



PLANNING AND ZONING COMMISSION MEETING

Tuesday, October 14, 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 September 23, 2025 meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Review and Approve Site Plan for Nordex Parking Lot expansion – 155 Faucet Drive / Move to Action.
5. Discussion
6. City Staff reports
7. Comments from Chair and Commission Members
8. Next regular Planning & Zoning Commission meeting Tuesday, November 25, 2025
9. 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
September 23, 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 Goerdts, City Engineer, Dave Schechinger, Fire Chief Kevin Stoolman

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

APPROVE MINUTES/MOVE TO ACTION.

Motion by Walsh, second by Van Scoyoc. Motion approved 6-0

PUBLIC HEARING/NON-CONSENT AGENDA

- a. Review and Approve Preliminary and Final Plat for Parkside Reimagined Phase I. / Move to Action

Kofoed explain the streets are 26 feet wide meeting fire's recommendations. Development under appendix B of Fire Code A that gives the building an exception of 1,500 gallons per minute since building is sprinkled.

Public Hearing

Mayor Laughlin spoke in support because it has been zoned multi family in this area since the mid 1990's when he was chair of the planning board.

Commissioner Walsh spoke opposed to the project due to high density. Public member Sally Peck answered it didn't seem like the board ever follows comprehensive plan.

Commissioner Bowers rebutted the plan calls for more affordable housing and this meets the plan. Commissioner Walsh mentioned focused on trees which are included in the plat. Kofoed mentioned said comprehensive plan called for innovative zoning and that is what this designation PUD Zone was designed for. Fuller reiterated more affordable housing was a chief element of the plan. Van Scoyoc mentioned each building will have a site plan process.

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.

Motion by Van Scoyoc, second by Foley. Motion passes 5-1 with Walsh being a no.

b. Review and Approve Site Plan for Nordex Parking Lot expansion – 155 Faucet Drive / Move to Action. Discussion

There was mentioning of no landscape planning for the document. Foley mentioned photometrics for the parking lot. There were discussions about easements since lot

Motion to Deny Fuller, second by Walsh. Motion failed 6-0.

Comments from Chair and Commission Members

Mentioned the comprehensive plan was on going. Building permits were slowing down.

Adjourn

Motion by Bower, second by Bowers to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:23 p.m.

Submitted by:
Adam Kofoed
City Administrator

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 pdl by check
72986 on
7-22-25
all*

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.

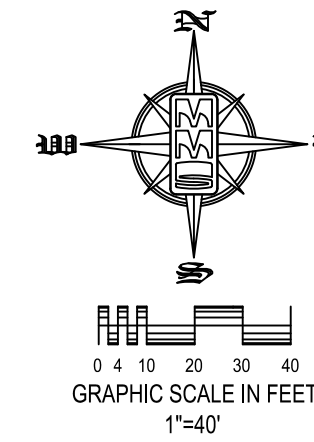
SHEET INDEX
C120: SITE LAYOUT AND DIMENSION PLAN
C140: SITE GRADING EROSION CONTROL PLAN AND SWPPP
C141: GRADING PLAN
L100: LANDSCAPE PLAN

