

**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/84767994567>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
SEPTEMBER 14, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 14, 2023, 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. August 10, 2023 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. PUBLIC HEARING - Regarding recommended approval of text amendment to Section 177.07 regarding setback requirements for public parks.
 - b. RESOLUTION PZ-230914-25 Regarding recommended approval of text amendment to Section 177.07 regarding setback requirements for public parks.
 - c. PUBLIC HEARING - Regarding recommended approval of text amendment to Section 180.06.8 of the Zoning Code regarding street frontage requirements for public parks.
 - d. RESOLUTION PZ-230914-26 Regarding recommended approval of text amendment to Section 180.06.8 of the Zoning Code regarding street frontage requirements for public parks.
 - e. RESOLUTION PZ-230914-27 Regarding recommended approval of the amended site plan for AA&E Hauling at 601 23rd Street SW.
 - f. RESOLUTION PZ-230914-29 Regarding recommended approval of the removal of certain areas from the 1988 Urban Renewal Area and recommended approval of 2023 Bondurant Urban Renewal Area and Plan Amendment
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. Planning & Community Development Director, City Planner
 - e. City Council Liaison

9. Adjournment

City of Bondurant

Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: August 10, 2023

Karen Keeran, Chair

1. Call to Order 6:00 pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting.

2. Roll Call

Members Present: Karen Keeran (Chairperson), Brian Clayton, Jason Vore, Jesse Torres, Andy Mains

Members Absent: Lisa Cameron, Kristin Brostrom

City Official Present: Isaac Pezley, Maggie Murray, Marketa Oliver, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the August 10, 2023 amended meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the July 13, 2023 meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. RESOLUTION NO. PZ-230810-24 – Considering Plat of Survey to create Parcel '2023-122'.

Pezley stated the applicants are submitting a Plat of Survey in order to transfer ownership of the property. This area will eventually be Harvest Meadows Plat 3, and the Plat of Survey does comply with the approved Harvest Meadows Preliminary Plat. Ollendike stated they are currently constructing this plat and a Final Plat will be forthcoming.

Clayton asked if the new owners would continue with the approved PUD for this area. Ollendike stated that yes they will, the new ownership will still have Kimberley as a part of the ownership group.

Keeran asked if the PUD is still valid with the change in ownership. Clayton stated yes, since Kimberley will still be apart of the ownership group. Keeran asked staff if constructing the roads is alright without an approved final plat. Staff stated yes, the final plat will be approved once the public improvements are completed.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of RESOLUTION PZ -230810-24.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Cuellar, Commission Member Torres Nays: none. Abstentions: none. Absent: Commission Member Cameron, Commission Member Brostrom. Vote on Motion 5-0-0. Motion carried.

7. Discussion Items –

a. Bondurant-Farrar Community School District – Future Sites Discussion

Rich Powers, Bondurant-Farrar Community School District Superintendent, presented to the Commission. Powers introduced other members with the BFCSD present at the meeting. Powers stated City staff informed him the Commission had expressed concerns regarding the site layout presented at School Board meetings and wanted to meet with the Commission to address those concerns.

Powers gave the Commission an overview of the changes to existing facilities that will be addressed the proposed bond the School is pursuing this fall. Powers stated initial discussion with the School district included a street extending from 2nd Street NE and connect to Aspen Drive NE. Powers stated site work will start this year in order to open the school on time. The updated site plan shows a stub road that will extend to the north property line of the new school. The proposed school will be approximately half of the size of Morris Elementary and house 300 students. Over 100 of those students will be preschoolers, who will only be attending half days. The school district is also looking into altering start times to help with school traffic at this site.

Powers stated there will be baseball and softball fields as well as parking located around the high school campus. The school district is in conversations with the City about tennis and pickleball courts.

Vore asked how many classes would be at the new elementary school. Powers stated there will be a total of 16 class rooms in the new school with a mix of preschool and kindergarten classes. Keeran asked if first through third graders would attend a different school, Powers stated that is the current plan. Powers stated the student population has not increased as much as originally anticipated and the current kindergarten class is approximately the same size as the current senior high school class.

Powers discussed the potential of three K-4 elementary schools but these decisions are still being discussed.

Powers discussed briefly the construction of the park and detention areas. Two ponds would be warranted for the entire build out of this site, but building one school may not warrant building both detention sites. Powers stated they are trying to develop to address the community's needs. By only planning on constructing one school it allows the school to be flexible in the future.

Powers continued the discussion of preparing for student growth.

Mains stated the parking lot only has one access point onto the new proposed road. Will there be another access point into this parking area. Powers stated there may be another access point for buses but that will be determined based upon expected traffic to this school. This school will house pre-school and kindergarten students meaning there will not be a walkable site for the majority of the students. Powers stated the school district is trying to stay flexible on access to this area and keeping Aspen as a potential access point is important. Clayton stated he is not in favor of directing traffic through Aspen and Lincoln. Clayton stated the community is in favor of two access points off of 2nd Street NE.

Clayton also expressed concern about construction traffic routing through Aspen or Lincoln into of accessing the site off of 2nd Street NE.

Clayton asked what the plans are for the future development sites on the plan. Powers stated these sites are to be determined based upon community need. Powers stated in the future it may become prudent to sell some of the property the school currently owns but the school will take into account its needs first.

Powers stated the School is ready to fund the construction of the new proposed road but the City has expressed concern with providing funding in this fiscal year.

Clayton expressed his concerns about the proposed lack of roadways on this site

and future development will end up with school traffic being routed through Aspen Drive.

Mains asked about what the plans are for the proposed road. Powers stated City staff stated to reserve space to construct a four-lane road but at this time that size of road is not needed. Mains asked if there would be a connection from the high school to the proposed road. Powers stated he does not believe that connection will take place.

Keeran asked about an additional access to this site. Powers stated at this time another access point is not needed. Powers stated it is his understanding the four lane road would be partially located on the school district's property and the other half will be located on the property owner to the east. Keeran is asking about the placement of a roadway easement through the entirety of the site to ensure there is enough space for a road in the future.

Vore expressed concerns about car traffic in and out of this site for 300 students. Powers stated the school will provide busing to all students going to this site. Vore stated he understands busing will be available but will it be used. The Commission had additional conversation about ensuring there is access to the site even when future construction on other sites happen.

Clayton stated he has concerns about the future traffic problems as the school district continues to stack schools right next to each other. Powers stated the data the school district is looking at right now would indicate there will not be a need for another school for 7-12 years.

Keeran asked about possible connection north to alleviate

There are plans to construct additional parking between the high school and middle school. Keeran stated she understands but she is concerned about the construction of an additional egress instead of dumping all of the traffic onto Grant Street. Keeran stated once Grant Street is under construction the school district will have additional traffic issues. Torres asked if Ne 86th Street is paved, Murray stated no. Torres asked when that street will be upgrader, Murray stated the City has plans for upgrading it but it will ultimately be dependent upon development.

Powers stated the school district has been in constant contact with the City about the development of new schools, even prior to this site being bought and developed.

b. City Park Zoning

Pezley stated the City is currently undergoing several park reconstructions and/or master planning efforts. Currently, the City does not have any public park

or open space type zoning districts. This means that all public park related buildings should be meeting setback requirements for whichever zoning district they are located in. There are currently multiple examples where this is not the case. City staff would like to move forward with a text amendment to address this issue and wanted to gather the Commission's feedback before proceeding.

