

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/81589206331>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JANUARY 13, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on January 13, 2022, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. December 9, 2021 Meeting Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. 2022 Annual Election of Officers
 - b. 2021 P&Z Annual Report
 - c. 2022 Planning & Zoning Commission Meeting Dates
 - d. RESOLUTION NO. PZ-220113-01: Considering recommended approval of the Knuth 100% voluntary annexation request within the 2-mile urbanized area of another city (Altoona).
 - e. RESOLUTION NO. PZ-220113-02: Considering recommended approval of the site plan for 2510 Robinson Avenue NE.
 - f. RESOLUTION NO. PZ-220113-03: Considering recommended approval of the Everett Mauch Estate Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. Planning & Community Development Director
 - d. City Administrator
 - e. City Council Liaison
9. Adjournment

Bondurant Planning and Zoning Commission
Minutes
December 9, 2021

1. Call to Order
Acting Commission Chair Keeran called the meeting of the Planning & Zoning Commission to order at 6:01 p.m. and declared quorum.
2. Roll Call

Present:	Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Karen Keeran, Commission Member Wes Hoyer, Commission Member Kristin Brostrom
Absent:	Commission Member Torey Cuellar, Commission Member Lisa Cameron
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray
3. Perfecting and Approval of the Agenda
Motion by Commission Member Mains, seconded by Commission
Member Clayton, to approve the agenda. Vote on Motion 5-0. Motion
carried.
4. Approval of Minutes
Motion by Commission Member Mains, seconded by Commission
Member Clayton, to approve the November 18, 2021 meeting minutes.
Vote on Motion 5-0. Motion carried.
 - a. November 18th meeting minutes
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a. RESOLUTION NO. PZ-211209-28: Considering recommended approval
of the December 2021 Urban Renewal Plan Amendment
Oliver presented the agenda statement.

Motion by Commission Member Mains, seconded by Commission
Member Clayton, for recommended approval of Resolution No. PZ-
211209-28 considering recommended approval of the December 2021

Urban Renewal Plan Amendment. Roll Call: Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: Commission Member Cuellar, Commission Member Cameron. Motion carried 5-0.

- b. RESOLUTION NO. PZ-211209-29: Considering recommended approval of the Fox Ridge Plat 1 Preliminary Plat in unincorporated Polk County within 2 miles of Bondurant's city limits
Murray presented the agenda statement.

Commission Member Brostrom asked if the buffer area shown in the County's? Murray noted that yes, it is the County's requirement.

Motion by Commission Member Mains, seconded by Commission Member Clayton, for recommended approval of Resolution No. PZ-211209-29 considering recommended approval of the Fox Ridge Plat 1 Preliminary Plat in unincorporated Polk County within 2 miles of Bondurant's city limits. Roll Call: Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: Commission Member Cuellar, Commission Member Cameron. Motion carried 5-0.

- c. RESOLUTION NO. PZ-211209-31: Considering recommended approval of the Top Farms Property Preliminary Plat
Emily Harding, CDA, and Steve Moseley, Hubbell Realty Company, summarized the preliminary plat.

Motion by Commission Member Clayton, seconded by Commission Member Mains, for recommended approval of Resolution No. PZ-211209-30 considering recommended approval of the Top Farms Property Preliminary Plat as included in the agenda packet. Roll Call: Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: Commission Member Cuellar, Commission Member Cameron. Motion carried 5-0.

- 7. Discussion Items -
None.

- 8. Reports / Comments and appropriate action thereon:

- a. Commission Members
None.
- b. Commission Chair
None.

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- c. City Administrator
None.
 - d. Planning & Community Development Director
None.
 - e. City Council Liaison
N/A
9. Adjournment
Motion by Commission Member Mains, seconded by Commission Member Clayton, to adjourn. Vote on Motion 5-0. Motion carried.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 1/13/2022
Motion

TITLE: 2022 Annual Election of Officers

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Chapter 23 of the City Code states the Commission shall choose annually at its first regular meeting one of its members to act as Chairperson and another as Vice Chairperson. In 2021 Torey Cuellar served as Chair and Karen Keeran served as Vice Chair. If both are still interested in serving in this capacity in 2022, staff would recommend approval of Torey Cuellar as Chair and Karen Keeran as Vice Chair.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends discussion and then a motion to elect the 2022 Chair and Vice Chair.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING & ZONING COMMISSION

2021 Annual Report

BACKGROUND

Chapter 23 of the Bondurant City Code states that each year the Commission shall make a report to the Mayor and Council of its proceedings. This report will serve as the Planning Zoning Commission's 2021 Annual Report.

The Bondurant Planning and Zoning Commission has seven members and meets the second and fourth Thursdays of each month at 6:00 p.m. in the Bondurant Community Center at 200 2nd Street NE.

The Commission is primarily and routinely involved in land use planning topics, including: Comprehensive Plan and area plan reviews, rezonings, subdivisions, site plans, street and easement vacations, annexations, Zoning and Subdivision Code text amendments, and other miscellaneous development topics. The Planning and Zoning Commission researches each case and then reviews the information at a meeting. A recommendation for or against the case is subsequently made to the Bondurant City Council citing the Commission's basic reasoning.

MEMBERSHIP

In 2021 Torey Cuellar served as Chair, and Karen Keeran served as Vice-Chair. Wes Hoyer was appointed to the Commission by Council on February 16, 2021 to fill Joe Phearman's vacancy. Lisa Cameron was appointed to the Commission by Council on July 26, 2021 to fill Daniel Hoffman-Zinnel's vacancy. On December 20, 2021 the City Council renewed Brian Clayton and Lisa Cameron's terms on the Planning & Zoning Commission; their new terms will expire December 31, 2026 (unless renewed). Councilman Bob Pfeffer acted as the City Council liaison to the Planning & Zoning Commission in 2021.

Chapter 23 of the City Code notes that a review of attendance will be made at the end of each year. The Code notes that a member cannot exceed three unexcused absences within a 6-month period. The Code also notes that a Commission member cannot miss more than 40% of the total calendar meetings in a calendar year.

Below is a chart of 2021 member attendance. For new members appointed to the Commission during 2021, the City Code's 40% absence rule will begin in 2022.

ATTENDANCE

X = Present A = Absent	Torey Cuellar	Karen Keeran	Lisa Cameron	Brian Clayton	Andy Mains	Wes Hoyer	Kristin Bostrom
	12/31/2024	12/31/2024	12/31/2021	12/31/2021	12/31/2023	12/31/2024	12/31/2024
January 28	X	X	N/A	X	X	N/A	X
February 25	X	X	N/A	X	X	X	A
March 11	X	X	N/A	X	X	X	X
March 25	X	X	N/A	X	X	X	X
April 08	X	X	N/A	X	X	X	X
April 15	X	X	N/A	X	X	X	X
May 13	X	X	N/A	X	X	A	X
May 27	X	X	N/A	X	X	X	X
June 24	X	X	N/A	X	A	X	X
July 08	X	X	N/A	X	X	A	X
July 22	X	X	N/A	X	X	X	X
August 26	X	X	X	X	X	X	X
September 09	X	X	X	X	X	X	X
September 23	X	X	X	X	X	A	X
October 28	X	X	A	X	X	X	X
November 18	X	X	A	X	X	X	A
December 09	A	X	A	X	X	X	X
Tot. Meetings	17	17	6	17	17	16	17
Attended	16	17	3	17	16	13	15
Attendance	94%	100%	50%	100%	94%	81%	88%

SUMMARY OF REVIEWS:

1. Text Amendments:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.TA.1	Text amendment to Section 180.05.4.D of the Subdivision Code to specify minimum sidewalk width requirement of 5'.	1/28/2021	Approval per P&Z Res. PZ-210128-01	Approved on 2/16/2021

2. Easement & Right-of-Way Vacations – none.

3. Requests for Rezoning and/or Future Land Use Map Changes:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.R.1	Rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South (Legacy Bank) and 1455 Grant Street South (Casey's).	7/8/2021	Approval per P&Z Res. PZ-210708-14	Approved on 7/19/2021
2021.R.2	Rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on Top Farms Property land; and Future Land Use Map amendment from Single-Family to Multi-Family and Commercial in areas shown on the PUD Conceptual Plan.	Tabled at 7/22/2021 Meeting 8/26/21 Returned	Approval per P&Z Res. PZ-210722-14	Approved on 10/18/2021
2021.R.3	Rezoning from Agricultural (A-1) to Medium Industrial (M-2) on the Myers Certified Site Area; and Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.	10/28/2021	Approval per P&Z Res. PZ-211028-24	Approved on 12/20/2021
2021.R.4	Rezoning from Medium Industrial (M-2) to Central Business (C-4) on portions of land adjacent to the C-4 District.	11/18/2021	Approval per P&Z Res. PZ-2111118-25	Approved on 12/20/2021

4. Subdivisions and Plats of Survey:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.S.1	MidAmerican Energy Company Plat of Survey, a split to create a substation parcel in unincorporated Polk County north of current city limits.	2/25/2021	Approval per P&Z Res. PZ-210225-02	Approved on 3/1/2021
2021.S.2	Jennings Subdivision Preliminary Plat, a subdivision in unincorporated Polk County near NE 78 th Avenue and 109 th Avenue to create three lots for single-family development.	3/25/2021	Approval per P&Z Res. PZ-210325-04	Approved on 3/29/2021
2021.S.3	High Point Estates Preliminary Plat, a development containing 67 single-family detached residential lots north of the High School/Junior High area.	4/8/2021	Approval per P&Z Res. PZ-210408-07	Approved on 4/19/2021
2021.S.4	Shiloh Rose Business Park Plat 2 Final Plat, a subdivision to create additional lots within the Shiloh Rose Business Park area.	5/13/2021	Approval per P&Z Res. PZ-210513-11	Approved on 5/17/2021
2021.S.5	Dvorak Preliminary Plat, a subdivision in unincorporated Polk County west along NE 46 th Street near NE 78 th Avenue to adjust existing property lines within this area.	6/24/2021	Approval per P&Z Res. PZ-210624-13	Approved on 7/6/2021
2021.S.6	Black Oak Farms Preliminary Plat, a subdivision in unincorporated Polk County at NE 88 th Street and NE 100 th Avenue to create two additional lots.	7/22/2021	Approval per P&Z Res. PZ-210722-15	Approved on 8/2/2021
2021.S.7	Dollar General Plat of Survey, a split to create the Dollar General parcel at 501 Hawthorne Crossing Drive SE.	7/22/2021	Approval per P&Z Res. PZ-210722-16	Approved on 8/2/2021
2021.S.8	David Ross Plat of Survey, a split to create a lot on the Ross land along 2 nd Street NE and NE 88 th Street.	9/9/2021	Approval per P&Z Res. PZ-210826-21	Approved on 9/20/2021
2021.S.9	Fox Ridge Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County east along NE 82 nd Street near NE 109 th Street to create four residential lots.	12/9/2021	Approval per P&Z Res. PZ-211209-29	Approved on 12/20/2021
2021.S.10	Top Farms Property Preliminary Plat, a development containing 178 lots for single-family detached development plus outlots reserved for multi-family/townhome/commercial development.	12/9/2021	Approval per P&Z Res. PZ-211209-31	Approved on 12/20/2021

5. Site Plans:

Case #	Proposal Summary	P&Z Review Date	P&Z Rec.	Council Action	Project Summary
SP-01-21	Midland Credit Union, 3007 Oxbow Ct SW	3/11/2021	Approval per P&Z Res. PZ-210311-03	Approved on 3/15/2021	762 SF satellite ITM banking facility
SP-02-21	Office/Restaurant Use at 96 Paine Cir SE	4/8/2021	Approval per P&Z Res. PZ-210408-05	Approved on 4/19/2021	8,700 SF structure (with potential to house 5 tenants)
SP-03-21	Industrial-Flex Building at 800 Commerce Pkwy SW	4/8/2021	Approval per P&Z Res. PZ-210408-06	Approved on 4/19/2021	195,600 SF structure
SP-04-21	Downtown Building at 100 Main St SE	4/15/2021	Approval per P&Z Res. PZ-210415-08	Approved on 4/19/2021	11,000 SF structure (with potential to house 5-6 tenants)
SP-05-21	Temporary Fireworks Stand at 906 Prairie Dr SW	5/13/2021	Approval per P&Z Res. PZ-210513-10	Approved on 5/17/2021	Temporary fireworks stand
SP-06-21	Industrial-Flex Building at 1000 Commerce Pkwy SW	6/24/2021	Approval per P&Z Res. PZ-210624-12	Approved on 7/6/2021	195,400 SF structure
SP-07-21	Dollar General, 501 Hawthorne Crossing Dr SW	7/22/2021	Approval per P&Z Res. PZ-210722-17	Approved on 8/2/2021	10,640 SF structure
SP-08-21	Addition at RAMMS Construction, 1120 2 nd St NE	7/22/2021	Approval per P&Z Res. PZ-210722-19	Approved on 7/26/2021	4,000 SF addition
SP-09-21	SKOL Trucking, 2415 Robinson Ave NE	8/26/2022	Approval per P&Z Res. PZ-210826-20	Approve/d on 9/7/2021	20,985 SF structure

Case #	Proposal Summary	P&Z Review Date	P&Z Rec.	Council Action	Project Summary
SP-10-21	JAS Concrete, 701 23 rd St SW	9/23/2021	Approval per P&Z Res. PZ-210923-22	Approved on 9/27/2021	23,000 SF structure
SP-11-21	Addition at Midstates Precast Products, 2340 Hubbell Ave SW	11/18/2021	Approval per P&Z Res. PZ-211118-26	Approved on 12/6/2021	Landscaping, outbuildings
SP-12-21	CDL Training Site, 2408 Robinson Ave NE	11/18/2021	Approval per P&Z Res. PZ-211118-27	Approved on 12/6/2021	Parking lot only, no structures

6. Annexations:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.A.1	Annexation of 70 acres associated with the Myers Certified Site Area (100% Voluntary, within 2 miles of Altoona).	10/28/2021	Approval per P&Z Res. PZ-211028-23	Approved on 11/15/2021 City Development Board approved on 12/8/2021

7. Other Planning Items Reviewed/Discussed:

- A. Provided preliminary zoning/site plan feedback for a potential downtown redevelopment project at 103 Railroad Street SE.
- B. Comprehensive Plan Joint Session – Confluence presented their preliminary findings. Next meeting – January 31, 2022.
- C. May 2021 Urban Renewal Area Amendment. Amendment includes the Commerce Crossings area.
- D. Discussion with developer regarding potential amendment to the High Point Estates Preliminary Plat development area.
- E. December 2021 Urban Renewal Area Amendment. Amendment included Myers certified site area and land that is in-between City limits and the certified site area. Purpose of amendment – potential projects to upgrade the intersection, purchase land, and to build an emergency services facility.



2022 Planning and Zoning Commission Deadlines for Application Submission

Rezoning Application Submission Deadline	Other Applications Submission Deadline	P&Z Meeting Date
12/24/2021	12/30/2021	1/13/2022
1/7/2022	1/13/2022	1/27/2022
1/21/2022	1/27/2022	2/10/2022
2/4/2022	2/10/2022	2/24/2022
2/18/2022	2/24/2022	3/10/2022
3/4/2022	3/10/2022	3/24/2022
3/18/2022	3/31/2022	4/14/2022
4/8/2022	4/14/2022	4/28/2022
4/22/2022	4/28/2022	5/12/2022
5/6/2022	5/12/2022	5/26/2022
5/20/2022	5/26/2022	6/9/2022
6/3/2022	6/9/2022	6/23/2022
6/24/2022	6/30/2022	7/14/2022
7/8/2022	7/14/2022	7/28/2022
7/22/2022	7/28/2022	8/11/2022
8/5/2022	8/11/2022	8/25/2022
8/19/2022	8/25/2022	9/8/2022
9/2/2022	9/8/2022	9/22/2022
9/23/2022	9/29/2022	10/13/2022
10/7/2022	10/13/2022	10/27/2022
10/21/2022	10/27/2022	11/10/2022
11/18/2022	11/23/2022	12/8/2022

Notes:

P&Z meets bi-monthly on the 2nd and 4th Thursday at 6:00 p.m., as needed.

P&Z reviews rezonings, subdivisions, annexations, Zoning and Subdivision Code amendments, right-of-way vacations, and other items as requested by City Council.

The above schedule subject to change (holidays).

Above schedule may be adjusted to accommodate late submission of an application if circumstances exist that are beyond the control of the applicant, as determined by the Planning & Community Development Director.

A request reviewed by the Commission will be reviewed at the next upcoming City Council meeting. The Bondurant City Council meets the 1st and 3rd Mondays of the month at 6:00 p.m.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.d.
For Meeting of 1/13/2022
Resolution

TITLE: RESOLUTION NO. PZ-220113-01: Considering recommended approval of the Knuth 100% voluntary annexation request within the 2-mile urbanized area of another city (Altoona).

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received the attached petition for voluntary annexation into the City of Bondurant. Below is an area map showing the current land being considered for annexation in blue. The map also shows the recent Myers Certified Site area annexation to the east, which was approved by City Council on November 15, 2021.

4. 80% voluntary/20% non-consenting, within an urbanized area of another city;
5. Involuntary.

