



PLANNING AND ZONING COMMISSION MEETING

Tuesday, September 23, 2025 • 7:00 p.m.

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

<https://zoom.us/j/5814699699>

or dial in phone number 1-312-626-6799 with Meeting ID 581 469 9699

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the August 26, 2025 meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Review and Approve Preliminary and Final Plat for Parkside Reimagined Phase I.
/ Move to Action
 - b. Review and Approve Site Plan for Nordex Parking Lot expansion – 155 Faucet Drive / Move to Action. Discussion
5. City Staff reports
6. Comments from Chair and Commission Members
7. Next regular Planning & Zoning Commission meeting Tuesday, November 25, 2025
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Brad Bower, Matt Van Scoyoc, Madison Conley, Emilie Walsh, Ryan Foley • **Zoning Administrator:** Terry Goerdts
Mayor: Roger Laughlin • **Council Members:** Mike Horihan, Colton Miller, Jodee Stoolman, Jerry Sexton, Tom Dean
City Administrator: Adam Kofoed **City Clerk:** Alycia Horras • **Fire Chief:** Kevin Stoolman • **Police Chief:** Greg Hall
• **Public Works Director:** Matt Goodale

City of West Branch Planning & Zoning Commission Meeting
August 26, 2025
West Branch City Council Chambers, 110 North Poplar Street

Chair John Fuller called the (Special) Planning & Zoning Commission meeting to order at 7:00 p.m.

Commission members present: John Fuller, Ryan Bowers, Matt Van Scoyoc, Brad Bower, Matt Van Scoyoc, Ryan Foley, Emily Walsh.

Council members present: Mayor Laughlin.

Absent: Madison Conley.

City Staff present: City Administrator, Adam Kofoed, Zoning Administrator, Terry Goerd, City Engineer, Dave Schechinger, Fire Chief Kevin Stoolman, City Clerk Alycia Horras.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Motion by Bowers, second by Bower to add Emily Wash as an attendant to last meetings minutes. Motion approved 6-0

PUBLIC HEARING/NON-CONSENT AGENDA

a. Review and Approve the Final Site Plan for Brown's West Branch/Move to Action

Fuller mentioned passed concerns where number of trees required on the site. Jon Marner from MMS explained trees were added around the basin as well as additional shrubs around the buildings. Chair Fuller added that there should be at least two different tree species. Foley mentioned they were all one species of trees and would like to see a variation of species.

Motion by Bower second by Van Scoyoc that two different tree species be used. Motion passed 6-0.

b. Review and Approve updates to the Conceptual Site Plan for Parkside Hills/Move to Action

Jon Marner of MMS updated the board on some changes from council. They added more green space and parking, providing better fire vehicle access by removing a number of units. Bowers mentioned possible turning issues from S. 2nd Street turning right into the property. Fire Chief wants to see appendix B, C, and D are met. Developers provided a second worksheet to show the vehicles could make the turn. There were disagreements between the match of rental versus ownership properties in the area. Where audience members had different opinions on affordable housing.

Public Comments

Jeanine Miller spoke opposed to the project as it could impede on the use and enjoyment of neighboring properties.

Sally Peck

Spoked opposed to the project, feels the development will be too similar Heritage Hill. Encouraged residents to drive the Heritage Development. Density is too much and it appears initial proposed green space gets reduced overtime.

Motion to approve site plan that fire access has been approved by the Fire Department with 26' feet wide. Motion to approve by Bowers, second by Bower. Motion carried 5-1.

Comments from Chair and Commission Members

Chair John Fuller introduced Travis Kraus to discuss Iowa's IISC

Adjourn

Motion by Bower, second by Bowers to adjourn the Planning & Zoning Commission meeting.

Motion carried on a voice vote. The meeting adjourned at 9:14 p.m.

Submitted by:

Adam Kofoed

City Administrator

PRELIMINARY PLAT APPLICATION

Applicant Name: Genesis Development Group

Address: 32 Hummingbird Lane Iowa City Iowa 52245
Street or PO Box City State Zip Code

Phone: 319-631-3138 Email: blueskydev@rocketmail.com

Signature: _____

Additional Contact

Name: Jon Marner

Phone: 319-351-8282 Email: jmarner@mms-us.com

Property Owner (if other than applicant)

Name: Parkside Partners, LLC

Address: 32 Hummingbird Lane Iowa City Iowa 52245
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

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): Elm Street & Sycamore Drive

Assessor's Parcel # (Attach Legal Description): 050013081530130, 050013081530570, 050013081530560, 050013081530100, 050013081530550

Subdivision Name: PARKSIDE HILLS - FIFTH ADDITION

Number of Lots: 11 Property Size: 11.52 AC. Current Zoning: PUD

Subdivider's Engineer

Name: MMS Consultants, Inc.

Address: 1917 S. Gilbert Street Iowa City Iowa 52240
Street or PO Box # City State Zip Code

Phone: 319-351-8282 Email: jmarner@mms-us.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 170.15(15)
- ☐ A proposal to turn over 5% of useable subdivided land or its value to the City of West Branch for park 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.

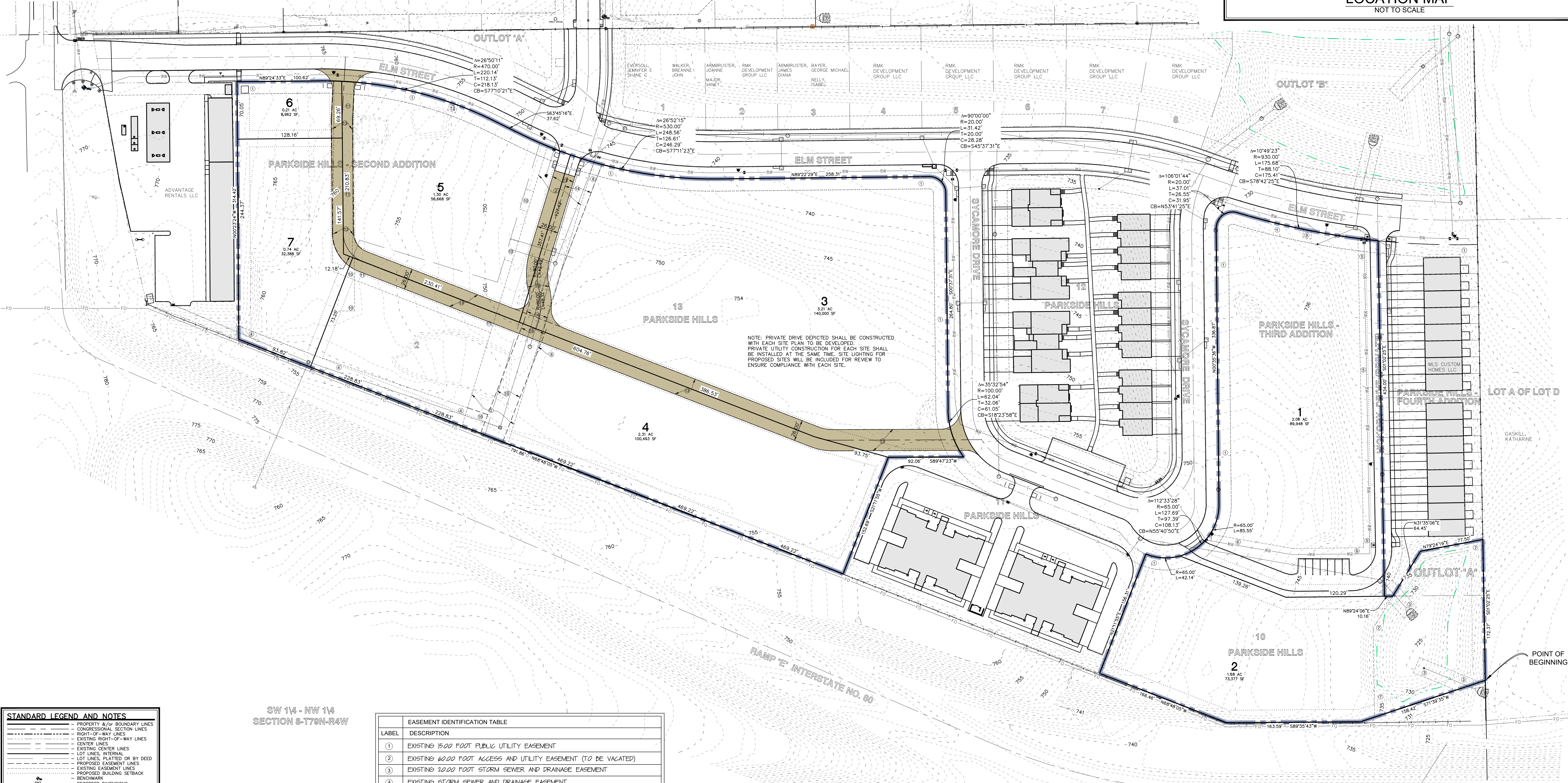
DESCRIPTION - PARKSIDE HILLS - 5TH ADDITION
LOTS 10 AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, AND LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION, TO WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:
(East Tract)