When researching other Des Moines metro communities there appears to be a couple of options to take. The first, no designated park or open space related zoning district and enforce zoning district bulk regulations on each individual park. This is what is currently suppose to be taking place in Bondurant.

Second, a Open Space/Public Park Zoning District could be created. This district would included specific bulk regulations that are relevant to public parks and relevant structures. If this route is taken, the City would need to go through and rezone every public park located inside City limits. This would be a lengthy process.

Third, City parks can be permitted through Conditional Uses. This process seems to be fairly popular, when subdivisions are being platted the park being located in the subdivision would be required to go through the Conditional Use process. This requires approval from the Board of Adjustment and would allow for City staff and the Board to create specific setback and bulk regulation standards for each individual park.

The final option would be a text amendment allowing for exemptions for park-related structures. Staff recognizes this would likely be a temporary option until a Public Park/Open Space Zoning District is created.

City staff has no recommendation on this issue but does recognize when the Zoning Code is overhauled a Public Park/Open Space Zoning District will likely be created. Knowing this, staff believes option four, creating a text amendment to the exemptions portion of the Zoning Code would serve as a bridge until the new Zoning District is created.

The Commission agrees that Option 4 is the best option with the intention of working towards Option 2.

Murray stated staff is also looking at addressing street access requirements for parks.

Mains stated recently a lot of developers are opting to not install parks and instead pay the park fee. Oliver stated the City has the option to accept the payment in lieu of or require a park to be installed. Pezley added that Option 2 could potentially give the City more teeth to require parkland dedication. Murray stated the parkland dedication fee is based off the valuation of land. As land prices go up, the parkland dedication fee will also go up which may make

developers less likely to pay the fee.

Matt Sillanpaa stated most of the parks he frequents are parks that are on the way to something. Sillanpaa stated when new developments come through there should be more of an effort to locate the development's park near a bike trail or create a unique aspect to attract residents.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – absent.

Clayton – Asked if there are any plans for the development for the former Webb Property. Staff stated no plans have been submitted to the City.

Mains – None.

Torres – Plans for Parkside. Murray stated the detention ponds are considered the parkland area for that subdivision. However, the City is currently engineering a trail connection to the Lake Petocka area. There is also a large park being installed in the Featherstone Preliminary Plat area.

Cameron – absent.

Vore – none.

b. Commission Chair – Asked about the installation of the sidewalk of the two new houses located on Fireside Drive. Staff stated they have reached out to the developer.

Asked if staff had looked into possible text amendments to residential elevations. Oliver stated outside of Planned Unit Developments this would be very hard to enforce.

With conversations about absences of Des Moines City Council, wanted to ensure Cameron's absences are being addressed.

c. City Administrator – IISC

d. Community Development Director – Water main and water tower update. Thank you to Prairie Meadows and Polk County for grant monies for various projects. RISE grant and Civic Campus Master Plan. BRSC has hit a snag due to the location of an unidentified MidAmerican cable. The cable will be lowered and then the parking lot will be finished. City Park schematic design has been

e. City Planner – none

f. City County Liaison – none

7. Adjournment

Motion by Commissioner Clayton, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 7:17.



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

Item No. 6.a.
For Meeting of 9/14/2023
Public Hearing

TITLE: PUBLIC HEARING - Regarding recommended approval of text amendment to Section 177.07 regarding setback requirements for public parks.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant currently is undergoing multiple large City park related projects. Currently, City parks have no specific park related zoning district and are instead subject to whichever residential zoning district they are located within. This has created a situation where some City parks have park-related buildings that violate residential setback requirements. City staff would like guidance on resolving these issues. When looking at other communities in the Des Moines metropolitan area there seem to be four options the City could take.

1. Require parks to meet regulations of whichever Zoning District they are located in.
2. Create a Open Space/Park zoning district and create new bulk regulations for City parks and park related buildings.
3. Permit City parks through Special Conditional Use process.
4. Create zoning exemptions for City parks and park-related buildings

This topic was discussed at the August 10, 2023 Planning & Zoning Commission meeting and Commission members indicated they were in favor of Option 2. Staff indicated that Option 2 would like take place when a complete overhaul of the Zoning Code took place. Commission members agreed that Option 4 would be good in the meantime, until the Zoning Code could be completely updated.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230914-27

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 177.07 OF THE ZONING CODE REGARDING
SETBACK REQUIREMENTS FOR PUBLIC PARKS.

WHEREAS, Action Item 1C of the Building Bondurant Comprehensive Plan notes: Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan; AND

WHEREAS, the following Zoning Code text amendments help complement Action Item 1C of the Building Bondurant Comprehensive Plan;

177.07 EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS.

1. Structures Permitted Above Height Limit. No permit will be issued for any structure above height limits, except as specifically approved by the [Board of Adjustment](#).
2. Double Frontage Lots. Buildings on through lots and extending through from street to street shall provide the required front yard on both streets.
3. Rear and Side Yards Adjacent to [Alleys](#) - How Computed. In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an [alley](#), one-half (½) of the [alley](#) width may be included as a portion of the rear or side yard as the case may be.
4. Other Exceptions to Yard Requirements. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted [accessory building](#) in a rear yard, and except for ordinary projections not to exceed twenty-four (24) inches, including roof overhang.
5. Billboards. No permit will be issued for any billboards except as specifically approved by the Council.
6. Front Yard Exceptions. In areas where some lots are developed with a front yard that is less than the minimum required for the district by this Zoning Code or where some lots have been developed with a front yard greater than required by the Zoning Code, the following rule shall apply. Any new building or addition in front thereof shall not be closer to the street [right-of-way](#) than the average of the front yard of the first building on each side within a distance of two hundred (200) feet measured from building to building, except as follows:
 - A. Buildings located entirely on the rear half of a lot shall not be counted.
 - B. No residential [dwelling](#) shall be required to have a front yard greater than fifty (50) feet.

- C. If no building exists on one side of a lot within two hundred (200) feet of the lot in question, the minimum front yard shall be the same as the building on the other side.
 - D. Zoning of Annexed Areas. Any land annexed to the City after the effective date of the Zoning Code shall be zoned A-1 Agricultural until the Planning and Zoning Commission and Council shall have studied the area and adopted a final zoning plan for the area. Said final zoning plan shall be adopted within six (6) months of the date of annexation.
7. Single-family, Semi-attached. Single-family, semi-attached dwellings are permitted only under the following terms and conditions:
- A. A “single-family, semi-attached dwelling is a building designed for or occupied by one (1) family only and which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and has yards on the remaining sides.
 - B. Must have an “R-2” or “R-3” zoning.
 - C. Each unit must have its own water service, sewer service, and secondary storm sewer service.
 - D. The joining wall must be a party wall and must be a fire wall having a one-hour rating.
 - E. Covenants must be submitted which address all legal implications associated with shared walls.
8. Public Parkland Setback Requirements. All structures located on properties designated for public parkland are not subject to setback requirements except as listed below:
- A. No structure shall be constructed so as to impede visibility at intersections as described in Section 177.01.

