

**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/87035114759?pwd=VUlmK01ZUDNOcVpaUkJDQ1M2bHVrdz09>

**NOTICE OF A REGULAR MEETING
BONDURANT PARKS AND RECREATION BOARD
SEPTEMBER 15, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 15, 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. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Approval of Minutes
 - a. Park Rec 22-7
5. Perfecting and Approval of the Agenda
6. Guests requesting to address the Parks Board
 - a. RDG presenting City Park Schematic Design Update
 - b. SmithGroup presenting the Central District Stormwater Improvements Master Plan Document
7. Action Items
 - a. Dog Park Update
8. Discussion Items -
 - a. Park Inventory - Items to Budget
9. Reports and Comments:
 - a. City Administrator
 - b. Communications and Events Coordinator
 - c. Board Members
10. Adjournment



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 4.a.
For Meeting of 9/15/2022
Motion

TITLE: Park Rec 22-7

CONTACT PERSON:

Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: Attached are the minutes from the July meeting.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION:

Motion to approve July 21, 2022, Parks and Recreation Board Meeting minutes.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Parks & Rec 22-7 - Unsigned - FINAL

Bondurant Parks and Recreation Board
Minutes
July 21, 2022

1. Roll Call

Present: Robinson, Simpson, Collison, Williams, and Lyman

Absent: Karwoski and Miller

City Officials Present: City Administrator Marketa Oliver,
Communications and Events Coordinator
Nicole Van Houten

2. Call to Order and Declaring a Quorum

3. Abstentions declared
None.

4. Approval of Minutes

a. Park & Rec 22-6

Motion by Robinson seconded by Simpson to approve June 16, 2022 minutes. Vote on Motion 5-0. Motion carried.

5. Perfecting and Approval of the Agenda

Motion by Collison seconded by Simpson to approve the July 21, 2022 agenda. Vote on Motion 5-0. Motion carried.

6. Guests requesting to address the Parks Board

a. EOR's Update on Eagle Park Design Plan

Present: Senior Water Resource Engineer Aaron Gwinnup

Representing: EOR Water, Ecology, Community

Discussion: Gwinnup presents the updated proposal, including the suggestions and adjustments the board requested last month.

Lyman asked if the Disc Golf Course had been adjusted to not cross the trail system.

Gwinnup responded that the Eagle Park Master Plan was set before the disc golf holes were included, so once the schematic designs

and the construction begins, the trail system can be avoided, and the disc golf holes can be adjusted to accommodate.

Robinson asked if he could take a closer look at the layout of the Disc Golf Course and if he could point out the different vegetative sites. Gwinnup explained that the southern portion would remain turf, and the southeastern corner has a designated pollinator area. East of the creek will include a low mix of native vegetation, and the wetlands will have a potent mix of native vegetation.

Robinson asked if we would try to retain the trees on site today.

Gwinnup responded that the cottonwoods and brush trees along 3rd Street in the swale would be removed. The cottonwoods of 2-inch diameter or larger will be retained. EOR will evaluate the cottonwoods in the spring to see if they produce flowers or nuisance cotton buds. The trees along 2nd Street will remain. The stormwater output north of 3rd has a bunch of black willows that will be removed. All other trees will remain.

Robinson asked whether the trees in the park's northern section would also be removed.

Gwinnup will have to check and get back to Robinson.

Robinson asked if the walking path would be crushed limestone.

Gwinnup confirmed that the path would be crushed limestone.

Robinson asked about public input and asked when the last time the public had an opportunity to share questions and concerns.

Oliver responded that this project was a part of the 2013 Park, Trail, and Greenway Master Plan, which included many public input sessions and public awareness events. The implementation of this project is similar to the City Park Master Planning Process. The initial project was defined, the site was evaluated and designed per specifications in the planning phase, the phasing was determined, and the funding and priority were established, which

took a variable amount of time to get to the construction phase. Once the construction phase is deciphered, it isn't logical to go back to the earlier planning stages to ask for more public feedback. The Eagle Park project has been discussed during public meetings, shared on the city's website for many years, and project updates have been published on social media platforms. Initially, public input was gathered in 2013 and again during the ICON Water Trails project chose this area during 2016/17.

Robinson stated that the residents near the park area are the most impacted.

Lyman requested that this project be shared on social media platforms leading up to the City Council's approval on Monday, August 1.

Oliver also noted that a public hearing will be held before any contract for the work is let.

Motion by Collison seconded by Williams to recommend the approval of the Eagle Park Master Plan to City Council. Vote on Motion 5-0. Motion carried.

b. SmithGroup Update on Central Park Design Plan

Present: Urban Design and Waterfront Studio Leader
Tom Rogers and Landscape Architect J Blue

Absent: SmithGroup

Discussion: SmithGroup presented public meeting 3, which is the last input session before the final master plan is unveiled. The design includes a 36-acre lake. The Grant Street realignment is now shown as traveling along portions of the park and business district, which required a tighter realignment.

The design showcases the community center with a flexible space with the ability for indoor events to expand outdoors with covered space, also sustainable and forward focused in style and functionality, a grand prominent structure with patio space and overlooks, and includes multiple halls that can be combined to

accommodate both small and large events. The community center is a formal node that relates to commercial development. Parking divides the community center, transitioning to an area for seasonal play, including an ice rink/splash pad. This area may also have an open green space that could easily be converted into an amphitheater with a pavilion.

There is also a distinctly different space in another area of the park, including a boathouse that also has event or classroom space, storage, and a prominent overhang for potential concessions or outdoor programming, with a beach area for public swimming and a boat dock for active water recreation.

There are two distinct areas: 1. formal venue and 2. scenic and natural spaces.

The water body uses pinch points for boardwalks and bridges from one side to the other side. This maintains a minimum of 30 acres for an adequate volume of water storage. The water will be engaged by adding a beach. Maximize the view of the water by integrating overlooks and boardwalks. The water's edge will have a mixture of reverted edging with rock, typical shoreline conditions, and native tallgrass prairie.

This park space can be viewed by zones - zone 1 includes the 500 floodplain area, zone 2 would be built up and regarded as a levy, and zone 3 is the park space. The walking path shows two loops that could be traveled, but various route options could be considered - the two routes shown include a 1.55 mile (two loops would complete a 5k) and an alternate route including 1.75 miles.

This will be a phased project.

Roth stated that a lot of dirt would be repurposed while realigning Grant Street, which will begin the process of digging the

lake.

Oliver requested that the final master plan document include an exhibit showing the land easements and land needed to be acquired for this project. Also, add the conceptual phased plan with a construction timeline for each phase. This will include the permitting requirement and the time required to acquire the permit.

Van Houten asked if we should consider adding the Gay Lea Wilson Trail connection that will connect the Highway 65 Underpass to Altoona.

Rogers asked if the portion of the proposed Central Park trail would be a part of the regional trail outlining the Bondurant Gay Lea Wilson connection to Altoona Gay Lea Wilson Trail. This would require the redesign of the trail to show a 12' width trail but could be a significant economic driver for the space.

7. Action Items

a. Accessible Swings

City staff presented research on different swing options to consider adding to the current park system. A community member asked if the board would consider adding inclusive swings in more parks. Today, inclusive swings are located at Efnor Estates Park.

Lyman proposed that moving forward in park design, always include an inclusive swing in each park.

Williams does not want an inclusive swing in every park, but maybe on a per park basis, consider if the space makes sense to include more inclusive swings.

Robinson presented that moving forward, as part of the standard park kit, park playgrounds should include standard belt swings, tot swings, and inclusive swings.

Motion by Robinson seconded by Simpson to retrofit playground equipment appropriately in current parks and future parks to be more inclusive and accessible. Vote on Motion 5-0. Motion carried.

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

- b. Current draft Parks + Recreation chapter of the Building Bondurant Comprehensive Plan

The board didn't have any feedback except for minor grammatical errors that need to be adjusted.

8. Discussion Items -

- a. Bluejay Mile Markers Update

A trail user observed while traveling east to Lake Petocka that the signs should be on the other side of the post - the Depot and HS mileage on the signs is as if you were heading west instead of east. It may seem confusing if you are traveling east on the trail; the markers indicate the miles until you reach the Depot or the High School.

Oliver clarified that these were installed for the use of the track team. Williams asked if a sign could be added to the other side to eliminate confusion.

Oliver responded that the city would look into this as a solution to the confusion.

Other feedback is that it would be nice to see these signs around Lake Petocka. Lake Petocka trail is typically included in the 5K route from downtown Bondurant. The Parks Board will keep this in mind during the Parks Master Planning process.

Other feedback is that travel on the trail is similar to a roadway, and the side you travel on should be where signs are placed – the right-hand side.

Motion by Williams seconded by Robinson to install mile markers on each side of the posts for better clarification. Vote on Motion 5-0. Motion carried.

9. Reports and Comments:

- a. Administrator

Below are the City Administrator's Reports:

1. City Council approved renaming the Bondurant Soccer Complex to Collison Soccer Park. City staff is in the process of updating Google maps, the park sign, and other updates related to the park name change.
2. Received an update today that the Bondurant Dog Park was not a finalist in the Bark for Your Park Grant. The project is still moving forward.

3. Prarie Meadows approved a \$20,000 Community Betterment Grant for the Bondurant Dog Park.
4. Lowe's approved a \$2,000 Hometowns Grant for the Bondurant Dog Park.
5. The Bondurant Chamber of Commerce is receiving a \$15,000 Prarie Meadows Community Betterment Grant for a Rec -n- Roll Trailer that will be used for block parties within the community. It will have all the supplies needed to host a block party or outdoor rec event.
6. The Bondurant Soccer Complex is receiving a \$27,000 Prarie Meadows Community Betterment Grant for the addition of a 4-foot safety fence and 4 backstops.
7. Bondurant Development Inc. is receiving \$20,000 for the downtown parking lot nestled along a trail.
8. City staff has applied for a Creative Places Project Grant for a proposed ARTocka concept. This will include art sculptures surrounding Lake Petocka that tell Bondurant's historical story.
9. The Bondurant City Council, City Administrator, and Finance and Employee Services Director are honored with two ICMA awards. One is for the Economic Development program Launch and the other award is for the Strategic Continuous Operational Redesign and Evaluation (SCORE) program.
10. The Underpass construction is kicking off on Monday, July 25, and is projected to be complete by November 2022.
11. City Council approved repaving 2nd Street NE and NW this year.

b. Board Members

Simpson reported that the Bluejay Basketball Club has offered an open gym for its members and has participated in a few open tournaments. Robinson reported that the Tree Board has started planning its fall tree sale. They are looking to gathering a listing of all the tree needs the City has budgeted for this FY. Some of the tree needs are identified by the 2022 park inventory, the discussed trees at BRSC Soccer Park, and the requested memorial trees.

Marion reported that the Auxiliary Club meets in September. The Civic Club is willing to answer any questions the Parks and Recreation Board may have about their organization.

Williams reported that the Lions Club hasn't responded to his interest in joining a meeting. The CVT Visioning Committee is starting back up, and he plans to join their next meeting. The Skate Park Committee is kicking off soon and will plan to attend it and report back to the group.

Robinson reported that there is often people parking on the trail that runs through the parking lot at Lake Petocka on the south side of the park. Oliver responded that there is a possibility to add concrete bollards or mark the trail more significantly to clearly define the trail from the

parking area. This will be looked into.
Lyman had nothing to report.

c. **Staff**

Now that the park inventory is complete, items missing at each park from the Standard Park Kit Guide will be presented and discussed during the next board meeting. The hours of operation sign and public smoking regulations sign will include a design plan. The Park Sign will need to wait until the Parks and Recreation Board has updated the Parks Master Plan. The parks needing more trees will include the Tree Board's expertise to determine the best tree species and planting location. The Tree Board's Fall tree sale would be a good time to consider purchasing those additional trees.

A Skate Park Committee will kick off soon. The committee volunteer group will help with fundraising, finding grant funding opportunities, spreading awareness, and spurring excitement in this new park coming to Bondurant. Seth Williams will be the assigned liaison and will share updates as the committee starts.

- On June 10th Creative Genuises' hosted an Art Day Camp at the Regional Trailhead. This is Creative Genuises' fifth year hosting an Art Camp, which was the most attended year. Since the interest is there, Parks and Recreation hope to expand the Art Camp to multiple days.
- On June 23rd Life in Petals hosted a Life in Petals Wreath Workshop at Founder's Irish Pub. It was an excellent opportunity for adults to come together, meet new people, and design a wreath while enjoying the vibe of Founder's Irish Pub.
- On July 16,, the Bondu Blues and Brews Festival was hosted at the trailhead, attracting about 350 people coming and going. The food vendor had 80 orders total, and the whimsical wine trailer had about 88 orders. Everyone seemed to enjoy themselves. The vendor tents blocked the views, but the audience didn't want to be too close to the stage this year.

The Youth Activity Bus is struggling to attract users. Please guide me on the best course of action. **A program satisfaction survey was sent to the families who signed up for the program.**

Current programs in the process are the Summer Parks Passport, 6-week Little Breakerz Class, and the 6-week Yoga in the Park Class.

Before school starts in August, we will want to finalize the Dog Park Amenities. What amenities do you want to see? Climbing structures, jumping structures, tunnels, fire hydrants? How many? Email me your input in the weeks to come.

10. **Adjournment**

Motion by Robinson seconded by Williams to adjourn the meeting at 8:15 PM Vote on Motion 5-0. Motion carried.

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

Nicole Van Houten
Communications and Events Specialist

ATTEST:

Dennis Lyman
Board Chair



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 9/15/2022
Presentation

TITLE: SmithGroup presenting the Central District Stormwater Improvements Master Plan Document

CONTACT PERSON:

Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS:

1. Present the updated master plan drawing
2. Updated renderings
3. Review the structures (community building and boat house)
4. Updated skatepark drawings
5. Revised opinion of probable cost for construction (let us know if you want us to pull this piece and reserve it until we have a chance to speak with you more)

FUNDING SOURCE:

STAFF RECOMMENDATION: Suggest amendments and recommendations for City Council approval.