BEGINNING at the Southeast Corner of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office; Thence S81°57'34"W, along the South Line of said Parkside Hills, 2.06 feet; Thence S71°39'35"W, along said South Line, 158.42 feet; Thence S89°35'43"W, along said South Line, 163.59 feet; Thence N68°48'55"W, along said South Line, 166.46 feet; to the Southwest Corner of Lot 10 of said Parkside Hills; Thence N21°13'55"E, along the West Line of said Lot 10, a distance of 156.31 feet; to the Northwest Corner of said Lot 10; Thence Northeasterly, 127.69 feet, along the North Line of said Lot 10, and the West Line of Parkside Hills - Third Addition, in accordance with the Plat thereof Recorded in Book 1770 at Pages 204-211 of the Records of the Cedar County Recorder's Office, on a 45.00 foot radius curve, concave Northwesterly, whose 108.13 foot chord bears N55°40'50"E; Thence N007°35'54"W, along said West Line, 334.20 feet; Thence Northeasterly, 2.67 feet, along said West Line, on a 120.00 foot radius curve, concave Southeasterly, whose 2.67 foot chord bears N007°02'19"E, to the Northwest Corner of said Parkside Hills - Third Addition; Thence Northeasterly, 37.01 feet, along the North Line of said Parkside Hills - Third Addition, on a 20.00 foot radius curve, concave Southeasterly, whose 31.95 foot chord bears N53°41'25"E; Thence Southeasterly, 175.68 feet, along said North Line, on a 930.00 foot radius curve, concave Northeasterly, whose 175.41 foot chord bears S78°42'25"E, to the Northwest Corner of Parkside Hills - Fourth Addition, in accordance with the Recorded Plat thereof; Thence S01°02'25"E, along the West Line of said Parkside Hills - Fourth Addition, 434.00 feet; to the Southwest Corner of said Parkside Hills - Fourth Addition; Thence N89°24'09"E, along the South Line of said Parkside Hills - Fourth Addition, 10.16 feet; Thence N13°35'06"E, along said South Line, 64.45 feet; Thence N79°24'19"E, along said South Line, 77.50 feet; to the Southeast Corner thereof, and the Northeast Corner of Outlot "A", of said Parkside Hills - Third Addition; Thence S01°02'25"E, along the East Line of said Outlot "A", and the East Line of Lot 10, of said Parkside Hills, 172.37 feet, to the POINT OF BEGINNING. Said East Tract contains 3.75 Acres, and is subject to easements and restrictions of record.

AND ALSO:
(West Tract)

BEGINNING at the Southwest Corner of Parkside Hills - Second Addition, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1673 at Pages 3-13 of the Records of the Cedar County Recorder's Office; Thence N007°35'04"W, along the West Line of said Parkside Hills - Second Addition, 314.42 feet, to the Northwest Corner of said Parkside Hills - Second Addition; Thence N89°24'33"E, along the North Line of said Parkside Hills - Second Addition, 100.62 feet; Thence Southeasterly, 220.14 feet, along said North Line, on a 470.00 foot radius curve, concave Southwesterly, whose 238.13 foot chord bears S77°10'21"E; Thence S63°45'16"E, along said North Line, 37.62 feet; Thence Southeasterly, 248.56 feet, along said North Line, and the North Line of Lot 13, of Parkside Hills, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office, on a 530.00 foot radius curve, concave Northeasterly, whose 246.29 foot chord bears S77°11'23"E; Thence N89°22'29"E, along said North Line of Lot 13, a distance of 258.31 feet, to the Northeast Corner of said Lot 13; Thence Southeasterly, 31.42 feet, along the East Line of said Lot 13, on a 20.00 foot radius curve, concave Southwesterly, whose 28.28 foot chord bears S45°37'31"E; Thence S00°37'31"E, along said East Line, 264.80 feet; Thence Southeasterly, 61.73 feet, along said East Line, on a 100.00 foot radius curve, concave Northeasterly, whose 60.75 foot chord bears S18°18'32"E; Thence S89°47'23"W, along said East Line, 92.06 feet; Thence S21°11'55"W, along said East Line, 152.69 feet, to the Southeast Corner of said Lot 13; Thence N68°48'05"W, along the South Line of said Lot 13, and south Line of said Parkside Hills - Second Addition, 791.86 feet, to the POINT OF BEGINNING. Said West Tract contains 7.77 Acres, and is subject to easements and restrictions of record.

Parkside Hills - Part Five contains 11.52 Acres, and is subject to easements and restrictions of record.



STANDARD LEGEND AND NOTES	
—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	EXISTING RIGHT-OF-WAY LINES
—	CENTER LINES
—	EXISTING CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	EXISTING EASEMENT LINES
—	PROPOSED EASEMENT LINES
—	EXISTING EASEMENT LINES
—	PROPOSED BUILDING SETBACK
—	BENCHMARK
(R)	RECORDED DIMENSIONS
—	CURVE SEGMENT NUMBER
—	EXIST. 22-1
—	PROP. 22-1
—	POWER POLE
—	POWER POLE W/DROP
—	POWER POLE W/TRANS
—	POWER POLE W/LIGHT
—	GUY POLE
—	SANITARY MANHOLE
—	FIRE HYDRANT
—	WATER VALVE
—	DRAINAGE MANHOLE
—	CURB INLET
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	WATER LINES
—	ELECTRICAL LINES
—	TELEPHONE LINES
—	GAS LINES
—	CONTOUR LINES (1" INTERVAL)
—	PROPOSED GROUND
—	EXISTING GROUND
—	EXISTING TREE LINE
—	EXISTING DECIDUOUS TREE & SHRUB
—	EXISTING EVERGREEN TREES & SHRUBS

SW 1/4 - NW 1/4
SECTION 8-T79N-R4W

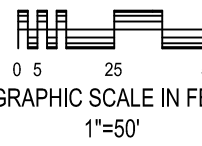
EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
(1)	EXISTING 15.00 FOOT PUBLIC UTILITY EASEMENT
(2)	EXISTING 60.00 FOOT ACCESS AND UTILITY EASEMENT (TO BE VACATED)
(3)	EXISTING 10.00 FOOT STORM SEWER AND DRAINAGE EASEMENT
(4)	EXISTING STORM SEWER AND DRAINAGE EASEMENT
(5)	EXISTING 47.00 FOOT WIDE ACCESS AND UTILITY EASEMENT
(6)	EXISTING ACCESS AND UTILITY EASEMENT
(7)	EXISTING STORM WATER DETENTION EASEMENT
(8)	EXISTING SANITARY SEWER EASEMENT (TO BE VACATED)
(9)	EXISTING 10.00 X 10.00 FOOT MAIL BOX EASEMENT
(10)	EXISTING INGRESS AND EGRESS EASEMENT (TO BE VACATED)
(11)	EXISTING 24.00 FOOT WIDE INGRESS AND EGRESS EASEMENT
(12)	EXISTING 10.00 X 10.00 FOOT MAIL BOX EASEMENT (TO BE VACATED)
(13)	26.00 FOOT WIDE ACCESS EASEMENT
(14)	SANITARY SEWER AND STORM SEWER EASEMENT
(15)	29.00 FOOT SANITARY SEWER, STORM SEWER, AND DRAINAGE EASEMENT
(16)	STORM SEWER AND DRAINAGE EASEMENT