SITE PLAN NORDEX USA WEST BRANCH, IOWA

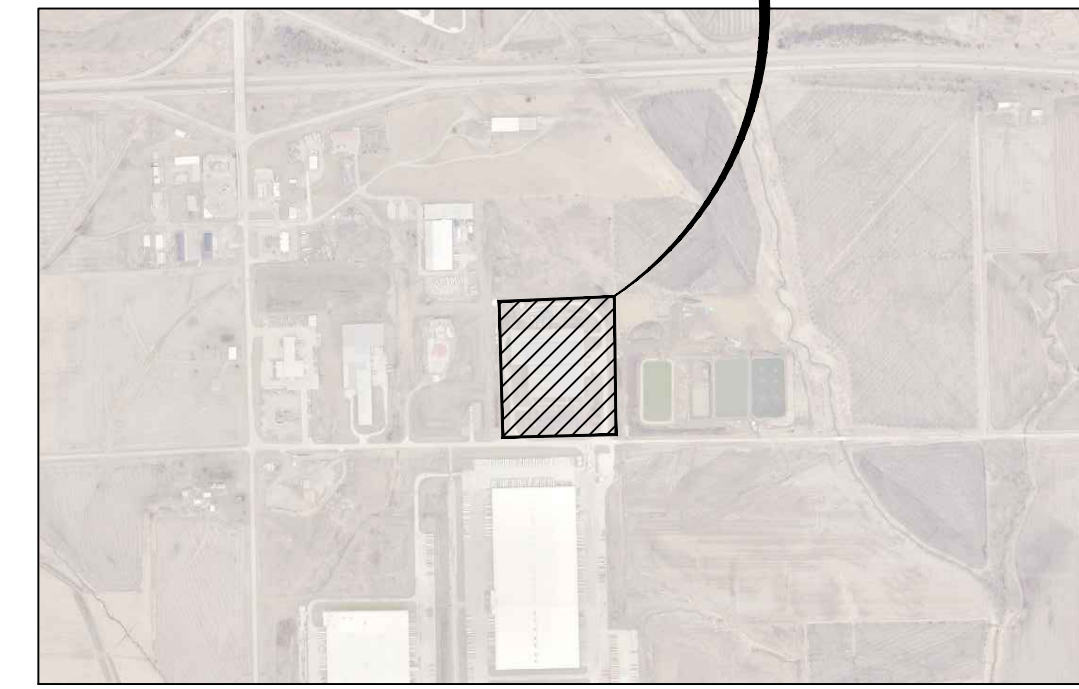
PLAT PREPARED BY:
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1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
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501 GREENFIELD DR.
TIFFIN, IA 52340

OWNER:
ACCIONA WINDPOWER NORTH AMERICAN LLC
155 FAWCETT DR.
WEST BRANCH, IA 52358



NORDEX USA
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

LEGAL:

LOT 5, EXCLUDING "LOT A", OF RUMMELLS COMMERCIAL SUBDIVISION TO CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED THEREOF IN THE CEDAR COUNTY RECORDER'S OFFICE. SAID TRACT OF LAND CONTAINS 34.20 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SITE DEVELOPMENT SUMMARY:

ZONING: HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT (HO)
SQUARE FOOTAGE: 1,489,752 SF (34.20 AC)
PROPOSED USE: MANUFACTURING

DEVELOPMENT CHARACTERISTICS:

THE PROPOSED DEVELOPMENT WILL CONSIST PARKING LOT EXPANSION SOUTH OF THE EXISTING BUILDING

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION ON FALL 2025, WITH AN ESTIMATED COMPLETION DATE IN FALL 2025.

SITE COVERAGES:

TOTAL LOT AREA (DEVELOPED)	921,666 S.F. (100%)
EXISTING BLDG AREA	236,651 S.F. (25.68%)
EXISTING PAVING AREA	172,260 S.F. (18.69%)
EXISTING GRAVEL AREA	110,642 S.F. (12.02%)
PROPOSED PAVING AREA	31,163 S.F. (3.38%)
TOTAL IMPERVIOUS AREA	550,716 S.F. (59.75%)
TOTAL OPEN AREA	370,950 S.F. (40.25%)

LOT REQUIREMENTS:

FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	NONE

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED	1 SPACE PER EACH TWO EMPLOYEES (CODE 165.38.12)
NUMBER OF EMPLOYEES	MAX SHIFT FUTURE - 250 (250/2 = 125 REQUIRED)
EXISTING PARKING	137 (B ADA)
PROPOSED PARKING	127
TOTAL PARKING PROVIDED	264 SPACES

STANDARD LEGEND AND NOTES

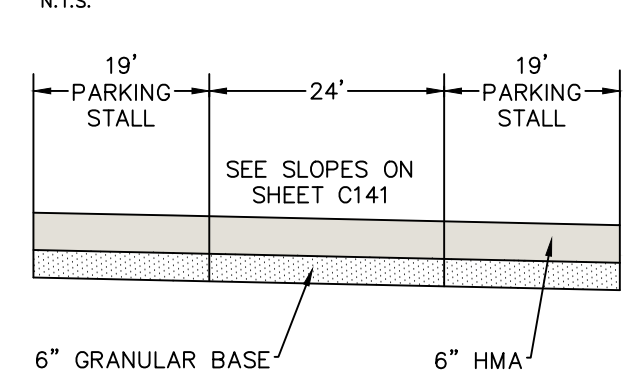
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST- 22-1
- PROP- 22-1
- 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
- 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.