WHEREAS, the Planning and Zoning Commission held a public hearing on September 14, 2023 to hear public comments on the proposed text amendments to Sections 177.07.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the text amendments as presented in this recommendation resolution.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 14, 2023; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Torres				
Clayton				
Vore				
Keeran				
Mains				
Cameron				
Brostrom				

Karen Keeran, Commission Chair

177.07 EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS.

1. Structures Permitted Above Height Limit. No permit will be issued for any structure above height limits, except as specifically approved by the [Board of Adjustment](#).
2. Double Frontage Lots. Buildings on through lots and extending through from street to street shall provide the required front yard on both streets.
3. Rear and Side Yards Adjacent to [Alleys](#) - How Computed. In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an [alley](#), one-half (½) of the [alley](#) width may be included as a portion of the rear or side yard as the case may be.
4. Other Exceptions to Yard Requirements. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted [accessory building](#) in a rear yard, and except for ordinary projections not to exceed twenty-four (24) inches, including roof overhang.
5. Billboards. No permit will be issued for any billboards except as specifically approved by the Council.
6. Front Yard Exceptions. In areas where some lots are developed with a front yard that is less than the minimum required for the district by this Zoning Code or where some lots have been developed with a front yard greater than required by the Zoning Code, the following rule shall apply. Any new building or addition in front thereof shall not be closer to the street [right-of-way](#) than the average of the front yard of the first building on each side within a distance of two hundred (200) feet measured from building to building, except as follows:
 - A. Buildings located entirely on the rear half of a lot shall not be counted.
 - B. No residential [dwelling](#) shall be required to have a front yard greater than fifty (50) feet.
 - C. If no building exists on one side of a lot within two hundred (200) feet of the lot in question, the minimum front yard shall be the same as the building on the other side.
 - D. Zoning of [Annexed](#) Areas. Any land [annexed](#) to the City after the effective date of the Zoning Code shall be zoned A-1 Agricultural until the Planning and Zoning Commission and Council shall have studied the area and adopted a final zoning plan for the area. Said final zoning plan shall be adopted within six (6) months of the date of [annexation](#).
7. Single-family, Semi-attached. Single-family, semi-attached dwellings are permitted only under the following terms and conditions:

- A. A “single-family, semi-attached dwelling is a building designed for or occupied by one (1) family only and which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and has yards on the remaining sides.
- B. Must have an “R-2” or “R-3” zoning.
- C. Each unit must have its own water service, sewer service, and secondary storm sewer service.
- D. The joining wall must be a party wall and must be a fire wall having a one-hour rating.
- E. Covenants must be submitted which address all legal implications associated with shared walls.

8. Public Parkland Setback Requirements. All structures located on properties designated for public parkland are not subject to setback requirements except as listed below:

- A. No structure shall be constructed so as to impede visibility at intersections as described in Section 177.01.

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission for the City of Bondurant will meet at 6:00 p.m. on September 14, 2023 in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider a text amendment to the following Sections of the Zoning Code: 177.07. regarding setback requirements for public parks. All interested parties are encouraged to attend.



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

Item No. 6.c.
For Meeting of 9/14/2023
Public Hearing

TITLE: PUBLIC HEARING - Regarding recommended approval of text amendment to Section 180.06.8 of the Zoning Code regarding street frontage requirements for public parks.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City currently requires that ten percent of the perimeter of all newly dedicated public parks have access to a fully improved street. Additionally, there is no minimum width requirement for these access points. City staff is recommending increasing the street frontage requirement from ten percent to twenty-five percent of the perimeter of the public park. Each public park must also have at least one fifty-foot access point allowing for City park staff and maintenance vehicular traffic to access each park. There is no proposed minimum width requirement for additional park access points.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230914-28

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 180.06.8 OF THE ZONING CODE REGARDING
STREET FRONTAGE REQUIREMENTS FOR PUBLIC PARKS.

WHEREAS, Action Item 1C of the Building Bondurant Comprehensive Plan notes: Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan; AND

WHEREAS, the following Zoning Code text amendments help complement Action Item 1C of the Building Bondurant Comprehensive Plan;

8. General Regulations

- A. The determination of what land shall be dedicated shall be based on the following:
 - i. The Bondurant [Comprehensive Plan](#) and [Bondurant Park, Trail and Greenway Master Plan](#).
 - ii. Area master plans.
 - iii. The topography and geology of the land within the subdivision.
 - iv. The location of existing and proposed parks, trails and greenways.
 - v. The size and shape of the property and the land available for dedication.
 - vi. The presence of undeveloped lands adjacent to the development boundary where a dedication may be favorable so as to allow the public parkland to be increased in size when the adjacent property develops.
- B. At the time of filing a preliminary plat or site plan, the developer of the property shall, as part of that filing, indicate whether he or she desires to dedicate parkland or pay a fee in lieu thereof. If the developer desires to dedicate parkland, said person shall designate the area on the preliminary plat or site plan. The proposed parkland dedication will be reviewed as part of the preliminary plat or site plan review process. Dedication of land or payment of a fee in lieu shall be completed prior to development recording or issuance of building permits.
- C. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only and such designation shall not constitute approval of the design or location of units. If a number is not designated on the plat or site plan, the total number of dwelling units shall be the maximum number of such units permitted by the existing zoning district. If the developer wishes to change the density, a new plat map or site plan shall be submitted detailing the changes. If the density is increased, the additional dedication amount shall be calculated and will be due

before changes can be approved. Should the density be lowered, arrangements will be made to return dedicated property, at the developer's expense, provided that it has not yet been developed as park space.

- D. Land conveyed to the City for park purposes shall be conveyed by warranty deed, free and clear of any and all liens and encumbrances, including judgments, attachments, mechanics, and other liens.
- E. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:
 - i. The site shall be located adjacent to an improved street with sidewalks and utilities as required by the City. The site shall have access to such a fully improved street across at least ~~ten (10)~~ twenty-five (25) percent of the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for trails and fifty (50) feet for roadway access. Each park property shall have at least one fifty (50) foot access point from a fully improved street.
 - ii. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.
 - iii. Grading shall comply with approved plans.
 - iv. Top soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.
 - v. Seeding shall occur during the fall or spring in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptancy by the City.

WHEREAS, the Planning and Zoning Commission held a public hearing on September 14, 2023 to hear public comments on the proposed text amendments to Sections 180.06.8.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the text amendments as presented in this recommendation resolution.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 14, 2023; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Torres				
Clayton				
Vore				
Keeran				
Mains				
Cameron				
Brostrom				

Karen Keeran, Commission Chair

8. General Regulations

- A. The determination of what land shall be dedicated shall be based on the following:
 - i. The Bondurant Comprehensive Plan and Bondurant Park, Trail and Greenway Master Plan.
 - ii. Area master plans.
 - iii. The topography and geology of the land within the subdivision.
 - iv. The location of existing and proposed parks, trails and greenways.
 - v. The size and shape of the property and the land available for dedication.
 - vi. The presence of undeveloped lands adjacent to the development boundary where a dedication may be favorable so as to allow the public parkland to be increased in size when the adjacent property develops.
- B. At the time of filing a preliminary plat or site plan, the developer of the property shall, as part of that filing, indicate whether he or she desires to dedicate parkland or pay a fee in lieu thereof. If the developer desires to dedicate parkland, said person shall designate the area on the preliminary plat or site plan. The proposed parkland dedication will be reviewed as part of the preliminary plat or site plan review process. Dedication of land or payment of a fee in lieu shall be completed prior to development recording or issuance of building permits.
- C. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only and such designation shall not constitute approval of the design or location of units. If a number is not designated on the plat or site plan, the total number of dwelling units shall be the maximum number of such units permitted by the existing zoning district. If the developer wishes to change the density, a new plat map or site plan shall be submitted detailing the changes. If the density is increased, the additional dedication amount shall be calculated and will be due before changes can be approved. Should the density be lowered, arrangements will be made to return dedicated property, at the developer's expense, provided that it has not yet been developed as park space.
- D. Land conveyed to the City for park purposes shall be conveyed by warranty deed, free and clear of any and all liens and encumbrances, including judgments, attachments, mechanics, and other liens.
- E. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:
 - i. The site shall be located adjacent to an improved street with sidewalks and utilities as required by the City. The site shall have access to such a fully improved street across at least ~~ten (10)~~ twenty-five (25) percent of

the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for trails and fifty (50) feet for roadway access. Each park property shall have at least one fifty (50) foot access point from a fully improved street.

