

RESOLUTION 2024-27

A RESOLUTION APPROVING THE SITE PLAN OF NEWPORT FABRICATING, LLC. LOCATED AT 145 FAWCETT DRIVE.

WHEREAS, the Newport Fabricating, LLC, a/k/a Newport Fab & Machine is expanding operations at 145 Fawcett Drive, West Branch, Iowa; and

WHEREAS, Newport Fab & Machine submitted a proposed Site Plan for the Property; and

WHEREAS, the Planning and Zoning Commission has reviewed said Site Plan and recommended approval of the same; and

WHEREAS, said Site Plan complies with the requirements of Chapter 167 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Newport Fab & Machine at 145 Fawcett Drive is hereby approved.

Passed and approved this 1st day of April, 2024.


Roger Laughlin, Mayor

ATTEST:


Heidi Van Auken, Deputy Clerk / Finance Officer

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

SITE INFORMATION

PURPOSE OF DEVELOPMENT
PROPOSED OFFICE AND SHOP BUILDINGS

ZONING INFORMATION
CURRENT ZONING HC (HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT)

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

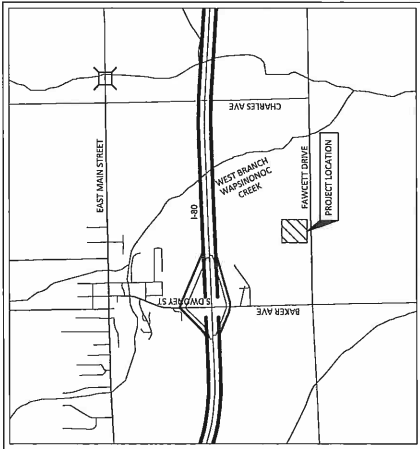
PARKING REQUIREMENTS
PARKING STALL DIMENSIONS: 10 FEET X 1.8 FEET

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:	7,876	0.18	6%
EXISTING ROOF:	9,800	0.23	5%
EXISTING OPEN SPACE	157,559	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%



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

APPLICANT INFORMATION

OWNER/APPLICANT:
NATE FREES - BRICKTINS, LLC
NATE@NEWPORTFABANDMACHINE.COM

PROJECT INFORMATION

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

CONTACT PERSON:
JAMES KINCADE
ARJOM CONSULTANTS, LLC
105 S. UNIVERSITY AVE., SUITE 200
IOWA CITY, IOWA 52242-3833
PHONE: 319-519-6220
EMAIL: JKINCADE@ARJOM-CON.COM

UTILITY CONTACTS

ALLIANT ENERGY
CONTACT NAME: LAURA BARR
CONTACT PHONE: 319-386-1315
CONTACT EMAIL: LBARR@ALLIANT.COM

IOWA COMMUNICATIONS NETWORK (ICN)/CENTURY LINK
CITY OF WEST BRANCH
CONTACT NAME: SHANNON MARLOW
CONTACT PHONE: 319-546-5388
CONTACT EMAIL: SHANNON.MARLOW@IOWA.GOV

UNION COUNTY BEE
CONTACT NAME: CHINA NUNEMAKER
CONTACT PHONE: 319-377-1587
CONTACT EMAIL: NUNEMAKER@UNIONCOUNTYREC.COM

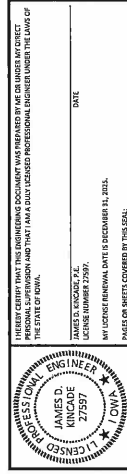
MEDIACOM
CONTACT NAME: CARL NORTON
CONTACT PHONE: 319-594-6201
CONTACT EMAIL: CNORTON@MEDIACOM.COM

CONSTRUCTION SCHEDULE

START DATE - SPRING 2024
SITE PREP - 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 SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JAMES D. KINCADE P.E.
LICENSE NUMBER 27897
MY LICENSE EXPIRES ON DECEMBER 31, 2024.
MADE OF SHEETS COVERED BY THIS SEAL.



NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR
CITY SUBMITTAL

DATE 02/07/2024

DESCRIPTION

CITY SUBMITTAL 03/07/2024

DESIGNED BY JK
CHECKED BY BS
DRAWN BY BS
PROJECT NUMBER 2023
SHEET NUMBER
COVER SHEET

C0.00

NOT FOR CONSTRUCTION

STORM SEWER NOTES

1. 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.
2. RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-2 BEDDING PER GUIDES FIGURE 3010.102 (DOT) STANDARD ROAD PLAN 50'-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.
3. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDDS) SECTION 4020.
4. 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.
5. STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
6. ALL LINES AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM, WITH GRADE CHECKS AT 25'-50' AND THEN EVERY 100' BETWEEN MANHOLES.
7. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.