PAVING CONSTRUCTION NOTES

- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION
- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
- SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
- ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

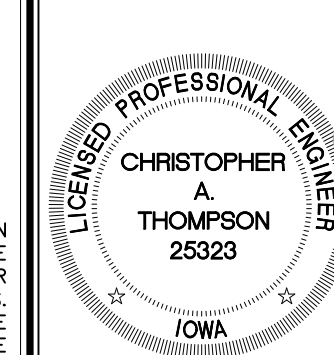
TYPICAL DRIVE/PARKING SECTION



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 THEREO. 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.

CHRISTOPHER A. THOMPSON, P.E. Iowa Lic. No. 25323
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:
ALL SHEETS

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: C120

Project No: 8395-015 of: 4



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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www.mmsconsultants.net

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07-30-2025	BUILDING ADDITION PER CITY
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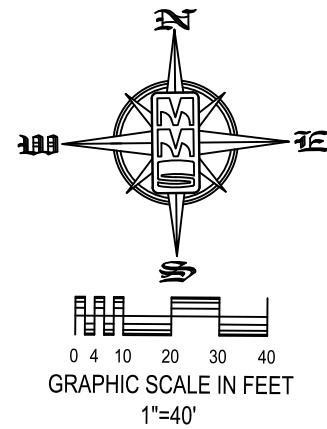
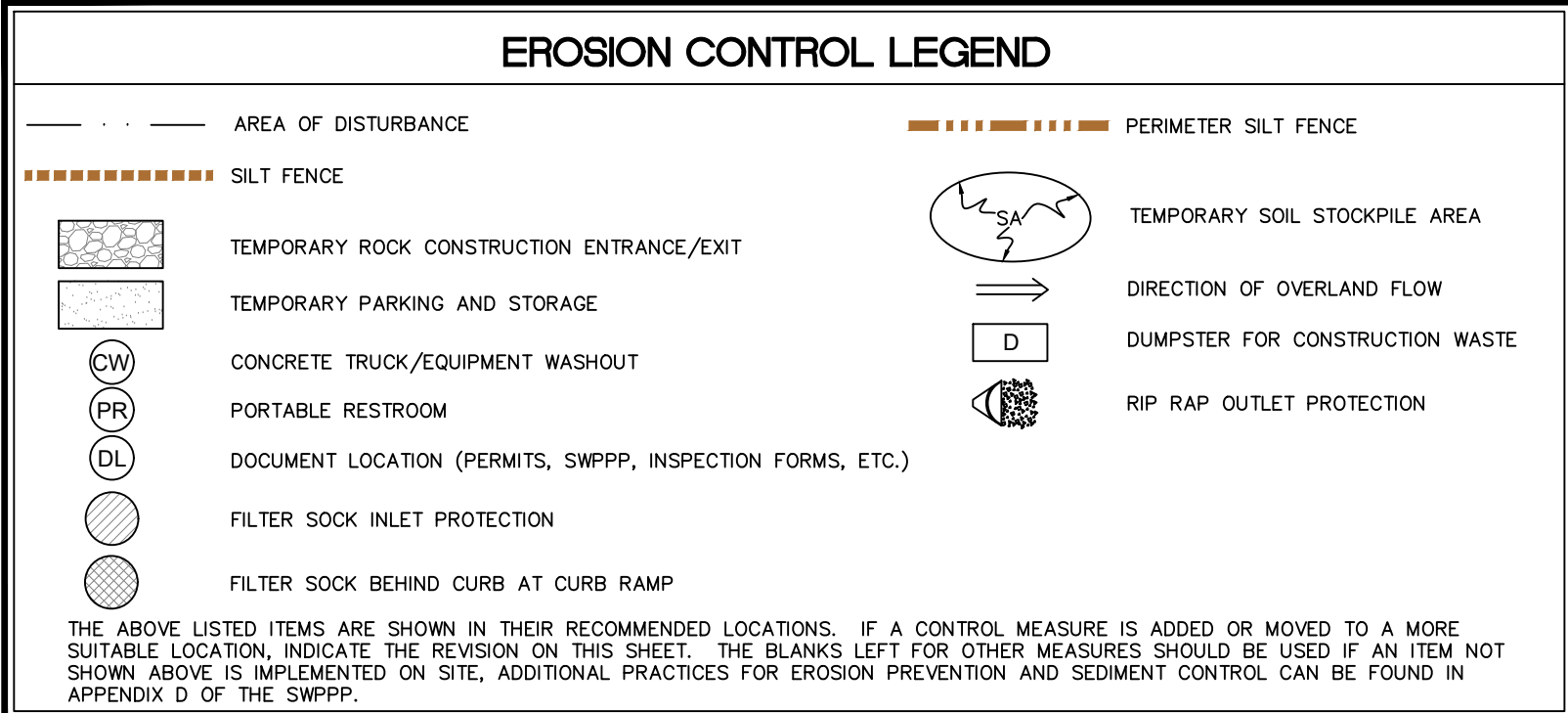
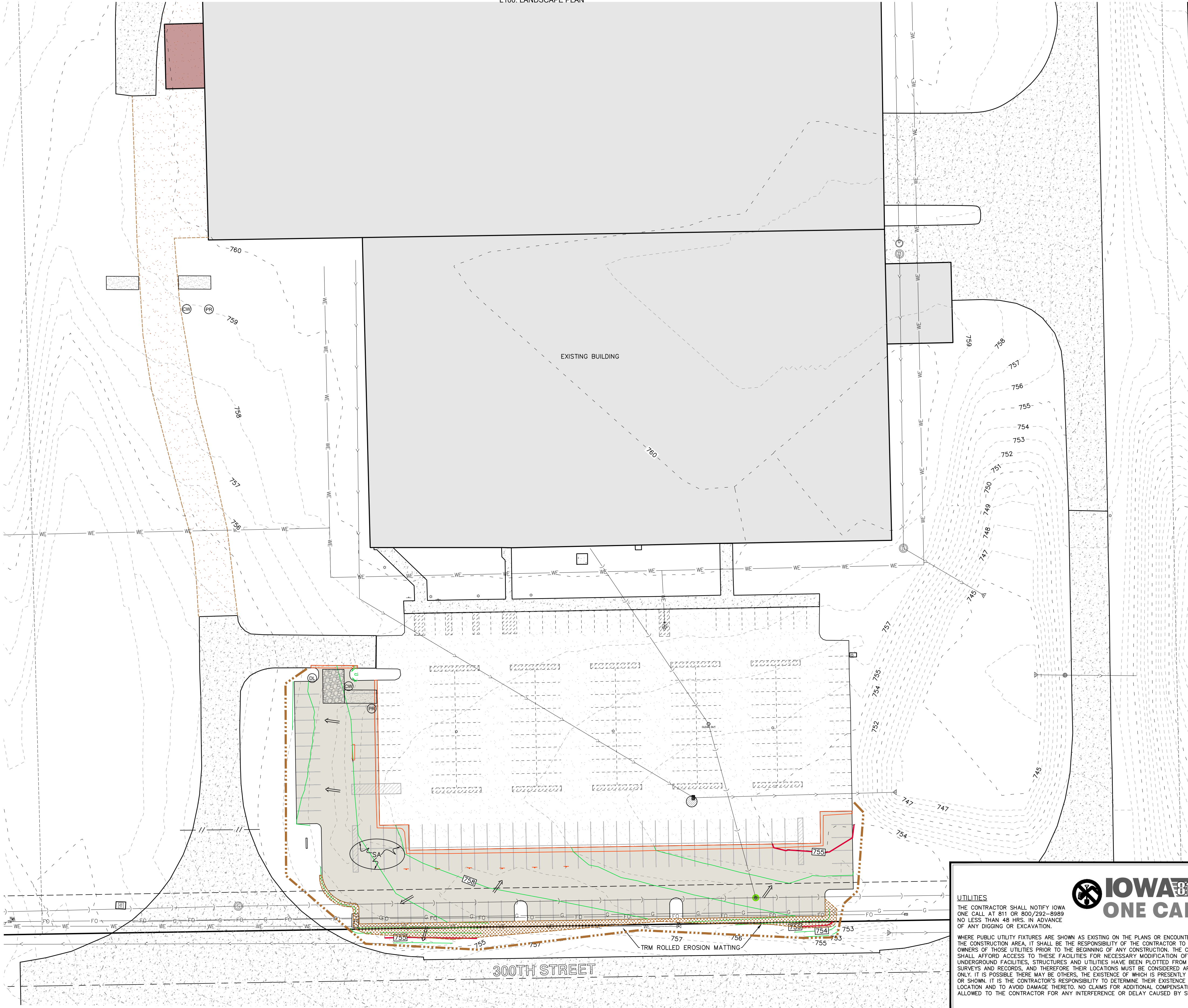
SITE PLAN
NORDEX USA
WEST BRANCH, IOWA