This annexation request is considered a 100% voluntary annexation within the urbanized area of another city (Altoona).

The City Council will hold their required public hearing on February 7, 2022. After this required public hearing, the annexation request will be sent to the State's City Development Board for their review and approval, as the annexation area falls within two miles of the City of Altoona's city limits.

When the Planning & Zoning Commission and City Council reviews annexation requests, they review the following topics: Consistency with the Comprehensive Plan, Zoning, Street & Utility Connectivity, and Outreach.

Consistency with the Comprehensive Plan

Approval of this annexation request is consistent with Objective 4.23 of the Comprehensive Plan, which encourages new development to occur adjacent to other existing development rather than in a "leapfrog" pattern.

Annexation of this area is also supported by a key aspect of the Comprehensive Plan's Highway 65 Corridor Growth Area, which notes that annexation should be explored within this general area along 2nd Street NE east of Highway 65.

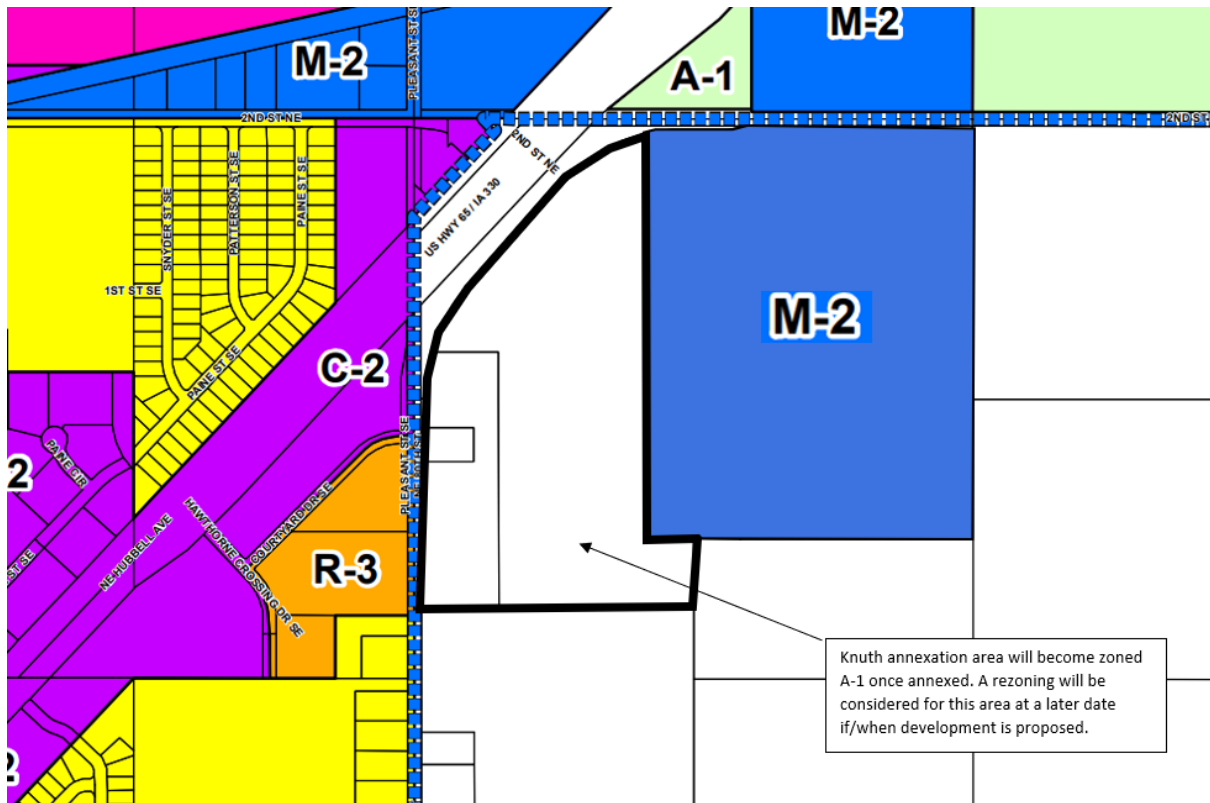
The City's Future Land Use Map included as part of its Comprehensive Plan currently guides for Reserve Industrial within this Knuth annexation area - see area Future Land Use Map below.



Zoning

No rezoning application has been received as part of this current annexation request; as such, per Section 177.07.7 of the Zoning Code, once annexed this land will become zoned as being within the City's Agricultural (A-1) District until a request for rezoning is received.

The City of Bondurant is currently in the process of purchasing all of the Knuth property. This land has been identified as the ideal location for the City's central campus. Area zoning and future land uses will be evaluated in further detail once further information is known on this central campus.



Street & Utility Connectivity

This annexation area fronts the existing Pleasant Street NE/NE 80th Street curve. Street and utility connectivity will be evaluated in further detail through an eventual platting or site plan review process. Development must follow the City's Streets Master Plan, which guides for a new north/south road connecting to a realigned intersection of 2nd Street NE/NE 78th Avenue within this general area.

Outreach

As is required by Chapter 368 of the Iowa Code, the City mailed annexation notices to the following entities: City of Altoona, Polk County Board of Supervisors, Polk County Attorney, public utilities, the Des Moines Area Metropolitan Planning Organization, and the Attorney General. No public comments have been received to date.

City Council will hold a public hearing on February 7, 2022. After this public hearing, the City will send the annexation application to the State's City Development Board so they can begin their review process.

FUNDING SOURCE: N/A for annexation only.

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of the Knuth 100% voluntary annexation request within 2 miles of another city (Altoona).

2. Recommended denial of the Knuth 100% voluntary annexation request within 2 miles of another city (Altoona).
3. Table pending additional information.

Staff recommends approval of the attached Resolution No. PZ-220113-01, considering recommended approval of the Knuth 100% voluntary annexation request within the 2-mile urbanized area of another city (Altoona).

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-220113-01 - Knuth 100% Voluntary Annexation within 2 Miles of Altoona
2. Signed Petition
3. Annexation Map
4. Area Annexation Map

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220113-01

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE KNUTH
ANNEXATION AREA, A 100% VOLUNTARY ANNEXATION REQUEST FOR
ANNEXATION OF 57.77 ACRES INTO BONDURANT'S CITY LIMITS WITHIN TWO
MILES OF THE CITY OF ALTOONA'S CITY LIMITS

WHEREAS, the City of Bondurant has received an annexation petition from Alan C & Debbie J Knuth, owners, for voluntary annexation on property as described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 10 ACRES OF LOTS 1 AND 2 TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE NORTH, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD;

THENCE NORTHEAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE EAST, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST LINE OF THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 EXTENDED NORTH;

THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE EAST, ALONG THE SOUTH LINE OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

WHEREAS, this annexation application is considered a 100% voluntary annexation and is located within two miles of the City of Altoona's urbanized area;

WHEREAS, the annexation area is comprised of 57.77 acres and includes the following Polk County roadway area: Parcel 230/00461-001-002 (Partial), Parcel 230/00460-000-000 (Partial), Parcel 230/00456-000-000 (Partial), Parcel 230/00461/001/00, and Parcel 230/00455-007-000 and the following State of Iowa roadway area: Parcel 230/00461-001-001 and Parcel 230/00461-002-000;

WHEREAS, this annexation area also includes a building on lead land at Parcel 230/00455-009-001;

WHEREAS, once annexed, this land will become Agricultural (A-1) until if/when a rezoning request is received;

WHEREAS, the Planning and Zoning Commission has reviewed this annexation request and has made the following finding:

1. That the annexation is consistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends approval of the Knuth 100% voluntary within two miles of another city annexation request.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on January 13, 2022; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Cameron				
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

230/00455-000-000
230/00455-008-000
230/00455-009-000

VOLUNTARY ANNEXATION PETITION FOR INCORPORATION INTO THE CITY
LIMITS OF THE CITY OF BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

We, the undersigned, hereby make application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7, for annexation by voluntary petition the following described real estate to-wit:

SEE EXHIBIT A

We hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

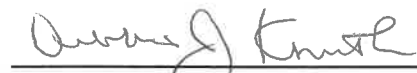
1. The property owners/renters may continue to open burn so long as property maintains its current use.

Respectfully submitted,



Alan C Knuth

Date: Dec. 8, 2021



Debbie J Knuth

Date: 12-8-21

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 10 ACRES OF LOTS 1 AND 2 TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE NORTH, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD;

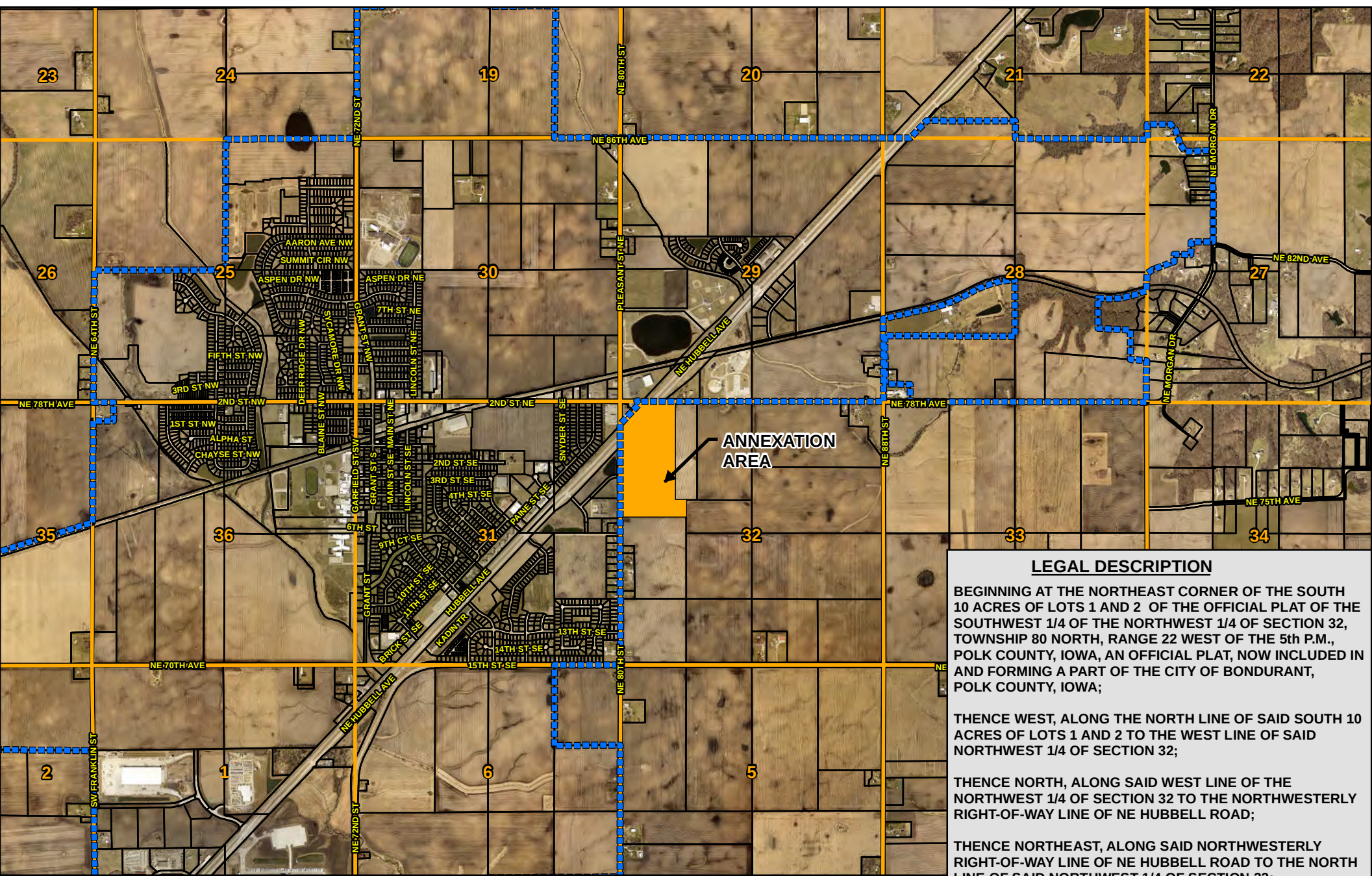
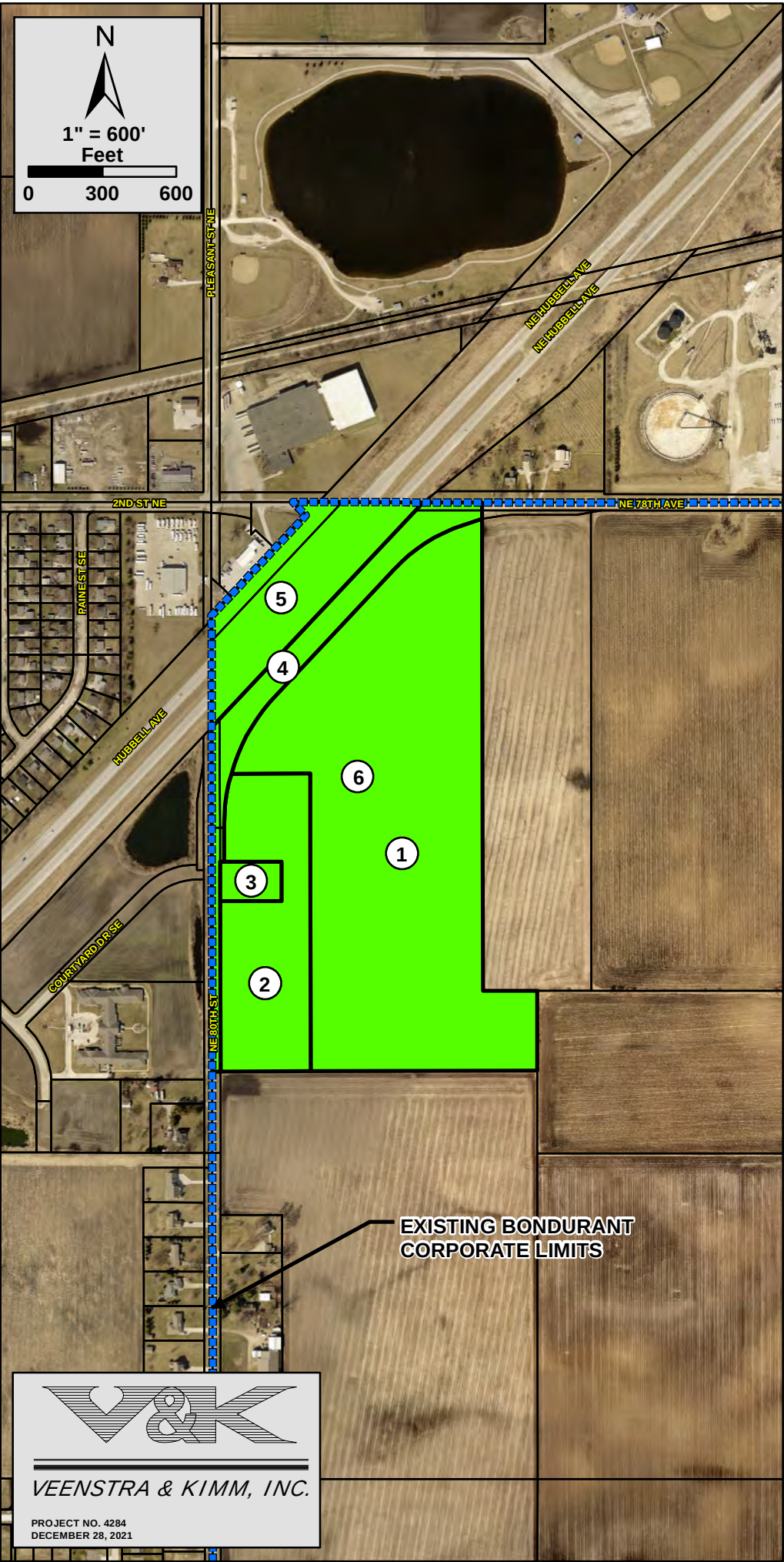
THENCE NORTHEAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE EAST, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST LINE OF THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 EXTENDED NORTH;

THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE EAST, ALONG THE SOUTH LINE OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.