PCC PAVEMENT NOTES

1. PCC PAVING THICKNESS SHALL BE 7-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
2. 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.
3. MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE I CEMENT. AIR CONTENT SHALL BE 6-12% ± 0.5% COARSE AGGREGATE. AIR ENTRAINMENT PER 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 429 FOR HOT Poured JOINT SEALER.
4. 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 2301.15.
5. FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.14E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
6. PAVEMENT BARS AND DONUT 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 4151.08B.
7. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
8. PCC SIDEWALKS 6 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 6 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 WIDTH SHALL BE 12 FEET MAXIMUM. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET 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, RXTURES, OR AT A 5' MAXIMUM SPACING. JOINTS SHALL BE PLACED AT THE END OF THE DRIVEWAY SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
9. ONE INCH PERFORATED FOAM POLYETHYLENE JOINT MATERIAL CONCRETE 1" BY 1" SQUARE OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FEATURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-C OR APPROVED EQUAL.
10. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADI.

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK OF CURB UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, AND OTHER PAVEMENT RELATED ITEMS DAMAGED DURING THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5. 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.
6. PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
7. ALL CURB AND GUTTER IS 6" STANDARD CURB UNLESS STATED OTHERWISE.

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE FOLLOWING GUIDES FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	18" RIGID BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
5010.101	THRUST BLOCKS
6010.101	RECTANGULAR AREA INTAKE
7010.101	JOINTS
7030.101	CONCRETE DRIVEWAY, TYPE A
9030.101	PLANTING PIT
9030.102	TREE STAKING, GUYING, AND WRAPPING
9040.101	FILTER BEAM AND FILTER SOCK
9040.102	SILT FENCE
9040.110	STABILIZED CONSTRUCTION ENTRANCE



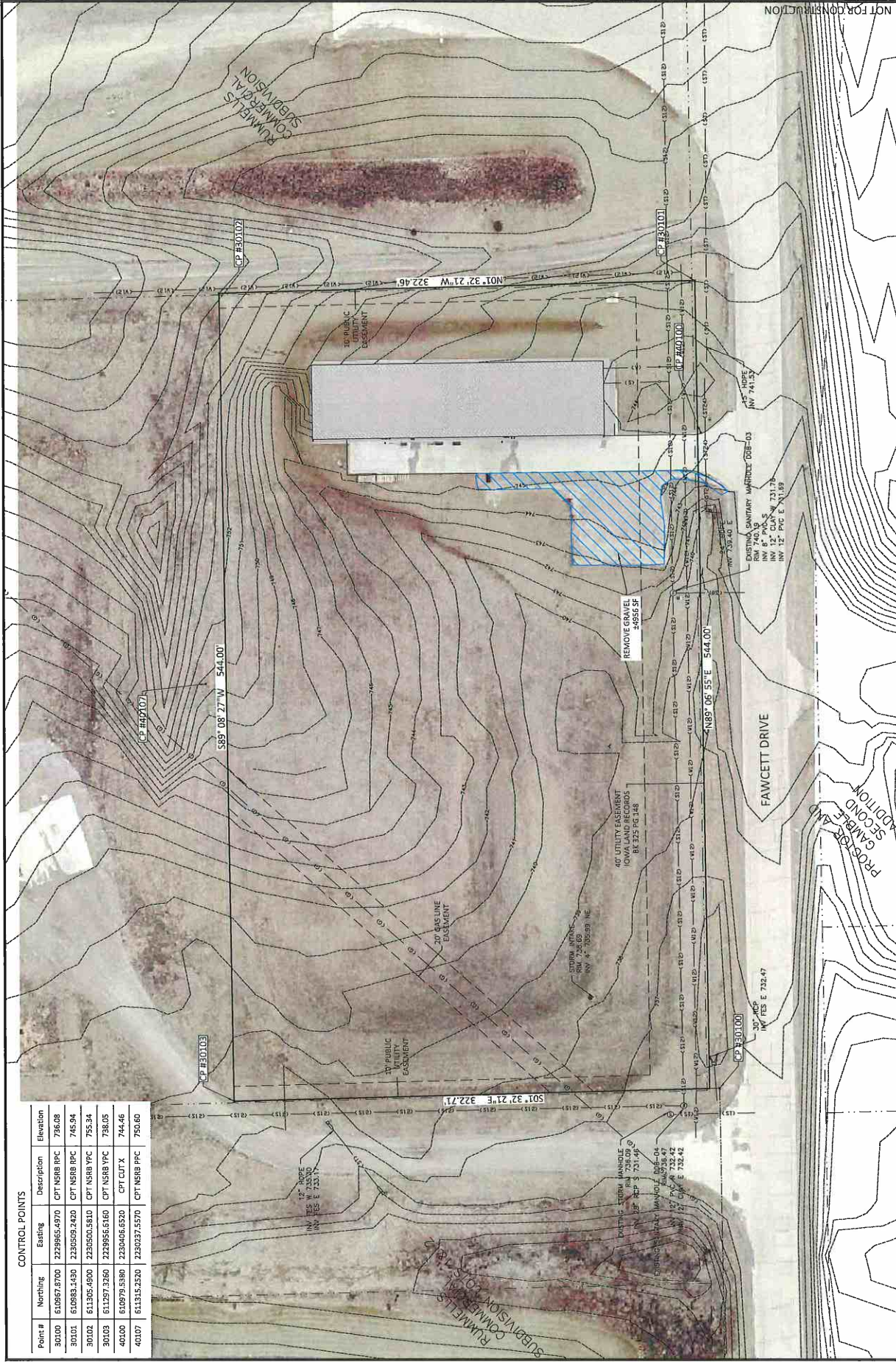
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NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR	
CITY SUBMITTAL	
DATE	03/07/2024
DESCRIPTION	
CITY/TOWN/SHIP/ COUNTY	32072051
DESIGNER	JK
STANDARD	2402
PROJECT NO.	24-0005
PREPARED BY	JK
SHEET NAME	
GENERAL NOTES	
C0.02	