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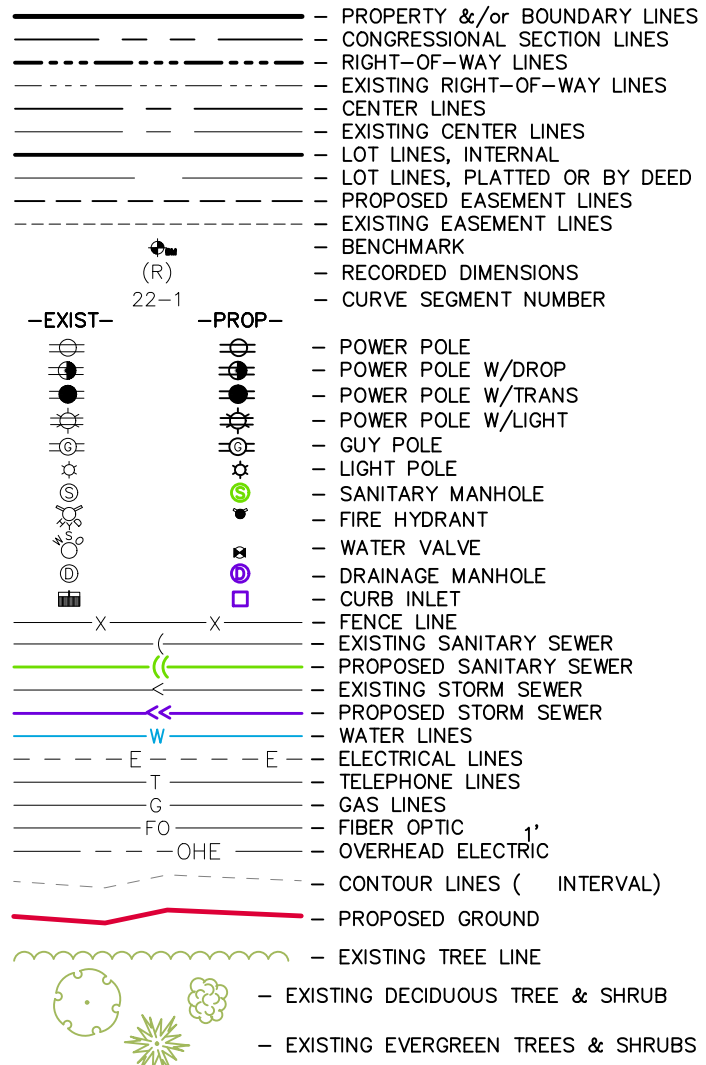
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THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

NOTES:

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

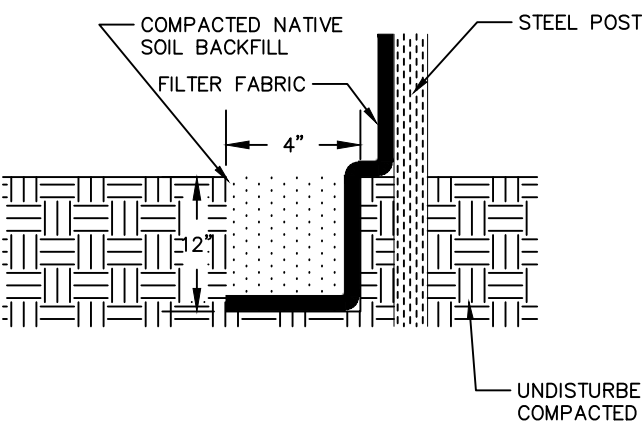
STANDARD LEGEND AND NOTES



GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 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.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE $> 6:1$ SLOPE.
- 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.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- 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.
- 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.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

SILT FENCE DETAIL



- INSTALLATION**
- 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.
 - 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.
 - 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.
 - 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".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - 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.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- MAINTENANCE**
- 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.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 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.
 - 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.
 - 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

