

RESOLUTION 2024-55

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF THE MEADOWS
SUBDIVISION, PART 6, WEST BRANCH, IOWA.**

WHEREAS, the developer did file with the City Clerk of West Branch, a preliminary plat for The Meadows Subdivision, Part 6, West Branch, Iowa, which is legally described on Exhibit "A" attached hereto; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 166 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

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

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

WHEREAS, after due deliberation, said Commission has recommended that the preliminary plat of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the preliminary plat of The Meadows Subdivision, Part 6, West Branch, Iowa, be and the same is hereby approved.

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


Roger Laughlin, Mayor

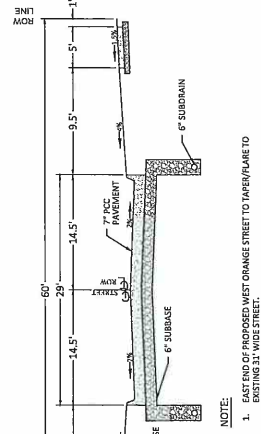
ATTEST:



Leslie Brick, City Clerk

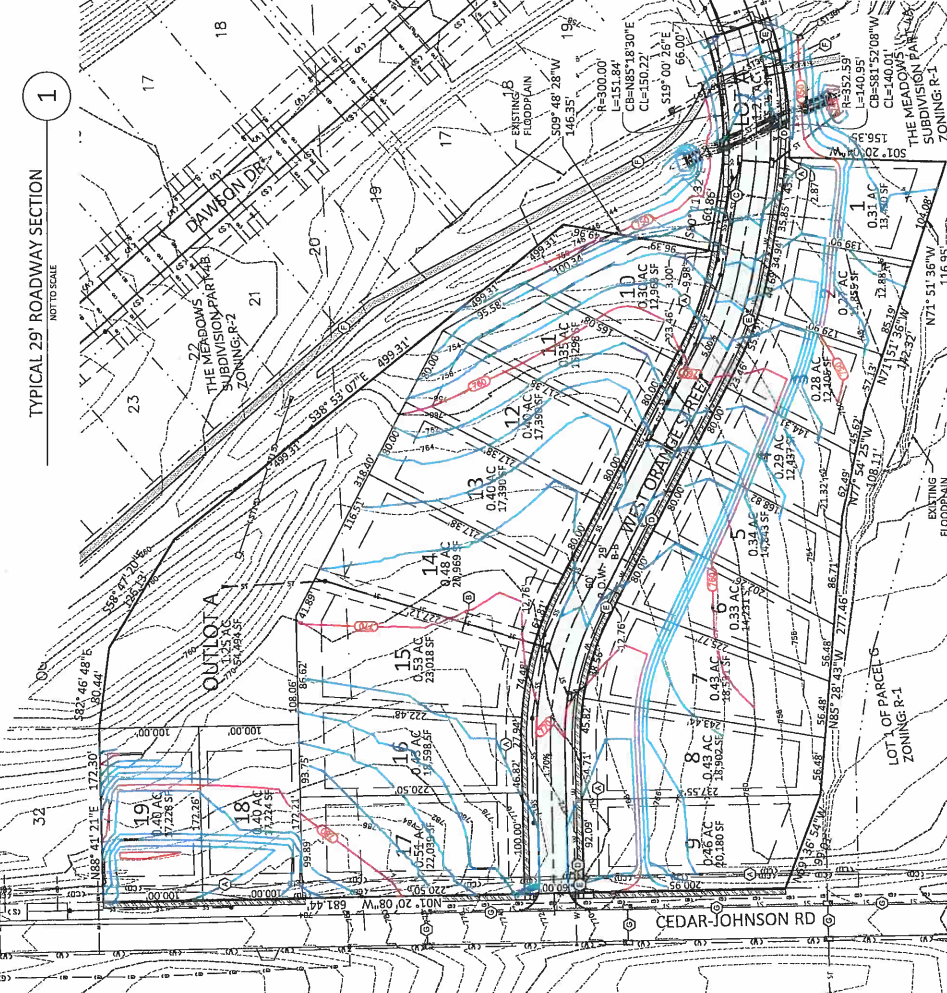


ISSUED FOR:	RESUBMITTAL 3	
DATE:	06-12-2024	
DESCRIPTION:		
CITY REVIEW:	06-26-2024	
COUNTY REVIEW:	07-12-2024	
REVISIONS:		
REVISION NO.	DATE	DESCRIPTION
1	06-12-2024	
2	06-12-2024	
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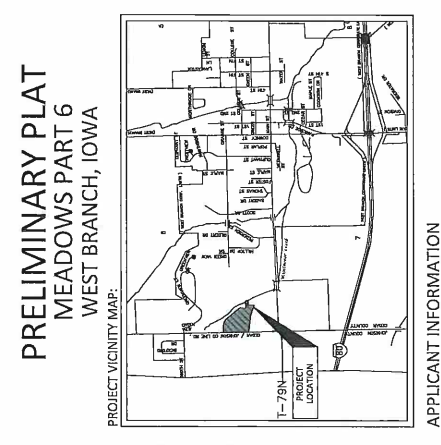
TYPICAL 29' ROADWAY SECTION
NOT TO SCALE

