THENCE 140.95 FEET ALONG SAID NORTH LINE ON A 352.59 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S81°52'08"W, 140.01 FEET) THENCE ALONG SAID SOUTH LINE S01°20'05"W, 156.35 FEET; THENCE ALONG SAID NORTH LINE N71°51'36"W, 259.28 FEET; THENCE ALONG SAID NORTH LINE N77°54'25"W, 108.11 FEET; THENCE N85°28'43"W, 277.46 FEET; THENCE ALONG SAID NORTH LINE N69°36'54"W, 99.17 FEET; THENCE N01°19'23"W, 681.39 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 9.83 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

KEY NOTES:

- 10' PUBLIC UTILITY EASEMENT
- 20' STORM SEWER EASEMENT
- DRAINAGE EASEMENT FOR DRAINAGEWAY (LOT 10)
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- FUTURE BIKE/PEDESTRIAN TRAIL
- PROPOSED STORM SEWER TO BE CONSTRUCTED WITH CEDAR-JOHNSON ROAD IMPROVEMENTS



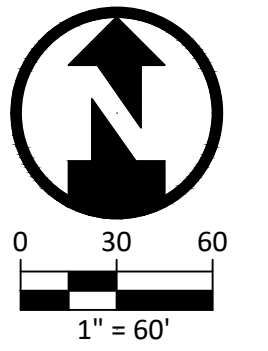
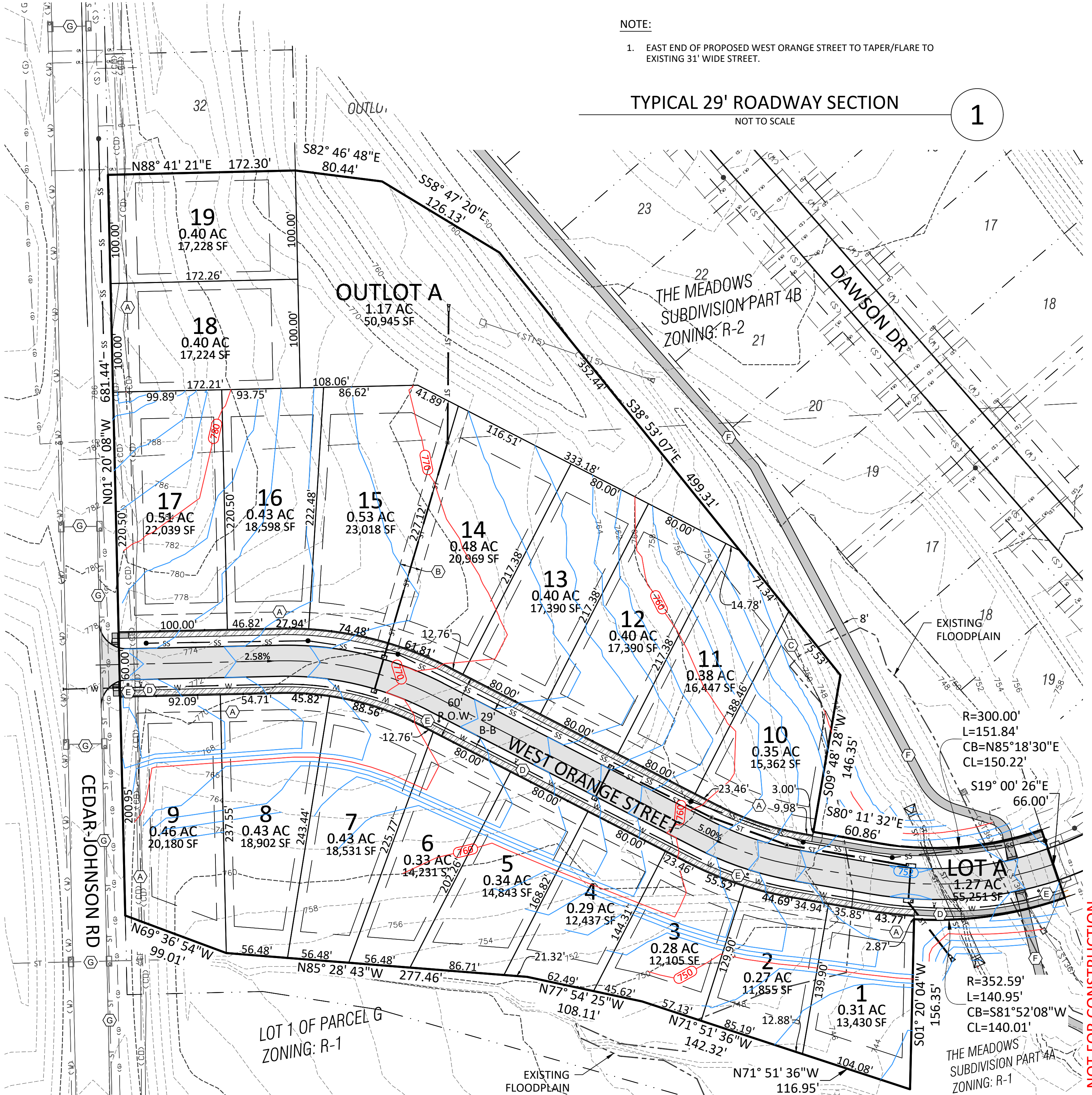
NOTE:

1. EAST END OF PROPOSED WEST ORANGE STREET TO TAPER/FLARE TO EXISTING 31' WIDE STREET.

TYPICAL 29' ROADWAY SECTION

NOT TO SCALE

1



MEADOWS PART 6

WEST BRANCH, IA

KLM INVESTMENTS, LLC

ISSUED FOR

CITY SUBMITTAL

DATE 03-06-2024

DESCRIPTION DATE

PRELIMINARY PLAT

1 OF 1

NOT FOR CONSTRUCTION