PRELIMINARY PLAT PARKSIDE HILLS - 5TH ADDITION WEST BRANCH, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
GENESIS DEVELOPMENT GROUP LLC
32 HUMMINGBIRD LN
IOWA CITY, IA 52245

APPLICANT ATTORNEY:
JAMES S HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IA 52240



DEVELOPMENT CHARACTERISTICS

EXISTING ZONING: PUD
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK

15 FEET
10 FEET
15 FEET

ADDITION



LOCATION MAP
NOT TO SCALE



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
www.mmsconsultants.net

Date	Revision
09-08-2025	PER CLIENT REQUEST - ADP

PRELIMINARY PLAT

PARKSIDE HILLS - 5TH ADDITION

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07-16-2025

Designed by: JDM Field Book No:

Drawn by: ADP Scale: 1"=50'

Checked by: JDM Sheet No:

Project No: 1

12148-004

DESCRIPTION
LOTS 10, 11, AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION, TO WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING at the Southeast Corner of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office; Thence S81°57'34"W, along the South Line of said Parkside Hills, 2.06 feet; Thence S71°39'35"W, along said South Line, 158.42 feet; Thence S89°35'43"W, along said South Line, 163.59 feet; Thence N68°48'05"W, along said South line, and the South Line of Parkside Hills - Second Addition, in accordance with the Plat thereof Recorded in Book 1673 at Pages 3-11 of the Records of the Cedar County Recorder's Office, 1294.32 feet, to the Southwest Corner of said Parkside Hills - Second Addition; Thence N00°23'24"W, along the West Line of said Parkside Hills - Second Addition, 314.42 feet, to the Northwest Corner of said Parkside Hills - Second Addition; Thence N89°24'33"E, along the North Line of said Parkside Hills - Second Addition, 100.62 feet; Thence Southeasterly, 220.14 feet, along said North Line, on a 470.00 foot radius curve, concave Southwesterly, whose 218.13 foot chord bears S77°10'21"E; Thence S63°45'16"E, along said North Line, 37.62 feet; Thence Southeasterly, 248.56 feet, along said North Line, and the North Line of Lot 13, of said Parkside Hills, on a 330.00 foot radius curve, concave Northeasterly, whose 246.29 foot chord bears S77°11'23"E; Thence N89°22'29"E, along said North Line of Lot 13, a distance of 258.31 feet, to the Northeast Corner of said Lot 13; Thence Southeasterly, 31.42 feet, along the East Line of said Lot 13, on a 20.00 foot radius curve, concave Southwesterly, whose 26.28 foot chord bears S45°37'31"E; Thence S00°37'31"E, along said East Line, 264.80 feet; Thence Southeasterly, 118.99 feet, along said East Line, and the North Line of Lot 11 of said Parkside Hills, on a 100.00 foot radius curve, concave Northeasterly, whose 122.09 foot chord bears S34°42'48"E; Thence S68°48'05"E, along said North Line, 147.79 feet; Thence Southeasterly, 1.95 feet, along said North Line, on a 84.50 foot radius curve, concave Northeasterly, whose 1.95 foot chord bears S69°23'32"E; Thence Southeasterly, 12.08 feet, along said North Line, on a 20.00 foot radius curve, concave Southwesterly, whose 11.90 foot chord bears S52°40'49"E; Thence Northeasterly, 164.75 feet, along said North Line, the North Line of Lot 10 of Parkside Hills - Third Addition, in accordance with the Plat thereof Recorded in Book 1770 at Pages 204-211 of the Records of the Cedar County Recorder's Office, on a 65.00 foot radius curve, concave Northeasterly, whose 124.06 foot chord bears N72°00'43"E; Thence N00°35'54"W, along said West Line, 334.20 feet; Thence Northeasterly, 2.67 feet, along said West Line, on a 100.00 foot radius curve, concave Southwesterly, whose 2.67 foot chord bears N00°02'19"E, to the Northwest Corner of said Parkside Hills - Third Addition; Thence Northeasterly, 37.01 feet, along the North Line of said Parkside Hills - Third Addition, on a 20.00 foot radius curve, concave Southwesterly, whose 31.95 foot chord bears N53°41'25"E; Thence Southeasterly, 175.68 feet, along said North Line, on a 930.00 foot radius curve, concave Northeasterly, whose 175.41 foot chord bears S78°42'25"E, to the Northeast Corner of Parkside Hills - Fourth Addition, in accordance with the Recorded Plat thereof; Thence S01°02'25"E, along the West Line of said Parkside Hills - Fourth Addition, 434.00 feet, to the Southwest Corner of said Parkside Hills - Fourth Addition; Thence N89°24'06"E, along the South Line of said Parkside Hills - Fourth Addition, 10.16 feet; Thence N31°35'06"E, along said South Line, 64.45 feet; Thence N79°24'19"E, along said South Line, 77.50 feet, to the Southeast Corner thereof, and the Northeast Corner of Outlot "A", of said Parkside Hills - Third Addition; Thence S01°02'25"E, along the East Line of said Outlot "A", and the East Line of Lot 10, of said Parkside Hills, 172.37 feet, to the POINT OF BEGINNING.

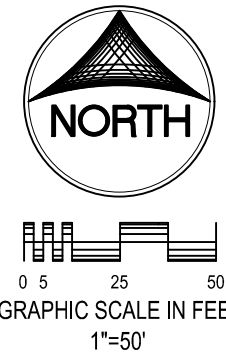
Also,
Outlot "A" of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office.
Said Tract of Land contains 12.83 Acres, and is subject to easements and restrictions of record.

PARKSIDE HILLS WEST BRANCH, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
GENESIS DEVELOPMENT GROUP LLC
32 HUMMINGBIRD
IOWA CITY, IA 52245