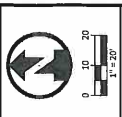
CITY SUBMITTAL	
DATE	05/07/2024
DESCRIPTION	
CITY SUBMITTAL	05/07/2024
DESIGNED BY	
CHECKED BY	
PROJECT NO.	
SHEET NAME	
DESIGNED BY	JK
CHECKED BY	BM
PROJECT NO.	
SHEET NAME	



CONTROL POINTS

Point #	Northing	Existing	Description	Elevation
30100	610987.8700	2239865.8970	CPT NSRB RPC	736.08
30101	610983.1430	2230509.2420	CPT NSRB RPC	746.94
30102	611306.4900	2230500.5810	CPT NSRB YPC	755.34
30103	611207.3260	2239956.6160	CPT NSRB YPC	738.05
40100	610979.5380	2230406.6520	CPT CUT X	744.46
40107	611315.2520	2230237.5570	CPT NSRB PPC	750.60

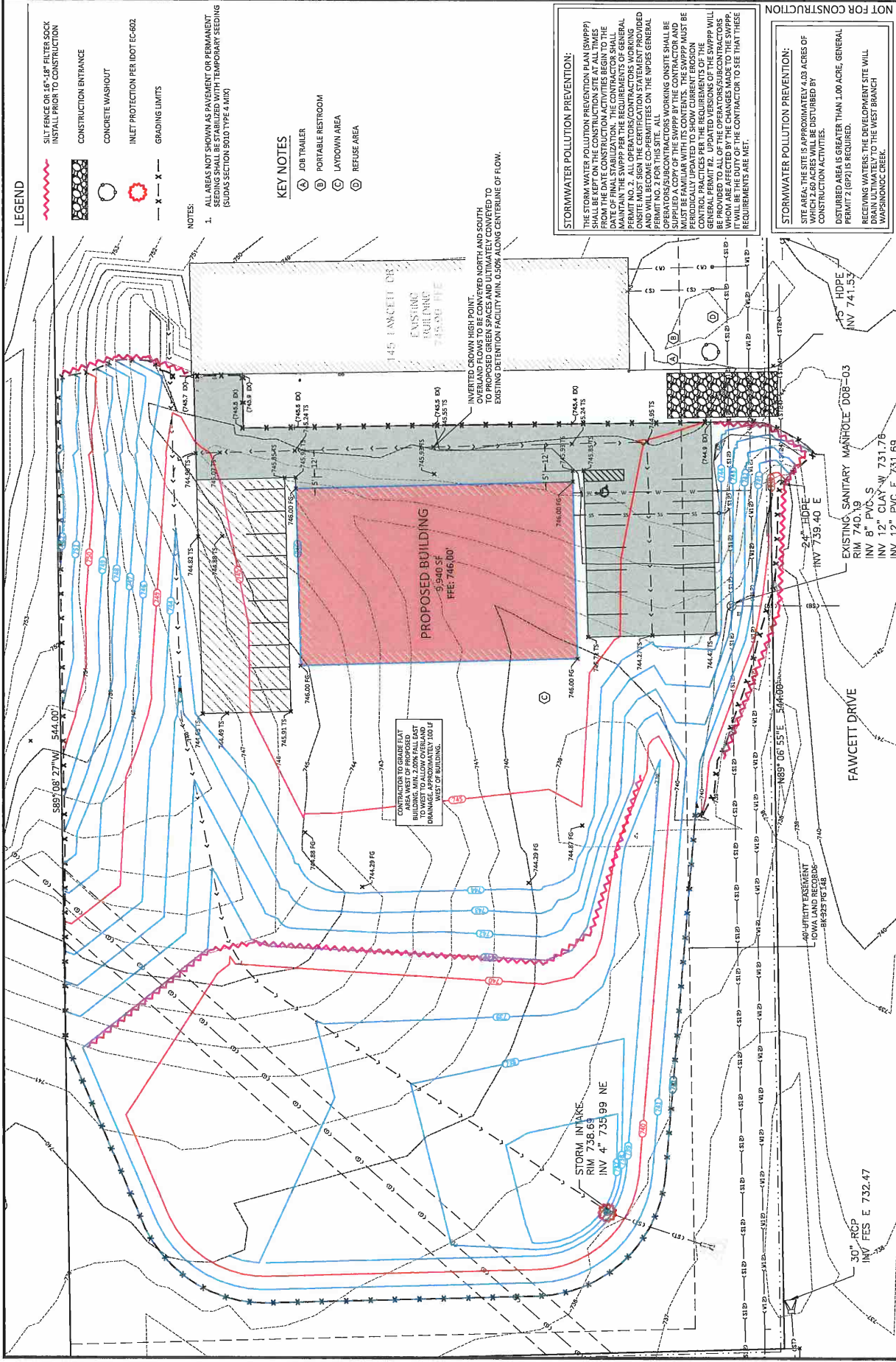
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NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR:	
CITY SUBMITTAL:	
DATE:	03/07/2024
DESCRIPTION:	
DRAWN BY:	
CHECKED BY:	
CITY SUBMITTAL:	03/07/2024
PROJECT SHEET NO.:	
DESIGNED BY:	
ESTIMATED BY:	
PROJECT AREA NAME:	
GRADING & ENCLOSURE CONTROL PLAN	

C3.00



NOT FOR CONSTRUCTION

AXIOM
CONSTANTS
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NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