APPROVED FOR SUBMITTAL:

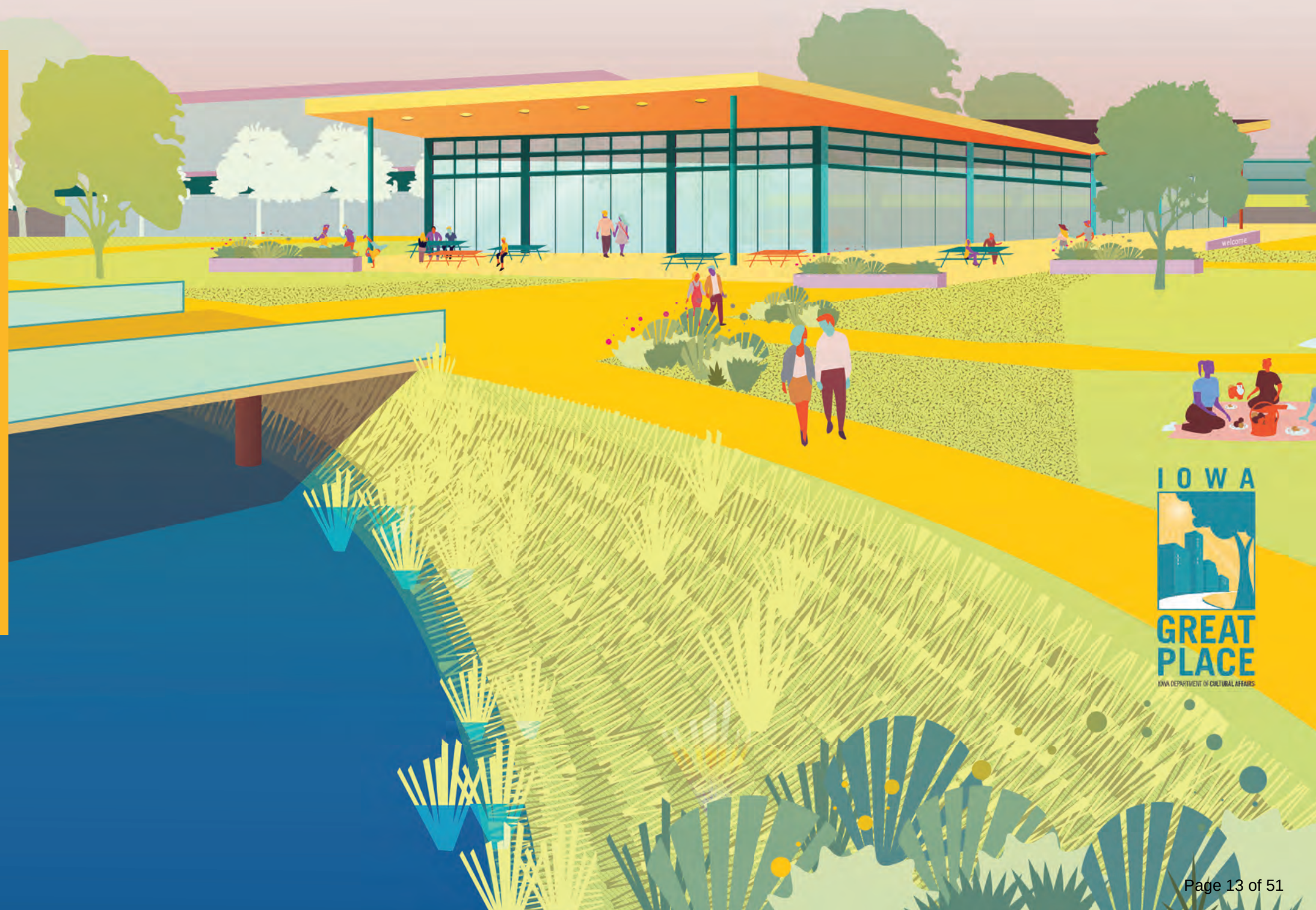
ATTACHMENTS:

1. 2022-0907 Bondurant Masterplan_ParkBoard

City of Bondurant

CENTRAL DISTRICT STORMWATER IMPROVEMENTS MASTER PLAN

SMITHGROUP



Executive Summary

The City of Bondurant is developing a new park south of State Highway 65. The new park will help alleviate flooding associated with Mud Creek, improve circulation along a realigned and improved Grant St, serve as a catalytic anchor for a planned new mixed-use development, and provide a new 80-acre recreational destination for the Bondurant community. In the draft Comprehensive Plan Update for the city of Bondurant improving and expanding parks and park experiences was the second highest ranking priority among community members, second only to improving the downtown.

Welcome Back to Iowa

Designed around the idea of, ‘Welcome back to Iowa’, the master plan presents a vision of what Central Park could be, additional design is needed to determine the specific outcomes proposed in the park but the key pieces of the park include

- a 36-acre lake
- a 6,000 square foot community building
- new regional destination
- playground
- splashpad
- boat launch access
- beaches
- flexible lawn areas
- more than a mile of new trails

The plan was developed with the support of the community of Bondurant and the Bondurant Park Board. Throughout the design process community and Park Board members provided thoughts and feedback, comments and suggestions that shaped

the master plan for the park. Three public meetings were held during the planning and design process, each meeting paired with an online input and comment tool. In addition to meeting with the public and Park Board, focus interviews were held with key stakeholders representing nearby businesses, landowners, and community organizations. Meetings were held with city administration throughout the planning and design process to refine the design. As a result of these meetings, inclusion of a well-designed publicly accessible Community Center for 120-130 people, access for active water recreation, and opportunities for seasonal events and experiences emerged as the top three desires of the park.

The park is expected to be built in phases, additional design and permitting requirements are expected for each phase. The first phase is expected to be focused on design, permitting, and construction of the lake which in addition to providing future recreational opportunities at the park, will serve as a flood mitigation system for planned future development.

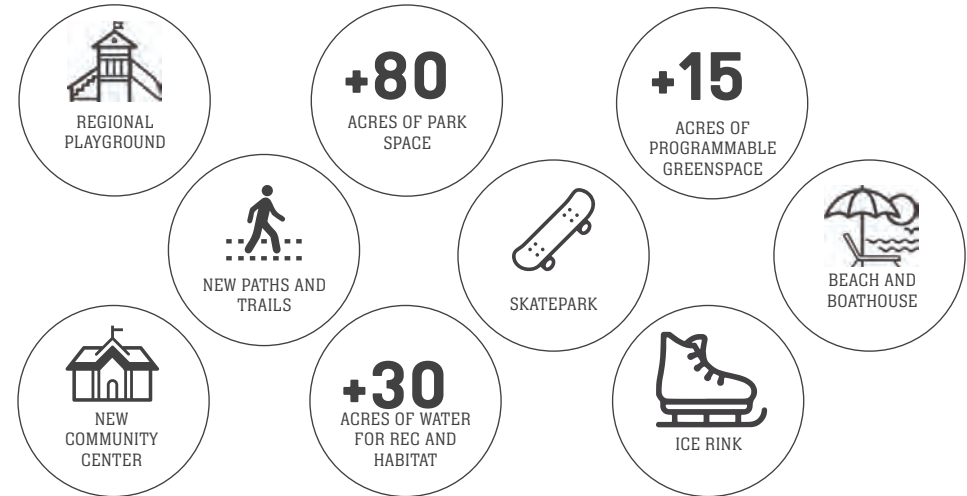


Photo Courtesy: City of Bondurant

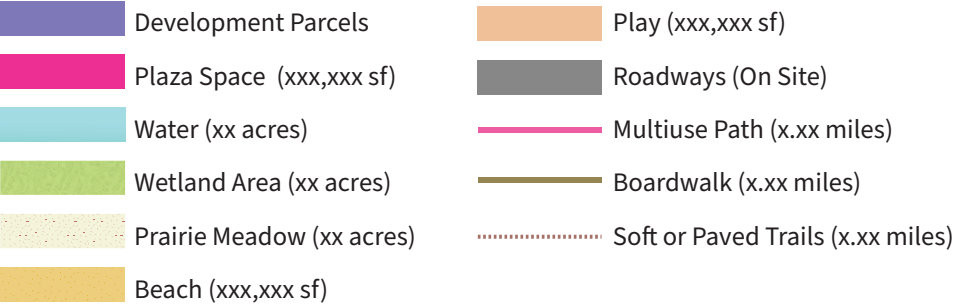


Central Park Master Plan

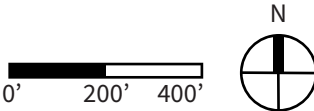
New Amenities Offered

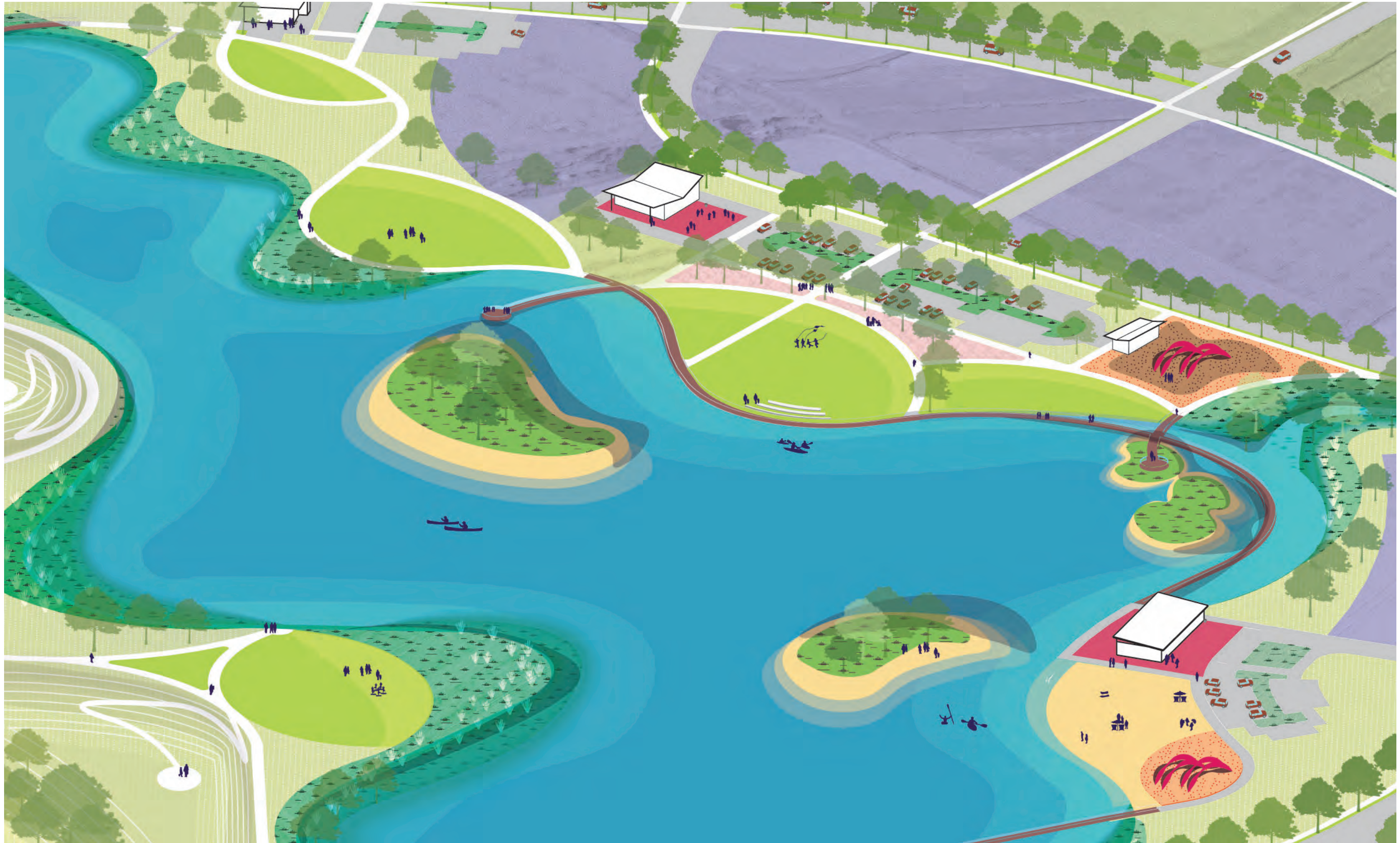


Legend



Scale References



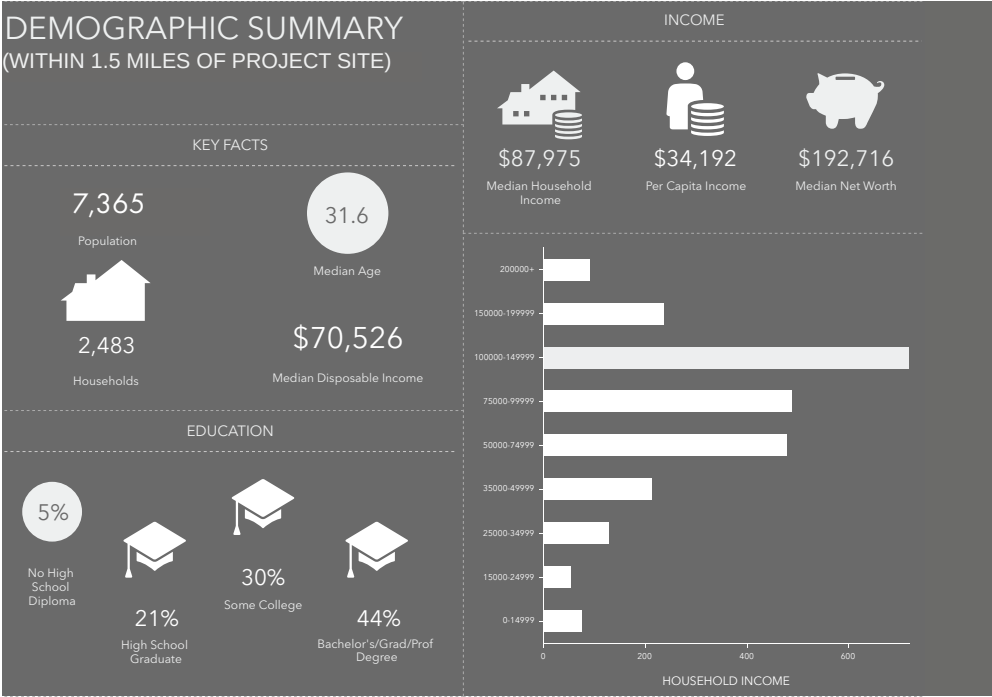


1.0 Background

Bondurant is one of the fastest growing communities in central Iowa, and the fastest growing community in the Des Moines metro area between 2010 and 2020. The population almost doubled from 2010 to 2020 ; their population increase, estimated by the US Census Bureau, was believed to be just over 9% annually over a 10-year period . This is consistent with steady growth in the community dating back to the 1970’s. Located minutes from Ankeny, Altoona, and Des Moines the community offers hometown living with the convenience of big city amenities. As noted by a participant in the city’s recent Comprehensive Plan Update, “We have the best small-town community feel in the Des Moines metro region.” Bondurant’s identity and charm as a family-friendly hometown resonates throughout the community.

The community is conveniently sited near state highway 65 and interstate 80 making commuting to and from Bondurant convenient; the 2020 census identified that the mean commute time to and from work for Bondurant citizens was just over 20 minutes. In addition, the city is immediately adjacent to the Adventureland Amusement Park and is a gateway to the Chichaqua Bottoms and the Chichaqua Valley Trail.

As Bondurant grows, more parks will be needed. Though only called out generally as, Parks & Open Space, the idea of what would become Central Park was identified in the 2012 City of Bondurant Comprehensive Plan and the 2013 Park Trail and Greenway Master Plan. In 2022, Central Park was a specific recommendation of the Community Vision Plan’s seventh goal which read, Continue making improvements to existing parks and expand the community’s park system as population growth warrants such expansion. More recently the park was identified as an Action Item 1B of the Parks and Recreation goals in chapter nine of the draft Comprehensive Plan Update.



Project Site

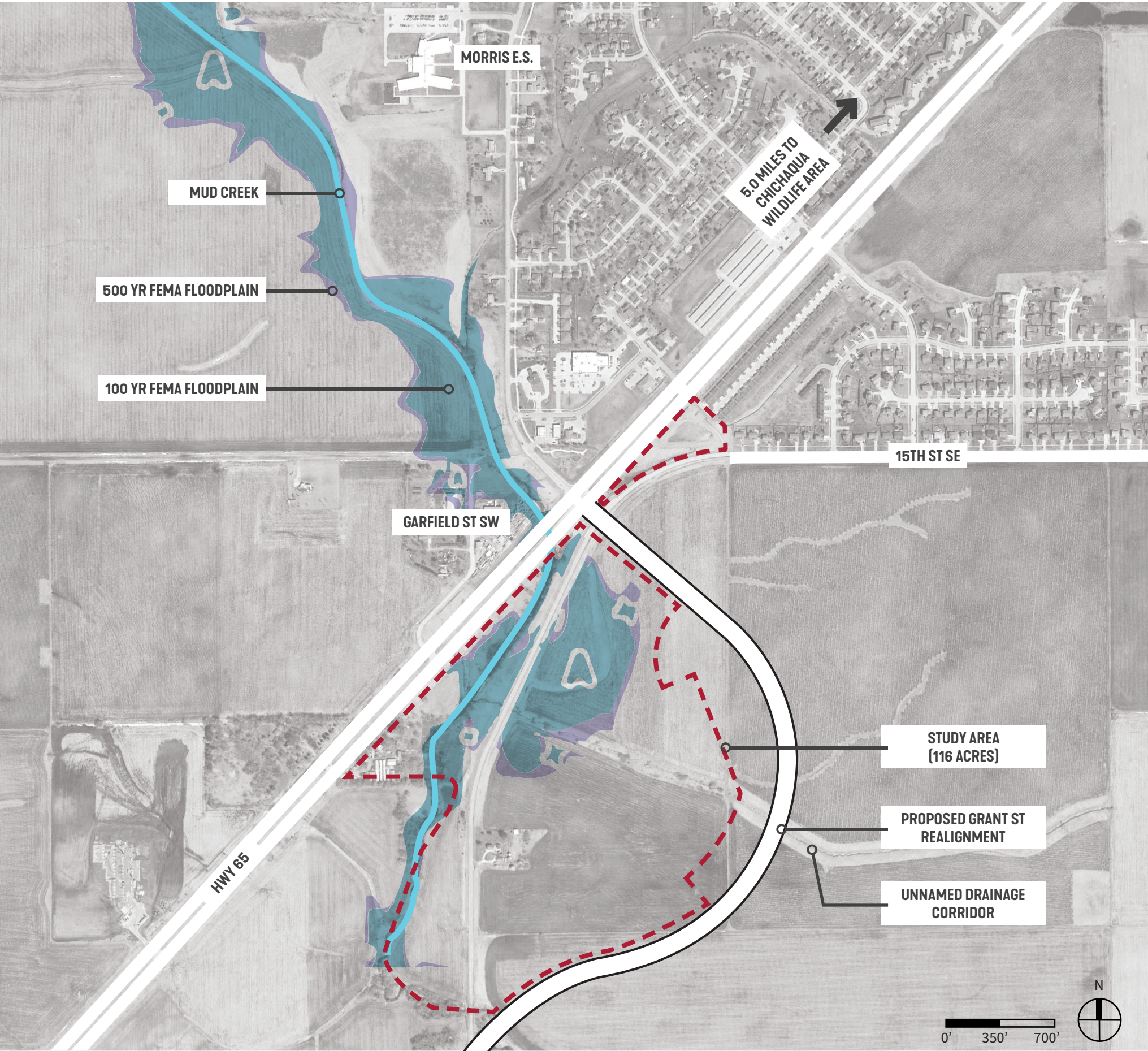
Central Park is planned for the city’s south side, situated between state highway 65 and interstate 80. Although the park is just a small part of the land that falls between highway 65 and interstate 80 it provides a center for a portion of the city identified in the draft Comprehensive Plan Update that is poised for continued redevelopment and additional expansion. The draft Comprehensive Plan Update envisions planned mixed-use and residential areas fanning east from the intersection of Grant and highway 65 to Pleasant St and beyond. The new park is needed not only for Bondurant’s existing residents but also for the expected new residents.