- ii. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.
- iii. Grading shall comply with approved plans.
- iv. Top soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.
- v. Seeding shall occur during the fall or spring in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptance by the City.

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission for the City of Bondurant will meet at 6:00 p.m. on September 14, 2023 in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider a text amendment to the following Sections of the Zoning Code: 180.06. regarding street frontage requirements for public parkland dedication. All interested parties are encouraged to attend.



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

Item No. 6.e.
For Meeting of 9/14/2023
Resolution

TITLE: RESOLUTION PZ-230914-27 Regarding recommended approval of the amended site plan for AA&E Hauling at 601 23rd Street SW.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 3.25-acre parcel of land accessed from 23rd Street SW and Shiloh Rose Parkway SW. The site plan applicant is AA & E Hauling. The site plan was prepared by Civil Engineering Consultants, Inc. The applicants are proposing a 70' x 140' building, 30 parking spaces, and 30 parking spaces for semi-tractor trailers. This property is zoned as being within the City's Light Industrial (M-1) District. The use of the property will be primarily warehousing. The Planning and Zoning Commission reviewed and recommended approval of a site plan for 601 23rd Street SW at their June 8, 2023 meeting. The applicants are proposing three changes to the site plan. The proposed building will be 70'x140' (previously 70'x120'), the entrance off 23rd Street SW will be 49' wide (previously 31'), and the site will have 29 parking stalls (previously 30 stalls). These changes are noted on the site with red triangles.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning

Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: A M-1 development at this location is consistent with the (draft) 2022 Comprehensive Plan which guides for Regional Commercial at this location.

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

- Outdoor storage area is proposed in the northeast corner of the site.
- The site plan labels the required setbacks at this location - a 50' front yard setback along 23rd Street SW, a 50' front yard setback along Shiloh Rose Parkway SW, a 50' rear yard setback along the southern property line and 20' side yard setbacks along the western property line.
- The site plan shows a 10,000-gallon diesel storage tank and pump located in the southwest portion of the site. Fire Marshal Troy Harmison has reviewed the site plan and will review the placement and containment plans prior to the storage tanks being filled.

Parking/Drive Areas

- Access to the site is available from 23rd Street SW on the east and west sides of the proposed parking lot area. Semi-tractor trailer traffic will access the site from Shiloh Rose Parkway.
- The western proposed driveway off of 23rd Street SW is located in a proposed 30' wide access easement. The easement will be located on the western 15' of the property and northern 15' feet of the property directly west.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 3' away from the front property lines, as is required by Section 177.10.1.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.21 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Warehousing: one (1) space per employee.
- Section 177.08 regulates minimum loading space count requirements. This section reads: at least one (1) off-street loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet.
- The site plan shows 29 parking spaces, including 2 handicap stall, 5 loading spaces, and 26 parking spaces for semi-tractor trailers.

- 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 has been submitted for review by the City Engineer. All preliminary comments submitted by V&K have been addressed.
- Page 7 contains the required utility plan. Sanitary sewer, water, electric and gas are all being extended to the north side of the proposed building from existing utility lines.
- This property is located within the Highway 65 Utility Extension Sanitary Sewer Connection Fee District and the Highway 65 Utility Extension Water Connection Fee District.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.
- Staff commented that any lighting used to illuminate the parking area will be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting. Page 7, addresses Staff's comments.

Landscaping Plan

- Page 11 of the site plan shows the required landscaping plan. Notes on this:
 1. 24 parking spaces/18 = at least 2 interior trees are required. The site plan shows 2 interior trees proposed.
 2. The site plan shows that the required general trees will be located at least 4' away from the front property line as required by Section 182.05.E of the Zoning Code.
 3. Section 182.04 of the Zoning Code requires deciduous trees conform to the minimum of 1 ¾ inch caliper in size at time of planting. The applicant has not provided the City with the size of tree(s) that will be installed.
 4. The site plan notes that 23.7% of this site will be open space.
 5. The properties immediately adjacent to this site are Light Industrial (M-1) and no additional screening is required.

ARCHITECTURAL STANDARDS

- Site plan submittal does not include the required building elevations. Preliminary discussion between City staff and the applicant and developer have taken place regarding architectural design standards. The developer of the site has indicated the proposed building will look similar to the structures at 2251 and 2301 Shiloh Rose Parkway.

Other Site Plan Features

- Staff commented if any exterior dumpster is proposed as a result of this project, site plan should show its location and note its screening technique.

Comments from City Officials:

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

1. Public Works - reviewed and all comments/concerns have been addressed.
2. Engineering – reviewed and all comments/concerns have been addressed.
3. Fire Department - reviewed and all comments/concerns have been addressed. Further discussion and inspection will be required when the fuel tank is installed on the property.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-230914-27 - 601 23rd St SW Site Plan 9.14.23
2. 601 23rd Street SW Site Plan
3. 601 23rd Street SW Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230914-27

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE AMENDED SITE
PLAN FOR 601 23RD STREET SW, BONDURANT, IOWA

WHEREAS, Civil Engineering Consultants Inc submitted an amended site plan for 601 23rd Street SW described as follows; AND

LOT 2, SHILOH ROSE BUSINESS PARK PLAT 2.

WHEREAS, the zoning for the property is Light Industrial (M-1) and a warehousing storage facility use is a permitted use per Sections 178.13.1 of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 601 23rd Street SW, subject to the following City Code/Policy clarification recommendation items:

1. The developer receive approval from the City of Bondurant's Fire Marshal of placement of the 10,000-gallon diesel storage tank and approval of the containment plans prior to the storage tank being filled.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on September 14, 2023; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Cameron				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair

SITE PLAN
AA & E HAULING
LOT 2, SHILOH ROSE BUSINESS PARK PLAT 2

AA & E HAULING
601 23RD STREET SW BONDURANT, IOWA 50035

OWNER / APPLICANT

ALVEDIN BULJBASIC
AA & E HAULING
1476 NE BROADWAY
DES MOINES, IA 50313
PHONE: 515-444-0131
EMAIL: AL2013@AAEHAULING.COM

PROJECT MANAGER

PAUL CLAUSEN, P.E.
CIVIL ENGINEERING CONSULTANTS, INC.
(SURVEY, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE)
2400 86th STREET, UNIT 12,
DES MOINES, IOWA 50322
CONTACT PH: 515-276-4884, EXT. 217
EMAIL: CLAUSEN@CECLAC.COM

ARCHITECTURE

JEFF RAINS
RAINS ARCHITECTURE
317 6th AVENUE STE 300
DES MOINES, IA 50304
515-314-8648
JEFF@RAINSARCH.COM

LEGAL DESCRIPTION

LOT 2, SHILOH ROSE BUSINESS PARK PLAT 2.