ISSUED FOR:
CITY SUBMITTAL:
DATE: 03/07/2024
DESCRIPTION:
DRAWN BY:
CHECKED BY:
CITY SUBMITTAL: 03/07/2024
PROJECT SHEET NO.:

DESIGNED BY:
ESTIMATED BY:
PROJECT AREA NAME:
GRADING & ENCLOSURE CONTROL PLAN

C3.00

NOT FOR CONSTRUCTION

STORMWATER POLLUTION PREVENTION:
SITE AREA: THE SITE IS APPROXIMATELY 4.03 ACRES OF 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 WASHINGTON CREEK.

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 THE CONSTRUCTION IS COMPLETE. THE SWPPP SHALL BE MAINTAINED ON THE SITE THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE UPDATED TO REFLECT ANY CHANGES TO THE SWPPP. ALL OPERATORS/CONTRACTORS WORKING ON-SITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED PERMITS TO CONDUCT THIS SITE. ALL OPERATORS/CONTRACTORS MUST SIGN THE CERTIFICATION STATEMENT PROVIDED PERMITS TO CONDUCT THIS SITE. ALL OPERATORS/CONTRACTORS MUST SIGN THE CERTIFICATION STATEMENT PROVIDED PERMITS TO CONDUCT THIS SITE. ALL OPERATORS/CONTRACTORS MUST SIGN THE CERTIFICATION STATEMENT PROVIDED PERMITS TO CONDUCT THIS SITE.