APPLICANT ATTORNEY:
JAMES D HOUGHTON
216 STEVENS DRIVE
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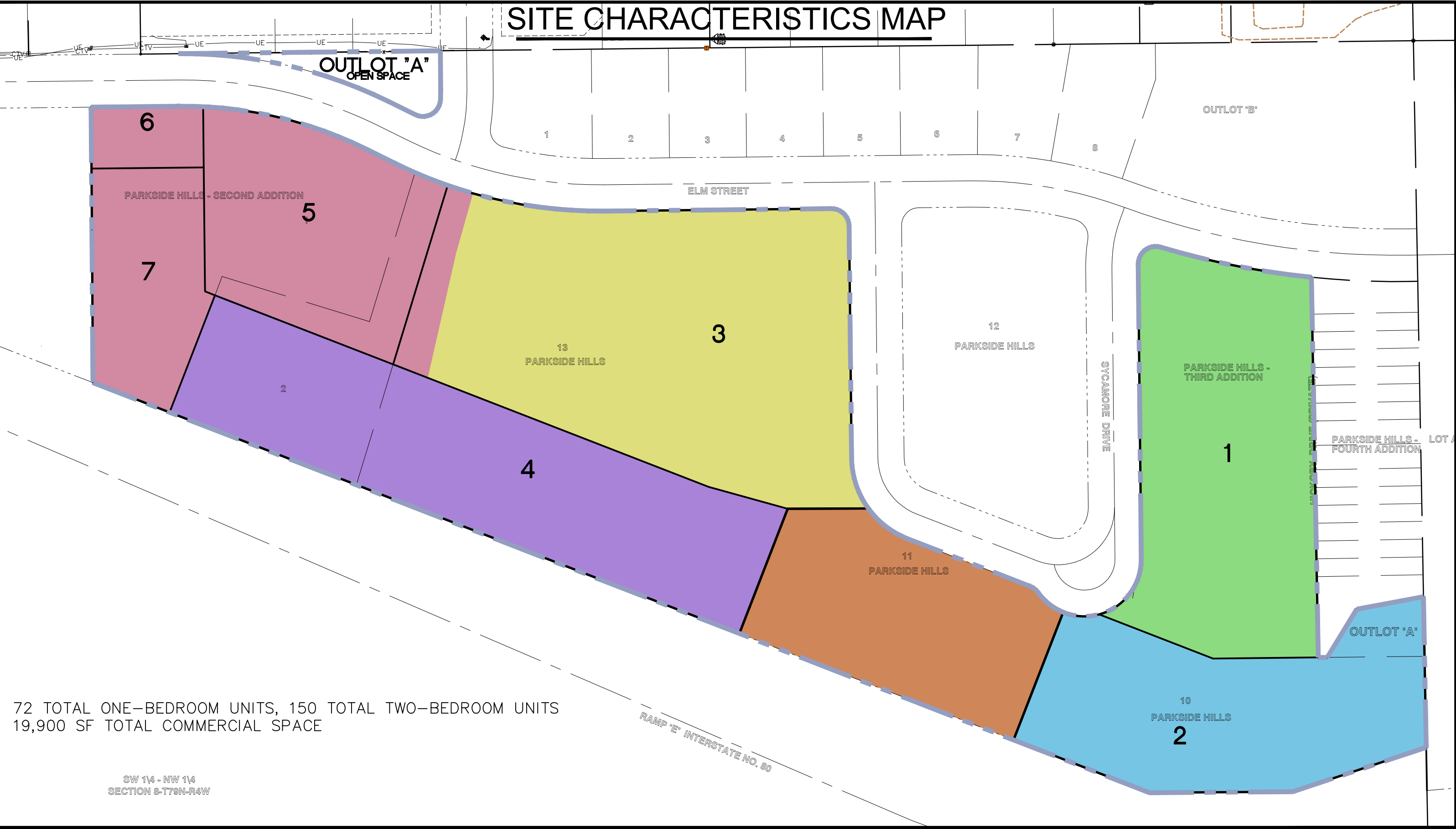
CIVIL ENGINEERS
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Date	Revision
07-24-2025	PER CITY COMMENTS - ADP
07-25-2025	REVISED PARKING - ADP
08-19-2025	REVISED PARKING - BAH
09-08-2025	PER CLIENT REQUEST - ADP

PROPERTY EXHIBIT

SITE CHARACTERISTICS MAP



72 TOTAL ONE-BEDROOM UNITS, 150 TOTAL TWO-BEDROOM UNITS
19,900 SF TOTAL COMMERCIAL SPACE

SW 1/4 - NW 1/4
SECTION 9-TWNS-66W

PROPOSED LOTS

LOT 1
SITE CHARACTERISTICS
SITE AREA 2.06 AC
RESIDENTIAL UNITS 48 UNITS
(30 ONE-BEDROOM, 18 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
40 SPACES
27 SPACES
72 SPACES
PROVIDED ELM STREET PARKING
7 SPACES
PROVIDED CARPORT PARKING
34 SPACES
PROVIDED OUTDOOR PARKING
52 SPACES
EXISTING PARKING
100 SPACES

LOT 2
SITE CHARACTERISTICS
SITE AREA 1.68 AC
RESIDENTIAL UNITS 24 UNITS
(24 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
36 SPACES
36 SPACES
36 SPACES
PROVIDED OUTDOOR PARKING
38 SPACES
TOTAL PROVIDED PARKING
38 SPACES

LOT 3
SITE CHARACTERISTICS
SITE AREA 3.21 AC
RESIDENTIAL UNITS 66 UNITS
(42 ONE-BEDROOM, 24 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
63 SPACES
36 SPACES
99 SPACES
PROVIDED ELM STREET PARKING
32 SPACES
PROVIDED CARPORT PARKING
48 SPACES
PROVIDED OUTDOOR PARKING
102 SPACES
TOTAL PROVIDED PARKING
182 SPACES

LOT 4
SITE CHARACTERISTICS
SITE AREA 2.31 AC
RESIDENTIAL UNITS 60 UNITS
(60 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
90 SPACES
90 SPACES
90 SPACES
PROVIDED OUTDOOR PARKING
93 SPACES
TOTAL PROVIDED PARKING
93 SPACES

LOTS 5-7
SITE CHARACTERISTICS
SITE AREA 2.25 AC
RESIDENTIAL UNITS 60 UNITS
(12 SPACES PER ROOM)
PARKING REQUIREMENTS
8,400 SF COMMERCIAL SPACE
(1 SPACE PER 100 SF)
TOTAL REQUIRED SPACES
154 SPACES
PROVIDED ELM STREET PARKING
27 SPACES
PROVIDED OUTDOOR PARKING
136 SPACES
TOTAL PROVIDED PARKING
163 SPACES

LOT 11 PARKSIDE HILLS
SITE CHARACTERISTICS
SITE AREA 1.31 AC
RESIDENTIAL UNITS 24 UNITS
(24 TWO-BEDROOM)
PARKING REQUIREMENTS (2 PER UNIT)
48 SPACES
24 SPACES
48 SPACES
PROVIDED CARPORT PARKING
24 SPACES
PROVIDED OUTDOOR PARKING
24 SPACES
TOTAL PROVIDED PARKING
48 SPACES

MMS CONSULTANTS, INC.

Date: 07-16-2025

Designed by: JDM Field Book No:

Drawn by: ADD Scale: 1"=50'

Checked by: JDM Sheet No:

Project No: 1

12148-004



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

FINAL PLAT APPLICATION

Applicant Name: Genesis Development Group

Address: 32 Hummingbird Lane Iowa City Iowa 52245

Phone: 319-631-3138 Email: blueskydev@rocketmail.com

Signature: _____

Additional Contact

Name: Jon Marner

Phone: 319-351-8282 Email: jmarner@mms-us.com

Property Owner (if other than applicant)

Name: Parkside Partners, LLC

Address: 32 Hummingbird Lane Iowa City Iowa 52245

Phone: _____ Email: _____

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): Elm Street & Sycamore Drive

Assessor's Parcel # (Attach Legal Description) 050013081530130 , 050013081530570, 050013081530560 , 050013081530100 , 050013081530550

Subdivision Name: PARKSIDE HILLS - FIFTH ADDITION

Number of Lots: 11 Property Size: 11.52 AC. Current Zoning: PUD

Subdivider's Engineer

Name: MMS Consultants, Inc.

Address: 1917 S. Gilbert Street Iowa City Iowa 52240

Phone: 319-351-8282 Email: jmarner@mms-us.com

PRELIMINARY 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, use the following checklist on page 3 & 4 to confirm that application is complete.

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

Submittal Requirements:

- ☒ 1 completed copy of this application form, including checklist.
- ☒ 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.

For Staff Use:

_____ Date application and Final 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 Planning & Zoning Commission.

_____ Date or 1st Planning & Zoning Commission meeting

_____ Date of Planning & Zoning Commission Approval

_____ Stamp Final Plat 'Approved' – email to Subdivider, their engineer & City Council

_____ Forward approved Final Plat to City Attorney for creation of Resolution

_____ Invoice Subdivider for Engineering fees

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

_____ Final Plat Resolution # _____, approved _____

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

City of West Branch - Final Plat Requirements: Chapter 170.11

- ☐ Title under which the subdivision is to be recorded.
- ☐ The linear dimensions (as required by the Iowa Code) of the subdivision boundary, lot lines, streets and alleys. These should be exact and complete to include all distances, radii, arc, chords, points of tangency and central angles.
- ☐ Street names and clear designations of public alleys. Streets that are continuations of present streets should bear the same name. If new names are needed, they should be distinctive. Street names may be required to conform to the City plan (and approved by Cedar County EMA).
- ☐ Description and location of all permanent monuments set in the subdivision to be placed at all block corners, at all angles and points of curve of the street and alley property lines, and at all corners and angles on the exterior boundary. The plat shall show that the subdivision is tied to a physically monumented land line, which is identified by two U.S. public land survey systems corners, or by two physically monumented corners of a recorded subdivision.
- ☐ The plat should be signed and acknowledged by the subdivision land owner and his or her spouse.
- ☐ A sealed certification of the accuracy of the plat by a land surveyor who prepared the final plat.
- ☐ Signatures of utilities approving easements and locations of utilities.
- ☐ The legal description of the area being platted.
- ☐ Identification of all adjoining properties, and where such adjoining properties are part of recorded subdivisions, the names of those subdivisions.
- ☐ Any other pertinent information, which may include a site development plat, necessary for the proper evaluation of the plat.
- ☐ The locations, dimension and uses of all proposed easements.