ZONING

M-1 - LIMITED INDUSTRIAL DISTRICT - EXISTING & PROPOSED

SETBACKS

FRONT YARD - 50'
SIDE YARD - 20'
REAR YARD - 50'
MAX. HEIGHT - 30'

TOTAL LAND AREA

TOTAL SITE
141,556 SQ. FT. = 3.25 ACRES

GENERAL USE

EXISTING - VACANT
PROPOSED - LIGHT INDUSTRIAL

DEVELOPMENT SCHEDULE

CLEARING & GRUBBING	AUGUST, 2023
SITE GRADING	AUGUST, 2023
BUILDING FOUNDATION	SEPTEMBER, 2023
SITE UTILITIES	SEPTEMBER, 2023
SITE PAVING	NOVEMBER, 2023
LANDSCAPING	JUNE, 2024
BUILDINGS COMPLETE	JULY, 2024

UTILITIES

WATER & SANITARY SEWER: CITY OF BONDURANT-PATRICK COLLISON, 515-471-6856
pcollison@cityofbondurant.com.

GAS & ELECTRIC: MIDAMERICAN ENERGY-CRAIG RANFIELD, 515-252-6632
mccosmidesign@locates@midamerican.com.

FIBER & COMMUNICATIONS: CENTURYLINK-SADIE HULL, 918-547-0147
sadie.hull@tumen.com.

BUILDINGS

BUILDINGS = 36' IN HEIGHT WITH PRECAST CONCRETE WALLS.
TOTAL SQUARE FEET OF BUILDINGS (MULTIPLE PHASES): 14,000 G.S.F.

FLOOR AREA RATIO

14,000 g.s.f. / 141,556 s.f. = 0.103

NUMBER OF EMPLOYEES

VEHICLE SERVICE: 3360 S.F. / 200 = 16.8 EMPLOYEES
OFFICE: 1200 S.F. / 200 = 6 EMPLOYEES
WAREHOUSING: 1 SPACE PER EMPLOYEE, 1 EMPLOYEE
TOTAL REQUIRED: 24 STALLS

PARKING

REQUIRED PARKING: 24
TOTAL PARKING PROVIDED: 24 STALLS INCLUDING 2 ADA STALLS.
TOTAL TRAILER STALLS: 24 SPACES.

MONUMENT SIGNS

ONE ILLUMINATED PRECAST MONUMENT SIGN, 12' WIDE, PER SITE ENTRANCE.
EACH SIGN TO BE MAXIMUM HEIGHT TO ACHIEVE MAXIMUM AREA ALLOWED PER ORDINANCE.

OPEN SPACE

15% MINIMUM OPEN SPACE REQUIRED:
141,556 * 15% = 21,234 S.F. OPEN SPACE.
PHASE 1, OPEN SPACE PROVIDED: 65,100 S.F. (46.0%)
PHASE 2, OPEN SPACE PROVIDED: 54,356 S.F. (41.4%)

BENCHMARK

BH#1: N=7521474.571 E=18565561.62
BURY BOLT ON HYDRANT ON 1ST HYDRANT WEST SIDE SHILOH ROSE
PARKWAY SW, SOUTH OF NE CORNER OF PROPERTY.
NAVD83 ELEVATION = 471.18

BH#2: N=7521751.111 E=18565561.62
BURY BOLT ON 1ST HYDRANT WEST SIDE SHILOH ROSE PARKWAY SW
NORTH OF 23rd STREET SW.
NAVD83 ELEVATION = 473.05

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - CITY OF BONDURANT BUILDING DEPARTMENT
 - AA & E HAULING
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - "ONE CALL" UTILITY LOCATE SERVICE.
 - BONDURANT PUBLIC WORKS DEPARTMENT.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2023 URBAN STANDARD SPECIFICATIONS, AND CITY OF BONDURANT CODE & SUPPLEMENTAL SPECIFICATIONS.
- DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY BONDURANT PUBLIC WORKS, MINIMUM 24 HOUR NOTICE.
- ALL DEBRIS SPILLED ON COUNTY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH BONDURANT STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
- SIGN PERMIT IS REQUIRED BEFORE SIGNS ARE INSTALLED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS PLUS SEQUENCE OF WORK.
- CONTRACTOR IS OBLIGATED TO COMPLY WITH ALL LAWS & REGULATIONS, INCLUDING THOSE OF O.S.H.A.
- ALL MANUFACTURING, COMPOUNDING, PROCESSING, PACKAGING, OR OTHER COMFRABLE TREATMENT SHALL TAKE PLACE WITHIN COMPLETELY ENCLOSED BUILDING.

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN S.U.D.A.S. STRIP MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
- ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCD AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHD.
- 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 MATERIAL.
- ALL PAVING & FLOOR SUBGRADE SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN S.U.D.A.S. IN AREAS TO BE LANDSCAPED: 80%-85% COMPACTION REQUIRED.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING & SEEDBEDS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- ALL DEBRIS SPILLED ON PUBLIC R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.

UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (S.U.D.A.S.).
- ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
 - CITY OF BONDURANT UTILITIES SUPERINTENDENT.
 - AA & E HAULING.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - "ONE CALL" UTILITY LOCATE SERVICE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF UTILITY OWNER. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL WATER MAIN SERVICE WORK SHALL BE CONSTRUCTED ACCORDING TO CURRENT S.U.D.A.S. SPECIFICATIONS.
- ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO NEW STORM SEWERS.
- ALL WORK DONE AT PUBLIC MANHOLES SHALL BE INSPECTED BY CITY OF BONDURANT PUBLIC WORKS DIRECTOR, JOHN HORTON (PH. 515-485-5110).
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
 - FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 15 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS AT LEAST 10'.
 - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
 - SEWER MUST BE ADEQUATELY SUPPORTED.
 - LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
- ALL STORM SEWER CROSSINGS ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.
- FIRE HYDRANT ASSEMBLIES TO BE CLOW MODEL 2500, MUELLER MODEL CENTURIAN, MATERUS MODEL MB-67-250. ALL HYDRANTS TO BE EQUIPPED WITH STORZ QUICK-CONNECT COUPLINGS.
- SAND / OIL SEPARATOR IS POSSIBLE FOR PROJECT AS REQUIRED BY CITY OF BONDURANT. CONTRACTOR IS TO CONFIRM REQUIREMENT WITH UNDERFLOOR PIPING PLANS AND ARCHITECTURAL DRAWINGS.

SEEDING NOTES

- SEED ALL AREAS OF SITE, INCLUDING R.O.W. WITH S.U.D.A.S. TYPE 1 SEED MIX FOR FINAL STABILIZATION.
- FERTILIZER (16-16-16) SHALL BE APPLIED TO AREA TO BE SEEDD AT RATE OF 650 LBS/ACRE.
- AREA TO BE SEEDD SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 1/2 INCHES.
- FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SOU GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY, CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDD AREAS SHALL BE MULCHED AND TUCKED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
- MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDD AREAS SHALL BE WATERED MANUALLY, OR BY IRRIGATION SYSTEM, MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

PLANTING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF STATEWIDE URBAN DESIGN AND SPECIFICATIONS (S.U.D.A.S.).
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- REQUIRED LANDSCAPING, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- REMOVE ALL WIRE, TWINE AND BURLAP FROM ROOTBALLS OF TREES.
- TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS.
- TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER
- ALL DISTURBED AREAS SHALL BE SEEDD OR SODDED.
- ALL CONTAINER GROWN PLANT MATERIAL: POTS OR GROW BAGS ACCEPTED. ALL CONTAINERS ARE TO BE REMOVED.
- PLANT TREES WITH ROOT FLARE EXPOSED. DO NOT ALLOW MULCH TO REST AGAINST PLANT STEMS.