The site is relatively flat; most of the site is comprised of slopes less than 6%, generally sloping east to west towards Mud Creek. Mud Creek runs along the site’s west side emerging from under the highway 65 interchange with Grant St. It flows south between Hwy 65 and Garfield St SW before crossing under Garfield immediately south of the project site and flowing southeast.

An unnamed drainage corridor fringes the site’s south end before discharging to Mud Creek. Currently the site is farmed. There are few trees or other natural resources on site, other than those found in the Mud Creek corridor.

The map to the right shows how the FEMA 100-year (shown in blue) and 500-year floodplain (shown in purple) follow the Mud Creek corridor. They fan east across the project site where the drainage passes under Garfield St SW.

The project site is currently used for row crop farming. There are few existing structures within the park study area. There are no known endangered or threatened species within the park area. A wetland delineation was not prepared for the master plan but is recommended for future design. Dendritic patterns and areas of wetter soil can be seen in aerial photos suggesting hydric soils near and adjacent to the project study area. The site is not known or suspected to be a brownfield.



2.0 Community Engagement

Three different types of engagement were used to collect community and stakeholder feedback and comments throughout the development of the Central Park Master Plan.

The design team met with:

- 1. Stakeholders invited by the city of Bondurant representing local businesses and employers, adjacent landowners, community groups, and community members in small-group focused interviews
- 2. Park Board members in group discussions, presentations, and design exercises
- 3. The general public in in-person public meetings, presentations, and design exercises and on-line through a series of online public engagement surveys.

Public Input Meetings

1

Dec 7, 2021

- Listen
- Existing conditions
 - Analysis
 - Collect feedback
 - Set goals and objectives

2

April 21, 2022

- Test Options
- Program testing
 - Concept alternatives

3

July 21, 2022

- Realize
- Preferred site alternative review
 - Refine and finalize

4

- Finalize
- Preferred skate park layout

See Appendix for detailed public feedback from all three PIMs.

Public Input Meeting 1

More than 240 people participated in the first public engagement session. This session focused on identifying desired programming experiences at the park. Because flood mitigation and control of Mud Creek was a known expectation of Central Park and a significant determiner of the park’s location, it was known before design began that an open body of water would be included in the project. The first public process introduced participants to the Central Park study area and noted the planned, expected pond or lake that would be part of the project.

Key design guidance that emerged from this meeting was the desire for an accessible, recreational mid-sized (25 to 35-acre) water body, the importance of new playgrounds and splash pads, walking trails, and the desire for a flexible community center.

Public Input Meeting 2

In response to the comments received from the first public input meeting, the design team prepared three different concepts for the lake from a single open body progressing to a series of connected lobes, to evaluate the type of water experiences desired in the park. In addition, the team tested different types of community center architecture and character and refined the types of programmed experiences proposed in the project. Finally, participants in public input meeting 2 help identify the scale of desired program experiences and where they could go through a build-a-park exercise. In this exercise participants were asked to place programmatic experiences in the park using scaled play pieces.

In addition, at this meeting the design team introduced an addition to the Central Park project, a skatepark located north of the Central Park project area but adjacent. A more lobed, lake with different types of recreational experiences from quiet boating to boardwalk access, swimming and fishing all emerged as strong desires from this engagement session. Additionally, the desire for a boat house also emerged as a strong desire, especially with a larger lake.

Public Input Meeting 3

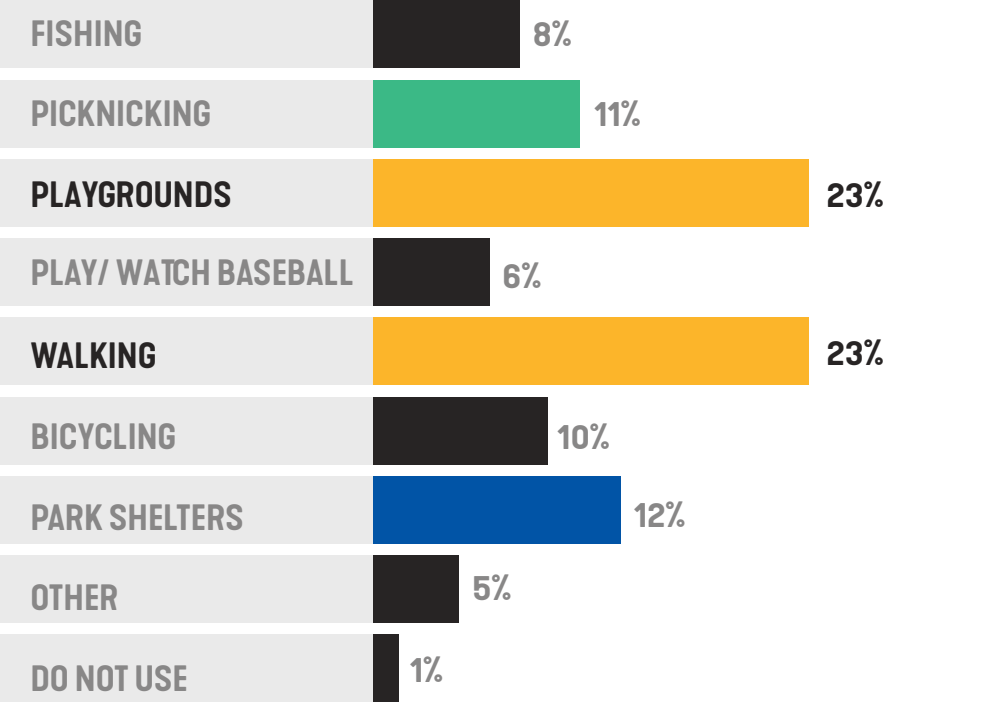
Working with the city of Bondurant, the team prepared a preferred concept for Central Park and a DRAFT concept of the adjacent skate park. The concepts along with supporting graphics were shared with Park Board in a public meeting. Concept opinions of probable cost for construction of Central Park and the skatepark were also presented. Comments and recommendations for changes were shared at the meeting.

A follow-up meeting was held with volunteer representatives of the Bondurant BMX bike and skate community to review the skatepark concept. Participants shared recommendations for amending the design to better suit desired skating experiences.

What programmatic features are most important on site?



How do you use existing parks?



This project will be successful if...



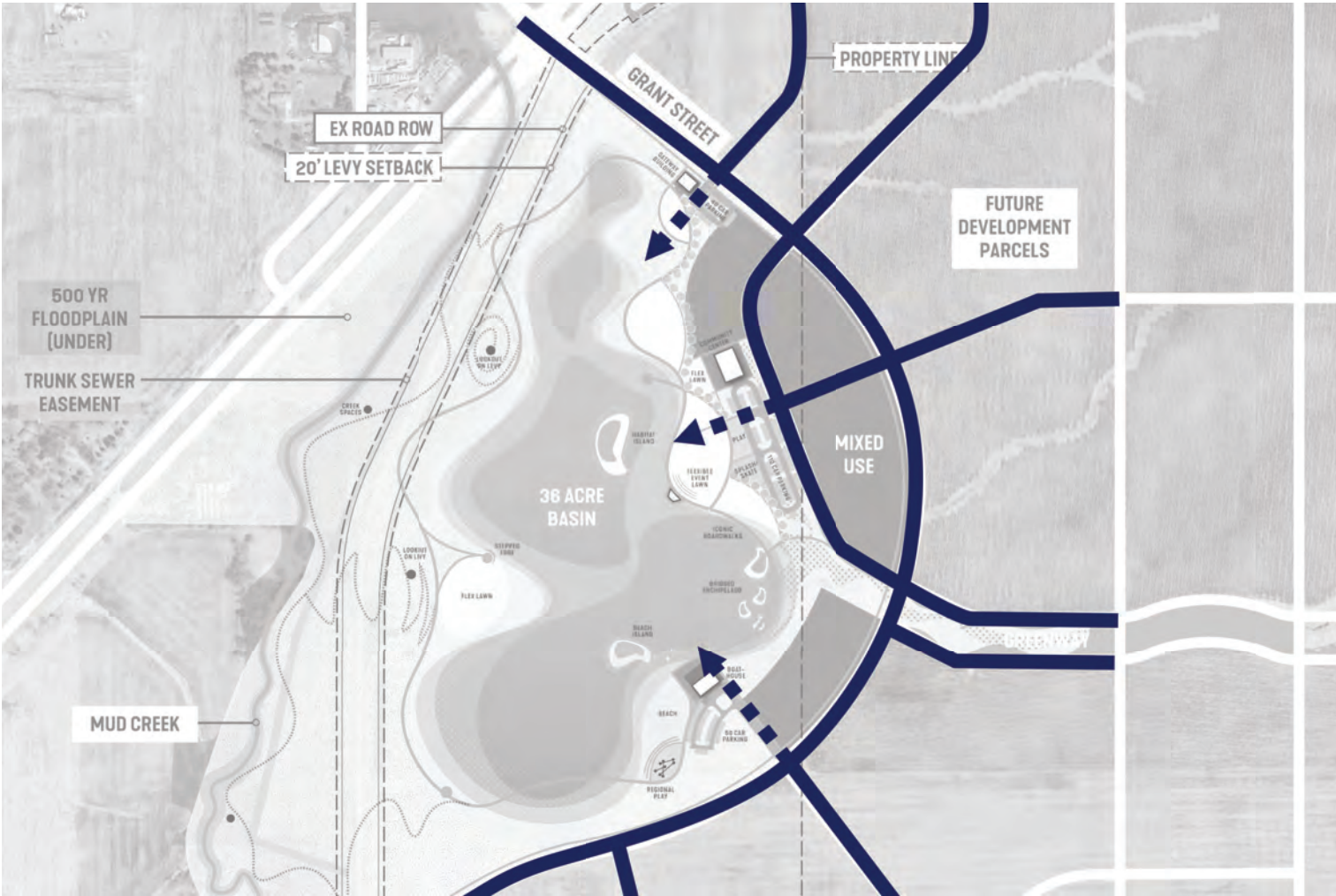
Plan Organization

The relationship between Central Park and a planned mixed-used development to the park's east is very important. Central Park is expected to serve as a catalyst for the new development. Additionally it was recognized their needed to be an easy, comfortable pedestrian scale back and forth between the park and the planned mixeduse commercial portions of the new development. Grant Street is planned to be the primary arterial for the new development. As part of the park planning process the proposed alignment of Grant St was modified to provided long, sweeping views of the park, increase pedestrian ease between the park and planned commercial areas and increase user access to the park from Grant along the park's west side. The park team developed a realigned Grant St that also contributed to the development of three main gateways to the park; one at the north end, one at the center and immediately adjacent to the planned commercial core, and one at the south end of the park.

Grant Street Corridor

The west side of the park abuts the existing state highway 65 corridor. State highway 65 is a four-lane, divided highway in this reach with limited crossroad connections. Furthermore, the west side of the park includes Mud Creek and the FEMA 500-yr floodplain. The FEMA floodplain is restricted on its east side by the existing Grant St roadbed and alignment, discussed further, below. For these reasons access to Central Park from the west is not possible.

Visitors to the new park will arrive from Grant St, the planned arterial for the new development, or from smaller neighborhood roads to the park’s east. With this in mind, Grant St was realigned as part of the park design process to provide long sweeping views of the park, bowing out around and bounding the park’s east side. Three main gateways were identified for the park as termini to anticipated sub-arterial road intersections with Grant St at the park’s north, central and southeast portions.

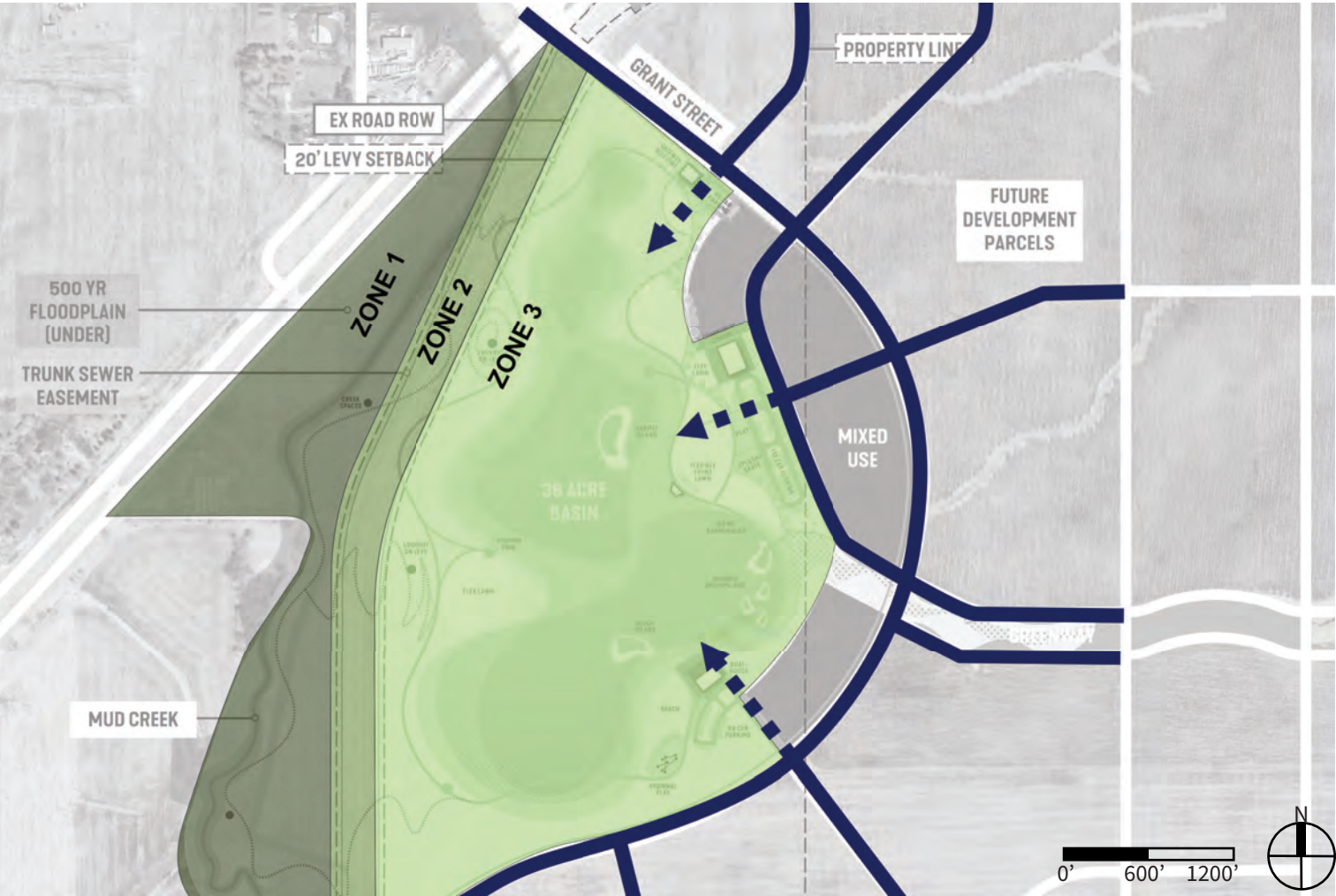


Development Zones

The park was planned in three development zones. Zone 1 includes the Mud Creek corridor and the existing FEMA floodplain for the creek. This area is defined by the existing state highway 65 on the west and existing Grant St roadbed and alignment on the east. There are very few changes proposed for this portion of the site. Some pedestrian trails are proposed on the east side of Mud Creek in this portion of the site, as well as restoration of the floodplain and the meadow areas around Mud Creek. Not structures or other development is proposed for this zone.