- | | | | |
|---|--|---|--|
| 1 | ALAN & DEBBIE KNUTH
Parcel 230/00455-009-000 (36.05 Acres) | 5 | STATE OF IOWA ROW
Parcel 230/00461-001-001 (6.79 Acres)
Parcel 230/00461-002-000 |
| 2 | ALAN & DEBBIE KNUTH
Parcel 230/00455-008-000 (9.08 Acres) | 6 | GLOBAL SIGNAL ACQUISITIONS II LLC
Building on Leased Land
Parcel 230/00455-009-001 |
| 3 | ALAN & DEBBIE KNUTH
Parcel 230/00455-000-000 (0.92 Acres) | | |
| 4 | POLK COUNTY ROW
Parcel 230/00461-001-002 Partial (4.93 Acres)
Parcel 230/00460-000-000 Partial
Parcel 230/00456-000-000 Partial
Parcel 230/00461-001-003
Parcel 230/00455-007-000 | | |

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 10 ACRES OF LOTS 1 AND 2 TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE NORTH, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD;

THENCE NORTHEAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

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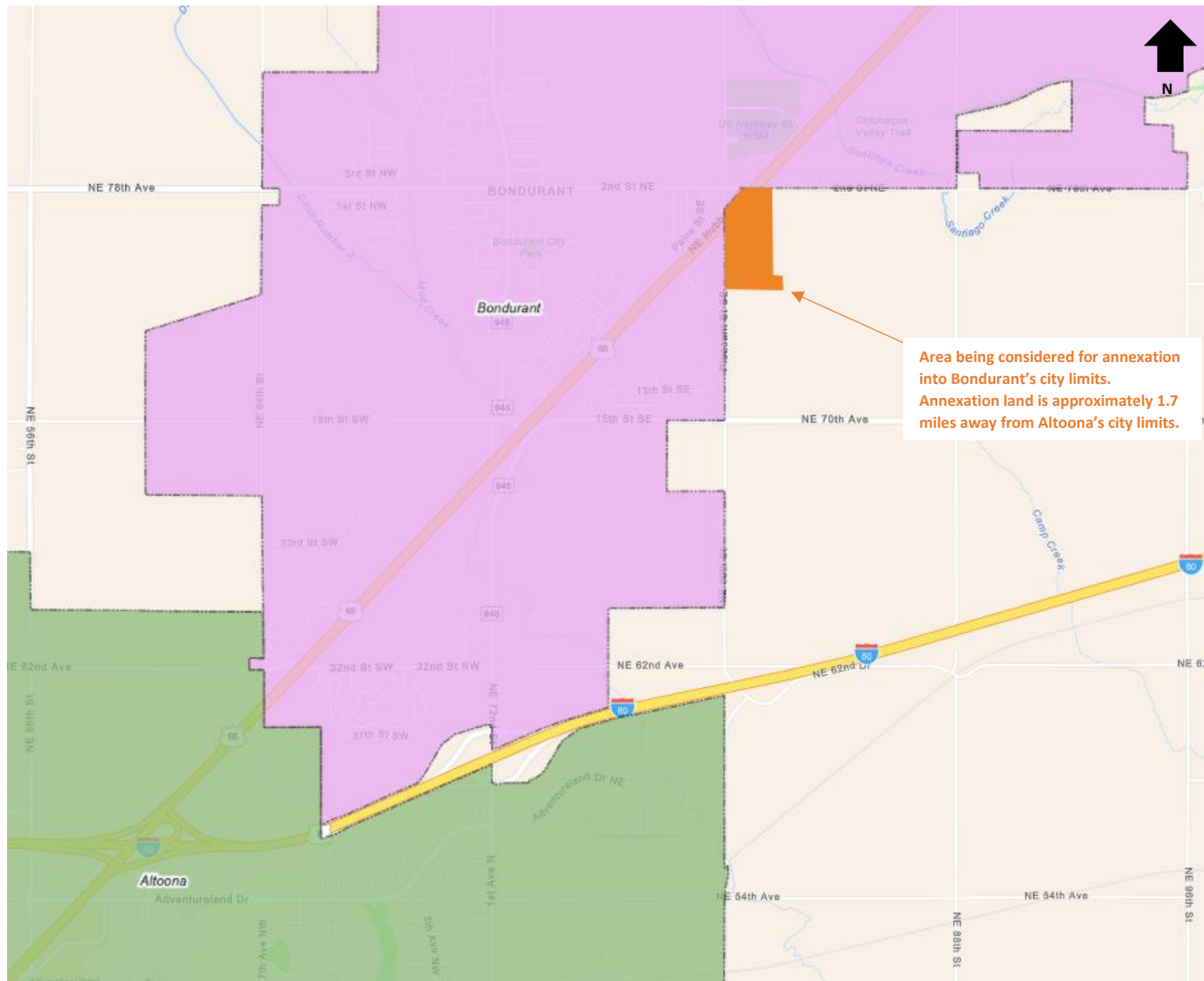
THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE EAST, ALONG THE SOUTH LINE OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CITY OF BONDURANT, IOWA
ANNEXATION MAP

Area Map – City Limits



When the Planning & Zoning Commission and City Council reviews site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Analysis:

Consistency with the City's Comprehensive Plan

Since the storage facility use is a by-right permitted use of the M-2 District, no rezoning is proposed. This industrial use is consistent with the City's Future Land Use Map which guides for industrial use within the Bondurant Industrial Park area.

Consistency with the City's Zoning Code

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

- **General Commercial Use & Bulk**

- A storage facility use is a permitted use of the M-2 District per Sections 178.14.1.A and 178.13.1.EE of the Zoning Code.
- The site plan shows the following minimum M-2 yard setback requirements as being met for this development: 30' front, 20' side, and 40' rear.
- The proposed 1-story building at 22' tall stays under the maximum M-2 building height requirements of Section 178.14.4.F and G.

- **Parking/Drive Areas**

- The site plan shows the parking/drive area will be paved as required by Section 177.10.2 of the Zoning Code.
- The cover page notes that 1 parking lot on the lot will be provided for each employee. This is consistent with Section 177.09.21 of the Zoning Code.
- Minimum off-street loading space requirements as required by Section 177.08 of the Zoning Code are met with the three off-street loading spaces shown on the site plan.
- Two curb cuts are proposed along Robinson Avenue NE.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

- **Stormwater, Utilities, & Natural Features**

- A stormwater management report was submitted and is currently being reviewed by the City Engineer.
- The site plan shows the existing 18'-wide storm sewer easement that exists along the front property line. No other easements exist on site.
- Page 5 contains the required utility plan. This utility page shows a connection out to the public water main and also a connection out to the public sanitary sewer main in Robinson Avenue NE.
- This site is not situated within FEMA's 100-year floodplain area.
- This site is not situated within the City's Stream Buffer Ordinance area.

- **Landscaping Plan**

- Page 7 contains the required landscaping plan. Notes on this:

- This site has 292' of street frontage when taking into account both streets. $292'/50 =$ at least 6 general trees required on site. The site plan shows 6 general trees proposed.
- Site plan shows the trees will be planted within the required setback areas and at least 4' away from the street right-of-way lines, as is required by Section 182.05.E.
- The landscaping plan does show the general trees are proposed within the 18' storm sewer easement area - for past projects, the City has required that these trees stay outside of such easements areas; the attached resolution takes this into account.
- This site notes that 35 parking spaces are proposed. $35/18 =$ at least 2 interior trees required. The landscaping plan shows 2 interior trees proposed.
- The types of trees proposed are considered deciduous shade. This meets the tree type requirements of Section 182.05.D.1.
- The landscaping plan notes that the trees will be a minimum of 1 3/4 inch caliper in size at time of planting, as is required by Section 182.04 of the Zoning Code.
- The site plan notes that 5% of the parking/drive area will be interior greenspace, as is required by Section f the parking lot area will be interior greenspace, as is required by Section 177.10.7.A.

- **Architectural Elevations**

- Elevations have been received and are attached as part of this agenda statement. Notes on building design/material requirements:
 - General requirements as regulated by Section 179.01.2.1.1 -
 - Section 179.01.2.1.2.a - buildings shall be designed such that there is adequate treatment or screening of negative aspects (loading areas, loading docks, HVAC mechanical units, non-residential overhead doors, etc.) from the public right-of-way and adjoining properties. *Developer to provide further information on how this is being met relative to the non-residential overhead door facing the adjacent properties at 2506 and 2514.*
 - Section 179.01.2.1.1.a - buildings shall be designed to not expose loading docks or loading areas to the public unless screening is proposed. *This item appears to be met, as the loading space areas are not within the front yard areas.*
 - Section 179.01.2.1.1.b requires that roof mounted mechanical units shall be screened from view of public right-of-way. *This has been included as part of the attached resolution to ensure this item will be met.*

- This property is situated within 500' of the Highway 65 right-of-way and is thus subject to the City's Overlay District requirements of Section 179.01.2.1.6 of the Zoning Code.
 - All buildings must be designed to minimize large single-plane walls and box appearance through the use of pitched roofs, dormers cupolas, multiple rooflines, and relief in long wall expanses. *This item has been met. The attached elevations show changes in material, color, and texture along all elevations.*
 - Loading docks, service areas, and overhead doors shall not face the Highway 65 corridor if other positioning is available. *This item has been met, as the overhead doors face the side property lines and not out toward the streets.*
 - Buildings shall incorporate facade modulation into all building elevations visible to the public or adjacent to other less intense uses in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or the use of color, pattern, or texture. *This item has been met, as all elevations show a change in color, pattern, and texture.*
 - All building elevations facing a street shall incorporate no less than 2 different primary building materials, together comprising no less than 50% of each total facade area facing a street. Limited building materials cannot exceed 10% of each facade facing a street. *The table included as part of the submitted elevations show this requirement as being met.*
 - All non-street facing building elevations must incorporate 1 primary or secondary building material comprising no less than 80% of each non-street facing facade. Limited materials cannot exceed 20% of each non-street facing facade. *The table included as part of the submitted elevations show this requirement as being met.*

- **Other Site Plan Features**

- The site plan shows no detached monument signage proposed as part of this site's development. If such signage is proposed in the future, the sign installer must obtain the required sign permit prior to installation.
- A note that any parking lot lighting must be directed away from any adjacent residential properties, if applicable.
- If an exterior dumpster is proposed, site plan to be updated to show its location.
- Similar to the other developments within the Bondurant Industrial Park, no public sidewalks are shown within the Robinson Avenue NE right-of-way. The City may in the future require

installation on public sidewalks within this area as authorized by Chapter 136 of the City Code.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - John Horton, Public Works Director, reviewed and noted concern that the subdivision's stormwater management report was calculated with the assumption each lot would not exceed 70% total impervious area per lot. The attached site plan shows a total impervious area of 81.5% which exceeds this 70% maximum. This current lot may be allowed to exceed 70% so long as there is a recorded agreement in place that further restricts other lots within the subdivision so the total impervious SF calculations included as part of the subdivision's stormwater management report are still met. In order to ensure these maximums will not be exceeded in the future at a subdivision-level, the City will require an agreement that runs with the land so future purchasers of any of the lots affected by the agreement are bound to the agreement - this was a similar approach taken for the CDL training site plan at 2408 Robinson Avenue NE.
2. Engineering - Bob Veenstra, City Engineer, is still reviewing the submitted site plan and stormwater management report. The resolution takes his pending review into account.
3. Fire Department - Troy Harmison, Assistant Chief/Fire Marshal, noted concern over the hydrant coverage shown. He noted the site plan must be updated to shown a hydrant on the property toward the front of the building. This feedback has been taken into account as part of the attached resolution.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of the site plan for 2510 Robinson Avenue NE.
2. Recommended approval of the site plan for 2510 Robinson Avenue NE, subject to Zoning Code clarification items being met.
3. Recommended denial of the 2510 Robinson Avenue NE site plan.
4. Table pending additional information.

Staff would like clarification from the developer on how adequate treatment or screening is met for the non-residential overhead doors facing the adjacent properties along the side property lines.

If the above item has been resolved, staff recommends approval of the attached P&Z resolution regarding recommended approval of the site plan for 2510 Robinson Avenue NE subject to the Zoning Code clarification items listed below.

1. That the site plan or stormwater management report must be updated to reflect any comments received by the City Engineer.
2. That the private stormwater agreement to allow for 5,300 SF of increased impervious surface must be recorded prior to issuance of a grading permit. Such increase would be allowed through the agreement which would further restrict other private lots within the subdivision to stay under their 70% maximum.
3. That the site plan must be updated to reflect the fire hydrant comment provided by

the Fire Department.

4. That the utility connection fee district fees must be paid prior to building permit issuance.

5. That if any roof mechanicals are proposed, they must be screened in accordance with Section 179.01.2.I.1.b of the Zoning Code.

6. That if an exterior dumpster is proposed, the site plan must be updated to show its location and screening.

7. That all parking lot lighting shall be directed away from any adjacent residential uses.

8. That the landscaping plan be updated to show the general trees outside of the storm sewer easement.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-220113-02 - 2510 Robinson Ave NE Site Plan
2. 2510 Robinson Ave NE Site Plan
3. Colored Elevation

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220113-02

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
2510 ROBINSON AVENUE NE

WHEREAS, Pelds Design Services submitted the site plan for 2510 Robinson Avenue NE described as follows; AND

LOT 2 BONDURANT INDUSTRIAL AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IA.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and a storage facility use is a permitted use per Sections 178.14.1.A and 178.13.1.EE of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2510 Robinson Avenue NE, subject to the following City Code/Policy clarification recommendation items:

1. That the site plan or stormwater management report must be updated to reflect any comments received by the City Engineer.
2. That the private stormwater agreement to allow for 5,300 SF of increased impervious surface must be recorded prior to issuance of a grading permit. Such increase would be allowed through the agreement which would further restrict other private lots within the subdivision to stay under their 70% maximum.
3. That the site plan must be updated to reflect the fire hydrant comment provided by the Fire Department.
4. That the utility connection fee district fees must be paid prior to building permit issuance.
5. That if any roof mechanicals are proposed, they must be screened in accordance with Section 179.01.2.1.1.b of the Zoning Code.
6. That if an exterior dumpster is proposed, the site plan must be updated to show its location and screening.
7. That all parking lot lighting shall be directed away from any adjacent residential uses.
8. That the landscaping plan be updated to show the general trees outside of the storm sewer easement.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on August 26, 2021; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Cameron				
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

SITE ADDRESS
2510 ROBINSON AVENUE NE
BONDURANT, IA 50035

SITE USE
STORAGE FACILITY

ZONING
EXISTING: M-2 MEDIUM INDUSTRIAL DISTRICT
PROPOSED: N/A
ADJACENT ZONING:
NORTH EAST : M-2 OWNER: BONDURANT BUSINESS PARK LLC
NORTH WEST : N/A OWNER: ROW DIVISION - IOWA DOT
SOUTH EAST: N/A OWNER: ROW DIVISION - CITY OF BONDURANT
SOUTH WEST: M-2 OWNER: BONDURANT BUSINESS PARK LLC

BUILDINGS
EXISTING: N/A
PROPOSED: ~ 80'-0" x 198'-0" - 15,840 SQ.FT.

BUILDING USES
STORAGE FACILITY

BUILDING HEIGHT
PROPOSED HEIGHT: 22 FT

MAX FLOOR AREA RATIO
NONE

PAVING
APPROACHES: 7" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

SITE AREA
1.05 ACRES (45,832 SQ.FT.)

OPEN SPACE
EXISTING: 100% (45,832 SQ.FT.)
PROPOSED: 18.5% (8,450 SQ.FT.)
REQUIRED: 10% (4,583 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 0% (100 SQ.FT.)
PROPOSED: 81.5% (37,382 SQ.FT.)

PARKING
REQUIRED: 1 SPACE PER EMPLOYEE
ESTIMATED 3 TENETS
PROVIDED: 35 SPACES (INCLUDING 2 HANDICAP PARKING STALLS)

DISTURBED AREAS
ESTIMATED: 52,240 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS MORE THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMUM FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED
AERONAUTICAL NUMBERS: IN PROGRESS

SITE IMPROVEMENTS

FOR

BIP LOT 2

2510 ROBINSON AVENUE NE

BONDURANT, IA

LEGAL DESCRIPTION:
LOT 2 BONDURANT INDUSTRIAL AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IA.