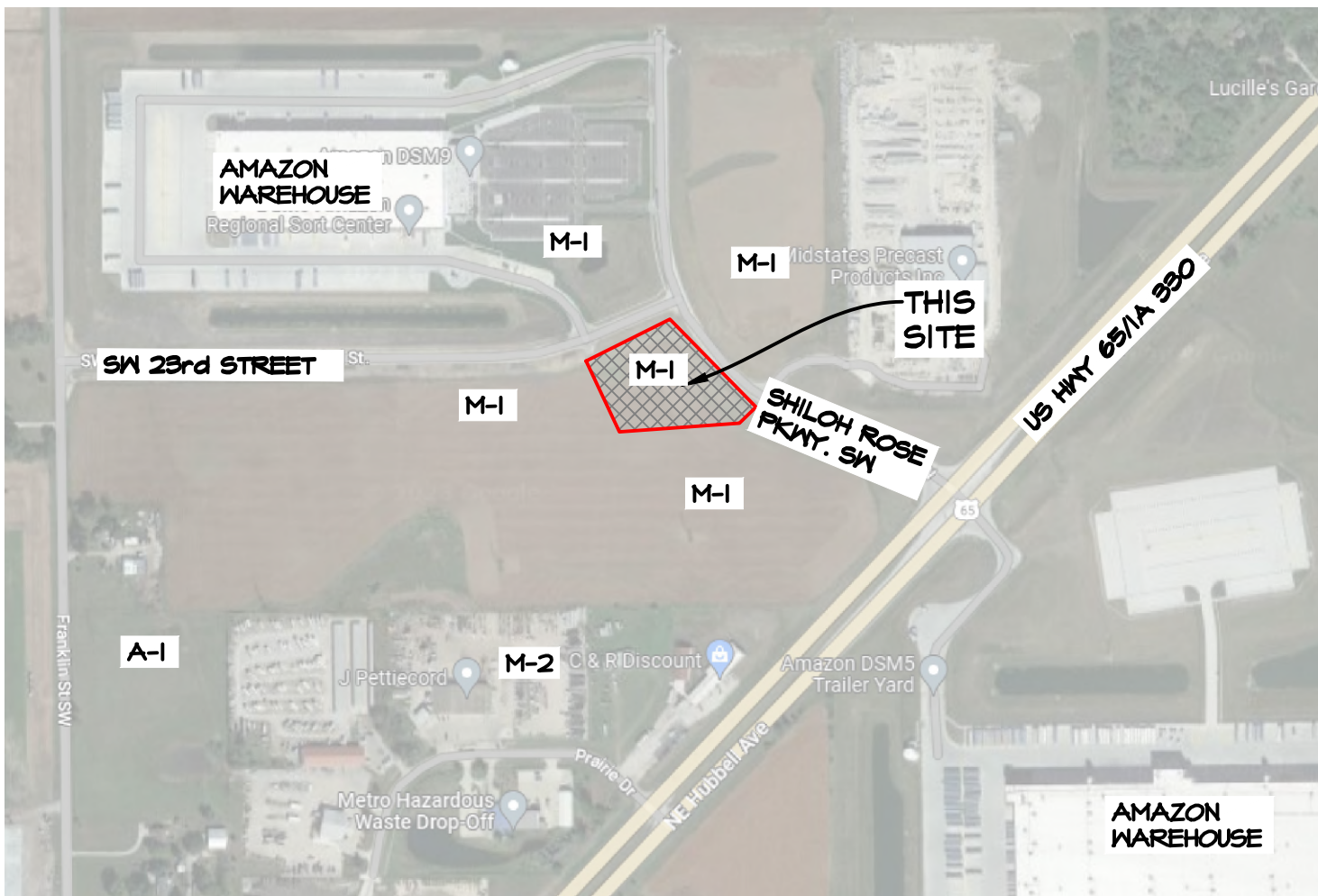
SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
APRIL 27, 2023	INITIAL SUBMITTAL
MAY 04, 2023	
JULY 11, 2023	APPROVED
AUGUST 04, 2023	REVISED BUILDING FOOTPRINT
AUGUST 11, 2023	REVISED PARKING & NORTH ENTRANCE



LEGEND

---	PROPERTY BOUNDARY	---	EXISTING / PROPOSED
---	SECTION LINES	---	STORM SEWER & SIZE
---	LOT LINES	---	SANITARY SEWER & SIZE
---	CENTERLINE	---	WATER MAIN & SIZE
▲	FOUND SECTION CORNER	○	MANHOLE
●	SET SECTION CORNER (8" I.R. YELLOW CAP #1644 UNLESS OTHERWISE NOTED)	△	STORM INTAKE
○	FOUND PROPERTY CORNER	▽	FIRE HYDRANT
○	SET PROPERTY CORNER (8" I.R. YELLOW CAP #1644 UNLESS OTHERWISE NOTED)	△	VALVE
D.	DEEDED DISTANCE	△	F.E.S.
M.	MEASURED DISTANCE	---	EXISTING CONTOURS
P.	PREVIOUSLY RECORDED DISTANCE	---	PROPOSED CONTOURS
I.R.	IRON ROD	---	SILT FENCE
I.P.	IRON PIPE	●	SOIL BORING LOCATION
P.O.B.	POINT OF BEGINNING	□	TRANSFORMER PAD
123	ADDRESS	---	STREET LIGHT POLE
B.S.L.	BUILDING SETBACK LINE		



VICINITY MAP
NO SCALE



Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	DETAILS
03	SW 401 HYDRODYNAMIC SEPARATOR DETAILS
04	GEOMETRIC PLAN
05	DIMENSION PLAN
06	GRADING PLAN
07	UTILITY PLAN
08	PAVING PLAN
09	PAVING DETAIL - NORTH ENTRANCE & ADA PARKING
10	PAVING DETAIL -EAST ENTRANCE
11	LANDSCAPING PLAN

FLOOD ZONE CLASSIFICATION

ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.
COMMUNITY-PANEL NUMBER 190401 0120 C
MAP REVISED: NOVEMBER 18, 1992.

CERTIFICATIONS

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.	PRELIMINARY PAUL J. CLAUSEN, IOWA LIC. NO. 28972 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL.
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.	PRELIMINARY BY: KENT R. ZAKLEY, IOWA REG. NO. 257 DATE MY LICENSE RENEWAL DATE IS JUNE 30, 2025 PAGES OR SHEETS COVERED BY THIS SEAL.

Call Before You Dig!
1.800.292.8989
Call the toll-free number at least 48 HOURS prior to ALL excavations in Iowa.