Final Plat Attachments: Chapter 170.12 – Subdivider shall cause all documents to be recorded and copies provided to the City before construction begins.

- ☐ A correct description of the subdivision land.
- ☐ A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public used, if the dedication is approved by the Council.
- ☐ An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- ☐ A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.
- ☐ A statement from the mortgage holders of lienholders, if any that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgement of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- ☐ A certificate of dedication of streets and other public property.
- ☐ A statement of restriction of all types that run with the land and become covenants in the deeds of lots.
- ☐ A resolution and certificate of approval by the Council and for signatures of the Mayor and Clerk.

- ☐ Design plans for all public improvements prepared under the direction of a registered professional engineer licensed in the State, including plan and profiles, typical cross sections and specifications of street improvements and utility systems, to show the location, size and grade. These should be shown on a fifty (50) foot horizontal scale and a five (5) foot vertical scale with west or north at the left.
- ☐ A certificate by the City Engineer or similar official within two (2) weeks of submission that all required improvements and installations have been completed, or that a letter of credit or performance bond guaranteeing completion has been approved by the City Attorney and filed with the Clerk, or that the Council has agreed that the City will provide the necessary improvements and installations and assess the costs against the subdivider or future property owners in the subdivision, or by agreement between the City and subdivider as to installation and assessment of such improvements.
- ☐ The encumbrance bond, if any.
- ☐ Final plans, following completion of construction, identifying the as-built location and elevation of all public improvements installed.
- ☐ A statement by a registered land surveyor that the plat was prepared under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's Iowa registration number or seal.

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.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
09-08-2025	CHANGED TO 7 TOTAL LOTS PER JDM - RLW

FINAL PLAT

PARKSIDE HILLS
5TH ADDITION

WEST BRANCH
CEDAR COUNTY
IOWA

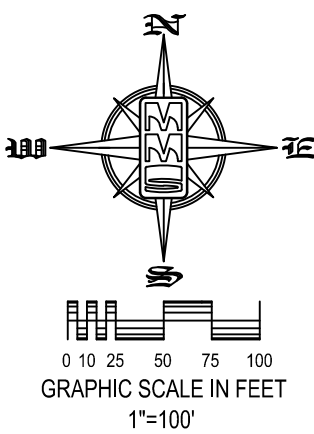
MMS CONSULTANTS, INC.

Date:	07-24-2025
Designed by:	JDM
Field Book No:	1239,1336
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	12148-004
of:	1

FINAL PLAT

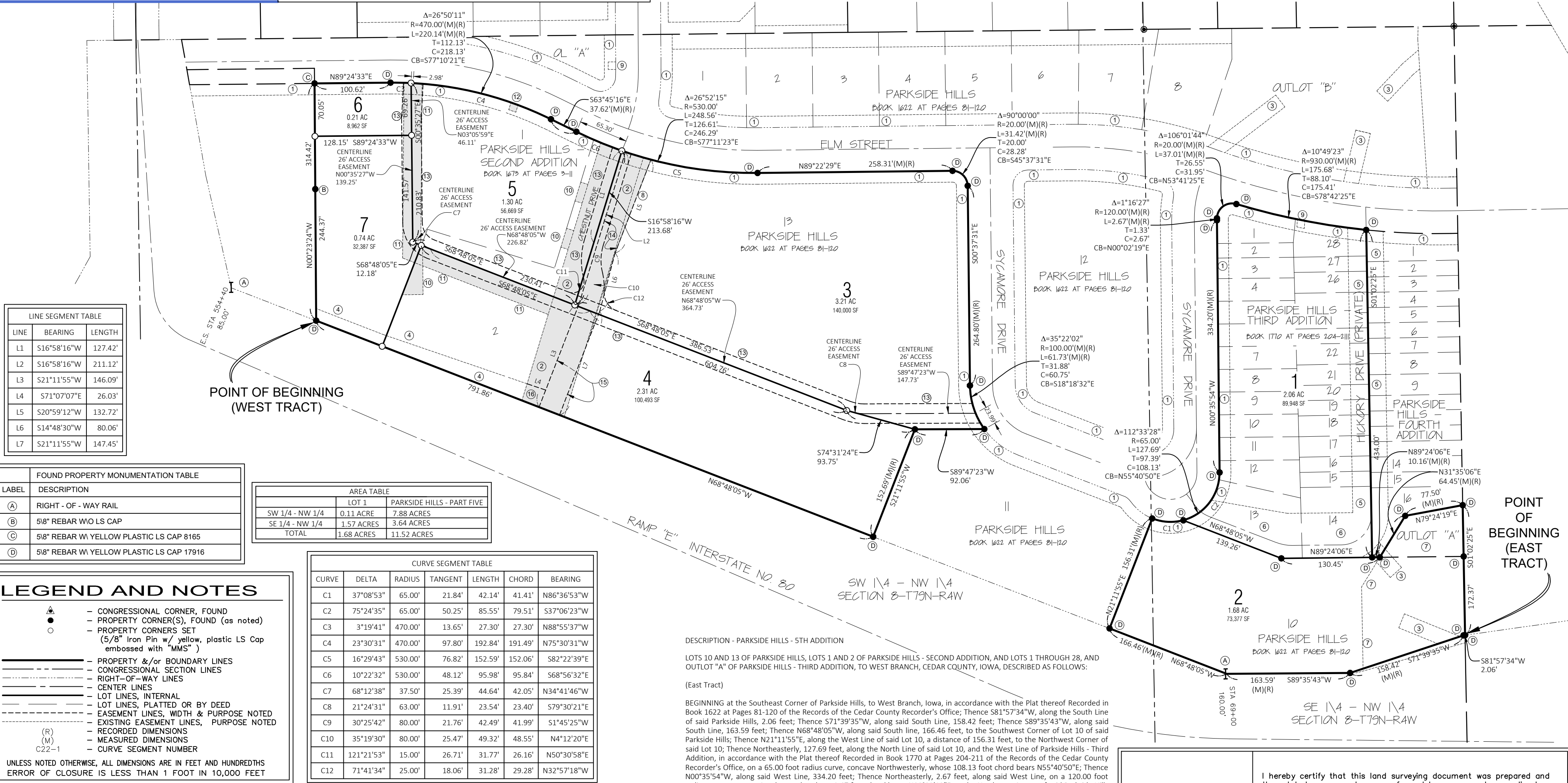
PARKSIDE HILLS - 5TH ADDITION

A RESUBDIVISION OF LOTS 10, 11, AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION
WEST BRANCH, CEDAR COUNTY, IOWA



LOCATION: LOTS 10, 11, AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA,	SUBDIVIDER: GENESIS DEVELOPMENT GROUP 32 HUMMINGBIRD LANE IOWA CITY, IOWA 52245-9258
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: JAMES D. HOUGHTON 568 HIGHWAY #1 WEST IOWA CITY, IOWA 52246
	PROPRIETOR OR OWNER: PARKSIDE PARTNERS LLC 32 HUMMINGBIRD LANE IOWA CITY, IOWA 52245-9258
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

FOR COUNTY RECORDER'S USE



LINE	BEARING	LENGTH
L1	S16°58'16"W	127.42'
L2	S16°58'16"W	211.12'
L3	S21°11'55"W	146.09'
L4	S71°07'07"E	26.03'
L5	S20°59'12"W	132.72'
L6	S14°48'30"W	80.06'
L7	S21°11'55"W	147.45'

LABEL	FOUND PROPERTY MONUMENTATION TABLE
(A)	RIGHT - OF - WAY RAIL
(B)	5/8" REBAR W/O LS CAP
(C)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 8165
(D)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916