Zone 2 describes the existing Grant St roadbed and alignment. The existing elevation and alignment of Grant St operates as a levee for Mud Creek. Modest improvements are proposed in this portion of the site. Only pedestrian trails are proposed on the west side of the former roadbed. The existing roadbed is the minimum elevation of the levee. The park plan proposes additional grading on the top of the old roadbed and along its eastside. The grading improvements are intended to give the levee a more rolling aesthetic. Modest structures and trail development are proposed for the top and east side of the levee in Zone 2.

Zone 3 is the largest zone within the park. The bulk of the park is contained in this zone and this is where most of the park will be developed. This zone includes the proposed buildings, most of the trails, parking areas, and the Central Park basin.



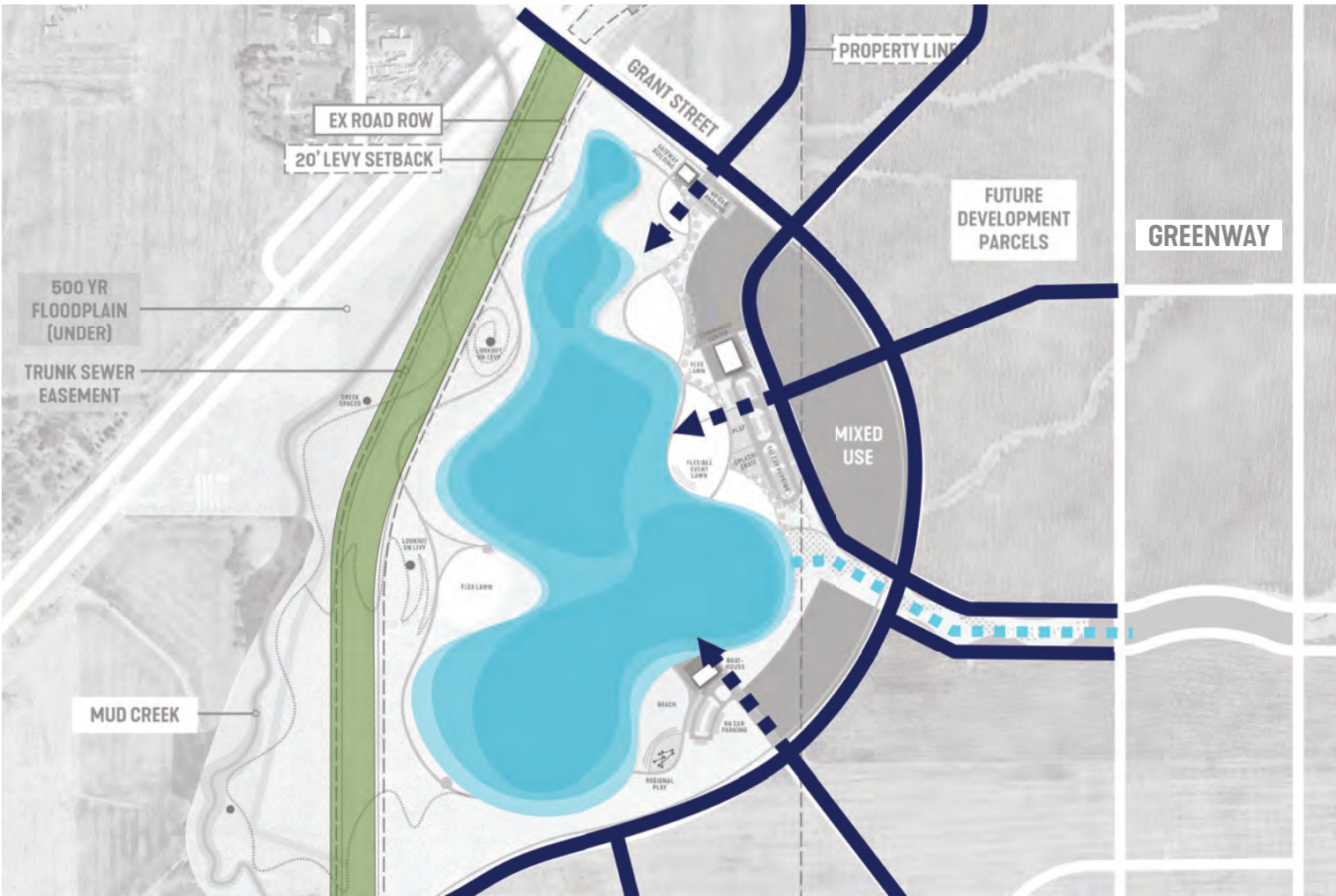
Central Park Basin

The programmatic desires for the new lake emerged directly from PIM 1 and 2. Most significant was the desire for a lake that was larger than Lake Petocka and could be used for non-motorized boating activities. Visual access to the lake in the form of docks, boardwalks and other structures was also strongly desired. In addition, swimming and fishing were activity interests from the beginning of design.

A lobbed concept with five basins of varying size, creates rooms for boaters to move between and increases the shoreline. Additional shoreline also helped increase the length of lake edge trails and provides greater opportunity for the establishment of beneficial wetland habitats along the shore. Because the lake was designed as a series of interconnecting basins it could be deeper in the center but remain shallower at the edges of the lobes. This allowed for the development of small archipelago islands that could be developed in the shallower bays. The islands are intended to support an iconic boardwalk experience, as well as serve as a near shore destination from the public beach and boat launch area.

The preferred concept proposes a 36-acre surface area lake with depths ranging from shallow emergent wetland fans of several inches to depths of up to twenty-five feet or deeper. Because the lake will be used to establish the grade of the new Grant St alignment east of the park, the depth of the lake is expected to be determined based on future design of Grant St. However, the lake is not expected to be shallower than 16’.

Because the lake is a stormwater control structure, a levee is needed on its west side to separate the lake from Mud Creek. The alignment and grade of Grant St is currently operating as a levee for Mud Creek. The master plan proposes amending the roadbed with additional grading to reduce the linear appearance and create a more natural and rolling aesthetic.



Gateways and Nodes

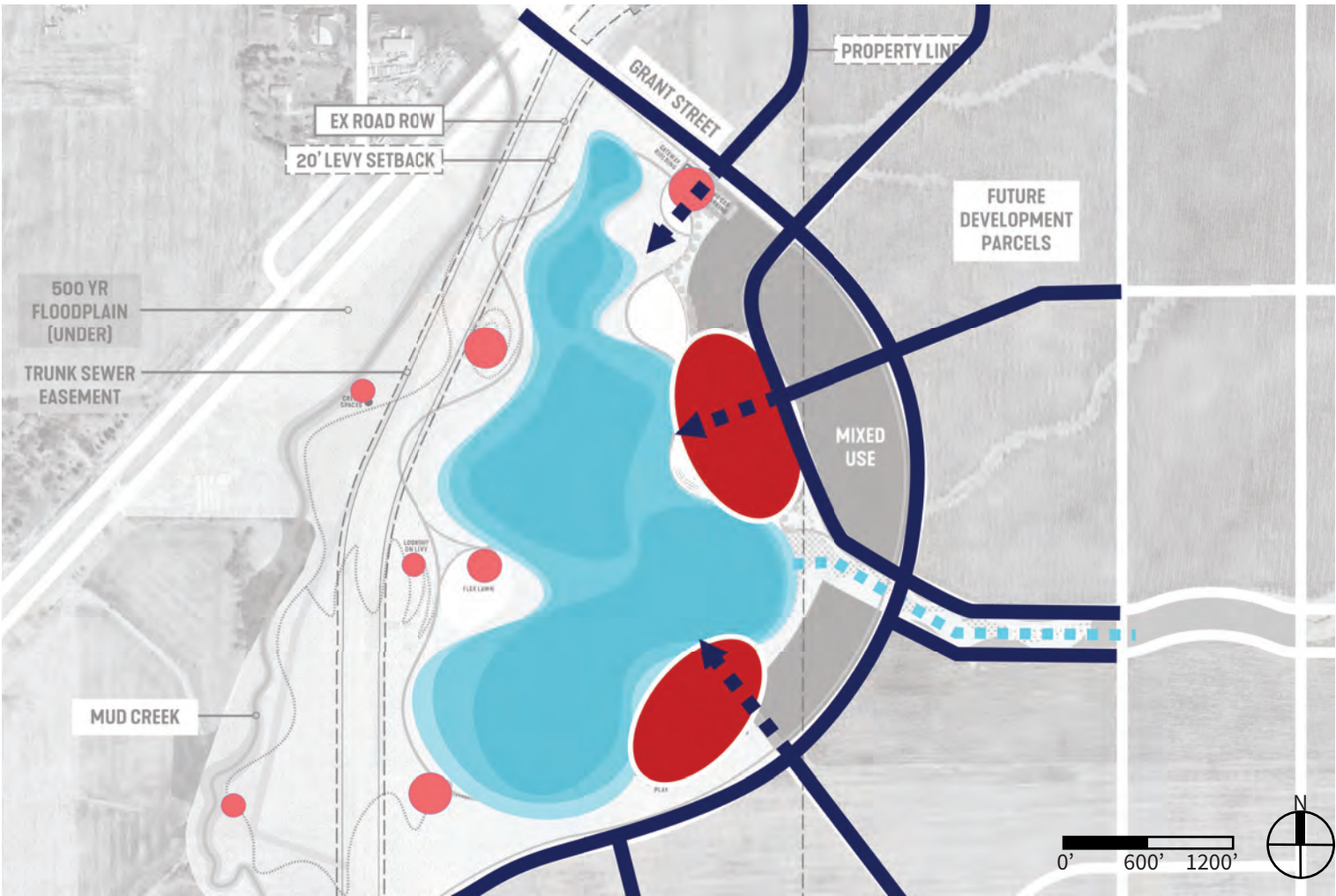
While access to the park is expected to be continuous across many sections of the propose realigned Grant St, there are three main gateways planned for the park. Each gateway includes a parking lot and is a trail head to the more than 1.5 miles of trail planned for the park.

The north gateway is the smallest of the three gateways. A smaller open-air structure is proposed for this gateway and parking lot is planned at this gateway. In addition, this gateway is expected to connect to the skatepark along a proposed road to the north.

The central and main gateway is aligned as the terminus to the primary crossroads expected in the mixed-use development commercial area. This gateway includes the Community Building and main parking area, event plaza, splashpad, and adjacent to the main flex lawn spaces planned for the park.

The south gateway includes a planned boathouse with quiet boat launch, beach, and regional destination playground.

Throughout the park are destination nodes, portions of the park that can be viewed from the gateway spaces but access by trail or from a boat, across the basin. These nodes include a perched flex lawn on the west side of the basin, the boardwalk through the archipelago islands, beach island, and xxx.



Playgrounds

A desire for a variety of playground experiences was expressed at all the public input meetings. Interests ranged from larger, regional park attractions to smaller age-specific experiences. Unique, challenging and fun were terms used to describe the desired outcome.

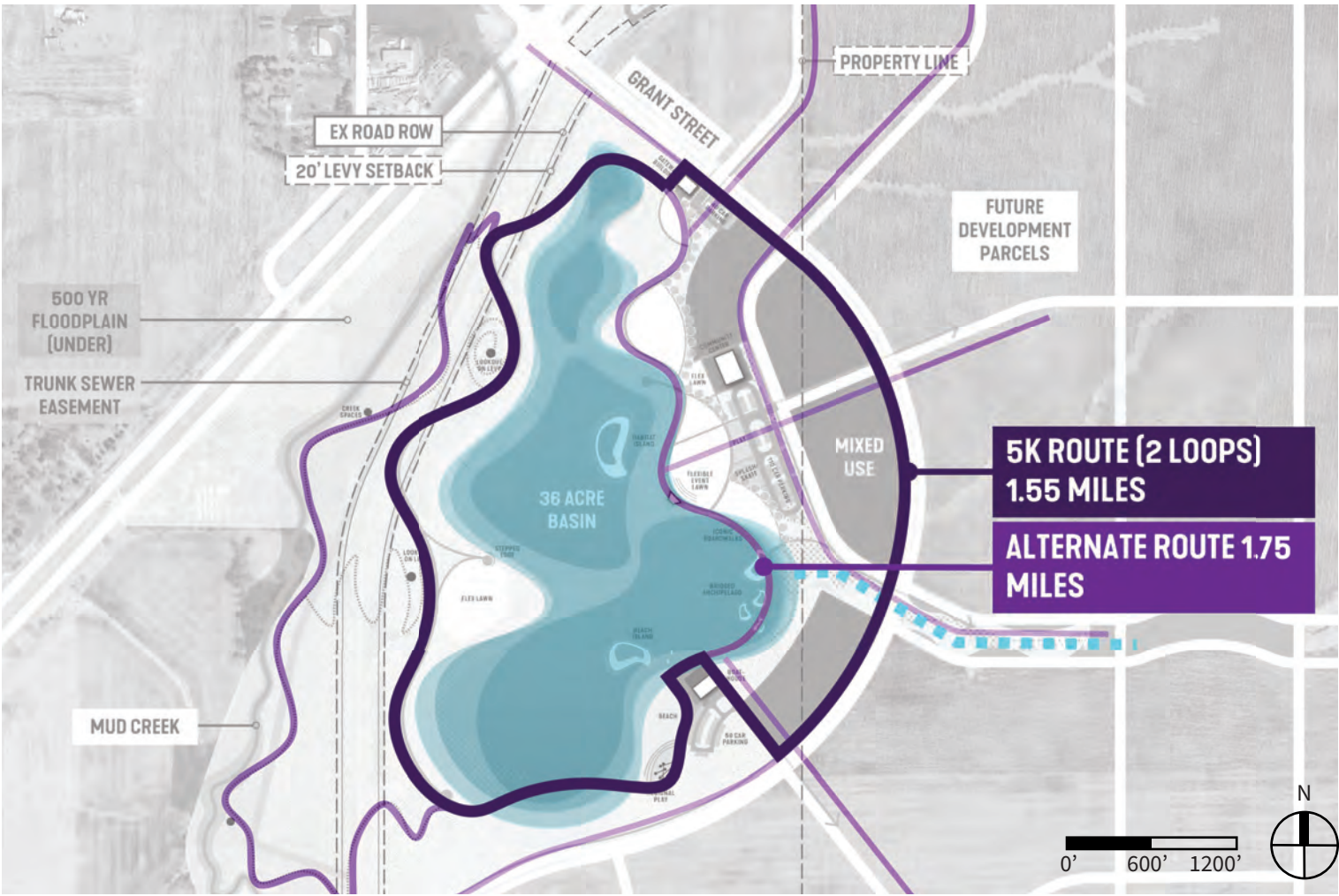
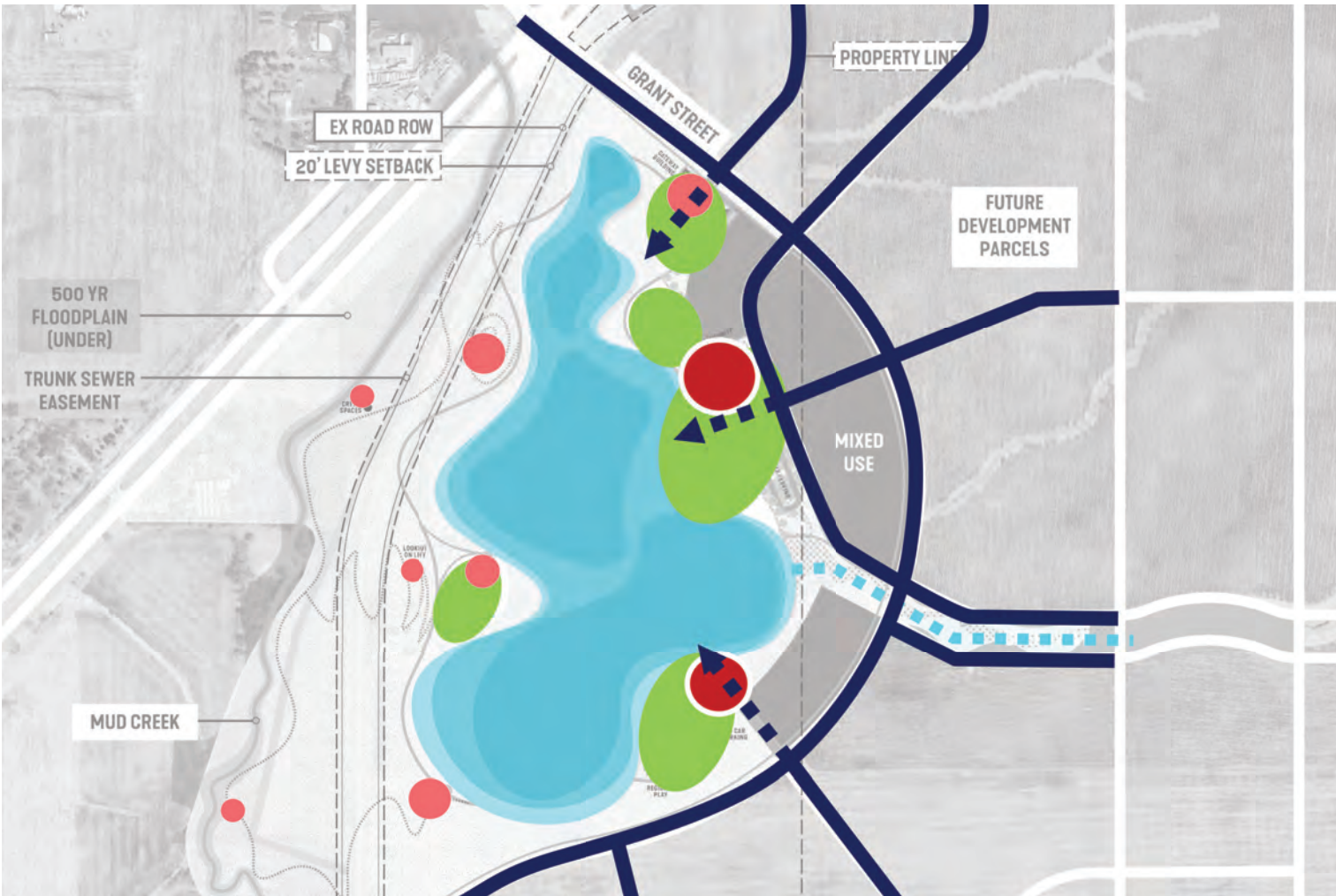
Three different play experiences are proposed at the park. A splash pad and smaller nature-based playground are proposed south of the Community Building at the main gateway. A larger regional-destination playground with a nature theme is proposed south and west of the boathouse adjacent to the beach at the south gateway.