VICINITY MAP



SHEET INDEX

- 1 - COVER SHEET
- 2 - NOTE SHEET
- 3 - SITE SHEET
- 4 - GRADING SHEET
- 5 - UTILITY SHEET
- 6 - EROSION CONTROL SHEET
- 7 - LANDSCAPE SHEET

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	Ⓢ	ELEC. MANHOLE	Ⓢ	SINGLE INTAKE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS	△	FOUND SECTION CORNER	Ⓢ	ELEC. VAULT	Ⓢ	AREA INTAKE	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	▽	PARKING SPACE	Ⓢ	GUY ANCHOR	Ⓢ	THROAT INTAKE	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	□	SIGN	Ⓢ	TEL. JUNCTION BOX	Ⓢ	FLARED END SECTION	— OHE —	OVERHEAD ELEC.
123.45/123.45	EXISTING/ PROPOSED ELEVATION	Ⓢ	STREET LIGHT	Ⓢ	CABLE TV JUNCTION BOX	Ⓢ	VALVE	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	Ⓢ	POWER POLE	Ⓢ	GAS VALVE	Ⓢ	FIRE HYDRANT	— SAN —	SANITARY SEWER
Ⓢ	CONTROL POINT	Ⓢ	LIGHT POLE	Ⓢ	GAS METER	Ⓢ	WATER METER	— ST —	STORM SEWER
○	CALCULATED CORNER	Ⓢ	AREA LIGHT	Ⓢ	SANITARY SEWER MANHOLE	Ⓢ	WATER VALVE	— UGE —	UNDERGROUND ELEC.
●	FOUND CORNER	Ⓢ	ELEC. TRANSFORMER	Ⓢ	STORM SEWER MANHOLE	Ⓢ	WATER TEE	— UGT —	UNDERGROUND TEL.
		Ⓢ	ELEC. METER	Ⓢ	CLEANOUT	Ⓢ	— W —	— W —	WATER
		Ⓢ	ELEC. BOX	Ⓢ	DOWNSPOUT	Ⓢ	— P XX —	— P XX —	PROPOSED UTILITY LINE
		Ⓢ		Ⓢ		Ⓢ	— E XX —	— E XX —	EXISTING UTILITY LINE
		Ⓢ		Ⓢ		Ⓢ	— F —	— F —	FENCE LINE

VOLDEMARS L PELDS

18842

IOWA

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

NOV 11 2021

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE 11/18/2021

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) 1-7

ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:

BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

BENCHMARK:

COPYRIGHT DATE:

N/A

DRAWN BY:

M. GUIRGUIS

SCALE:

DATE:

11/18/2021

DRAWING NO:

21-180

FILE PATH:

J:\2021 Projects\21-180 BIP Lot 2\Engineering\Site Plan\Sheet Set

1 - Cover Sheet

GENERAL NOTES

- THE CITY OF BONDURANT MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF BONDURANT .
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN JANUARY 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF BONDURANT REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF BONDURANT STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF BONDURANT SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- RESPREAD TOPSOIL TO A MINIMUM DEPTH 8 INCHES ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8 INCHES.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS. UNLESS NOTED OTHERWISE, SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



PELDS Design Services

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TITLE:

BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

BENCHMARK:

REVISION:

COMPONENT DATE:
N/A

DRAWN BY:
M. GUIRGUIS

SCALE:

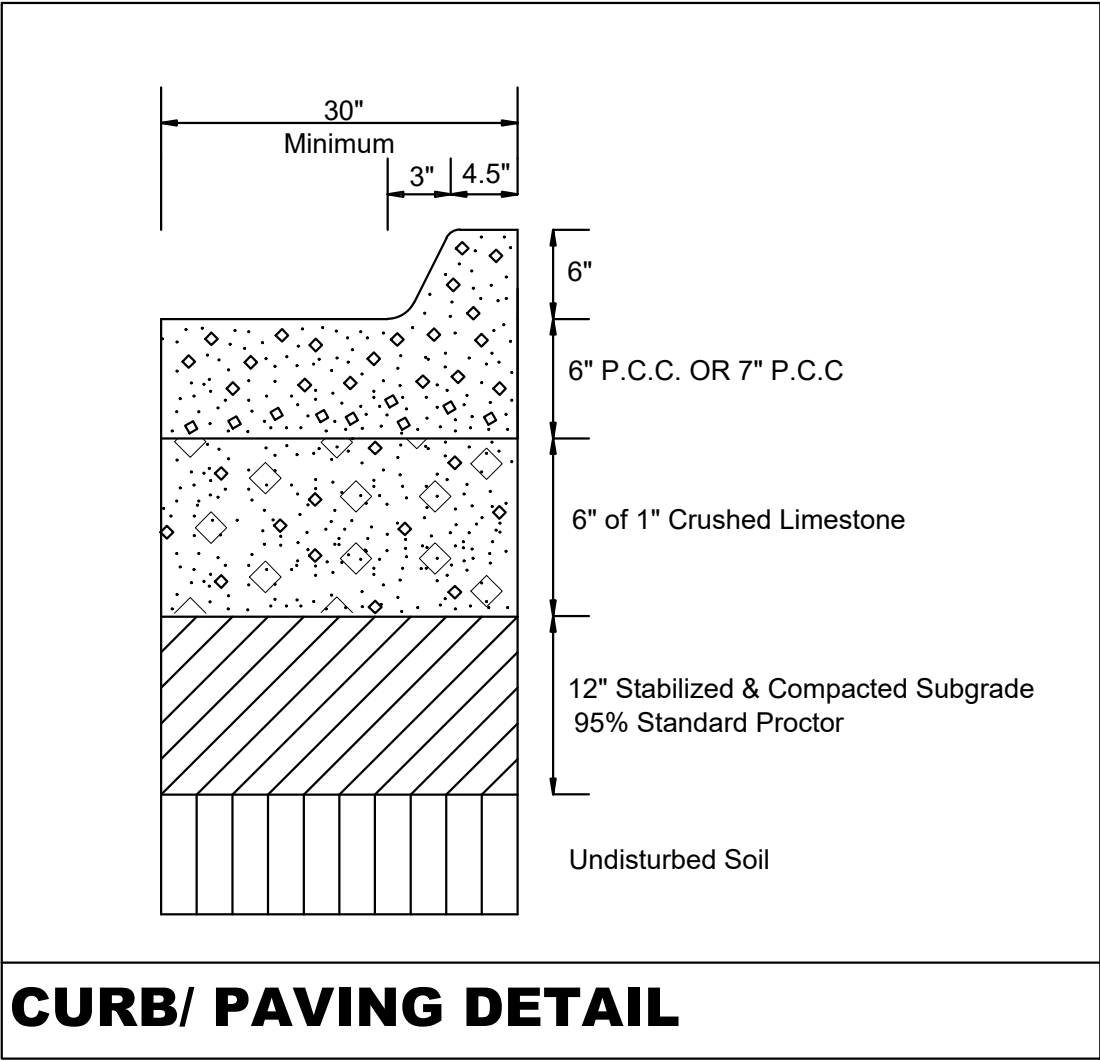
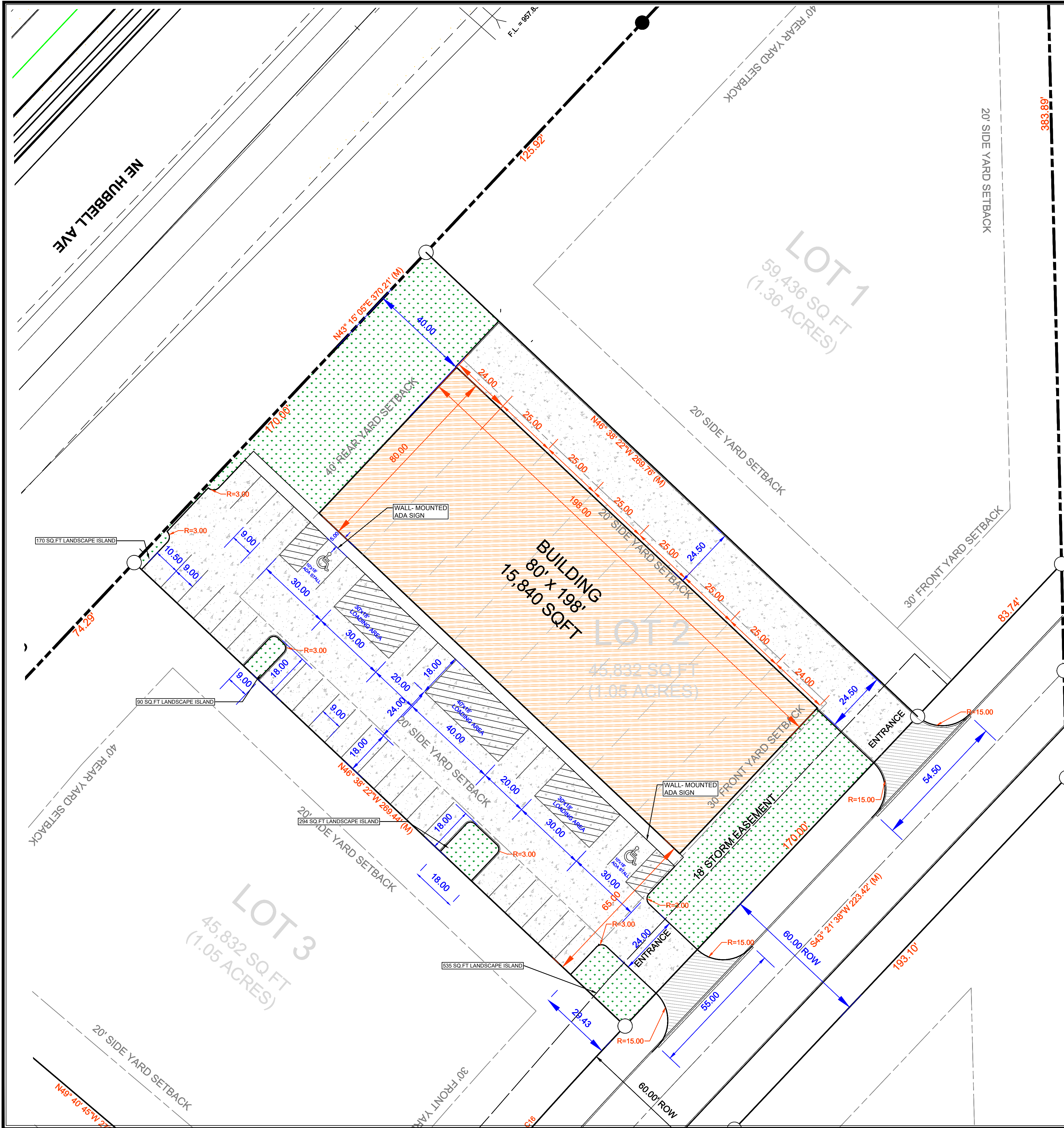
LATEST REVISION:
11/17/2021

DRAWING NO:
21-180

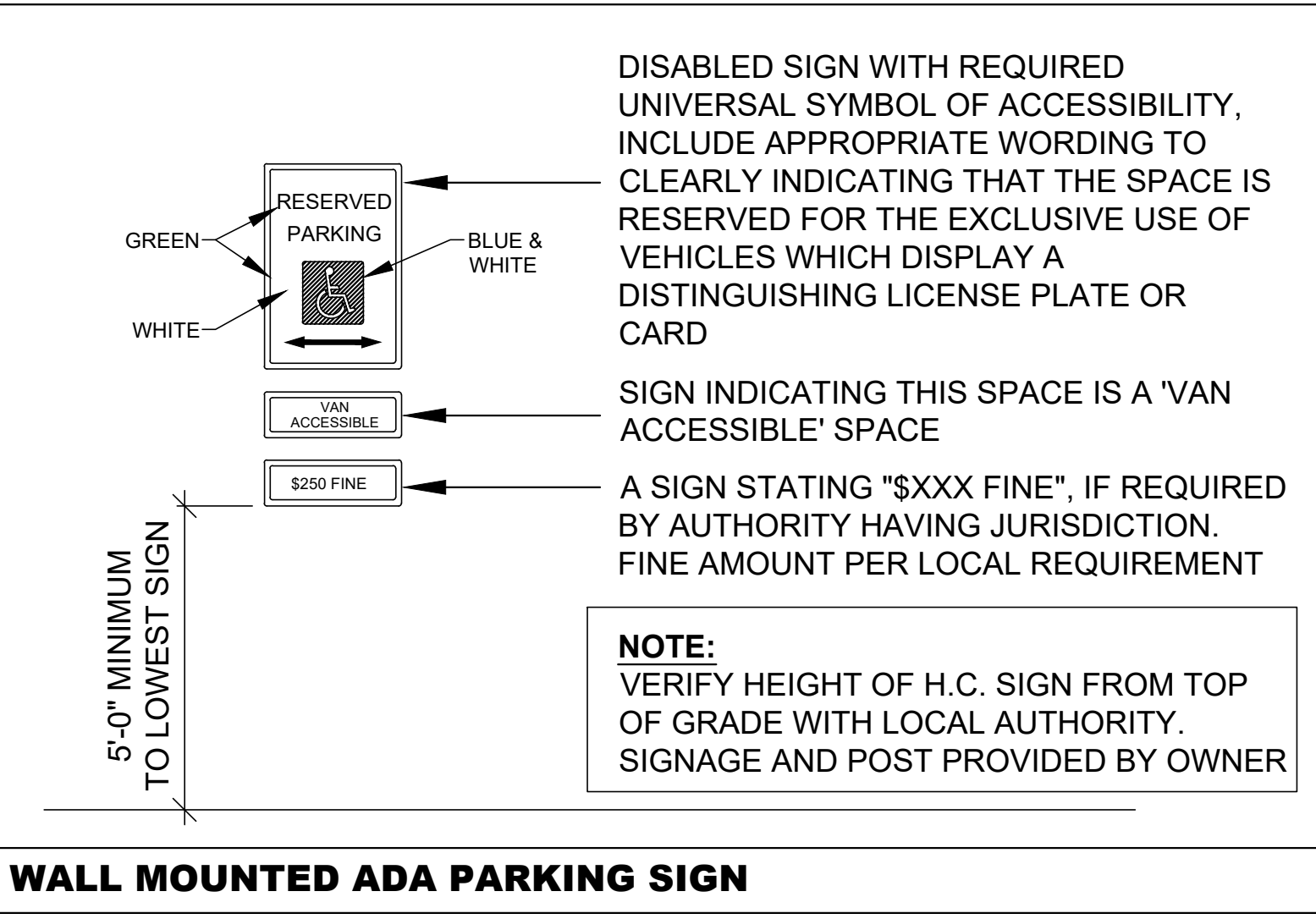
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2 - Note Sheet

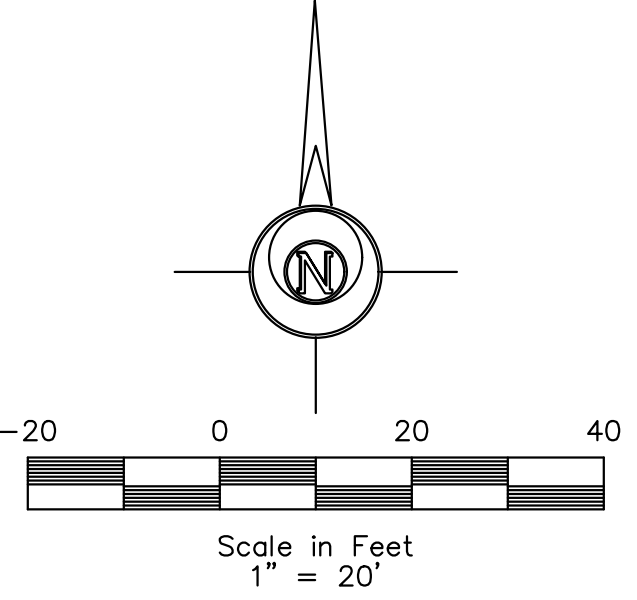
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- PROPOSED BUILDING
- 7" NON-REINFORCED P.C.C.
- 6" NON-REINFORCED P.C.C.
- SEED/SOD



- LEGEND:**
- F.F. FINISHED FLOOR
 - +/- MORE OR LESS
 - 123.45G GUTTER ELEVATION
 - 123.45TC TOP OF CURB ELEVATION
 - 123.45/ 123.45 EXISTING/ PROPOSED ELEVATION
 - FL FLOWLINE ELEVATION
 - CONTROL POINT
 - CALCULATED CORNER
 - FOUND CORNER
 - CALCULATED SECTION CORNER
 - △ FOUND SECTION CORNER
 - PARKING SPACE
 - SIGN
 - STREET LIGHT
 - POWER POLE
 - LIGHT POLE
 - AREA LIGHT
 - ELEC. TRANSFORMER
 - ELEC. METER
 - ELEC. BOX
 - ELEC. MANHOLE
 - ELEC. VAULT
 - GUY ANCHOR
 - TEL. JUNCTION BOX
 - CABLE TV JUNCTION BOX
 - GAS VALVE
 - GAS METER
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - CLEANOUT
 - DOWNSPOUT
 - SINGLE INTAKE
 - AREA INTAKE
 - THROAT INTAKE
 - FLARED END SECTION
 - VALVE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER TEE
 - PROPOSED UTILITY LINE
 - EXISTING UTILITY LINE
 - CABLE TELEVISION
 - FO FIBER OPTIC
 - GAS LINE
 - OHE OVERHEAD ELEC.
 - OHT OVERHEAD TEL.
 - SS SANITARY SEWER
 - ST STORM SEWER
 - UGE UNDERGROUND ELEC.
 - UGT UNDERGROUND TEL.
 - W WATER
 - FENCE LINE