Civil Engineering Consultants, Inc.
2400 86th Street • Unit 12 • Des Moines, Iowa 50322
515.276.4884 • mail@ceclac.com



August 11, 2023	PC	KRZ
#####	XXXX-XXX	
#####		
DATE OF SURVEY:	DESIGNED BY:	DRAWN BY:

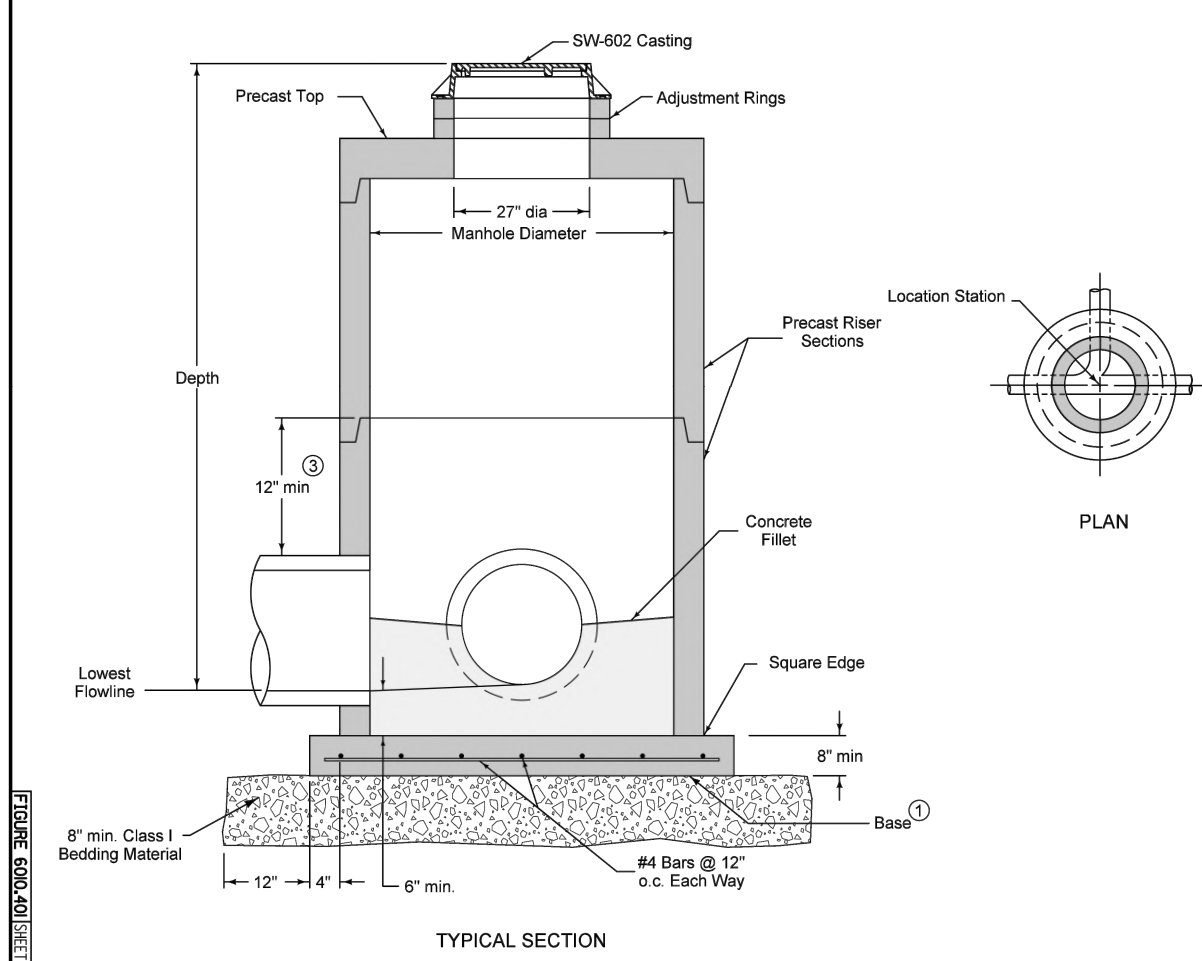
AA & E HAULING
601 23RD STREET SW, BONDURANT, IOWA

COVER

SHEET

01
OF 11

E0498

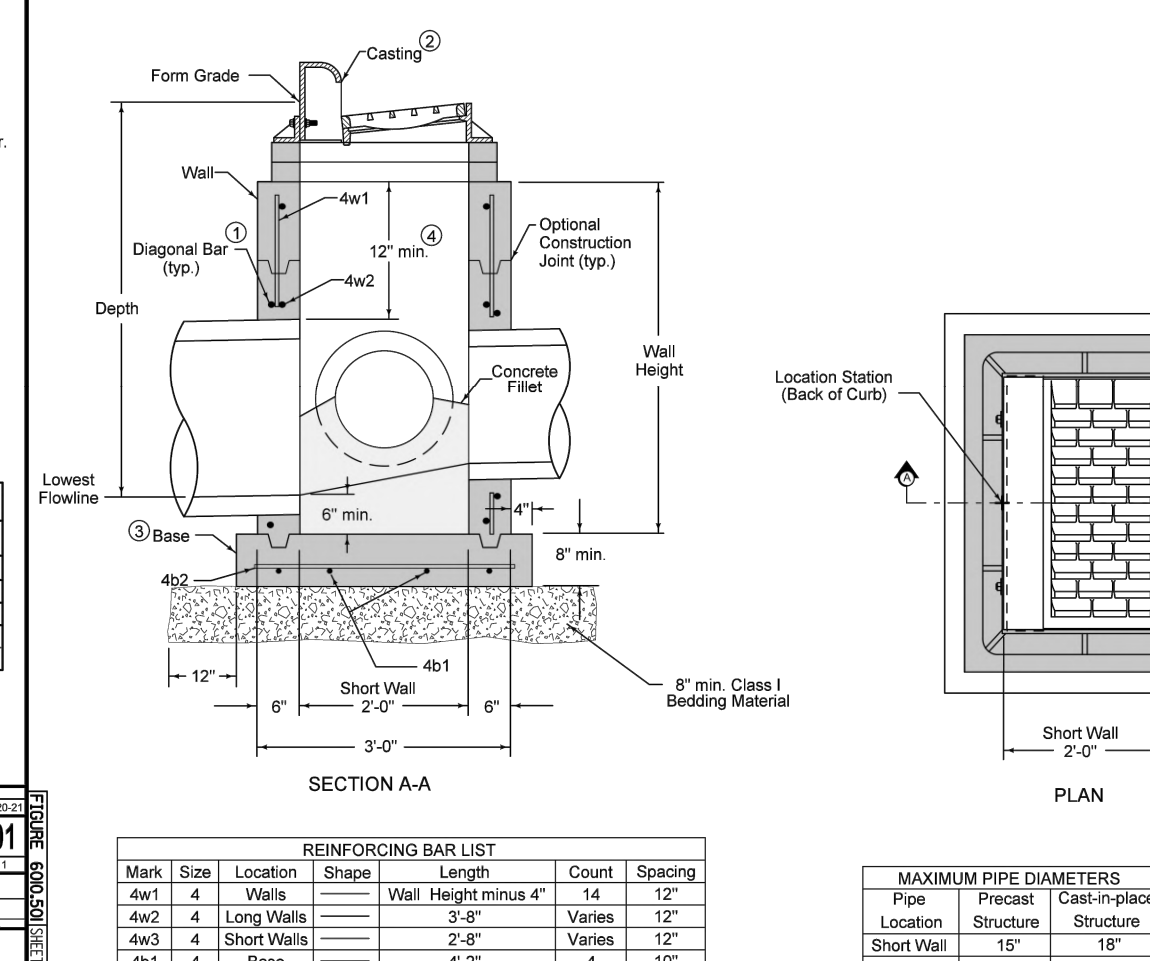


Manhole Diameter (inches)