AREA TABLE			
	LOT 1	PARKSIDE HILLS - PART FIVE	
SW 1/4 - NW 1/4	0.11 ACRE	7.88 ACRES	
SE 1/4 - NW 1/4	1.57 ACRES	3.64 ACRES	
TOTAL	1.68 ACRES	11.52 ACRES	

LEGEND AND NOTES	
	CONGRESSIONAL CORNER, FOUND
	PROPERTY CORNER(S), FOUND (as noted)
	PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET	

PLAT/PLAN APPROVED by the City of West Branch	
Mayor	Date:
City Clerk	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIR- ED BY THE FOLLOWING AGENCIES:	
ALLIANT ENERGY	Date:
LIBERTY COMMUNICATIONS	Date:
MEDIACOM	Date:

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	37°08'53"	65.00'	21.84'	42.14'	41.41'	N86°36'53"W
C2	75°24'35"	65.00'	50.25'	85.55'	79.51'	S37°06'23"W
C3	3°19'41"	470.00'	13.65'	27.30'	27.30'	N88°55'37"W
C4	23°30'31"	470.00'	97.80'	192.84'	191.49'	N75°30'31"W
C5	16°29'43"	530.00'	76.82'	152.59'	152.06'	S82°22'39"E
C6	10°22'32"	530.00'	48.12'	95.98'	95.84'	S68°56'32"E
C7	68°12'38"	37.50'	25.39'	44.64'	42.05'	N34°41'46"W
C8	21°24'31"	63.00'	11.91'	23.54'	23.40'	S79°30'21"E
C9	30°25'42"	80.00'	21.76'	42.49'	41.99'	S1°45'25"W
C10	35°19'30"	80.00'	25.47'	49.32'	48.55'	N4°12'20"E
C11	121°21'53"	15.00'	26.71'	31.77'	26.16'	N50°30'58"E
C12	71°41'34"	25.00'	18.06'	31.28'	29.28'	N32°57'18"W

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 1500 FOOT PUBLIC UTILITY EASEMENT
②	EXISTING 6000 FOOT ACCESS AND UTILITY EASEMENT (TO BE VACATED)
③	EXISTING 1000 FOOT STORM SEWER AND DRAINAGE EASEMENT
④	EXISTING STORM SEWER AND DRAINAGE EASEMENT
⑤	EXISTING 4700 FOOT WIDE ACCESS AND UTILITY EASEMENT
⑥	EXISTING ACCESS AND UTILITY EASEMENT
⑦	EXISTING STORM WATER DETENTION EASEMENT
⑧	EXISTING SANITARY SEWER EASEMENT (TO BE VACATED)
⑨	EXISTING 1000 X 1000 FOOT MAIL BOX EASEMENT
⑩	EXISTING INGRESS AND EGRESS EASEMENT (TO BE VACATED)
⑪	EXISTING 1400 FOOT WIDE INGRESS AND EGRESS EASEMENT
⑫	EXISTING 1000 X 1000 FOOT MAIL BOX EASEMENT (TO BE VACATED)
⑬	26.00 FOOT WIDE ACCESS EASEMENT
⑭	SANITARY SEWER AND STORM SEWER EASEMENT
⑮	29.00 FOOT SANITARY SEWER, STORM SEWER, AND DRAINAGE EASEMENT
⑯	STORM SEWER AND DRAINAGE EASEMENT
⑰	HATCHED EASEMENTS TO BE VACATED

DESCRIPTION - PARKSIDE HILLS - 5TH ADDITION

LOTS 10 AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, AND LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION, TO WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

(East Tract)

BEGINNING at the Southeast Corner of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office; Thence S81°57'34"W, along the South Line of said Parkside Hills, 2.06 feet; Thence S71°39'35"W, along said South Line, 158.42 feet; Thence S89°35'43"W, along said South Line, 163.59 feet; Thence N68°48'05"W, along said South Line, 166.46 feet, to the Southwest Corner of Lot 10 of said Parkside Hills; Thence N21°11'55"E, along the West Line of said Lot 10, a distance of 156.31 feet, to the Northwest Corner of said Lot 10; Thence Northeasterly, 127.69 feet, along the North Line of said Lot 10, and the West Line of Parkside Hills - Third Addition, in accordance with the Plat thereof Recorded in Book 1770 at Pages 204-211 of the Records of the Cedar County Recorder's Office, on a 65.00 foot radius curve, concave Northwesterly, whose 108.13 foot chord bears N55°40'50"E; Thence N00°35'54"W, along said West Line, 334.20 feet, along said West Line, on a 120.00 foot radius curve, concave Southeasterly, whose 2.67 foot chord bears N00°02'19"E, to the Northwest Corner of said Parkside Hills - Third Addition; Thence Northeasterly, 37.01 feet, along the North Line of said Parkside Hills - Third Addition, on a 20.00 foot radius curve, concave Southeasterly, whose 31.95 foot chord bears N53°41'25"E; Thence Southeasterly, 175.68 feet, along said North Line, on a 930.00 foot radius curve, concave Northeasterly, whose 175.41 foot chord bears S78°42'25"E, to the Northwest Corner of Parkside Hills - Fourth Addition, in accordance with the Recorded Plat thereof; Thence S01°02'25"E, along the West Line of said Parkside Hills - Fourth Addition, 434.00 feet, to the Southwest Corner of said Parkside Hills - Fourth Addition; Thence N89°24'06"E, along the South Line of said Parkside Hills - Fourth Addition, 10.16 feet; Thence N31°35'06"E, along said South Line, 64.45 feet; Thence N79°24'19"E, along said South Line, 77.50 feet, to the Southeast Corner thereof, and the Northeast Corner of Outlot "A", of said Parkside Hills - Third Addition; Thence S01°02'25"E, along the East Line of said Outlot "A", and the East Line of Lot 10, of said Parkside Hills, 172.37 feet, to the POINT OF BEGINNING. Said East Tract contains 3.75 Acres, and is subject to easements and restrictions of record.

AND ALSO:

(West Tract)

BEGINNING at the Southwest Corner of Parkside Hills - Second Addition, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1673 at Pages 3-11 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the West Line of said Parkside Hills - Second Addition, 314.42 feet, to the Northwest Corner of said Parkside Hills - Second Addition; Thence N89°24'33"E, along the North Line of said Parkside Hills - Second Addition, 100.62 feet; Thence Southeasterly, 220.14 feet, along said North Line, on a 470.00 foot radius curve, concave Southwesterly, whose 218.13 foot chord bears S77°10'21"E; Thence S63°45'16"E, along said North Line, 37.62 feet; Thence Southeasterly, 248.56 feet, along said North Line, and the North Line of Lot 13, of Parkside Hills, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office, on a 530.00 foot radius curve, concave Northeasterly, whose 246.29 foot chord bears S77°11'23"E; Thence N89°22'29"E, along said North Line of Lot 13, a distance of 258.31 feet, to the Northeast Corner of said Lot 13; Thence Southeasterly, 31.42 feet, along the East Line of said Lot 13, on a 20.00 foot radius curve, concave Southwesterly, whose 28.28 foot chord bears S45°37'31"E; Thence S00°37'31"E, along said East Line, 264.80 feet; Thence Southeasterly, 61.73 feet, along said East Line, on a 100.00 foot radius curve, concave Northeasterly, whose 60.75 foot chord bears S18°18'32"E; Thence S89°47'23"W, along said East Line, 92.06 feet; Thence S21°11'55"W, along said East Line, 152.69 feet, to the Southeast Corner of said Lot 13; Thence N68°48'05"W, along the South Line of said Lot 13, and south Line of said Parkside Hills - Second Addition, 791.86 feet, to the POINT OF BEGINNING. Said West Tract contains 7.77 Acres, and is subject to easements and restrictions of record.

Parkside Hills - Part Five contains 11.52 Acres, and is subject to easements and restrictions of record.

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. RICHARD R. NOWOTNY P.L.S. Iowa Lic. No. 17916 My license renewal date is September 31, 20 ____. Pages or sheets covered by this seal: _____
--	---

Signed before me this ____ day of _____, 20____.