Recreational fields are not planned for Central Park; however, several flexible lawn spaces are proposed throughout the park. The lawns are sized for pick up games such as soccer or frisbee or other forms of unprogrammed play. The two largest flex lawns are located between the Community Building the Basin.

A Network of Paths and Trails

Lots of trails for pedestrians and bicycles around the lake and, where possible, across the lake for organized events/races as well as leisurely experiences and uses were very desirous. The planned trails needed to provide access throughout the park including up and along the levee on the west side of the lake.

From the very beginning of design there was a strong interest in ensuring the trail design of the park could host a 5k run through the park and around the lake; development of a 1.5 mi loop that could be run two times to achieve a 5k route was a must have. Designing the lake as a series of basins meant the lake could remain deeper in the center but remain shallower at the edges of the lobes in fans of emergent wetlands. These shallower areas meant small archipelago islands could be developed between the main structures of the park and linked with an iconic boardwalk.



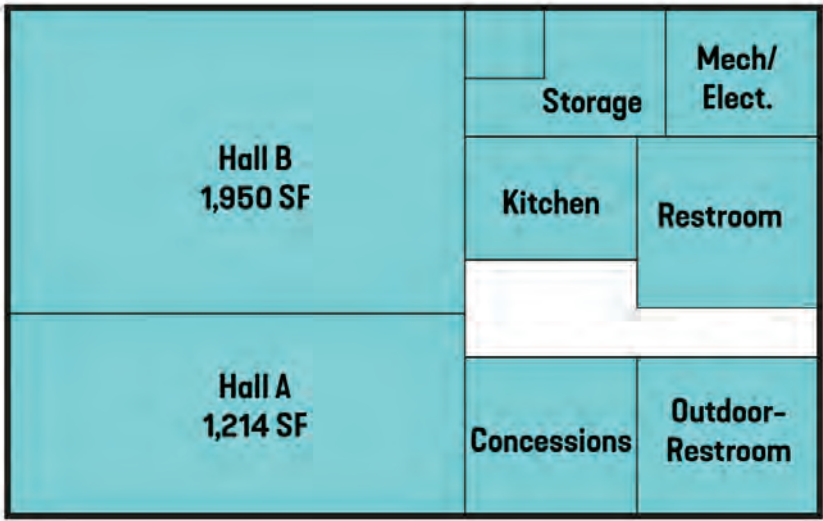
Community Building

Community Building, Boathouse, and Other Park Structures

A flexible-use, elegant community building was desired at the park from the start of design. The building needed to be able to host public meetings, weddings, reunions, corporate picnics, as well as special events with the flexibility to accommodate more than one smaller event at one time. Although the primary purpose of the community building is expected to be as an event venue or meeting space, other uses planned within the structure include restrooms, storage, park offices, catering kitchen, and perhaps concessionary services.

The community building was sited on the east edge of the park, between the planned, future mixed-use development and the lake. The community building is expected to have an overlook of the lake as well as serve as a visual terminus for the future development. The community building is as much a first step in the development of the future mixed-use development as it is a part of the park. It is hoped the community building and the plaza space immediately adjacent to the building are used for a pop-up coffee shop, food trucks, or other commercial or entertainment experiences as much as it will be for events. In doing so, it is hoped that the community building will help set a pattern of use within the community that will attract business and residents to the mixed-use area when it is developed.

The community building is separated from the lake by a plaza and a small lawn area. Bookending the west side of building at its north and south are additional, larger flexible lawn areas. Adjacent to the community building is a planned 100-120 car parking lot. At the south end of the parking is a proposed play/water play area, discussed below.



Precedent Floor Plan- Windsor Heights Community Center

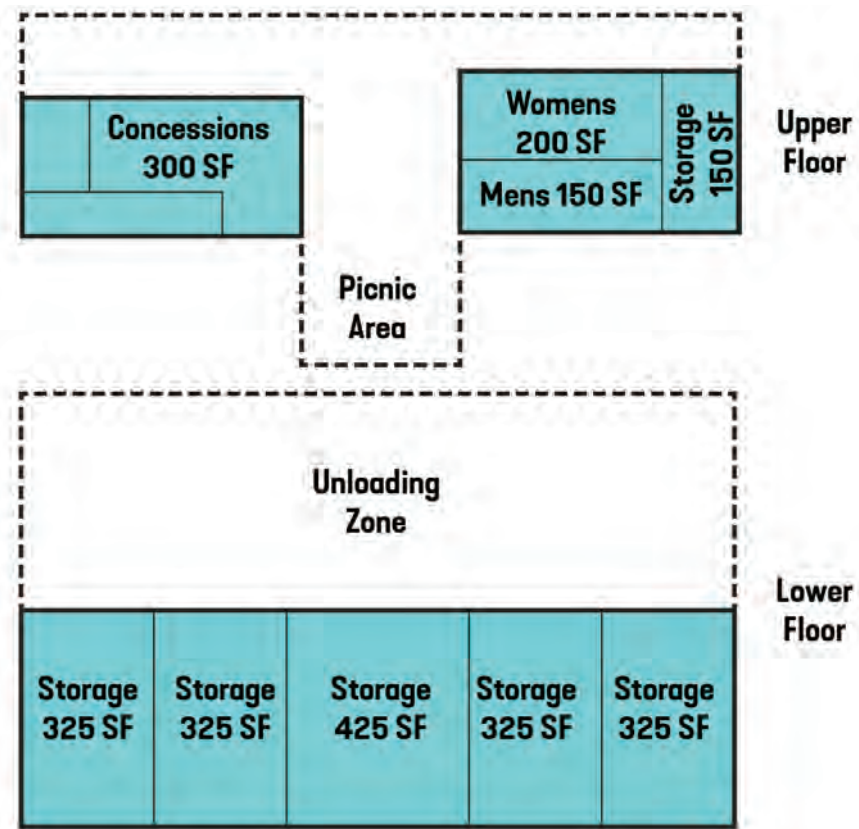


Beach and Boathouse

In addition to the community building, the master plan proposes a boathouse at the south end of the lake. The boathouse is expected to have additional restroom facilities, general storage, rental boat storage, an alternative meeting/event space on the second floor of the boathouse and may include a concessionary space. Operation of the boathouse was not developed in the master plan but could be done by the city of Bondurant or with a partner.

Adjacent to the boathouse is a planned 40-50 car parking lot, a quiet boat drop off and launch, beach, and regional destination-scale playground.

The master plan of Central Park only loosely defines the expected community building, boathouse, and other proposed structures within the park. The plan proposes anticipated locations for the buildings and adjacent supporting outdoor spaces. However, the design of the building and the adjacent plaza; its final appearance, layout, and form will be designed in a subsequent design process.



Precedent Floor Plan- Raccoon River Boathouse

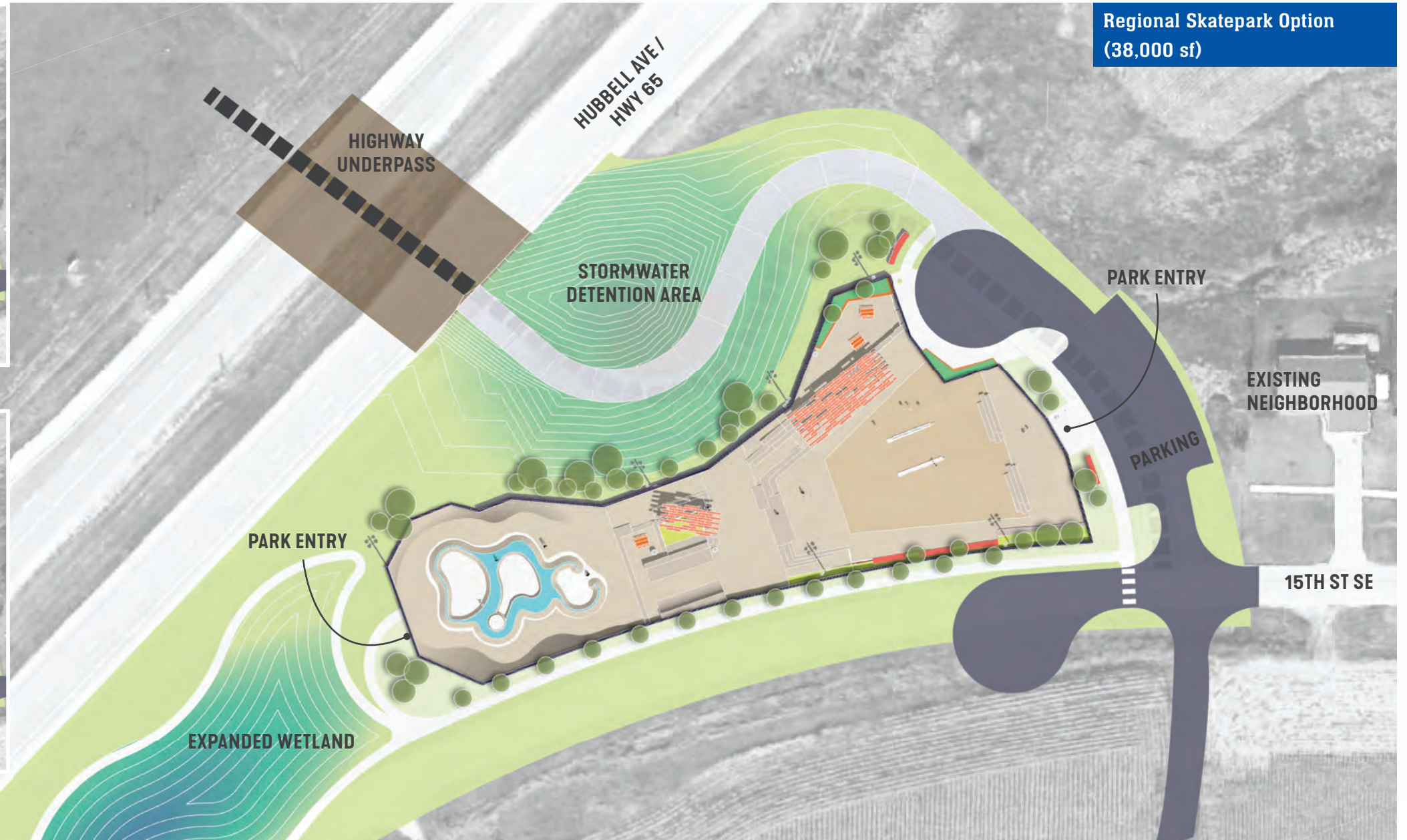




Local Skatespot (18,000 sf)



Municipal Skatepark (30,000 sf)



Regional Skatepark Option (38,000 sf)

BIKE PUMP TRACK

PARK ENTRY

EXPANDED WETLAND

STORMWATER DETENTION AREA

HIGHWAY UNDERPASS

HUBBELL AVE / HWY 65

PARK ENTRY

PARKING

EXISTING NEIGHBORHOOD

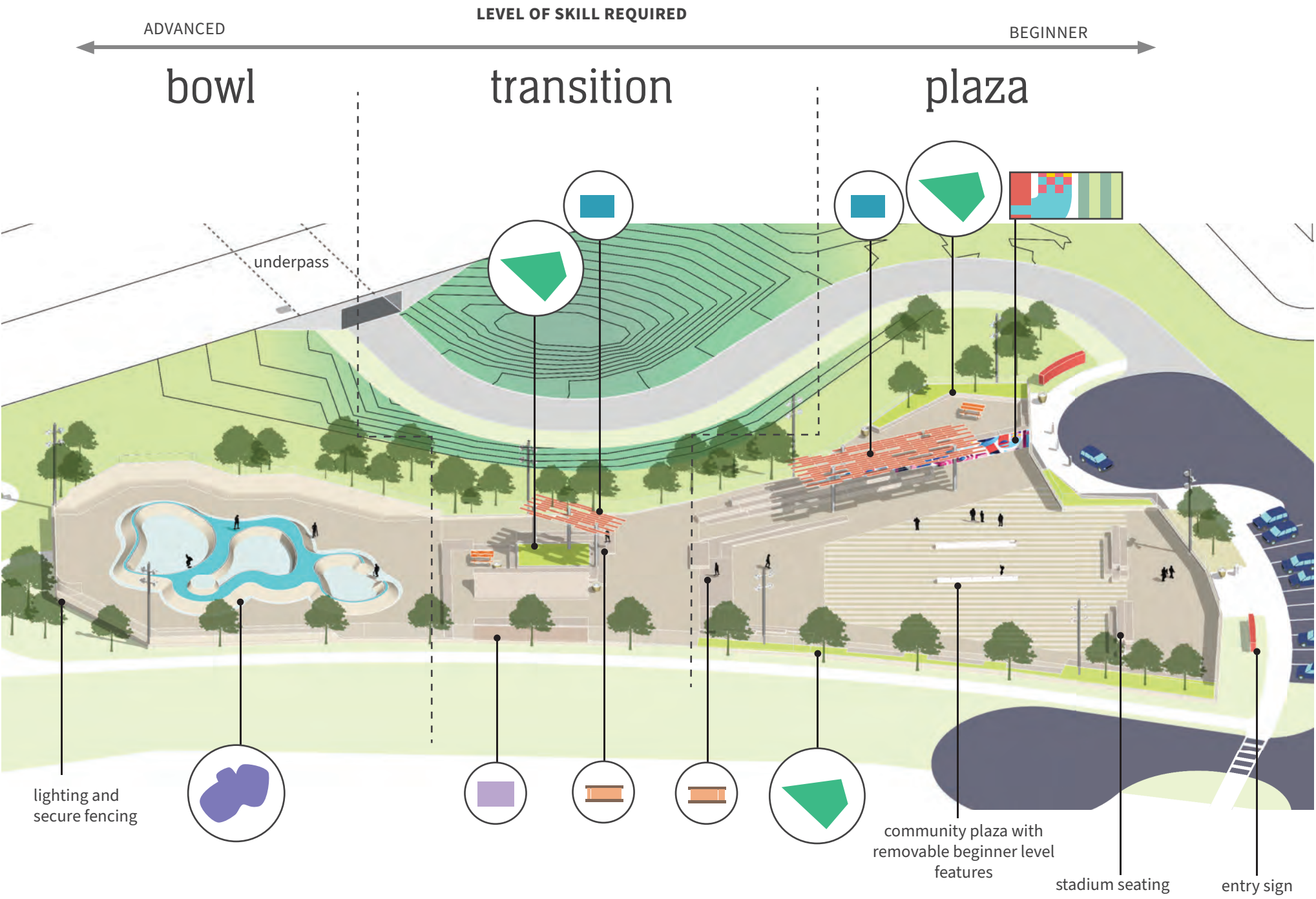
15TH ST SE

Regional Skatepark

North of Central Park is a proposed new skatepark. The skatepark is located north of the former Grant St alignment immediately adjacent to the planned XXX bike trail highway 65 underpass and a planned small stormwater detention facility.