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SITE GRADING EROSION
CONTROL PLAN
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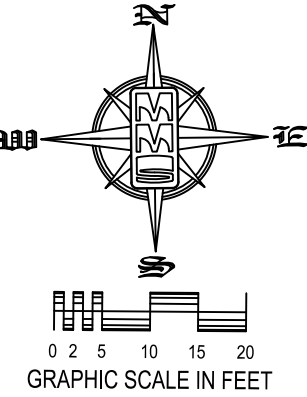
GRADING LEGEND

- 000.00EX - EXISTING SURFACE
- 000.00TS - TOP SLAB
- 000.00TW - TOP WALK
- 000.00TC - TOP CURB
- 000.00DT - TOP DOCK
- 000.00WT - TOP OF WALL
- 000.00WB - BOTTOM OF WALL
- 000.00FG - FINISHED GRADE

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
- 22-1
- EXIST- POWER POLE
- PROP- 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
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- CONTOUR LINES (INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
07-21-2025	REVISION 1
07-30-2025	BUILDING ADDITION PER CITY
08-25-2025	REVISIONS PER P&Z
09-26-2025	REVISIONS PER CITY COMMENT - CAT
10-01-2025	REVISIONS PER CITY COMMENT - CAT
10-10-2025	GRADING REV - CAT

GRADING PLAN

NORDEX USA

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	07-21-2025
Designed by:	CAT
Drawn by:	ADP
Checked by:	CAT
Project No:	8395-015
Scale:	1"=20'
Sheet No:	C141
of:	4

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	GT	2	Gleditsia tracanthos inermis "Skycole"™	Skyline Thornless Honey Locust	2" Cal.	B4B	45' x 35'
	QB	2	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	60' x 60'
	UM	2	Ulmus x "Morton Glossy"™	Triumph Elm	2" Cal.	B4B	60' x 40'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
	CS	21	Cornus sericea "Balladine"™	Firedance Red Twig Dogwood	24" Ht.	Container	4' x 5'
	TM	26	Taxus x media "Densiformis"	Dense Yew	18" Ht.	Container	3' x 5'
	VT	14	Viburnum trilobum "Bailey Compact"	Bailey's Compact Viburnum	30" Ht.	Container	6' x 5'

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIRED:
25% OF TOTAL DEVELOPED LOT AREA
- 921,666 X 0.25 = 230,417 SF REQUIRED
370,950 SF PROVIDED (40.25%)

LANDSCAPING REQUIRED:
1 TREE PER 1,500 SF OF REQUIRED OPEN SPACE
- 230,417 / 1,500 = 154 TREES REQ. (*1)
6 TREES PROVIDED

1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE
- 230,417 / 1,000 = 230 SHRUBS REQ. (*1)
61 SHRUBS PROVIDED

SCREENING REQUIRED:
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 5.0% OF THE INTERIOR PARKING AREA SHALL BE LANDSCAPED WITHIN PARKING ISLANDS.
- 7,560 X 0.05 = 378 SF REQUIRED (5.0%)
(*3)0 SF PROVIDED (0%)

(*1) VARIANCE REQUEST REDUCE THE NUMBER OF REQUIRED TREES

(*2) VARIANCE REQUEST TO REDUCE THE NUMBER OF REQUIRED SHRUBS

(*3) VARIANCE REQUEST TO REMOVE THIS REQUIREMENT.

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

OWNER:
ACCIONA WINDPOWER NORTH AMERICAN LLC
155 FAWCETT DR.
WEST BRANCH, IA 52358

SHEET INDEX
C120: SITE LAYOUT AND DIMENSION PLAN
C140: SITE GRADING EROSION CONTROL PLAN AND SWPPP
C141: GRADING PLAN
L100: LANDSCAPE PLAN

UTILITIES

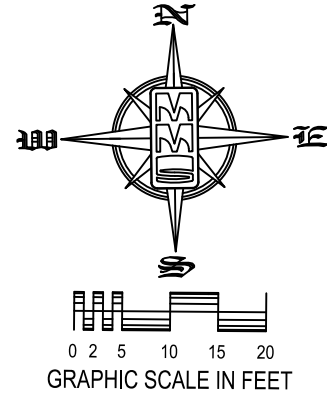
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6969 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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.



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.



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
	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
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
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	PROPOSED STORM SEWER
	WATER LINES
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LANDSCAPE PLAN

NORDEX USA

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8395-015 of: 4