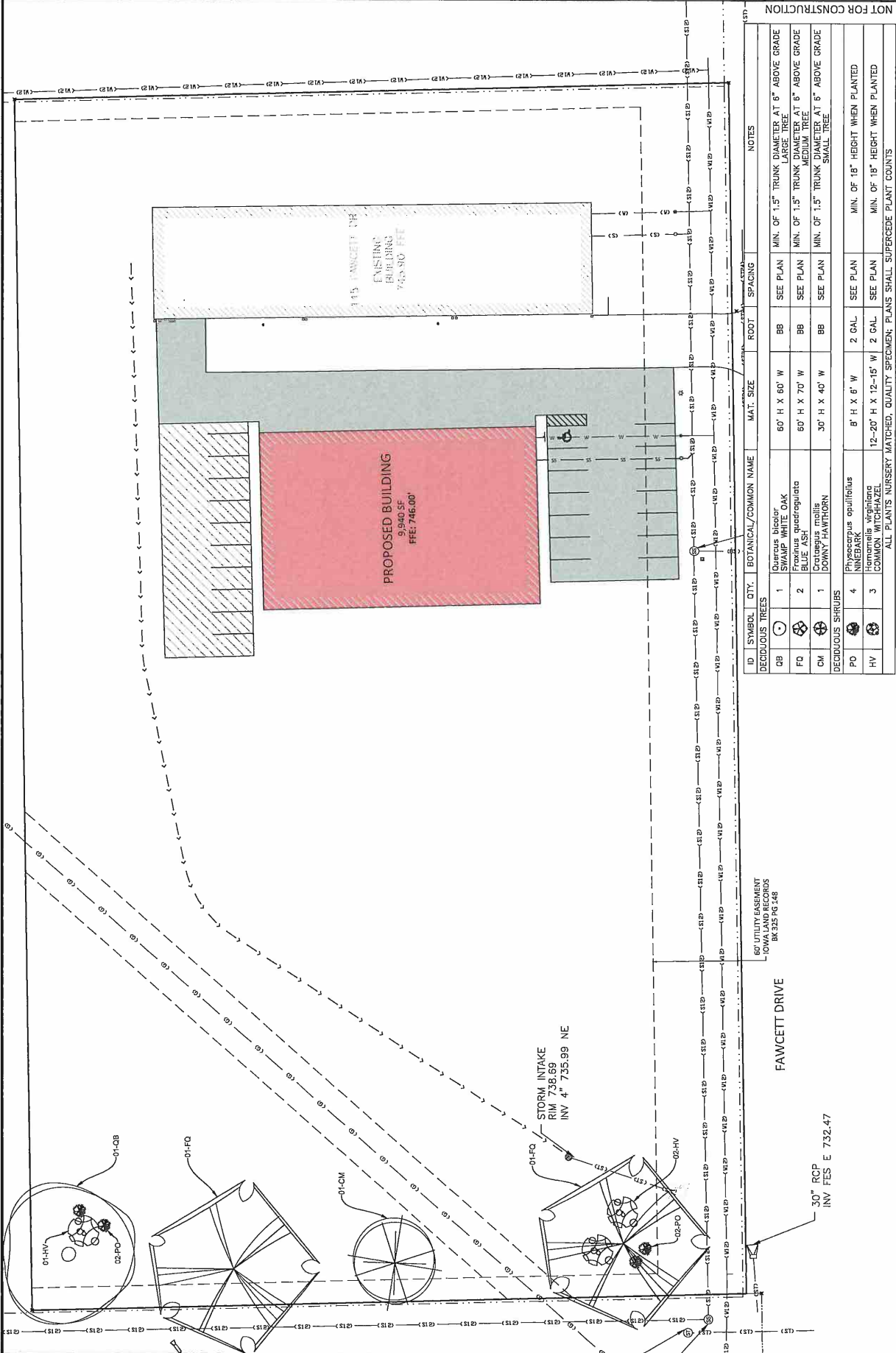


NEWPORT ADDITION
WEST BRANCH, IA
NEWPORT FAB & MACHINE

DATE	DESCRIPTION	DATE
03/07/2024		

DESIGNED BY	JK
DRAWN BY	JMD
CHECKED BY	JB
PROJECT NO.	
SHEET NAME	LANDSCAPE PLAN

L1.00



ID	SYMBOL	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
OB	(Symbol)	1	Quercus bicolor SWAMP WHITE OAK	60' H X 60' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE
FO	(Symbol)	2	Fraxinus quadrangata BLUE ASH	60' H X 70' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE
CM	(Symbol)	1	Crataegus mollis DOWNY HAWTHORN	30' H X 40' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE
DECIDUOUS SHRUBS							
PO	(Symbol)	4	Rhus typhina SMOKY BURNING BUSH	8' H X 6' W	2 GAL	SEE PLAN	MIN. OF 18" HEIGHT WHEN PLANTED
HV	(Symbol)	3	Hamamelis virginiana COMMON WITCH-HAZEL	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							

NOT FOR CONSTRUCTION

60" UTILITY EASEMENT
LOW VOLTAGE RECORD
8X26376.448

FAWCETT DRIVE

STORM INTAKE
RIM 735.99
INV 4" 735.99 NE

30" RCP
INV FES E 732.47