Notary Public, in and for the State of Iowa.



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

SITE PLAN APPLICATION

Applicant Information:

Name: Woodruff Construction

Address: 501 Greenfield Dr. Tiffin IA 52340

Street or PO Box #

City

State

Zip Code

Phone: 319-545-2410

Email: willm@woodruff.build

Additional Contact:

Name: MMS Consultants (Chris Thompson)

Phone: 319-351-8282

Email: Cthompson@mms-us.com

Property Owner (if other than applicant):

Name: Acciona Windpower North America LLC

Address: 155 Fawcett Dr. West Branch IA 52358

Street or PO Box #

City

State

Zip Code

Phone: (319) 643-9463

Email: Tigrett@nordex-online.com

Property Information:

Address (if no address, list name of closest streets): 155 Fawcett Dr.

Assessor's Parcel # (Attach Legal Description): 050013083760020

Current Zoning: HCI

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_____

7/22/25

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:

- 7-22-25 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
- 9-23-25 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:

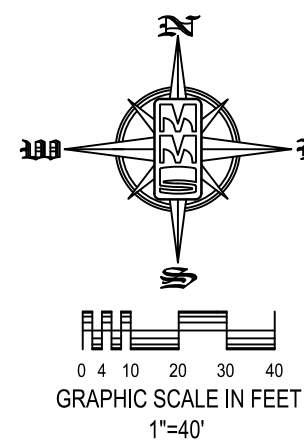
Signature of City Official	Date
----------------------------	------

*\$200.00 pd by check
72986 on
7-22-25
all*

SITE PLAN
NORDEX USA
WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
WOODRUFF CONSTRUCTION
501 GREENFIELD DR.
TIFFIN, IA 52340



NORDEX USA
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

PAVING LEGEND

5" HMA OVER 6" GRANULAR BASE
(32,597 SF)

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- FIBER OPTIC
- OVERHEAD ELECTRIC
- CONTOUR LINES (INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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 DOCUMENT.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

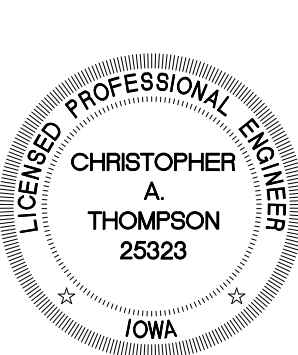
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)
2	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
4	INSTALL THICKENED EDGE SIDEWALK
5	REMOVE EXISTING ASPHALT
6	REMOVE EXISTING CONCRETE
7	REMOVE EXISTING SIGNAGE
8	REMOVE EXISTING MONUMENT SIGN
9	PROPOSED MONUMENT SIGN LOCATION
10	PROPOSED DOUBLE ARM ACCESS GATE.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal:
ALL SHEETS

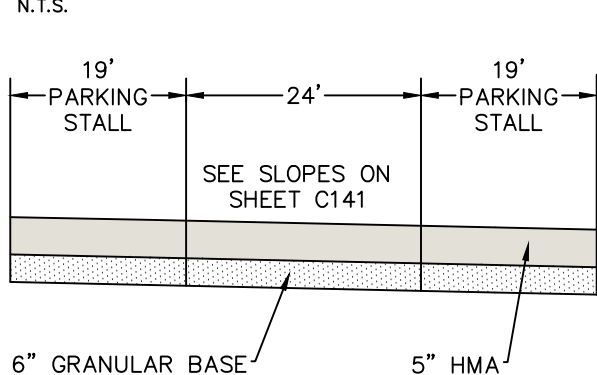


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IOWA CITY, IOWA 52240
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www.mmsconsultants.net

Date	Revision
07-21-2025	REVISION 1
07-30-2025	BUILDING ADDITION PER CITY

TYPICAL DRIVE/PARKING SECTION



SHEET INDEX
C120: SITE LAYOUT AND DIMENSION PLAN
C140: SITE GRADING EROSION CONTROL PLAN AND SWPPP
C141: GRADING PLAN

SITE LAYOUT AND
DIMENSION PLAN

NORDEX USA

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07-21-2025

Designed by: CAT

Drawn by: ADP Scale: 1"=40'

Checked by: CAT Sheet No:

Project No: C120

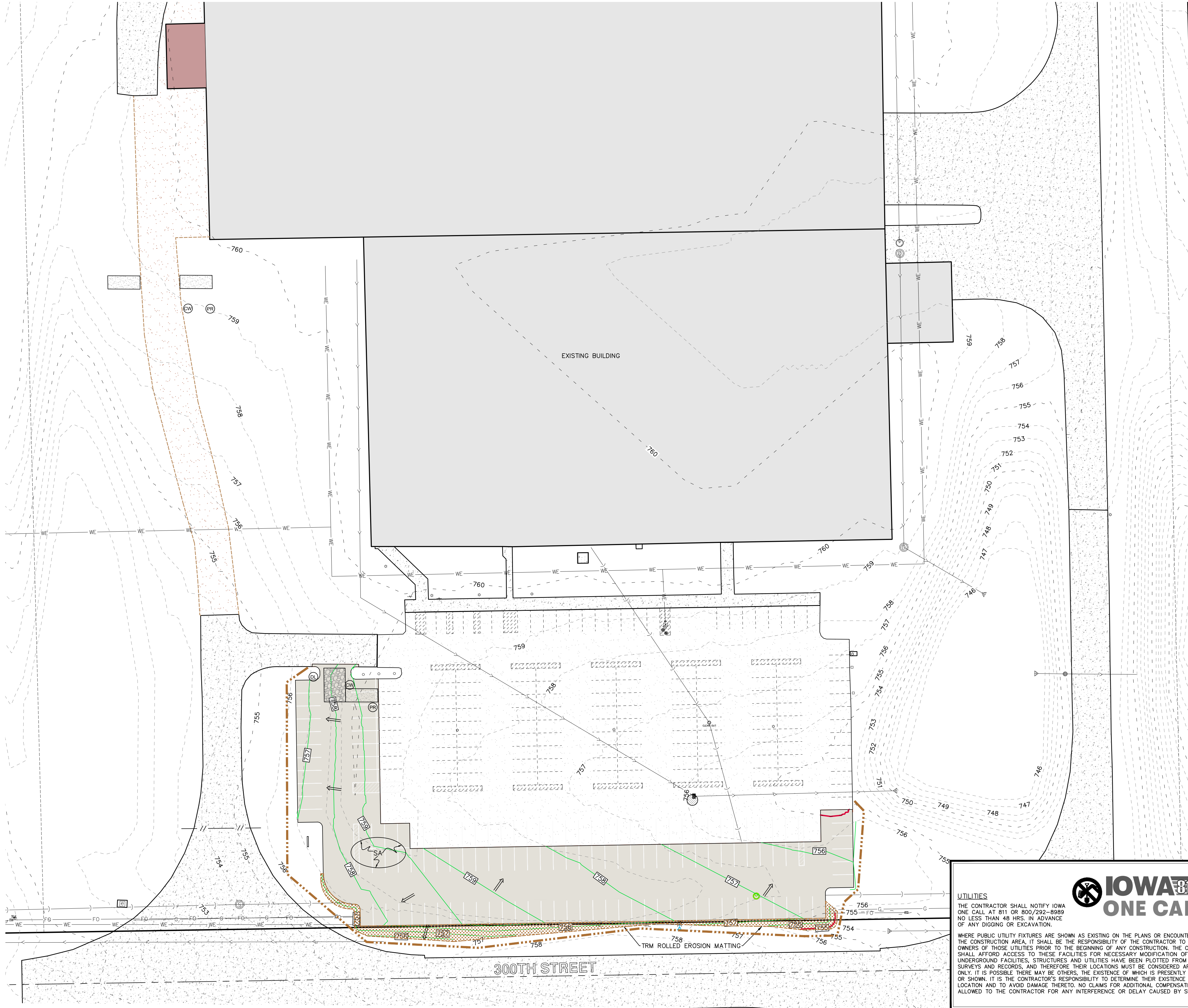
8395-015 of: 3

SITE PLAN
NORDEX USA
WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
WOODRUFF CONSTRUCTION
501 GREENFIELD DR.
TIFFIN, IA 52340