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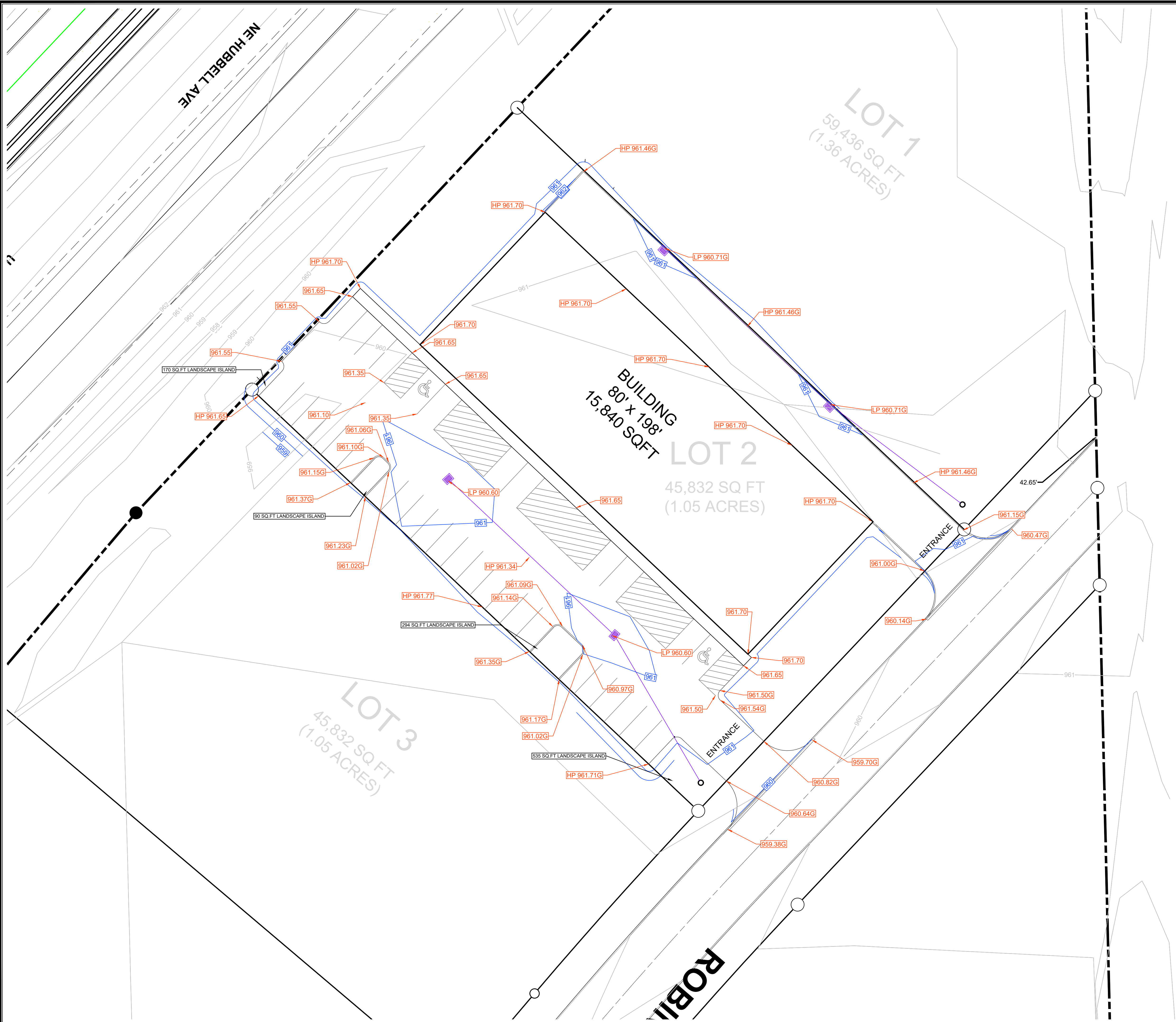
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2510 ROBINSON AVENUE NE

BONDURANT, IA

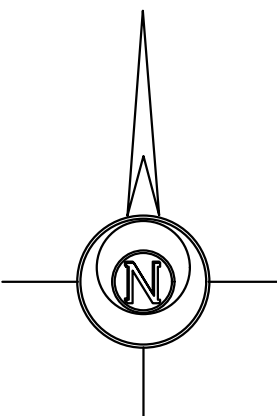
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3 - Site Sheet



LEGEND:

- F.F. FINISHED FLOOR
- +/- MORE OR LESS
- 123.45G GUTTER ELEVATION
- 123.45TC TOP OF CURB ELEVATION
- 123.45/123.45 EXISTING/ PROPOSED ELEVATION
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- UGT UNDERGROUND TEL.
- W WATER
- FENCE LINE



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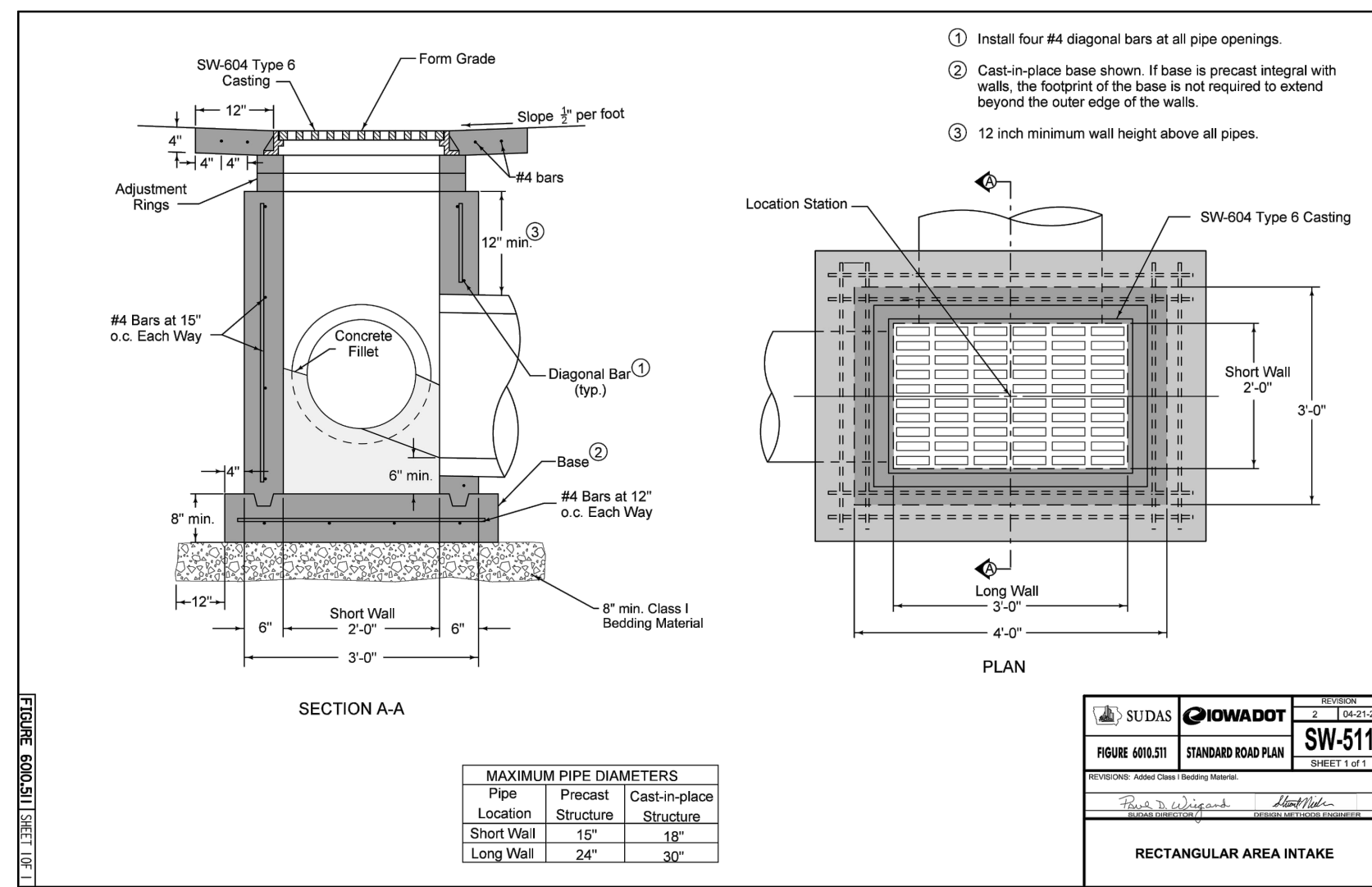
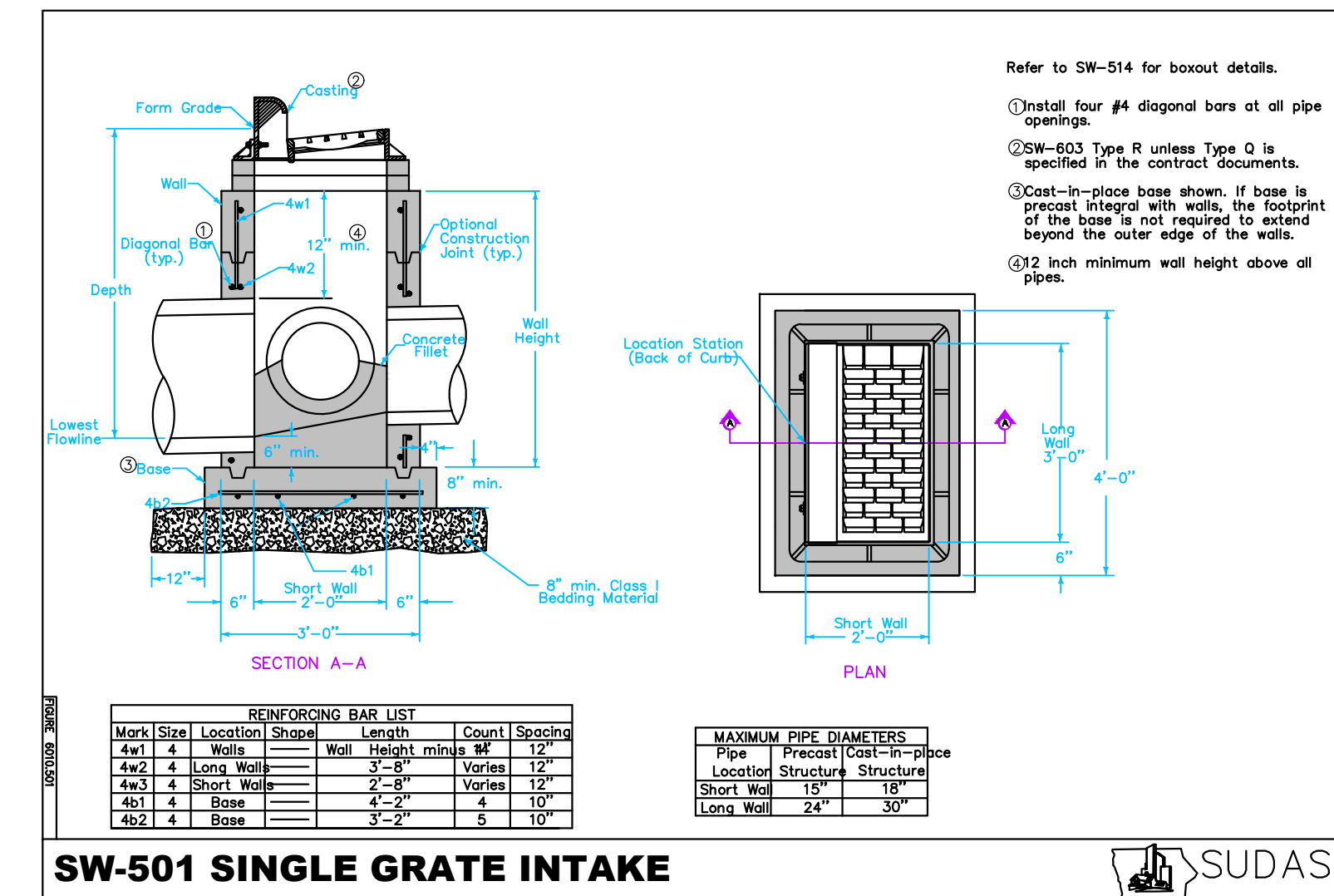
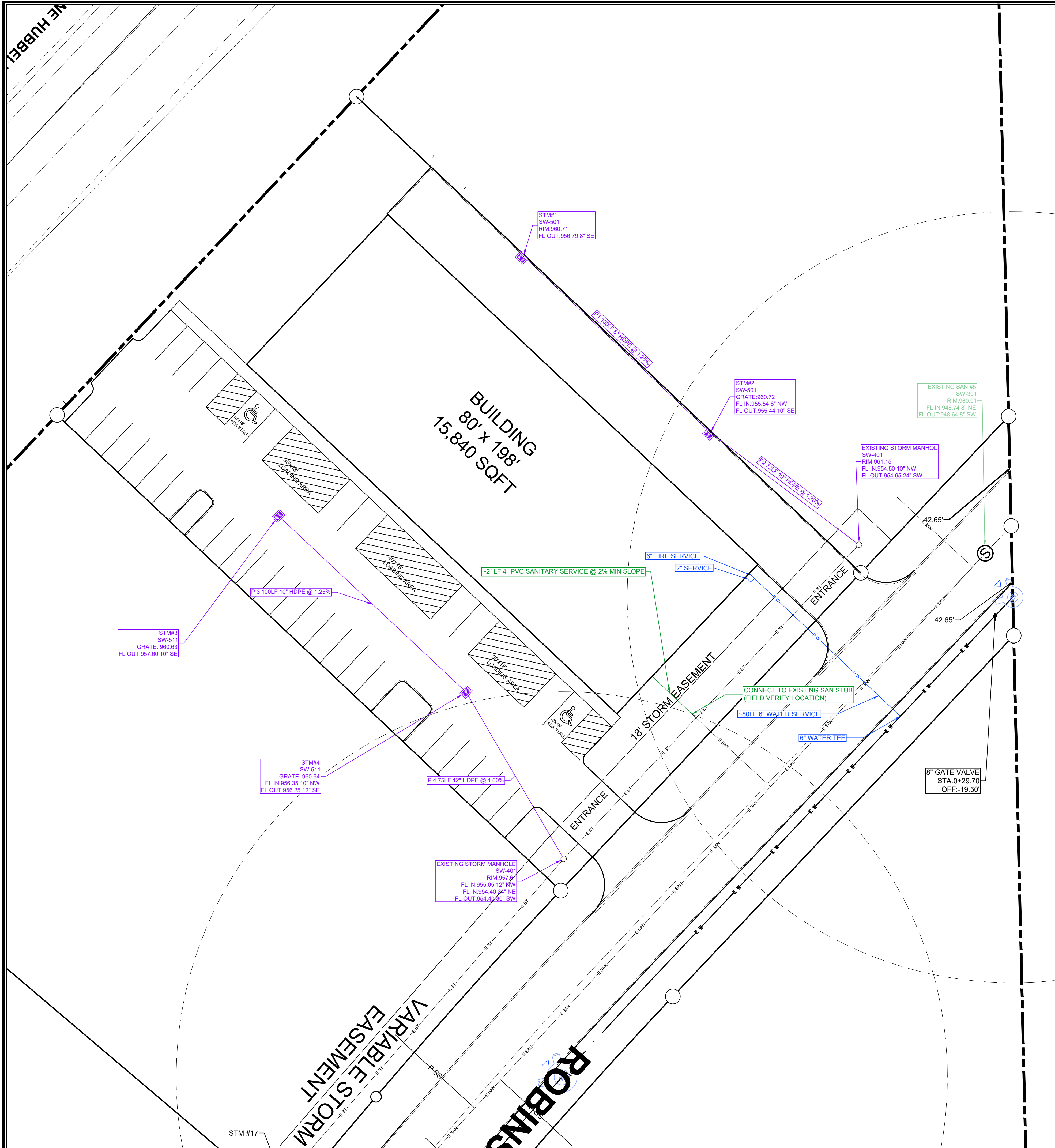
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BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

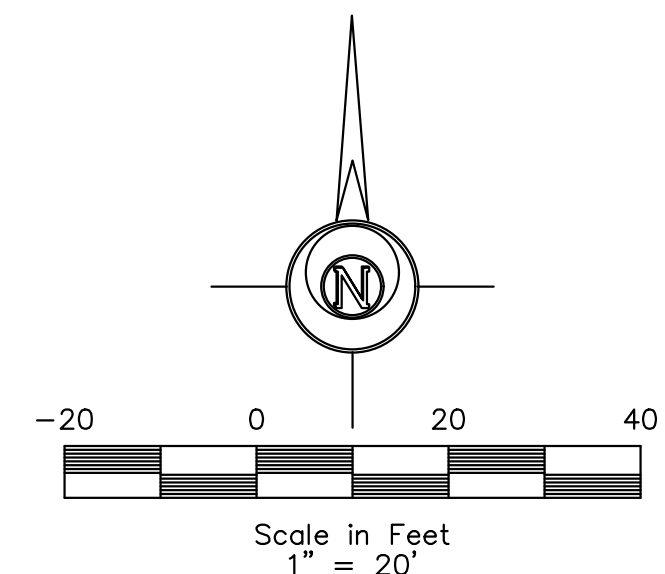
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BENCHMARK:		REVISIONS:	
COPYRIGHT DATE:	DRAWN BY:	LATEST REVISION:	DRAWING NO:
N/A	M. GUIRGUIS	11/17/2021	21-180
SCALE: 1"=20'		FILE PATH: J:\2021 Projects\21-180 BIP Lot 2\Engineering\Site Plan\Sheet Set	

4 - Grading Sheet



- LEGEND:**
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 - +/- MORE OR LESS
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 - 123.45TC TOP OF CURB ELEVATION
 - 123.45/123.45 EXISTING/PROPOSED ELEVATION
 - FL FLOWLINE ELEVATION
 - Control Point
 - Calculated Corner
 - Found Corner
 - Calculated Section Corner
 - Found Section Corner
 - Parking Space
 - Sign
 - Street Light
 - Power Pole
 - Light Pole
 - Area Light
 - Elec. Transformer
 - Elec. Meter
 - Elec. Box
 - Elec. Manhole
 - Elec. Vault
 - Guy Anchor
 - Tel. Junction Box
 - Cable TV Junction Box
 - Gas Valve
 - Gas Meter
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Cleanout
 - Downspout
 - Single Intake
 - Area Intake
 - Throat Intake
 - Flared End Section
 - Valve
 - Fire Hydrant
 - Water Meter
 - Water Valve
 - Water Tee
 - P XX PROPOSED UTILITY LINE
 - E XX EXISTING UTILITY LINE
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TITLE:

BIP LOT 2

2510 ROBINSON AVENUE NE

BONDURANT, IA

REVISIONS:

PRELIMINARY

COPYRIGHT DATE: N/A

DRAWN BY: M. GUIRGUIS

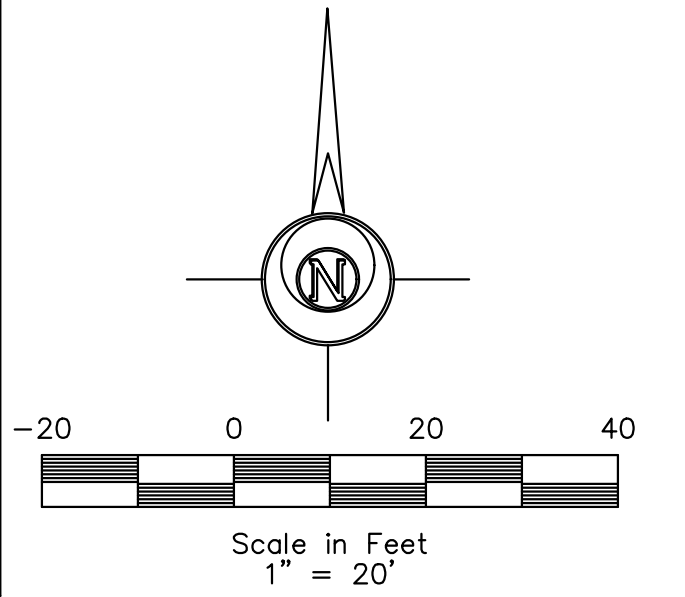
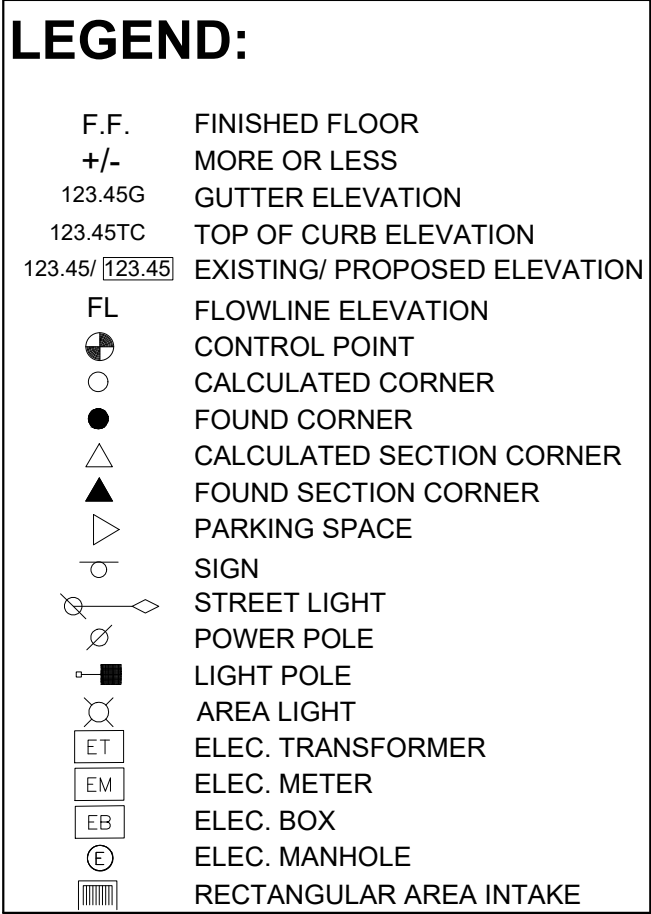
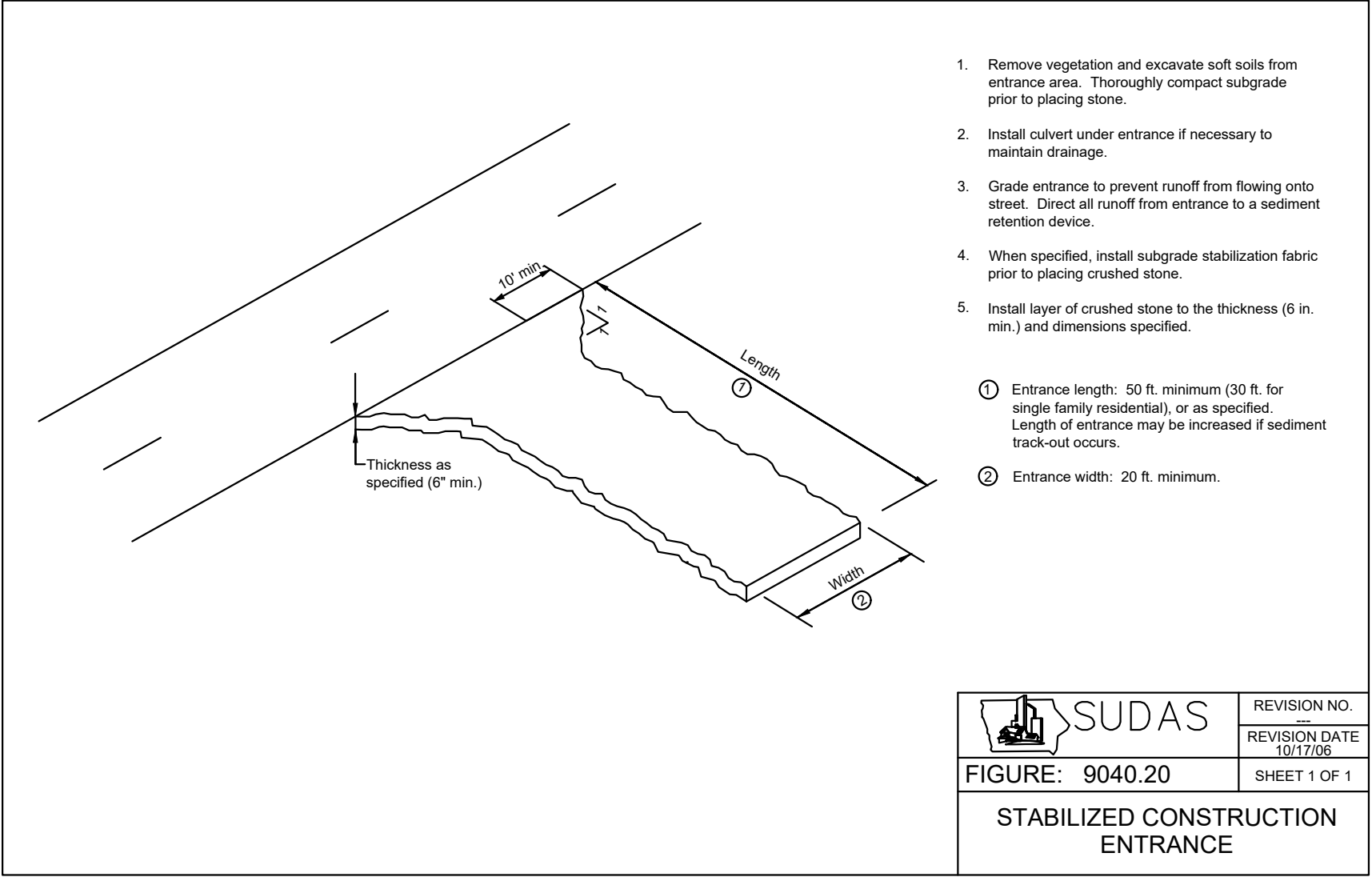
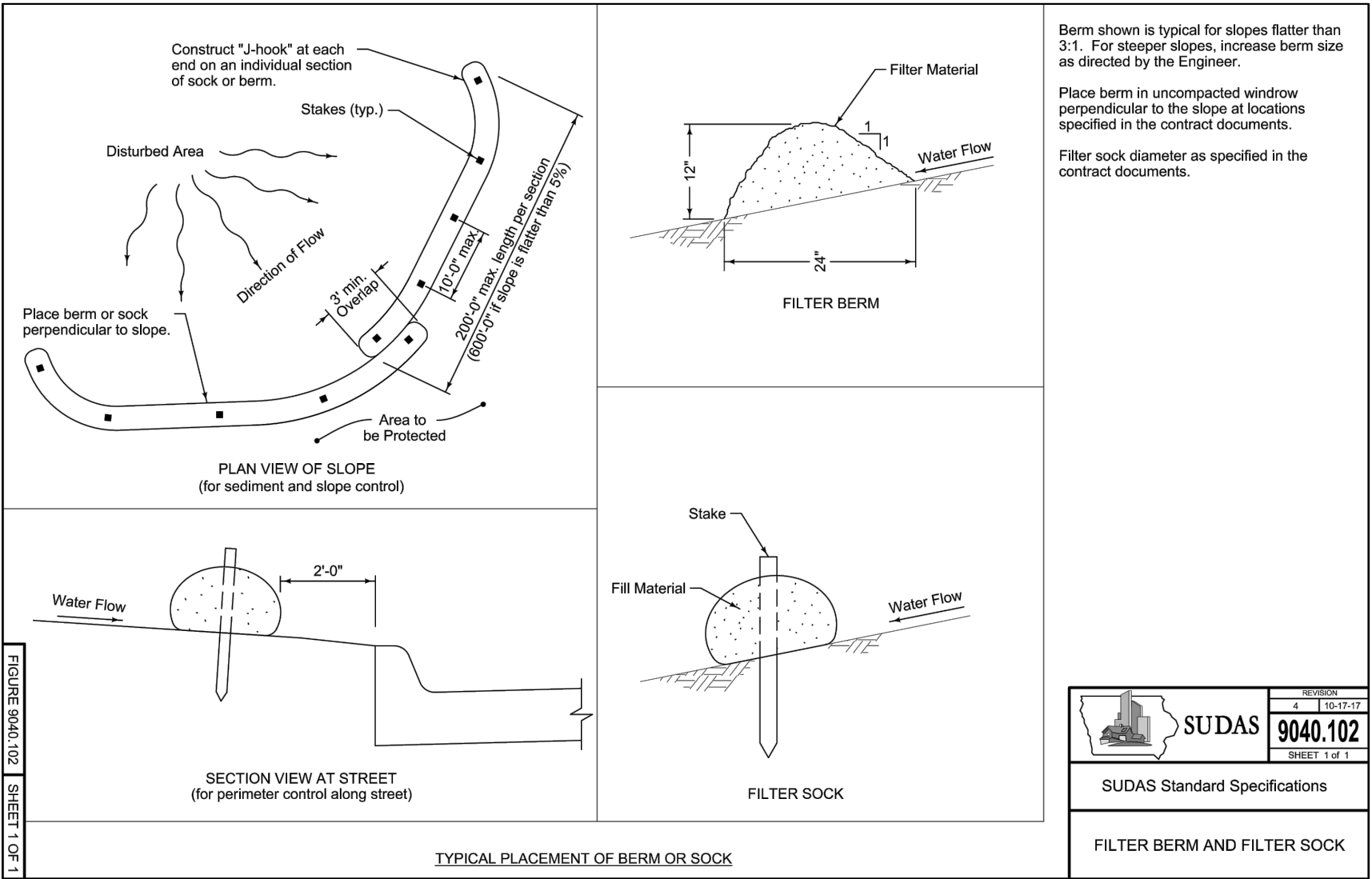
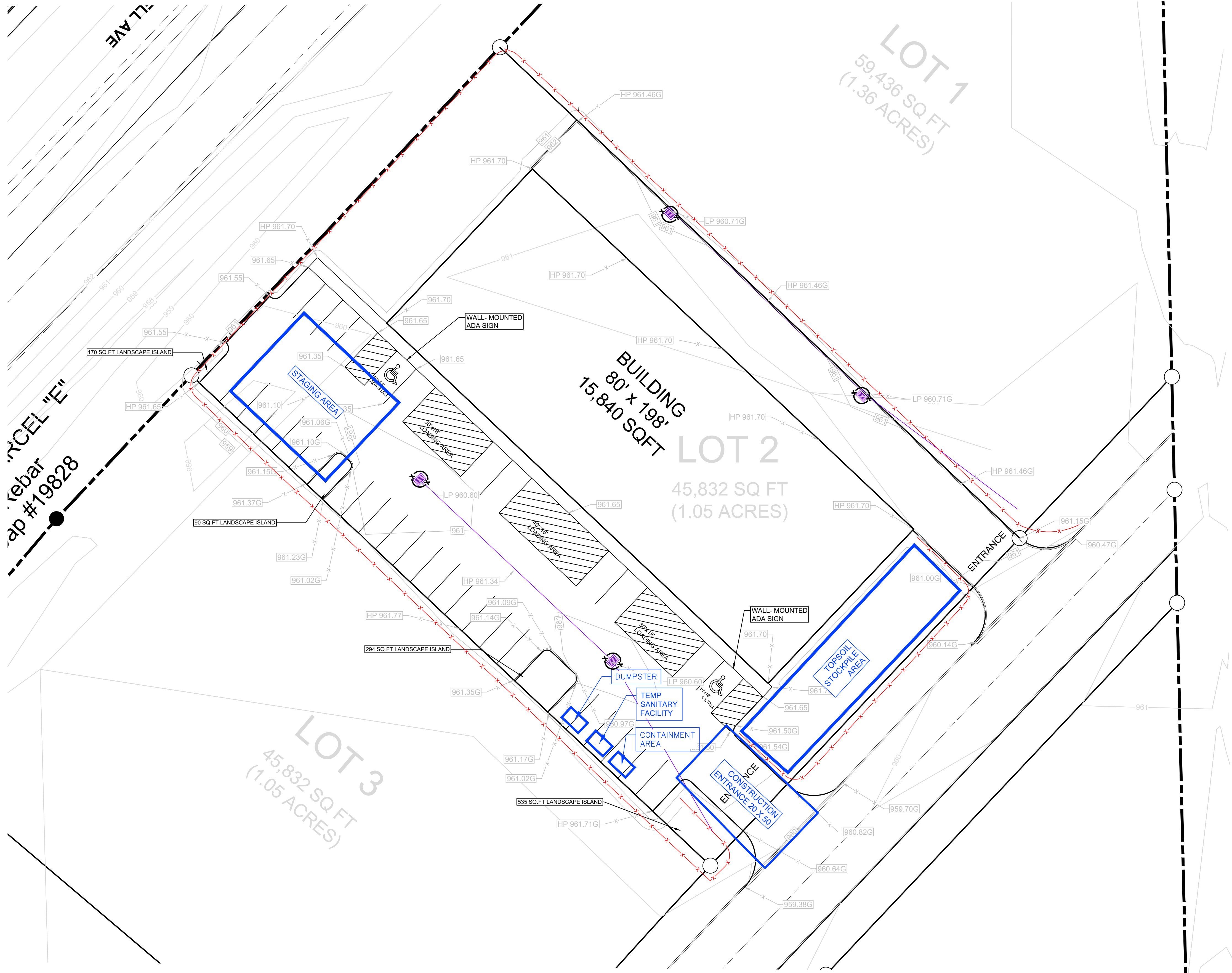
SCALE: 1"=20'

DATE: 11/17/2021

DRAWING NO: 21-180

FILE PATH: J:\2021 Projects\21-180 BIP Lot 2\Engineering\Site Plan\Sheet Set

5 - Utility Sheet



STORM WATER POLLUTION PREVENTION PLAN

REVISION	DATE

SWPPP NOTES:

1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
2. ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
5. A 4" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION, UNLESS FINANCIALLY OR TECHNOLOGICALLY INFEASIBLE.