Ideas and programmatic experiences for the skatepark were tested at PIM #2, following this an initial concept was developed and shared with the community. A skatepark-specific stakeholder meeting was held to review the concept and discuss the types of features and skate experiences desired in the park. This meeting resulted in the modified concept shown in the master plan document. The programming recommended for the skatepark following the stakeholder meeting included: a skate bowl/pool, mini-vert/half pipe, graffiti surface, covered open-air structures, rails, stair and transitional zones between riding pieces. Room for learning and practicing skating skills and opportunities for beginners to more advanced riders were also added to the revised concept. A proposed parking lot with drop off serves as a trailhead to the XXX bike path and buffers the park from the existing neighborhood to the east. Other features were added to the refined concept to make the space more appealing for skaters and those at the park with skaters including WiFi, trails internal to the skatepark area and around the stormwater basins planned at the park, and a variety of seating.

The skatepark is designed in a series of interconnected, but independent rooms with features accommodating a variety of skill levels from an open hardscape plaza for street-oriented tricks and beginner level features such as low rails, a transition area with vert features including a mini vert, and lastly the bowl feature for advanced skaters. Each of these rooms can be phased depending on funding opportunities or popularity and use. Parking and one or two significant riding experiences are envisioned as part of the first phase of work.



ELEMENTS INCLUDED

STRUCTURES
+ CANOPIES



RAILS + STAIRS



STORMWATER
PLANTERS



MINI VERTS
RAMPS + PIPES



POOLS/ BOWLS



GRAFFITI WALL





Civic Plaza



Raised Bowl



Integrated Stormwater Management

PRECEDENT IMAGERY



Site Character

Arum evelestis inus eniame volupta plignatur si ad que conse molupta idus alit, quis quibus quat volorio rrorest ommo bla plaudigent verem eum facesseque et et, odit aborepe risciuntiore nonse consenihilit volo blaborese volore solorum quo corrovid mo volupid emolupt aturepu dantem et quisciet volenia cuptate sendantur? Quis magnam



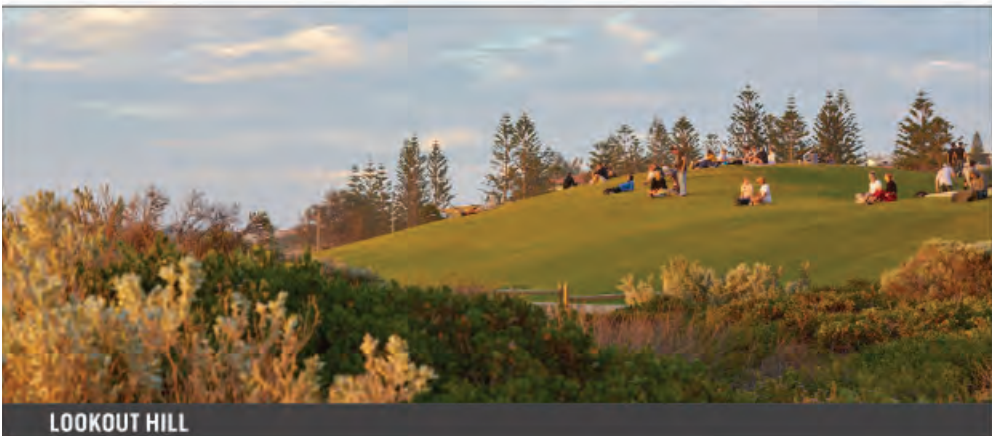
BRIDGED WETLAND



AMPHITHEATER WITH PAVILION



CREEKSIDE SPACE



LOOKOUT HILL



WATER SPACES



REGIONAL PLAYGROUND



BEACH + BOATHOUSE



REVETTED EDGE AT COMMUNITY CENTER



REVETTED LAKE EDGE



TYPICAL SHORELINE CONDITION



NATIVE TALLGRASS PRAIRIE





Bondurant
Life Connecting

SMITHGROUP



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.b.
For Meeting of 9/15/2022
Discussion Item

TITLE: RDG presenting City Park Schematic Design Update

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

- Park Layout Plan
- Play Layout Options
- Shelter Aesthetic
- Material Board
- Open Discussion

FUNDING SOURCE:

STAFF RECOMMENDATION: Open discussion and input for the next phase of the planning process.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 7.a.
For Meeting of 9/15/2022
Motion

TITLE: Dog Park Update

CONTACT PERSON:

Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: The contractor has a date to begin fencing on October 3. They anticipated starting sooner, but the material on order was not projected to arrive until the last week of September. Another contractor is working on the rules/regulations sign, small/large breed signs, the sponsor sign, and a decorative park sign and will be ready for delivery next Friday - all will be affixed to the fence. Another park sign is being ordered (free standing) and will be sent later based on the shipping and supply chain. It will come with a blank sign that we need to update with the official park name.

The Dog Park name was unofficially discussed via email, a few suggested park names were discussed, and a few board members preferred that it be a community decision. Before a poll is published, limiting the suggested park names to the top five is a good idea.

1. Pet-ocka Dog Park
2. Pawtocka Dog Park
3. Bondu Unleashed Dog Park
4. Fetching Friends Dog Park
5. Anything's Pawsible Dog Park
6. The Barking Lot
7. Bondu Bark Park

FUNDING SOURCE:

STAFF RECOMMENDATION: Seeking a motion to move forward with a community poll based on the top five suggested dog park names.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.a.
For Meeting of 9/15/2022
Motion

TITLE: Park Inventory - Items to Budget

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: 1. Van Houten is working with the American Lung Association to get free tobacco-free signs for all our parks at no cost. All are free via the Iowa Department of Health and Human Rights grant.
2. Van Houten is working with the tree board to select tree species for the parks missing a tree. Once that is complete, a quote for tree installation will be collected from TNT Landscaping, and if it falls within this FY budget, we may purchase trees from the Annual Tree Sale; otherwise, we can budget for a future FY.
3. Based on the other items that are missing from the Bondurant parks, it would be a good idea to prioritize what is necessary for future budgeting.

FUNDING SOURCE:

STAFF RECOMMENDATION: Review the spreadsheet that was provided and share your input.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Standard Park Kit

The Board agreed that Standard Park Kit amenities should exist in all the parks, but they should not necessarily look all alike from park to park.

Standard Park Kit:

- Open-air shelter
- Park sign
- One or more trees
- Pet station
- Hours of operation sign
- Public smoking regulations sign
- Decorative trash receptacle
- Picnic table with anti-vandalism bar and clamps
- Bike rack
- Bench
- Playground equipment



**BUSINESS OF THE PARKS & RECREATION BOARD
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 9.b.
For Meeting of 9/15/2022
Reports and Comments

TITLE: Communications and Events Coordinator

CONTACT PERSON:

Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: Included in this agenda item:

- Upcoming park details; this information was collected and organized by the new City Planner, Issac Prezley.
- B-Safe Kids Camp Event Report
- Encanto Movies in the Park Event Report
- Summer Little Breakerz Event Report
- Youth Activity Bus Event Report

FUNDING SOURCE:

STAFF RECOMMENDATION: Provide any input and feedback.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Event Report - Youth Activity Bus
2. Event Report - B-Safe Kids Camp
3. Event Report - Encanto Movie in the Park
4. Event Report - Summer Little Breakerz
5. Upcoming Park Information



Park & Rec Event Report

Name of Event: Youth Activity Bus

Date: June 2 - Aug 4 **Time:** noon-4 PM

Demographic: All Youth

Attendance: 32 people, 64 trips

Volunteers: n/a

Equipment & Supplies: n/a

Budget: n/a

Fees: Free

Revenue: none

Expenses: none

Donations: none

Advertisement:



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Website



Bondurant Living Magazine

Lessons Learned: This program is struggling, so this year the program was expanded to include the Altoona Cinemark Theater, Altoona Aquatic Park, and Adventureland. Also to better track the participants it was required that bus users sign up for the service. There were a total of 27 kids signed up. Next year we will also track each household's address to better suit bus stops to each household. This year bus users were picked up from City Park, Wolf Creek, 14th/Lincoln and Deer Ridge/Walnut. There was a request to add a stop in the Park Side area. Surveys were sent to households that signed up. Marketing is important.



Park & Rec Event Report

Name of Event: B-Safe Kids Camp

Date: Aug 1-3

Time: Setup 7AM-9AM Class 9AM-Noon

Demographic: Preschoolers going into Kindergarten

Attendance: 20 - full class

Volunteers: 1 high school student (Zaladet Shonka)

Equipment & Supplies: See Event Guide for listing

Budget:

Fees:

Revenue: \$25/student (\$500)

Expenses: \$88.47 Brick Street Market and Cafe, \$330 B-F Facility Rental

Donations: None

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Lessons Learned: Need more volunteers. Teachers/Instructors must be early to test technology and/or have a second plan of action if the Internet or PC is not operating as anticipated. See 2022 Event Guide for more details.

10/20 Program Satisfaction Surveys were collected. All surveys presented a 100% satisfaction and a few offered from suggestions: "Keep the parent update sheets," "It needs to be expanded to allow all kids in the community," and "This is such a great program. I am so glad Bondurant offers this."



Park & Rec Event Report

Name of Event: August Movie in the Park - Encanto

Date: 08/24/2022 **Time:** sunset

Demographic: All ages

Attendance: 75

Volunteers: none - however one of the attendees helped with popcorn

Equipment & Supplies: Popcorn machine, movie screen, SWANK licensed movie, projector, speaker, table/chair, first aid kit, hand sanitizer, organic bug spray,

Budget: 2170/3 = \$723

Fees: none - Free for all

Revenue: none

Expenses: NEW projector \$79.99, NEW external DVD drive \$21.99, \$446 licensing

Donations: None, but \$175 under budget

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Lessons Learned: This program rolled out in 2014 attracting 100 people the first year and 75 people the second year. The program has been on a steady decline in attendance, but this year is proving to be different. Late last year a survey was sent to the public via The Bounce and Facebook. Another survey was sent out again in June asking the public to select the movies for this year.

The NEW location and the public's input on movie selections is necessary.



Park & Rec Event Report

Name of Event: Little Breakerz - Summer Class

Date: July-Aug **Time:** 5:30, 6:00, 6:30-7:15 PM

Demographic: Ages 3-12

Attendance: 37

Volunteers: N/A

Equipment & Supplies: Des Moines Breakerz bring audio equipment

Budget: N/A

Fees: None

Revenue: \$465.40

Expenses: pass through

Donations: N/A

Advertisement:



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Lessons Learned: The 3-5 year old class filled up quickly and was maxed at 15 kids.

The 6-7 year old class was close to being filled up with 10 kids. The same applies to the 8-12 year olds class at 12 kiddos. The library's new expansion was a great space to accommodate this class, that we otherwise would have available for us to use. The classrooms at the library are sound proof, so the noise wasn't too distracting to the library patrons. The Des Moines Breakerz are excellent instructors. The Program Satisfaction Survey brought back high remarks about their class. Parks and Recreation will be opening registration for fall classes.

New/upcoming neighborhood parks

There are currently 5 potential subdivisions with new/upcoming neighborhood parks.

Sankey Summit (Pages 2-3)

Sankey Summit Phase 2 Preliminary Plat will contain 255 single-family lots, a stormwater pond area, a 15.32-acre Outlot X reserved for future development and a 4.01-acre public park. The public park is outlined on page 3 of this packet. Sankey Summit Phase 2 is located north of Sankey Summit Plat 1 and west of the Bondurant-Farrar High School.

Prairie Pointe View (Page 4)

Prairie Pointe View will contain a total of 91 lots with three separate outlots. Outlot X will be dedicated as a public park and is 42,589 square feet.

Harvest Meadows (Page 5)

Harvest Meadows will be developed in four separate areas and have a total of 328 dwelling units once completed. The 6.94-acre Outlot Y will be dedicated as a public park and is highlighted on page 5 of this packet. Harvest Meadows is located north of 2nd Street NW, east of Franklin St NW/NE 64th Street, and west of the Bluejay Landing Subdivision area.

Top Farms Property/Featherstone (Page 6-7)

Top Farms Preliminary Plat was approved by City Council on December 20, 2021. Top Farms will be built out as Featherstone Final Plats. Once completed the development will have 178 single-family lots, a 7.97-acre outlot W for multi-family/townhome development, a 4.55-acre Outlot U for commercial or multi-family/townhome development, a 5.46-acre Outlot T for commercial or multi-family/townhome development, several privately-owned outlots for stormwater management, and a 2.510-acre public park. The park is outlined on page 7 of this packet. This subdivision is located north of Park Side Plat 2 area along Highway 65.

Wisteria Crossing (Page 8-10)

Wisteria Crossing is still being considered at the Planning and Zoning Commission. If approved Wisteria Crossing will have a total of 111 single-family lots. The development includes a 1.68-acre public park that is highlighted on pages 9 and 10 of this packet. Wisteria Crossing is located north of Wisteria Heights, east of Prairie Point View Plats 1 and 2, west of Fox Run Plat 1 and south of Hawthorne Crossing.

AREA ABOVE RESERVED FOR RECORDER'S STAMP

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PARCELS 2020-57, 2020-58-2020-59
OF THE N1/4 SECTION 25-80-23
REQUESTED BY:
BONDURANT LOTS, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

PARCELS 2020-57, 2020-58, AND 2020-59 AS FILED IN BOOK 17833, PAGE 898 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 73.49 ACRES (3,200,837 S.F.).