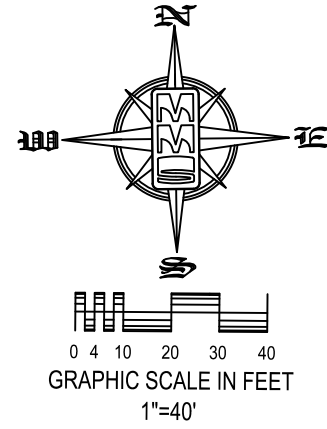
SHEET INDEX
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EROSION CONTROL LEGEND

--- --	AREA OF DISTURBANCE	-----	PERIMETER SILT FENCE
-----	SILT FENCE	-----	TEMPORARY SOIL STOCKPILE AREA
-----	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	-----	DIRECTION OF OVERLAND FLOW
-----	TEMPORARY PARKING AND STORAGE	-----	DUMPSTER FOR CONSTRUCTION WASTE
-----	CONCRETE TRUCK/EQUIPMENT WASHOUT	-----	RIP RAP OUTLET PROTECTION
-----	PORTABLE RESTROOM	-----	
-----	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	-----	
-----	FILTER SOCK INLET PROTECTION	-----	
-----	FILTER SOCK BEHIND CURB AT CURB RAMP	-----	

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.



THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

NOTES:

1. TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS AFTER THE 14TH DAY OF INACTIVITY.
2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER

EXIST - PROP

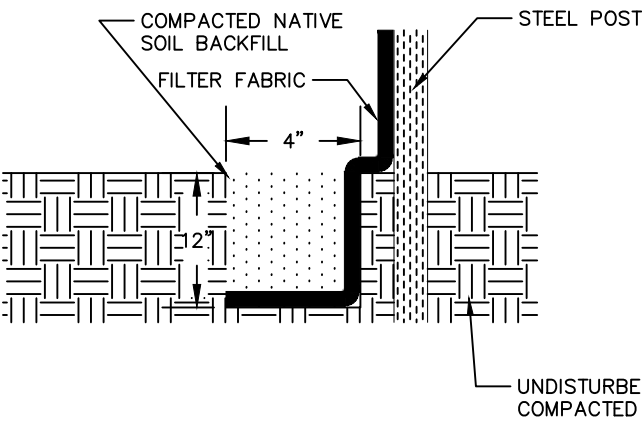
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
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---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	FIBER OPTIC
---	OVERHEAD ELECTRIC
---	CONTOUR LINES (INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

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 DOCUMENT.

GRADING NOTES

- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- 4.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE $> 6:1$ SLOPE.
- 5.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- 8.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

SILT FENCE DETAIL



- INSTALLATION**
1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 2. SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPliced TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 6. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN. ABOVE, THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL, AND THOROUGHLY COMPACTED.

- MAINTENANCE**
1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
 5. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA ONE CALL



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(319) 351-8282
www.mmsconsultants.net

Date	Revision
07-21-2025	REVISION 1
07-30-2025	BUILDING ADDITION PER CITY

SITE GRADING EROSION
CONTROL PLAN
AND SWPPP

NORDEX USA

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07-21-2025

Designed by: CAT

Drawn by: ADP Scale: 1"=40'

Checked by: CAT Sheet No:

Project No: C140

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SITE PLAN
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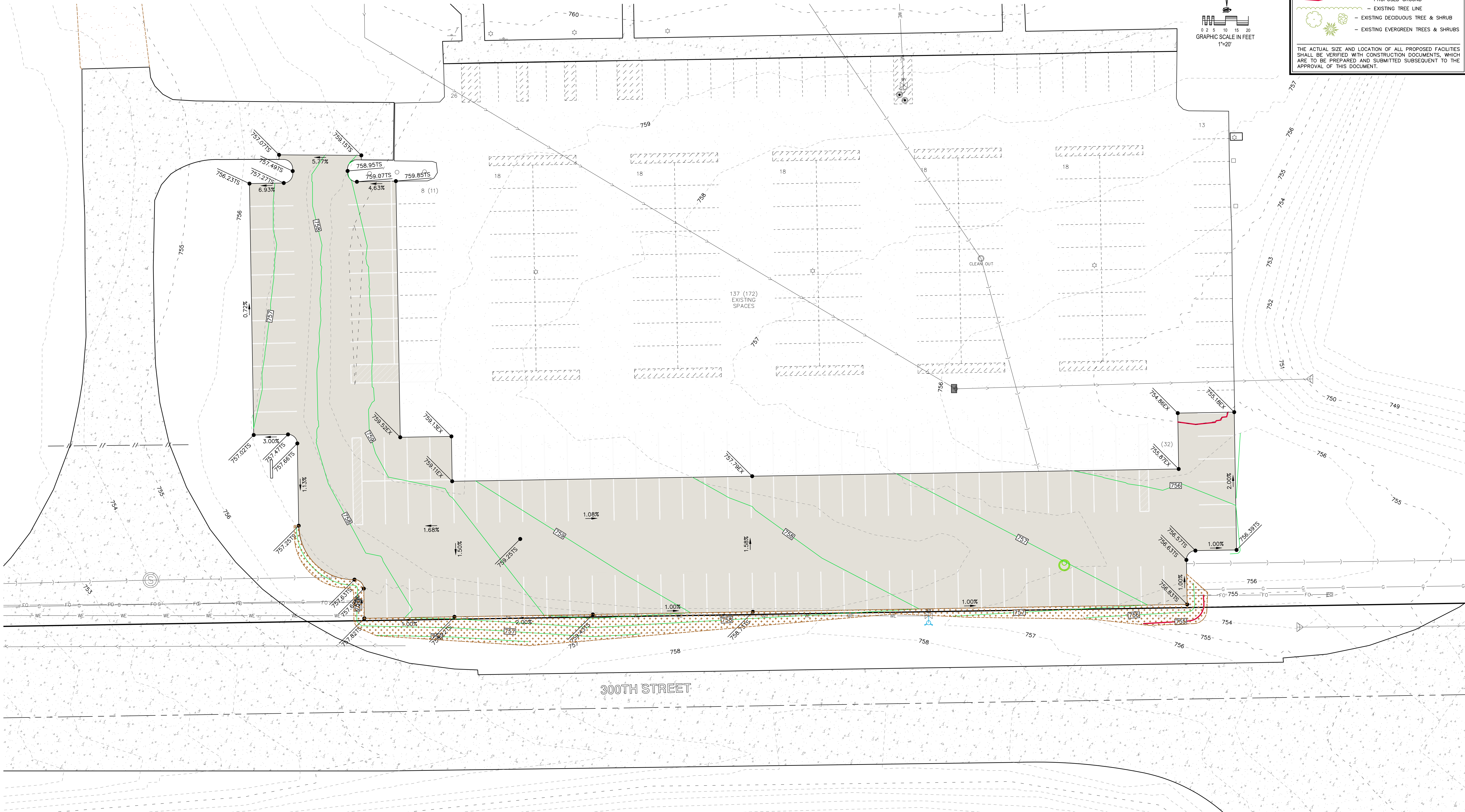
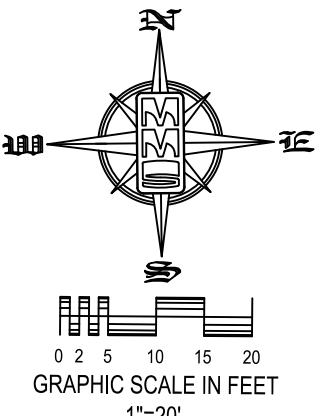
GRADING LEGEND

0.00.00EX	- EXISTING SURFACE
0.00.00TS	- TOP SLAB
0.00.00TW	- TOP WALK
0.00.00TC	- TOP CURB
0.00.00DT	- TOP DOCK
0.00.00WT	- TOP OF WALL
0.00.00WB	- BOTTOM OF WALL
0.00.00FG	- FINISHED GRADE

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GRADING PLAN

NORDEX USA

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