— x — x — x — x — FILTER SOCK



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

TITLE:

BIP LOT 2

2510 ROBINSON AVENUE NE

BONDURANT, IA

REVISIONS:

PRELIMINARY

REVISIONS:

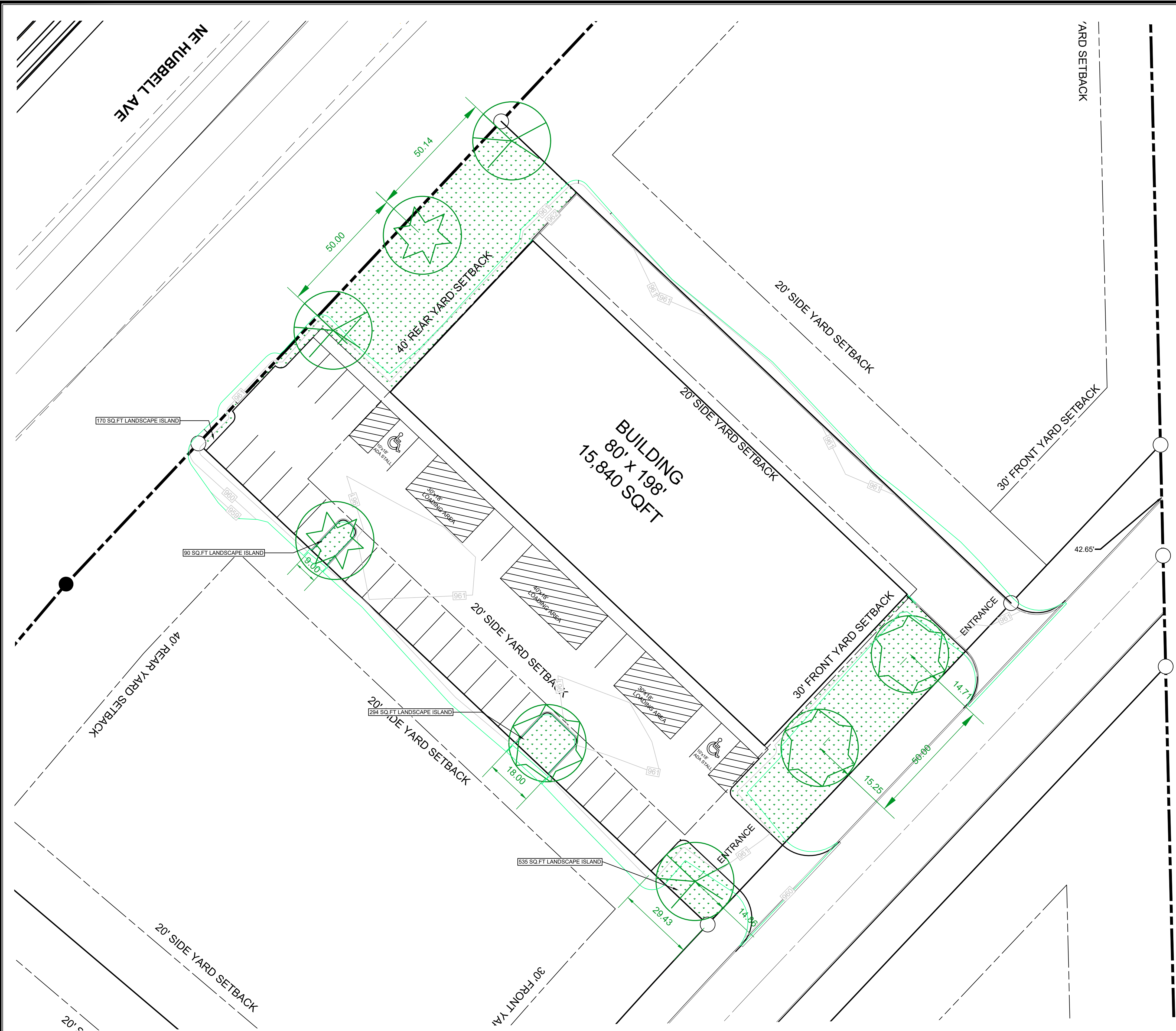
11/17/2021

21-180

FILE PATH:

J:\2021 Projects\21-180 BIP Lot 2\Engineering\Site Plan\Sheet Set

6 - Erosion Control Sheet



REQUIRED LANDSCAPING

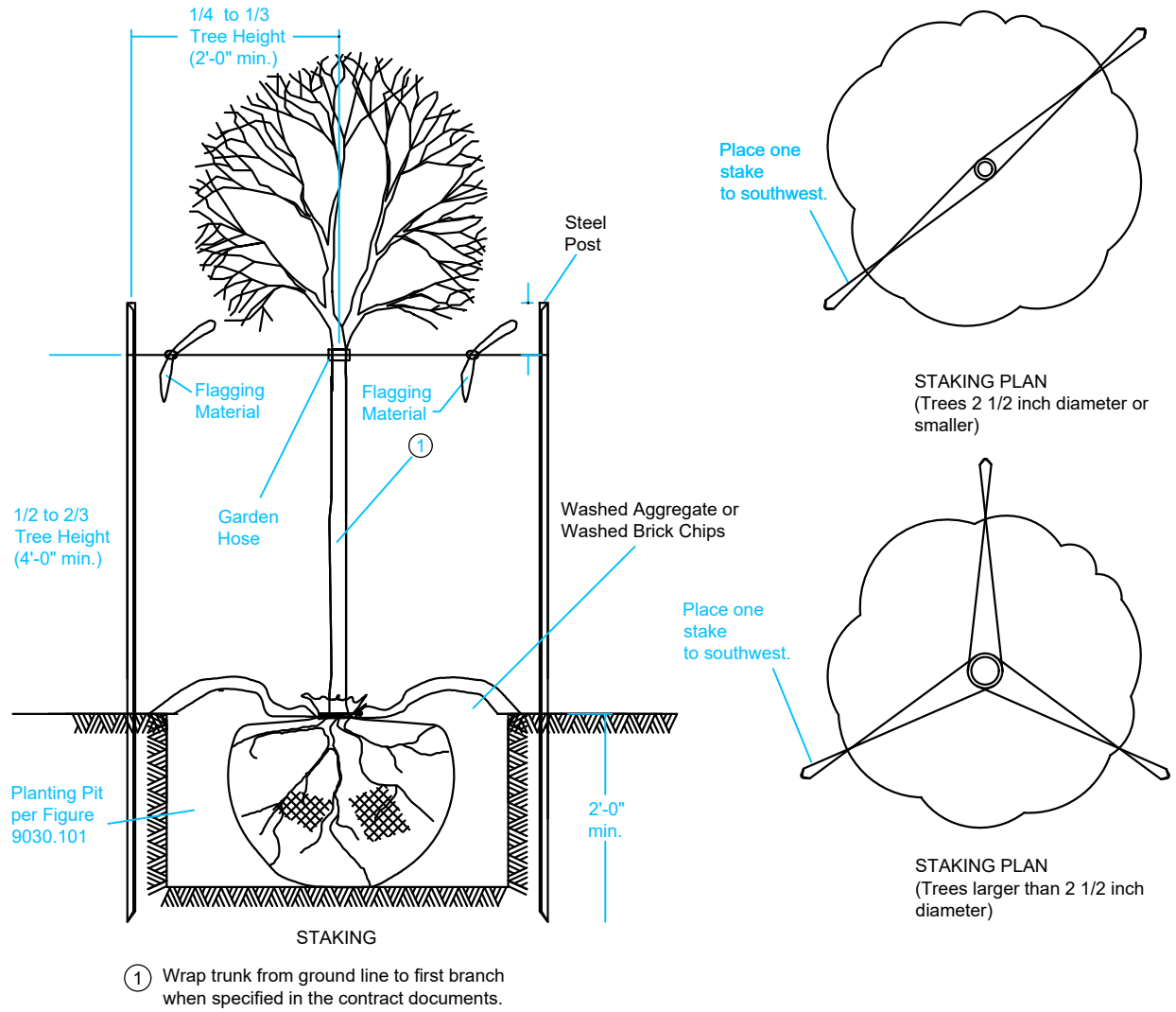
GENERAL:
REQUIRED - 1/50' OF STREET FRONTAGE OR 1/6 PARKING SPACES - 170' FRONTAGE FROM NE HUBBELL AVE + 122' FRONTAGE FROM ROBINSON AVE NE = 292 = 292/50 = 5.84 OR 35/6 = 5.83= 6 TREES
PROVIDED - 6 SITE TREES SPACED AT MOST 50' APART ALONG FRONTAGE

INTERIOR:
REQUIRED - 1/18 PARKING SPACES - 35/18 = 1.94 TREES
PROVIDED - 2 INTERIOR TREES

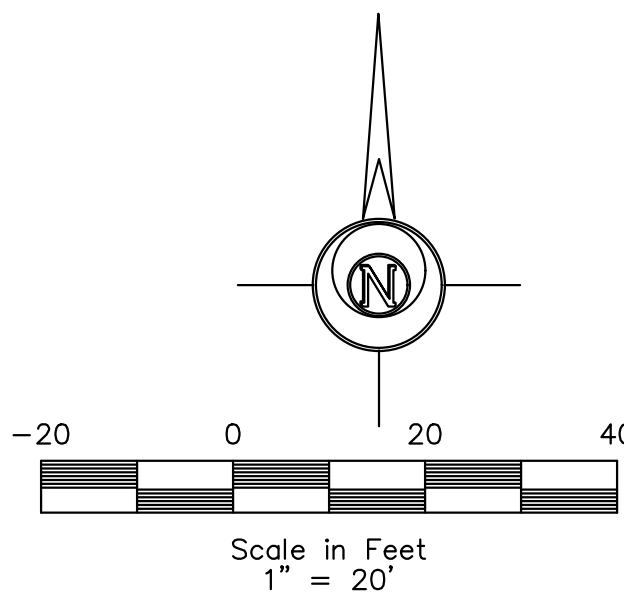
ISLANDS:
REQUIRED - 5% PARKING GREENSPACE - 20,074 SQ.FT. PARKING LOT * 5% = 1,003 SQ.FT.
PROVIDED - 1,137 SQ.FT. LANDSCAPED ISLANDS

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE
	3	KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS)	MINIMUM 1.75" CALIPER B&B
	3	RED OAK (QUERCUS RUBRA)	MINIMUM 1.75" CALIPER B&B
	2	TULIP TREE (LIRIODENDRON TULIPEFERA)	MINIMUM 1.75" CALIPER B&B



SEED/SOD AREA - 10,297 SQ.FT.



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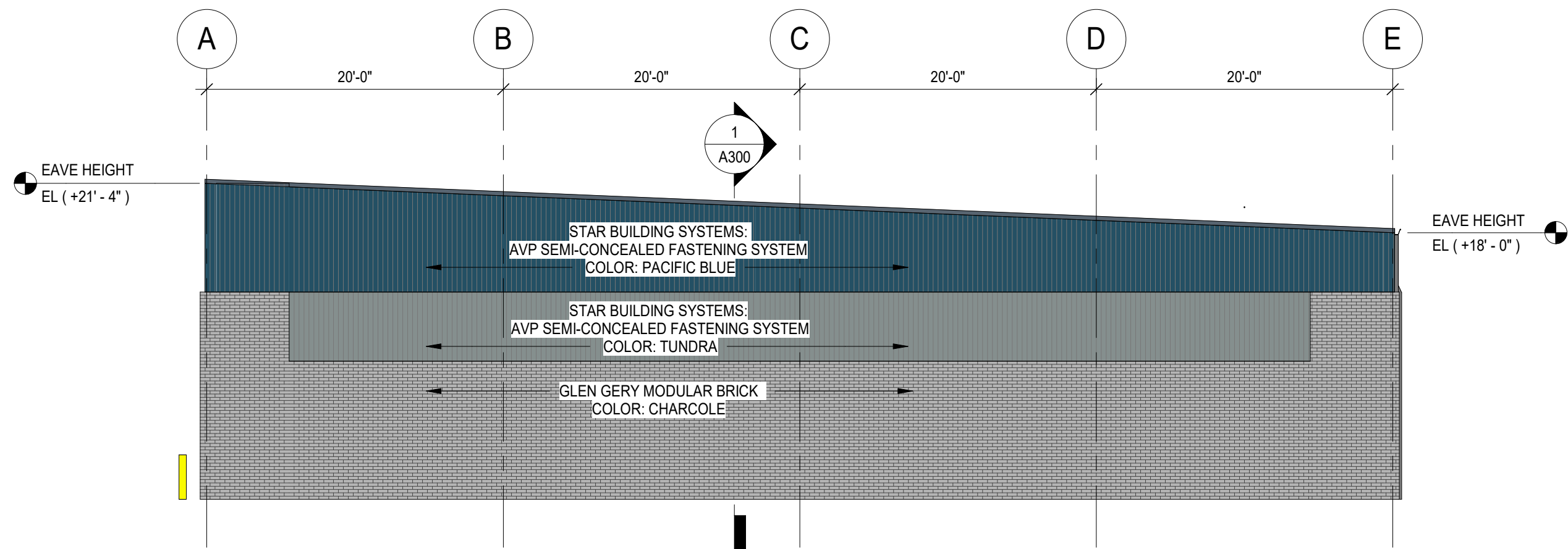
TITLE:
**BONDURANT INDUSTRIAL PLAT LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA**

REVISIONS:
PRELIMINARY

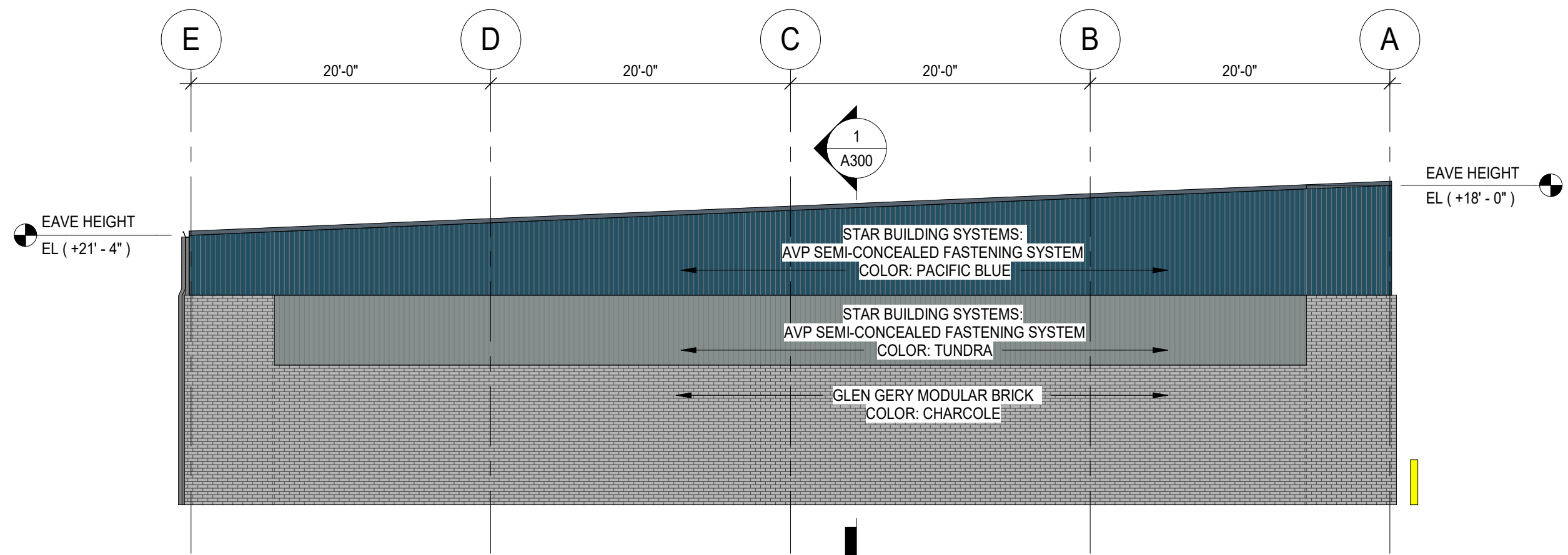
COPYRIGHT DATE: N/A	DRAWN BY: M. GUIRGUIS	SCALE: 1"=20'	LATEST REVISION: 11/17/2021	DRAWING NO.: 21-180
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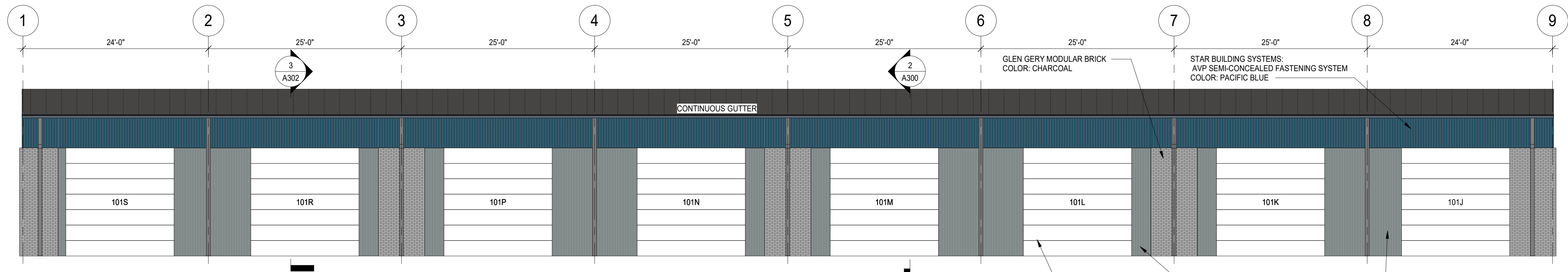
7 - Landscape Sheet



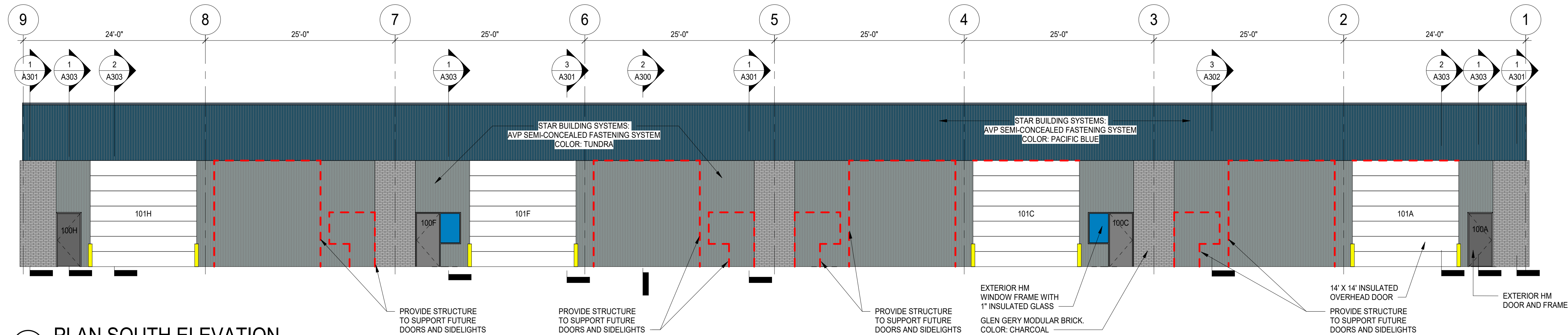
3 PLAN EAST ELEVATION
1/8" = 1'-0"