SEPTEMBER 18, 2020

BONDURANT LOTS II, LLC
2400 86TH STREET
URBANDALE, IA 50322
CONTACT: SCOTT TEMPLER
PHONE: (515) 276-3456

R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT

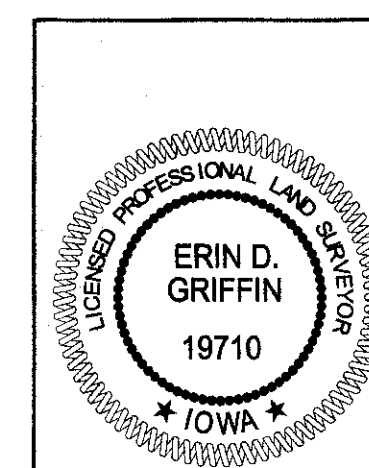
FRONT YARD SETBACK =30'
 REAR YARD SETBACK
 ONE AND ONE HALF STORIES 15' TOTAL - 5' MIN. ON EACH SIDE
 TWO AND THREE STORIES 15' TOTAL - 7' MIN. ON EACH SIDE
 SIDE YARD SETBACK =8'
 MINIMUM LOT WIDTH =60'
 MINIMUM LOT AREA =7,500 SF

1. THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USE OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS UTILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.
2. DRIVEWAYS FOR LOTS 1-4 SHALL BE DESIGNED SUCH THAT ALL MANEUVERING IS DONE ON PRIVATE PROPERTY.
3. LOTS 2-4 SHALL BE LIMITED TO ONE ACCESS POINT ON GRANT STREET WITHIN SHARED DRIVE.
4. OUTLOT "P" AND OUTLOT "Z" WILL BE DEDICATED TO THE CITY OF BONDURANT.
5. STREET LOTS A, B, C, D, E, F, G AND H WILL BE DEDICATED TO THE CITY OF BONDURANT.

CURVE TABLE						
CURVE	Δ	RAD.	LENGTH	TAN.	CHD BEARING	CHD DIST
C3	1°23'36"	485.00'	11.80'	5.90'	S89°26'27"W	11.80'
C4	8°54'55"	485.00'	75.47'	37.81'	S84°17'11"W	75.39'
C5	9°10'38"	485.00'	77.68'	38.93'	S75°14'24"W	77.60'
C6	6°10'46"	485.00'	52.31'	26.18'	S67°33'43"W	52.28'
C7	34°20'05"	485.00'	290.64'	149.83'	S47°18'17"W	286.31'
C8	47°14'19"	34.50'	28.44'	15.09'	S66°29'54"W	27.65'
C9	51°25'58"	60.50'	54.31'	29.14'	N68°35'43"E	52.50'
C10	56°51'52"	60.50'	60.04'	32.76'	S57°15'22"E	57.61'
C11	64°18'09"	60.50'	67.90'	38.03'	S03°19'39"W	64.39'
C12	11°52'38"	60.50'	12.54'	6.29'	S41°25'03"W	12.52'
C13	47°14'19"	34.50'	28.44'	15.09'	N23°44'12"E	27.65'
C14	90°00'00"	34.50'	54.19'	34.65'	S44°52'57"E	48.79'
C15	2°25'00"	2970.00'	125.28'	62.65'	N01°04'15"W	125.27'
C16	2°20'04"	3030.00'	123.45'	61.73'	N01°01'47"W	123.44'
C17	91°49'21"	25.00'	40.07'	25.81'	S44°12'23"W	35.91'
C18	87°35'06"	25.00'	38.22'	23.97'	N46°05'24"W	34.60'
C19	93°44'01"	25.00'	40.90'	26.68'	N43°15'03"E	38.48'
C20	86°15'59"	25.00'	37.64'	23.42'	S46°44'57"E	34.18'
C21	0°47'15"	3030.00'	41.64'	20.82'	S03°13'20"E	41.64'
C22	2°05'55"	2970.00'	108.79'	54.40'	S02°34'00"E	108.78'
C23	1°20'37"	3030.00'	71.06'	35.53'	S02°09'24"E	71.06'
C24	1°20'37"	3030.00'	71.06'	35.53'	S00°48'47"E	71.06'
C25	1°38'05"	2970.00'	84.74'	42.38'	S00°42'00"E	84.74'
C26	0°15'31"	3030.00'	13.68'	6.84'	S00°00'43"E	13.68'
C27	90°00'00"	25.00'	39.27'	25.00'	S45°07'03"W	35.36'
C28	90°00'00"	25.00'	39.27'	25.00'	S44°52'57"E	35.36'
C29	90°00'00"	25.00'	39.27'	25.00'	S45°07'03"W	35.36'
C30	90°00'00"	25.00'	39.27'	25.00'	N44°52'57"W	35.36'

CURVE TABLE						
CURVE	Δ	RAD.	LENGTH	TAN.	CHD BEARING	CHD DIST
C31	90°00'00"	25.00'	39.27'	25.00'	N45°07'03"E	35.36'
C32	88°59'58"	25.00'	39.27'	25.00'	S44°52'56"E	35.36'
C33	17°20'43"	34.50'	10.44'	5.26'	N81°26'42"E	10.40'
C34	28°53'36"	34.50'	18.00'	9.21'	N57°49'32"E	17.80'
C35	55°21'04"	60.50'	58.45'	31.73'	S70°33'16"W	56.20'
C36	39°25'20"	60.50'	41.63'	21.68'	N62°03'31"W	40.81'
C37	42°27'54"	60.50'	44.84'	23.51'	N21°06'54"W	43.82'
C38	42°17'36"	60.50'	44.66'	23.40'	N21°11'55"W	43.65'
C39	39°35'39"	60.50'	41.81'	21.78'	N62°12'28"E	40.98'
C40	55°21'04"	60.50'	58.45'	31.73'	S70°19'10"E	56.20'
C41	28°53'36"	34.50'	18.00'	9.21'	N57°35'26"W	17.80'
C42	17°20'43"	34.50'	10.44'	5.26'	N81°12'35"W	10.40'
C43	29°20'04"	34.50'	17.66'	9.03'	N27°27'01"E	17.47'
C44	17°54'15"	34.50'	10.78'	5.43'	N51°49'52"E	10.74'
C45	58°49'40"	60.50'	62.12'	34.11'	S72°17'34"W	59.42'
C46	37°16'12"	60.50'	39.35'	20.40'	N59°39'30"W	38.66'
C47	41°08'28"	60.50'	43.44'	22.70'	N20°27'11"W	42.51'
C48	41°08'28"	60.50'	43.44'	22.70'	N20°41'17"E	42.51'
C49	37°16'12"	60.50'	39.35'	20.40'	N59°53'36"E	38.66'
C50	58°49'40"	60.50'	62.12'	34.11'	S72°03'28"E	59.42'
C51	17°54'15"	34.50'	10.78'	5.43'	N51°35'46"W	10.74'
C52	29°20'04"	34.50'	17.66'	9.03'	N75°12'55"W	17.47'
C53	3°45'13"	3000.00'	196.53'	98.30'	N01°44'21"W	196.50'
C54	3°44'10"	3000.00'	195.62'	97.85'	S01°44'53"E	195.59'
C55	0°19'45"	3000.00'	17.23'	8.62'	N03°27'05"W	17.23'
C56	1°20'12"	2970.00'	69.29'	34.65'	N02°56'52"W	69.29'
C57	1°25'09"	3030.00'	75.05'	37.53'	N02°54'23"W	75.05'

Survey
Section Corner
 1/2" Rebar, Yellow Plastic Cap #19710
 (Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
 1/4 Section Line
 1/4 1/4 Section Line
Easement Line



I hereby certify that this land surveying document was prepared and the related survey work was performed by me and under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin 5/13/21

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:

SHEETS 1 THROUGH 4 OF 4

RES. NO. 210503-113
APPROVED
Date May 3, 2021
Name Shirley Hagan
City Clerk

SANKEY SUMMIT PLAT 2

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

W. SNYDER BLVD
DENY, IOWA 50023
www.snyder-associates.com

Technician: SGK	Date: 02
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Project No: 119.0910.01A

T-R-S: 80N-23W-25

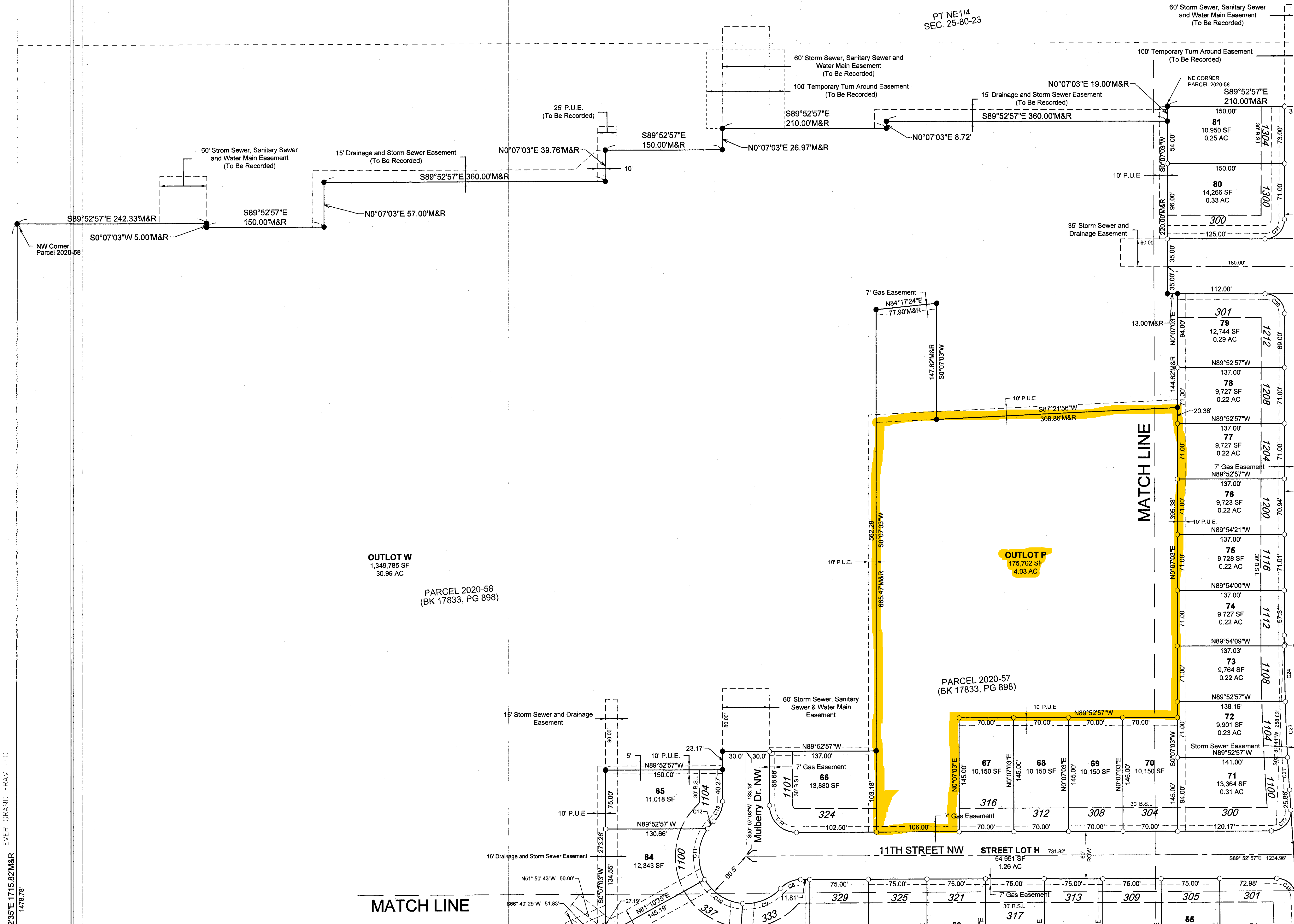
Sheet 1 of 4



SNYDER
& ASSOCIATES

Project No: 119.0910.01A

Sheet 1 of 4

[illegible]

SANKEY SUMMIT PLAT 2



Project No: 119.0910.01A

BONDURANT, IA



BONDURANT SUBDIVISION
COVE ST, MICHAEL ST & DEE ST
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



LOT LAYOUT

DATE: 11/06/19
SCALE: 1" = 60'
DRAWN BY: TKS
PROJECT NUMBER: 19-026
PAGE NUMBER:

PRELIMINARY PLAT FOR: HARVEST MEADOWS

PRELIMINARY PLAT DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., SITUATED IN POLK COUNTY, IOWA, EXCEPT 1-2/4 ACRES IN THE NORTHEAST CORNER THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25, LYING AND BEING EAST OF THE DRAINAGE DITCH CONSTRUCTED THROUGH AND ACROSS THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 25, UNDER THE ORDER OF THE BOARD OF SUPERVISORS OF POLK COUNTY, IOWA, OCTOBER 8, 1906, IN DRAINAGE DITCH NO. 2, DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, AND EXCEPT COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., IOWA, 566.7 FEET, WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 25, N 0°19' EAST 546.6 FEET; THENCE N 89° 48' WEST 339.8 FEET; THENCE S 0° 58' EAST 547.9 FEET TO SAID SOUTH LINE; THENCE EAST 327.6 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND EXCEPT PARCELS 1 AND 3 AS CONVEYED BY WARRANTY DEED RECORDED IN THE OFFICE OF THE RECORDER IN AND FOR POLK COUNTY, IOWA IN BOOK 9677 PAGE 510 AND PARCELS 2 AND 4 AS CONVEYED IN WARRANTY DEED RECORDED IN THE OFFICE OF THE RECORDER IN AND FOR POLK COUNTY, IOWA IN BOOK 9677 PAGE 514.

BULK REGULATIONS

AREA 'A' - PUD

FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARD = 7 FT EACH SIDE / 14 FT TOTAL

MIN. LOT WIDTH = 49 FT
MIN. LOT AREA = 4,400 SF

151 LOTS / 27.34 ACRES = 5.52 LOTS/ACRE

NOTES:

- THE GARAGE DOOR WIDTH ON ANY HOME WITHIN AREA 'A' SHALL NOT BE ANY WIDER THAN A TWO CAR GARAGE DOOR OR NO MORE THAN 60% OF THE STREET FRONTAGE OF THE HOUSE.
- WITHIN AREA 'A' NO MORE THAN TWO OF THE SAME HOUSE ELEVATION WILL BE ALLOWED ON THE SAME BLOCK FRONT.

AREA 'B' - PUD

FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT EACH SIDE / 10 FT TOTAL (< 2 STORIES)
SIDE YARD = 7 FT EACH SIDE / 14 FT TOTAL (2 STORIES AND >)

MIN. LOT WIDTH = 60 FT
MIN. LOT AREA = 7,200 SF

37 LOTS / 21.00 ACRES = 1.76 LOTS/ACRE
* AREA INCLUDES PARKLAND AND DETENTION POND

- * HOMES PLACED ON CORNER LOTS THAT ARE ROTATED NOT PERPENDICULAR TO THE R.O.W. MAY HAVE A REDUCED FRONT YARD SETBACK OF 5 FEET.
- * LOTS 196-199, 212-215 AND 251-254 MUST ADHERE TO THE R-2 BULK REGULATIONS.

AREA 'C' - PUD

FRONT YARD = 20 FT (ONE FAMILY DWELLING)
FRONT YARD = 30 FT (TWO FAMILY DWELLING)
REAR YARD = 25 FT (ONE FAMILY DWELLING)
REAR YARD = 35 FT (TWO FAMILY DWELLING)
SIDE YARD = 5 FT EACH SIDE / 10 FT TOTAL (< 2 STORIES)
SIDE YARD = 7 FT EACH SIDE / 14 FT TOTAL (2 STORIES AND >)

MIN. LOT WIDTH = 50 FT (ONE FAMILY)
MIN. LOT WIDTH = 85 FT (TWO FAMILY)

MIN. LOT AREA = 6,500 SF (ONE FAMILY DWELLING)
MIN. LOT AREA = 10,000 SF (TWO FAMILY DWELLING)

LOTS 270-298 AND 302-325 (ONE FAMILY)
LOTS 299A-301B (TWO FAMILY)

59 LOTS / 13.94 ACRES = 4.23 UNITS/ACRE

AREA 'D' - PUD

FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD = 11 FT
DISTANCE BETWEEN BUILDINGS = 15 FT

MIN. LOT AREA = 1,000 SF

131 TOWNHOME UNITS / 19.40 ACRES = 6.75 UNITS/ACRE

PUD NOTES:

- ALL UNITS WITHIN AREAS 'A' THROUGH 'D' OF THE PUD WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
- A LANDSCAPE BUFFER OF TREES SHALL BE PROVIDED ON THE LOTS THAT BACK UP TO 2ND STREET NW AND NE 64TH STREET AT THE TIME EACH LOT CONSTRUCTS A HOME.
- A LANDSCAPE BUFFER PER CITY CODE SHALL BE PROVIDED ALONG THE NE 64TH STREET CORRIDOR WITHIN AREA 'D' OF THE PUD WHEN IT DEVELOPS.