- KEY NOTES:**
- 1. 10' PUBLIC UTILITY EASEMENT
 - 2. 20' STORM SEWER EASEMENT
 - 3. MAILBOX CLUSTER LOCATION AND PULL OFF LANE
 - 4. PROPOSED FIRE HYDRANT
 - 5. PROPOSED STREET LIGHT
 - 6. FUTURE BIKE/PEDESTRIAN TRAIL
 - 7. PROPOSED STORM SEWERS TO BE CONSTRUCTED WITH CEDAR-JOHNSON ROAD IMPROVEMENTS



LEGEND:

EXISTING	PROPOSED
1" SANITARY SEWER	1" SANITARY SEWER
18" STORM	18" STORM
30" SUBDRAIN	30" SUBDRAIN
1" WATER, DOMESTIC	1" WATER, DOMESTIC
1" COMMUNICATIONS HANDHOLE	1" COMMUNICATIONS HANDHOLE
1" COMMUNICATIONS PERISTAL	1" COMMUNICATIONS PERISTAL
1" GUY WIRE ANCHOR	1" GUY WIRE ANCHOR
1" UTILITY POLE	1" UTILITY POLE
1" LIGHT POLE WITH LIGHT	1" LIGHT POLE WITH LIGHT
1" SANITARY SEWER MANHOLE	1" SANITARY SEWER MANHOLE
1" SANITARY SEWER CLEANOUT	1" SANITARY SEWER CLEANOUT
1" STORM SEWER INTAKE	1" STORM SEWER INTAKE
1" HYDRANT	1" HYDRANT
1" WATER VALVE	1" WATER VALVE
1" CURB STOP	1" CURB STOP
1" SITE	1" SITE
1" CONTOUR - INDEX	1" CONTOUR - INDEX
1" CONTOUR - INTERMEDIATE	1" CONTOUR - INTERMEDIATE



APPLICANT INFORMATION

OWNER: KLM INVESTMENTS, LLC
 ATTORNEY: RICHARD W. KENNEDY
 100 WEST MAIN STREET
 WEST BRANCH, IA 52440
 DEVELOPER: AXIOM CONSULTANTS, LLC
 300 S. CLINTON STREET, UNIT 200
 P.O. BOX 698
 WEST BRANCH, IA 52358

- 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 PRIOR TO CONSTRUCTION.
 3. PROPOSED WATER MAINS SHALL 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 THE CITY OF WEST BRANCH.
 7. SETBACKS FOR R-1 ARE 25' FOR REAR, AND 8' FOR SIDE YARDS.
 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 B TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR WATER MAIN EASEMENT.
 11. CEDAR-JOHNSON ROAD TO BE IMPROVED PRIOR TO THE PART OF THE MEADOWS PART 6, STREET AND UTILITY CONNECTIONS BETWEEN THE MEADOWS PART 6 AND CEDAR-JOHNSON ROAD.
 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 WEST BRANCH STREET AND CEDAR-JOHNSON ROAD.
 13. GRADE OF LOTS 1, 2, AND 10 TO BE FILLED AND RAISED TO PLACE OUTSIDE OF THE EXISTING FLOODPLAIN. MINIMUM FLOOD ELEVATION TO BE DEFINED BY THE CITY OF WEST BRANCH. 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 FLOOD ELEVATION TO BE DEFINED BY THE CITY OF WEST BRANCH. ACCESSING DIRECTLY ONTO CEDAR-JOHNSON ROAD.
 15. SWPPP METHODS TO BE VERIFIED WITH CONSTRUCTION DOCUMENTS.
 16. THE CITY OF WEST BRANCH IS TO BE RESPONSIBLE FOR THE IMPROVEMENTS TO CEDAR-JOHNSON ROAD.
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LEGAL DESCRIPTION

BEING PART OF AUDITOR'S PARCEL G IN BOOK 1, PAGE 026 IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) 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 30 OF THE CONNECTED PLAT FOR THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554, PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE, THENCE N89°41'21"E, 172.30 FEET TO THE SOUTH LINE OF OUTLOT D 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 S88°47'07"E, 126.13 FEET; THENCE ALONG SAID SOUTH LINE S88°53'07"E, 499.31 FEET; THENCE ALONG SAID SOUTH LINE S09°48'38"W, 146.35 FEET; THENCE ALONG SAID SOUTH LINE S89°11'37"E, 60.86 FEET; THENCE 151.84 FEET ALONG SAID SOUTH LINE ON A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, [CHORD BEARING N85°19'30"E, 150.22 FEET] TO THE WEST LINE OF LOT A OF SAID PART 4A; THENCE ALONG SAID WEST LINE S32°00'26"E, 86.00 FEET; THENCE ALONG SAID WEST LINE S02°00'00"W, 0.00 FEET; THENCE ALONG SAID SOUTH LINE S02°00'00"W, 59.25 FEET; THENCE ALONG SAID NORTH LINE N71°51'38"W, 298.28 FEET; THENCE ALONG SAID NORTH LINE N77°54'25"W, 108.11 FEET; THENCE N82°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 9.88 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.