4 PLAN WEST ELEVATION
1/8" = 1'-0"



2 PLAN NORTH ELEVATION
1/8" = 1'-0"



1 PLAN SOUTH ELEVATION
1/8" = 1'-0"

METERIAL CLASSIFICATION

MATERIAL	OVERLAY CLASS	NORTH FACADE%	SOUTH FACADE%	EAST FACADE%	WEST FACADE%
AVP SEMI-CONCEALED PANEL - COLOR 1	SECONDARY	27.94%	32.00%	19.97%	59.58%
AVP SEMI-CONCEALED PANEL - COLOR 2	SECONDARY	20.93%	34.00%	28.33%	28.33%
DOORS	SECONDARY	37.55%	20.28%	0%	0%
GLASS	PRIMARY	0%	0.55%	0%	0%
MODULAR BRICK	PRIMARY	11.50%	10.00%	50.36%	11.07%
METAL COPING	LIMITED	1.30%	1.30%	1.30%	1.30%

PROJECT NAME:
**PRIMEIR DEVELOPMENT
BONDURANT FLEX SPACE
BONDURANT, IOWA**

REVISION		
No	DESC	DATE

PERMIT SET

DATE OF ISSUE: 09/25/2020

KEY PLAN



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

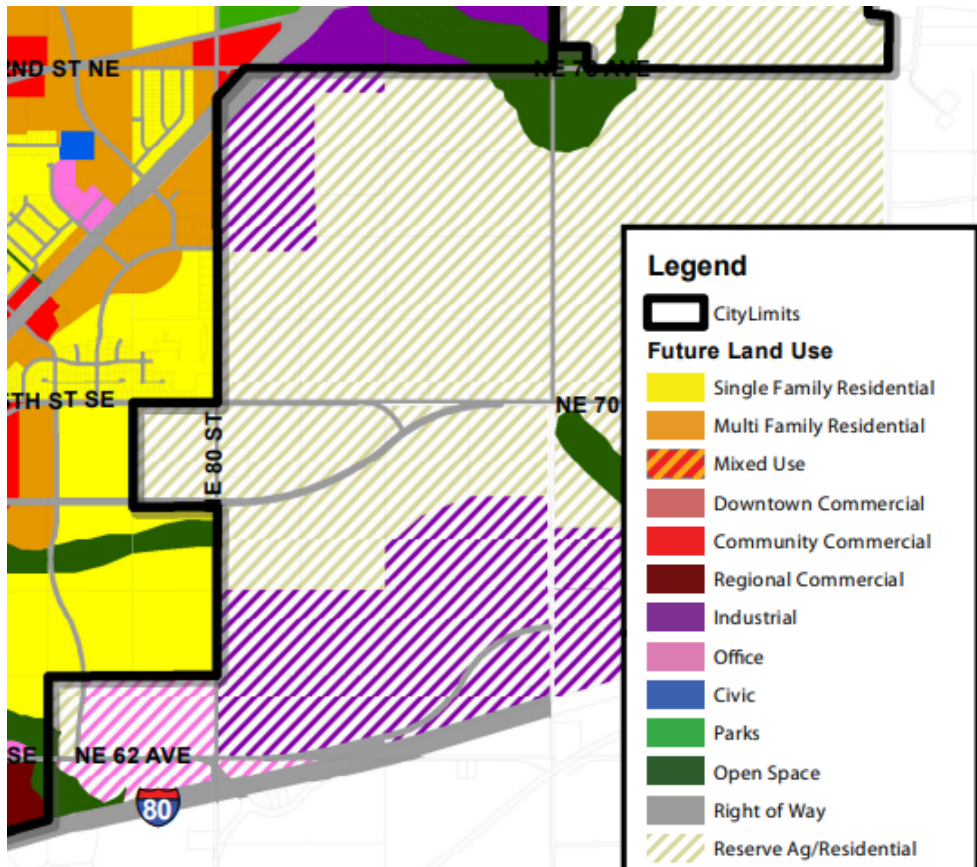
Item No. 6.f.
For Meeting of 1/13/2022
Resolution

TITLE: RESOLUTION NO. PZ-220113-03: Considering recommended approval of the Everett Mauch Estate Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Everett Mauch Estate Preliminary Plat. This split is situated in unincorporated Polk County along NE 70th Avenue and NE 96th Street in the area circled in blue below. This area proposed for splitting is situated approximately 1/2 mile south of City limits and approximately 1.75 miles east of City limits. The subdivision will look to establish two residential lots which front the existing NE 96th Street. The remaining private property will be included as part of Outlot Z, which is a lot that shall remain unbuildable per Polk County's subdivision requirements. The attached plat notes Lots A and B will be dedicated to Polk County for roadway purposes.



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of the Everett Mauch Estate Preliminary Plat.
2. Recommended approval of the Everett Mauch Estate Preliminary Plat, subject to Subdivision Code clarification comments.
3. Recommended denial of the Everett Mauch Estate Preliminary Plat.
4. Table pending additional comment/feedback.

Staff recommends approval of PZ-220113-03 regarding recommended approval of the Everett Mauch Estate Preliminary Plat, which includes the following Subdivision Code clarification item:

1. That should the City Engineer request a wider roadway right-of-way along either 70th Avenue NE or NE 96th Street for consistency with the City's Streets Master Plan, the preliminary plat must be updated accordingly.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-220113-03 - Everett Mauch Estate Preliminary Plat
2. Everett Mauch Estate Prelim 12-30-21 vp

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ-22-0113-03

RESOLUTION RECOMMENDING APPROVAL OF THE EVERETT MAUCH ESTATE
PRELIMINARY PLAT, A SUBDIVISION IN UNINCORPORATED POLK COUNTY
WITHIN TWO MILES OF BONDURANT'S CITY LIMITS

WHEREAS, ABACI Consulting, Inc. submitted the Everett Mauch Estate Preliminary Plat described as follows:

THE EAST HALF (E ½) OF TH SOUTHEAST QUARTER (SE ¼) OF SECTION 33,
TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
SAID PARCEL CONTAINING 79.75 ACRES, INCLUDING 3.47 ACRES OF ROAD
EASEMENT.

WHEREAS, the plat notes the owner/developer as being Everett Mauch, c/o Jan Koder;

WHEREAS, this plat is situated outside of Bondurant's city limits but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends City Council approval of the Everett Mauch Estate Preliminary Plat, subject to the following Subdivision Code clarification item:

1. That should the City Engineer request a wider roadway right-of-way along either 70th Avenue NE or NE 96th Street for consistency with the City's Streets Master Plan, the preliminary plat must be updated accordingly.

Moved by _____, Seconded by _____

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on January 13, 2022; among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Cameron				
Clayton				

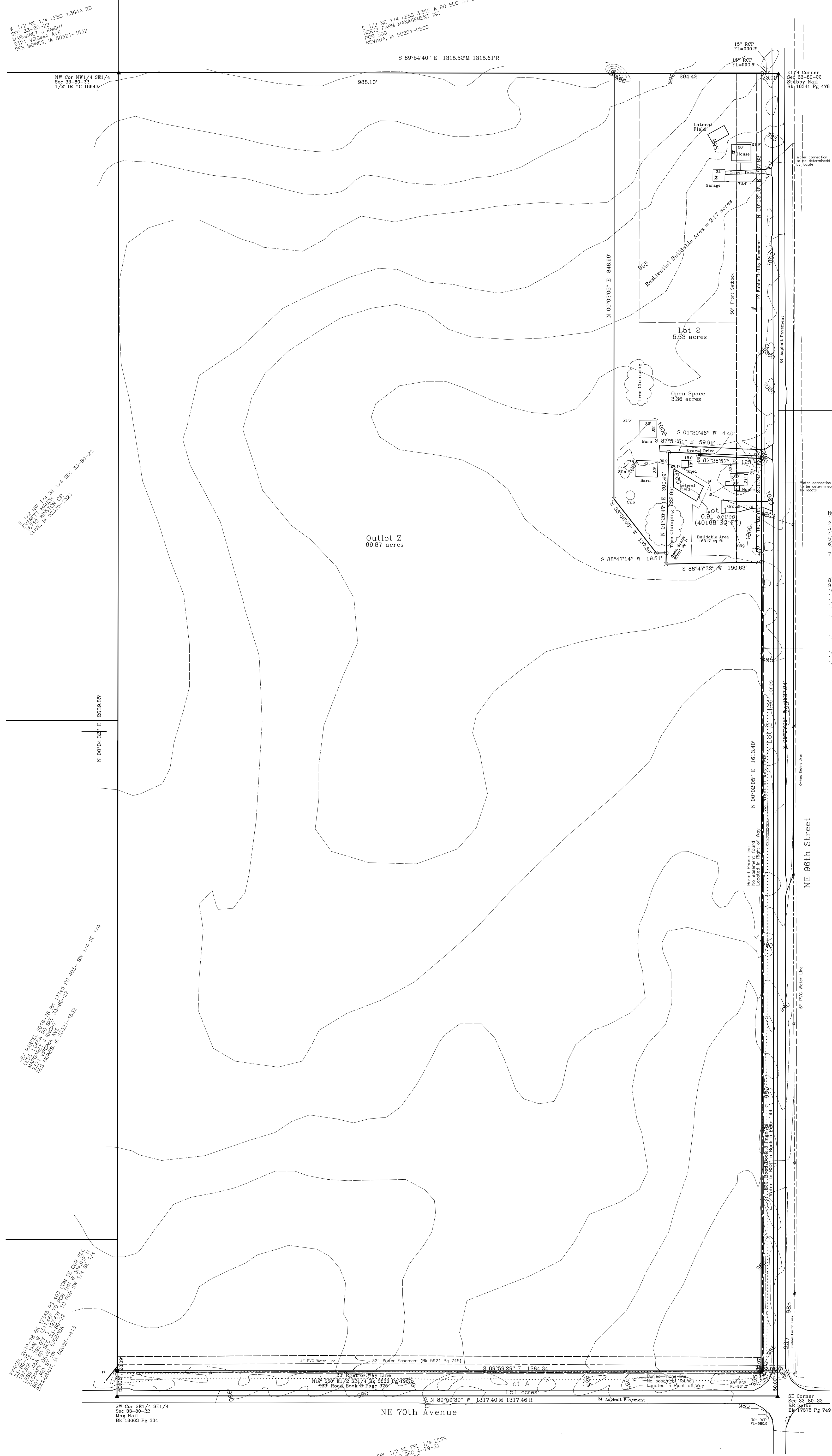
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

INDEX	LEGEND
COUNTY: Polk SITE ADDRESS: 7398 NE 96th Street CITY: Bondurant PARCEL DESIGNATION: NA SECTION: 33 TOWNSHIP: 80 RANGE: 22 ALIQUOT PART: E1/2 SE1/4 SUBDIVISION NAME: Everett Mauch Estate BLOCK LOT(S): 1, 2 & Outlot "Z" PROPRIETOR: Everett Mauch REQUESTED BY: Jan Koder SURVEYOR NAME: Vincent E. Piagentini	

Minor Preliminary Plat
Everett Mauch Estate

SPACE ABOVE FOR USE BY RECORDER OFFICE



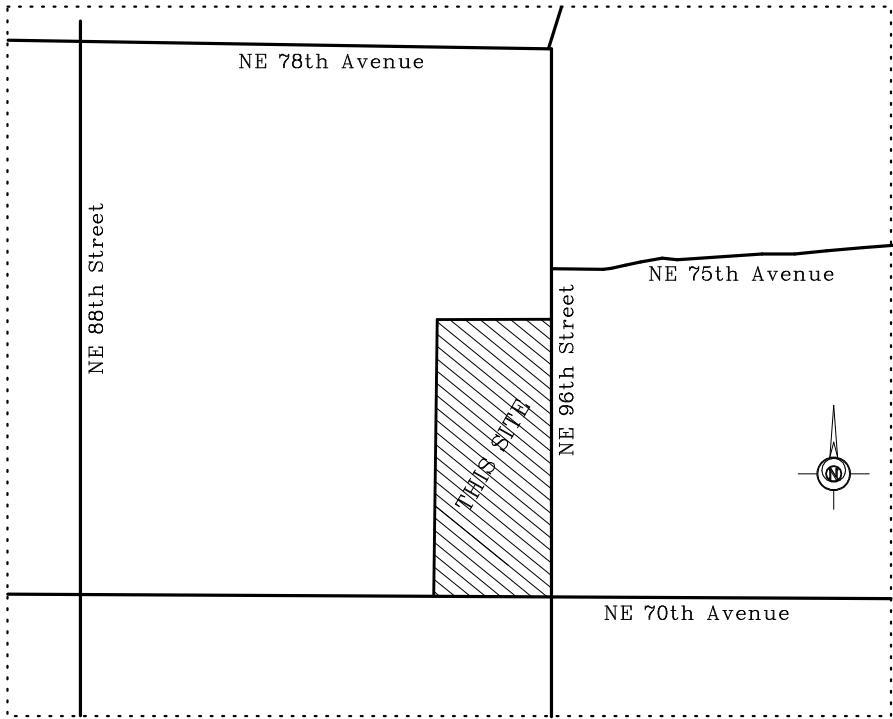
Legal Description

The East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 33, Township 80 North, Range 22 West of the 5th PM, Polk County, Iowa. Said parcel containing 79.75 acres, including 2.347 acres of road easement.

Owner / Developer Information
Everett Mauch
c/o Jan Koder
16710 Winston Circle
Clive, Iowa 50325
515-223-3074

SETBACK REQUIREMENTS
FRONT: 50'
SIDE: 15'
REAR: 50'
MAXIMUM BUILDING COVERAGE: 15%
MAXIMUM BUILDING HEIGHT: 35'-FOOT

- NOTES:
- This site is in Zone X - Area of Minimal Flood Hazard, FRM Map Panel NO. 19153C0235F eff Date 2/1/2019.
 - Land is currently zoned AG Agricultural District.
 - The plat boundary and individual lots meet all closure requirements per state code.
 - Lots A and B will be dedicated to Polk County for roadway purposes.
 - Post development runoff will not adversely affect downstream drainage facilities or property owners.
 - Due to soil types, limitations, and disturbance, alternative septic systems may be required. Individual wastewater treatment systems shall be designed by an Engineer.
 - Utility providers are as follows:
SOUTHEAST POLK RURAL WATER DS - Water 515-236-6244
MidAmerican Energy Company - Electricity (515) 252-6972
CENTURYLINK (515) 547-0147
IURCON NETWORK SERVICES (515) 830-0445
 - Sanitary is provided by on-site septic systems.
 - Any work done in the Right of Way other than for an entrance shall require a Polk County ROW Grant Permit.
 - Mailboxes located within the right-of-way shall be of break-away design.
 - Any subsurface drainage facilities that are disturbed must be restored or rerouted by the landowner.
 - Culverts to be used for crossing drainage easements must be designed by a licensed professional engineer.
 - Services to all utilities located on the opposite side of the roadway must be bored under the roadway at the lot owner's expense.
 - This subdivision is platted using the Cluster Development option. See the Residential Development Calculation Worksheet S-1 that was submitted with the plat for details. A minimum of 72.47-acres shall be preserved as permanent, unbuildable, open space as designated on Outlot "Z" and within Lots 1 and 2. The remaining development on Outlot "Z" may consist of zero (0) additional dwelling units.
 - Outlot "Z" contains the required open space for this subdivision along with 2.54-acres of open space on Lots 1 & 2. It shall be maintained as permanent, unbuildable open space and Outlot "Z" has no further development rights.
 - Platted lots will be restricted to existing entrances to Polk County roadways.
 - New entrances will require a Polk County Entrance Permit.
 - Site address is 7398 NE 96th Street, Bondurant, Iowa.



NOTE
R on east / west lines from Rural Survey in book 17345 Page 403.

DATE OF SURVEY FIELDWORK: 7/20/21	DRAWING DATE: 10/12/21	DRAFTER: VP	PROJECT NO: 21265	SYMBOLS / LEGEND:
Basis of Bearing is Iowa State Place Coordinate System South Zone				 0 100 Scale 1" = 100'
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.				
VINCENT E. PIAGENTINI, IOWA LIC. NO. 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)				

SHEET NO. 1 of 1	DRAWING NO. X000000	Minor Preliminary Plat Everett Mauch Estate		BENCHMARK:	DATE PREPARED: Submittals 11/23/21 12/30/21
		SCALE: (Always check against borehole) 1"=100'	DRAWN BY: VP	CHECKED BY: XX Everett Mauch Estate Prelim 12-28-21 (p.c.)	PLOT DATE: 00/00/00

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE GRIMES BLVD, STE. 800, GRIMES, IOWA 50111, PH. (515)986-5048



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.e.
For Meeting of 1/13/2022
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None