R-2: RESIDENTIAL

FRONT YARD = 30 FT
REAR YARD = 35 FT
SIDE YARD = 5 FT MIN ON EACH SIDE/15 FT TOTAL (1 OR 1.5-STORY)
SIDE YARD = 7 FT MIN ON EACH SIDE/15 FT TOTAL (2 AND 3 STORY)

MIN. LOT WIDTH = 65 FT
MIN. LOT AREA = 7,500 SF

93 LOTS / 31.67 ACRES = 2.94 UNITS/ACRE

C-2: COMMERCIAL

FRONT YARD = 50 FT
REAR YARD = 25 FT
SIDE YARD = NONE UNLESS ADJACENT TO "R" THEN A BUFFER IS NEEDED

PARKLAND DEDICATION

459 LOTS X 3.0 PEOPLE/LOT = 1,377 PEOPLE
1,377 PEOPLE X 0.005 ACRES / PERSON = 6.89 ACRES

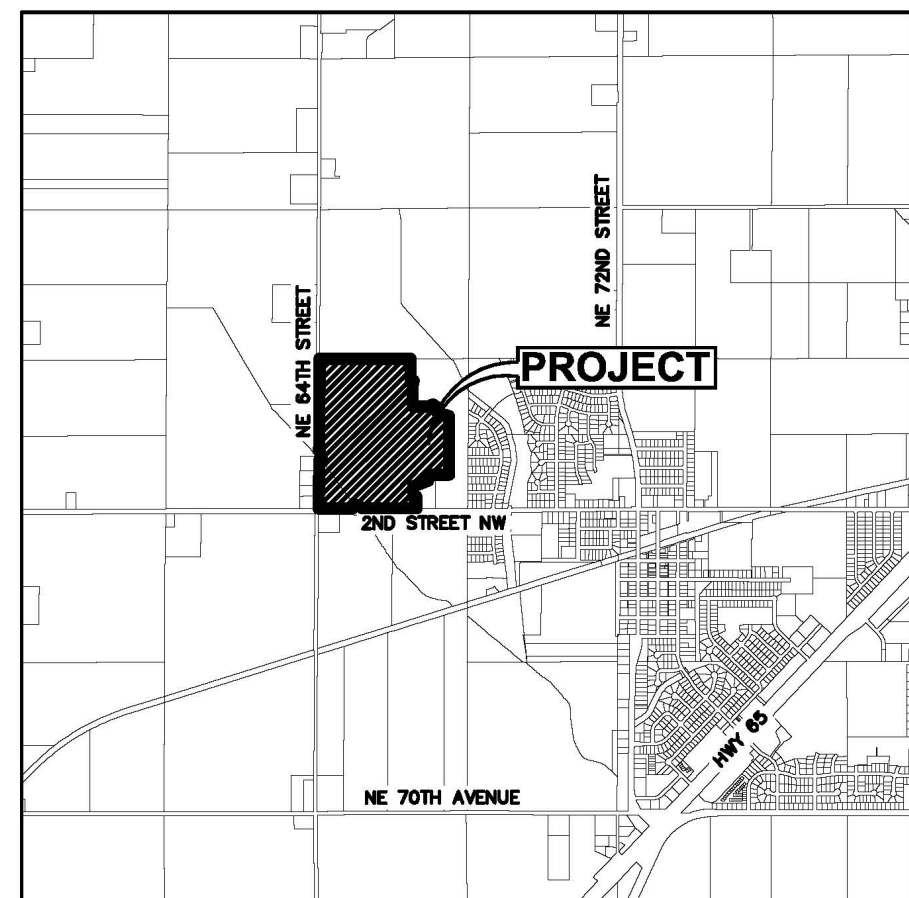
TOTAL PARKLAND REQUIRED = 6.89 ACRES
TOTAL PARKLAND PROVIDED = 6.94 ACRES
TOTAL PERIMETER OF PARK = 3,038 LF
TOTAL PERIMETER OF PARK WITH STREET FRONTAGE = 323 LF (10.6%)

PROJECTED SCHEDULE

PHASE 1: FALL 2020 - SUMMER 2021
PHASE 2: SPRING 2022 - FALL 2022
PHASE 3: SPRING 2023 - FALL 2023
PHASE 4: SUMMER 2024 - SPRING 2025
PHASE 5: FALL 2025 - SPRING 2026
PHASE 6: SPRING 2027 - FALL 2027

VICINITY MAP

NOT TO SCALE



BONDURANT, IOWA

LEGEND

PROPOSED

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

ELECTRIC POWER POLE

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

TELEPHONE JUNCTION BOX

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

DATE OF SURVEY

AUGUST 1, 2018

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: BILL KIMBERLEY
2785 N. ANKENY BLVD
ANKENY, IA 50023

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

NOTES

- CITY OF BONDURANT WILL OWN/ MAINTAIN THE STREAM BUFFER ORDINANCE AREA (OUTLOT 'U').
- ALL PUBLIC SIDEWALKS ARE TO BE 5' WIDE.
- ALL INDIVIDUAL LOTS MUST BE DEVELOPED IN A MANNER TO ACCOMMODATE DRAINAGE FROM UPSTREAM LOTS.
- OUTLOTS 'W' AND 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

BENCHMARKS

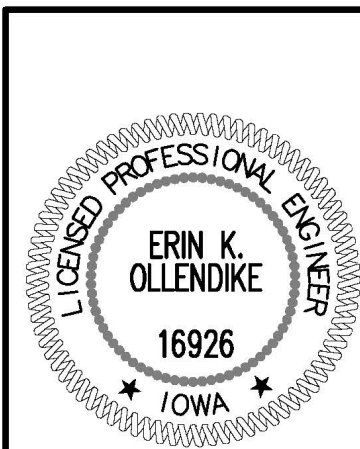
- BURY BOLT ON HYDRANT SW CORNER OF MALLARD POINTE DR NW AND 3RD STREET NW.
ELEVATION=945.14
- BURY BOLT ON HYDRANT SW CORNER OF MALLARD POINTE DR NW AND TAIL FEATHER CT.
ELEVATION=946.01

ZONING

R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT AND R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL TO LOCATE THEIR UTILITIES IN THE FIELD.



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.

Erin K. Ollendike
ERIN K. OLLENDIKE, P.E.

07-21-2020
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

Ei: JWM / GH

ENGINEER: EKO



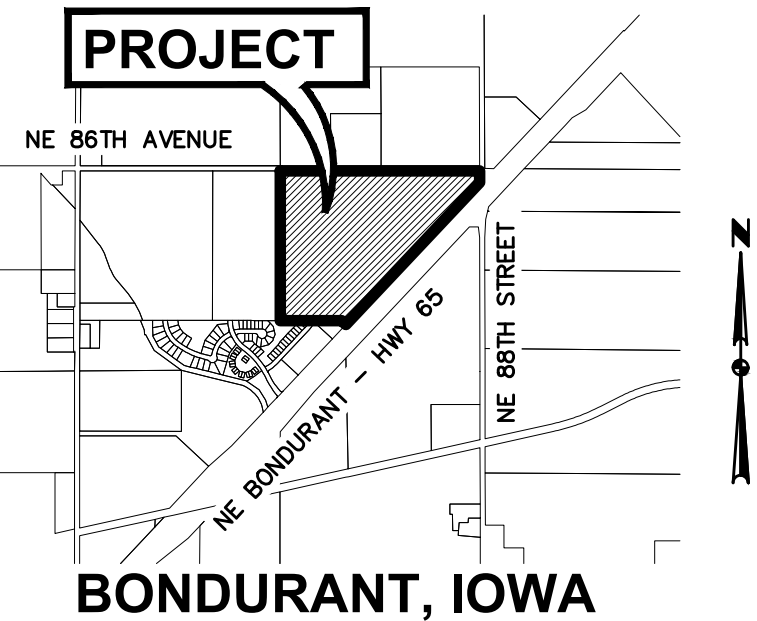
BONDURANT, IOWA

HARVEST MEADOWS
PRELIMINARY PLAT

1
11
1701.044

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT TOP FARMS PROPERTY

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

NOTES

1. ALL HOMES ON LOTS 1 - 178 SHALL HAVE A MINIMUM 2-CAR GARAGE.
2. A MINIMUM OF 30% OF THE LOTS WITHIN LOTS 1 - 178 SHALL BE 65' WIDE OR LARGER.
3. WINDOW WELLS CANNOT ENCR OACH INTO SIDE YARD SETBACKS WHEN SIDE YARD SETBACK IS 5'.
4. THE LANDSCAPE BUFFER YARD ON THE LOTS WITHIN AREA 'A' THAT ARE ADJACENT TO NE 86TH AVENUE SHALL BE 25 FEET WIDE WITH 1 OVERSTORY TREE, 2 CONIFER TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET TO BE INSTALLED AT THE TIME EACH LOT CONSTRUCTS A HOME.
5. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
6. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.
7. THE PRELIMINARY PLAT IS CONSISTENT WITH THE CITY'S FUTURE LAND USE MAP, THE PARKS, TRAILS & GREENWAY MASTER PLAN, AND THE COMPREHENSIVE PLAN BASED ON THE PROPOSED LAND USE AND PARKLAND DEDICATION.
8. PROPOSED EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.

OWNER

TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

EXISTING: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

DATE OF SURVEY

NOVEMBER 1, 2021

BENCHMARKS

1. BURY BOLT ON HYDRANT AT SW CORNER OF TOP FARMS PROPERTY
ELEVATION=945.14
2. BURY BOLT ON HYDRANT AT SW CORNER OF MALLARD & 3RD STREET
ELEVATION=963.51

PARKLAND DEDICATION

OUTLOT X WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT. PAYMENT IN LIEU OF PARKLAND WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE. PUBLIC PARKLAND DEDICATION SHALL ADHERE TO SECTION 180.06 OF THE SUBDIVISION CODE.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL TO LOCATE THEIR UTILITIES IN THE FIELD.

LEGEND

PROPOSED

- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- ELECTRIC POWER POLE
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SCALE
0' 75' 150' 300'

BULK REGULATIONS

LOTS 1 - 178
SINGLE FAMILY DETACHED LOTS

PERMITTED USES - PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.

SETBACKS

- FRONT YARD = 30 FT
- REAR YARD = 30 FT PRINCIPAL STRUCTURE
- SIDE YARD = 5 FT ACCESSORY BUILDING
- SIDE YARD = 5 FT PRINCIPAL STRUCTURE
- SIDE YARD = 3 FT ACCESSORY BUILDING

SIDE YARD (65'-WIDE LOTS) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.

UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.

MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

MINIMUM FLOOR AREA

- RANCH = 950 SF
- TWO STORY = 1,000 SF OF LIVABLE SPACE
- SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
- SPLIT FOYER = 850 SF ON THE MAIN FLOOR

OUTLOT W

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS

- FRONT YARD = 25 FT
- REAR YARD = 25 FT
- UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
- MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
- MAXIMUM HEIGHT = 45 FT
- TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS

- FRONT YARD = 30 FT
- REAR YARD = 35 FT PRINCIPAL STRUCTURE
- SIDE YARD = 5 FT ACCESSORY BUILDING
- SIDE YARD = 10 FT PRINCIPAL STRUCTURE
- UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
- MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
- MAXIMUM HEIGHT = 45 FT
- 1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

OUTLOT T & U

COMMERCIAL OR MULTI-FAMILY

MULTI-FAMILY:

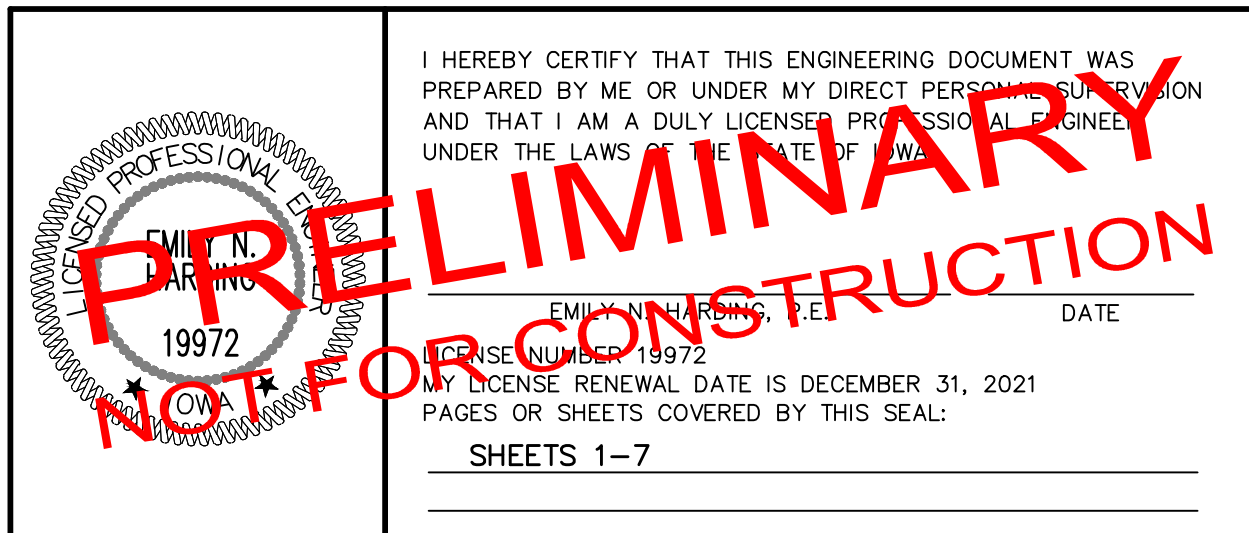
OUTLOT W BULK REGULATIONS SHALL ALSO APPLY.

COMMERCIAL:

SETBACKS

- FRONT YARD = 30 FT
- REAR YARD = 25 FT PRINCIPAL STRUCTURE
- SIDE YARD = 5 FT ACCESSORY BUILDING
- SIDE YARD SETBACKS SHALL BE NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.

THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET. THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES. THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 10%. GENERAL COMMERCIAL (C-2) DISTRICT USES ARE ALLOWED.



UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

LEGAL DESCRIPTIONS:

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

ZONING:

R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

32.123 ACRES (1,399,276.4 SQ FT)

BULK REGULATIONS:

R-2
MINIMUM LOT AREA: 7,500 SQ. FT.
10,000 SQ. FT. FOR TWO FAMILY DWELLINGS
ADD 2,000 SQ. FT. FOR EACH ADDITIONAL UNIT
MINIMUM LOT WIDTH: 65 FT. SINGLE FAMILY
85 FT. TWO FAMILY
ADD 20 FT. FOR EVERY ADDITIONAL UNIT
80 FT. FOR CORNER LOTS

SETBACKS:

FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:

MAXIMUM HEIGHT: 35 FT.
MAXIMUM NUMBER OF STORIES: 3 STORIES

PRELIMINARY PLAT
FOR
WISTERIA CROSSING
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

- 1 - COVER SHEET
- 2 - LOT LAYOUT
- 3 - LOT LAYOUT
- 4 - GRADING & UTILITIES
- 5 - GRADING & UTILITIES

OWNER:

MOORE INVESTMENTS INC
4211 NE BELLAGIO CIR
ANKENY, IA 50021
CONTACT: RICHARD E MOORE

DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 620-4240

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

WISTERIA CROSSING
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



COVER SHEET

LEGEND:

- E W- EXISTING WATER
- E ST- EXISTING STORM
- E SS- EXISTING SANITARY
- P W- PROPOSED WATER
- P ST- PROPOSED STORM
- P SS- PROPOSED SANITARY
- ⦿ FIRE HYDRANT
- ⦿ WATER MAIN VALVE
- ⦿ STORM INTAKE
- ⦿ STORM FLARED END
- ⦿ STORM MANHOLE
- ⦿ SANITARY MANHOLE
- ⦿ STREET LIGHT



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.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE:

08.19.22

DRAWN BY:

NDE

ENGINEER:

BWS

PROJECT NUMBER:

22-024

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LOT LAYOUT

DATE: 08.19.22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

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