Manhole Diameter (inches)	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

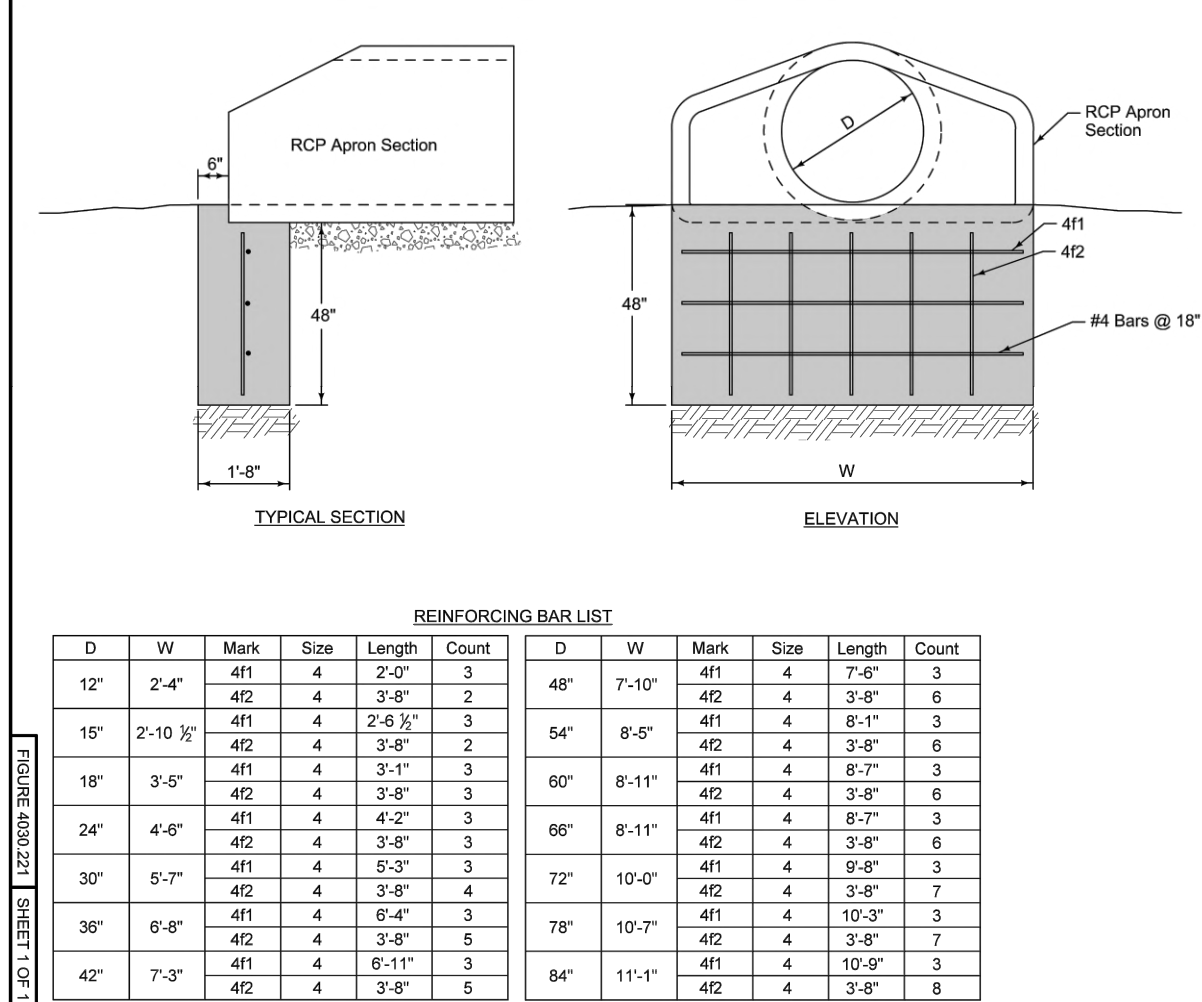
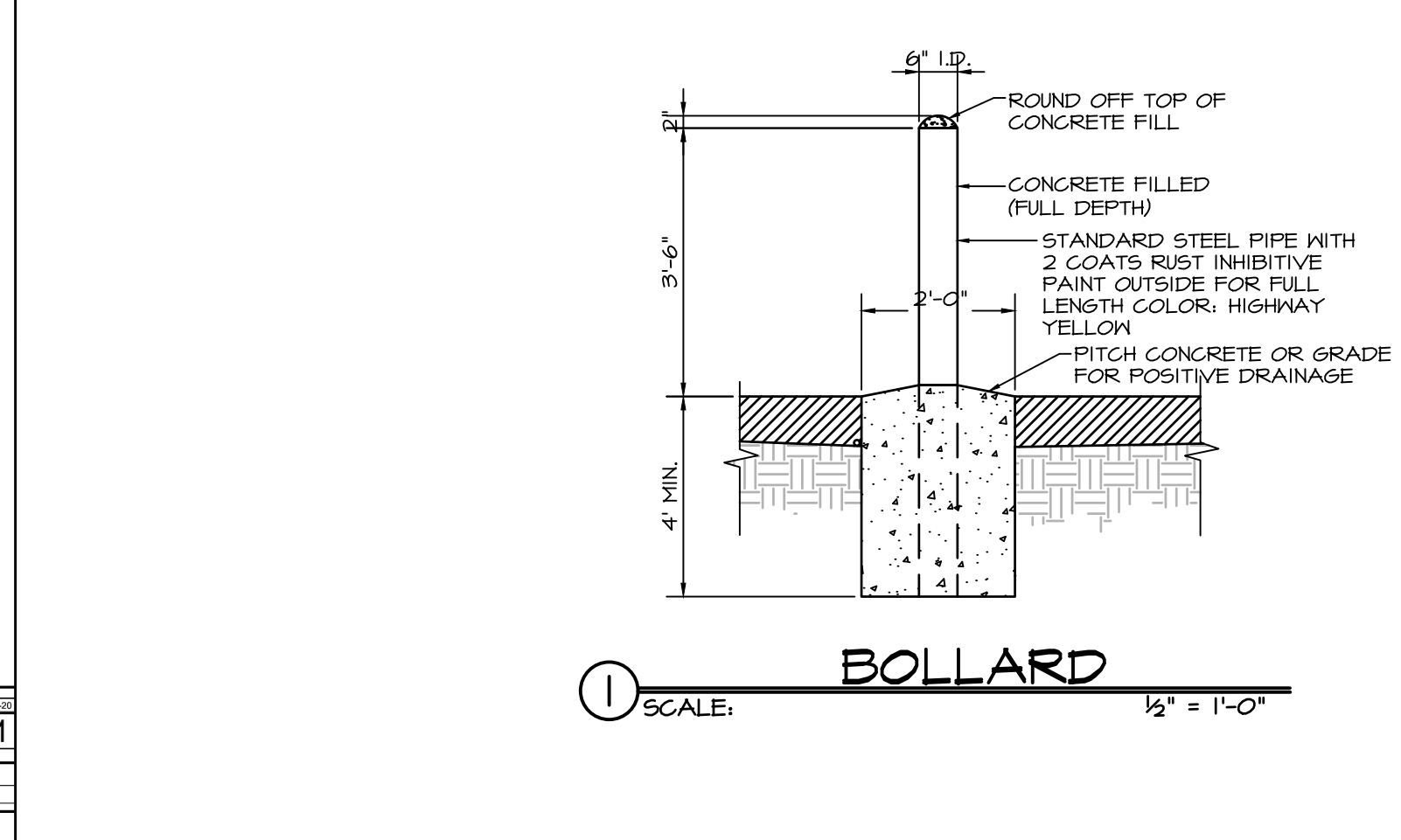
REINFORCING BAR LIST

Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	14	12'		
4w2	4	Long Walls	3-8"	Varies	12"	
4w3	4	Short Walls	2-8"	Varies	12"	
4b1	4	Base	4-2"	4	10'	
4b2	4	Base	3-2"	5	10'	



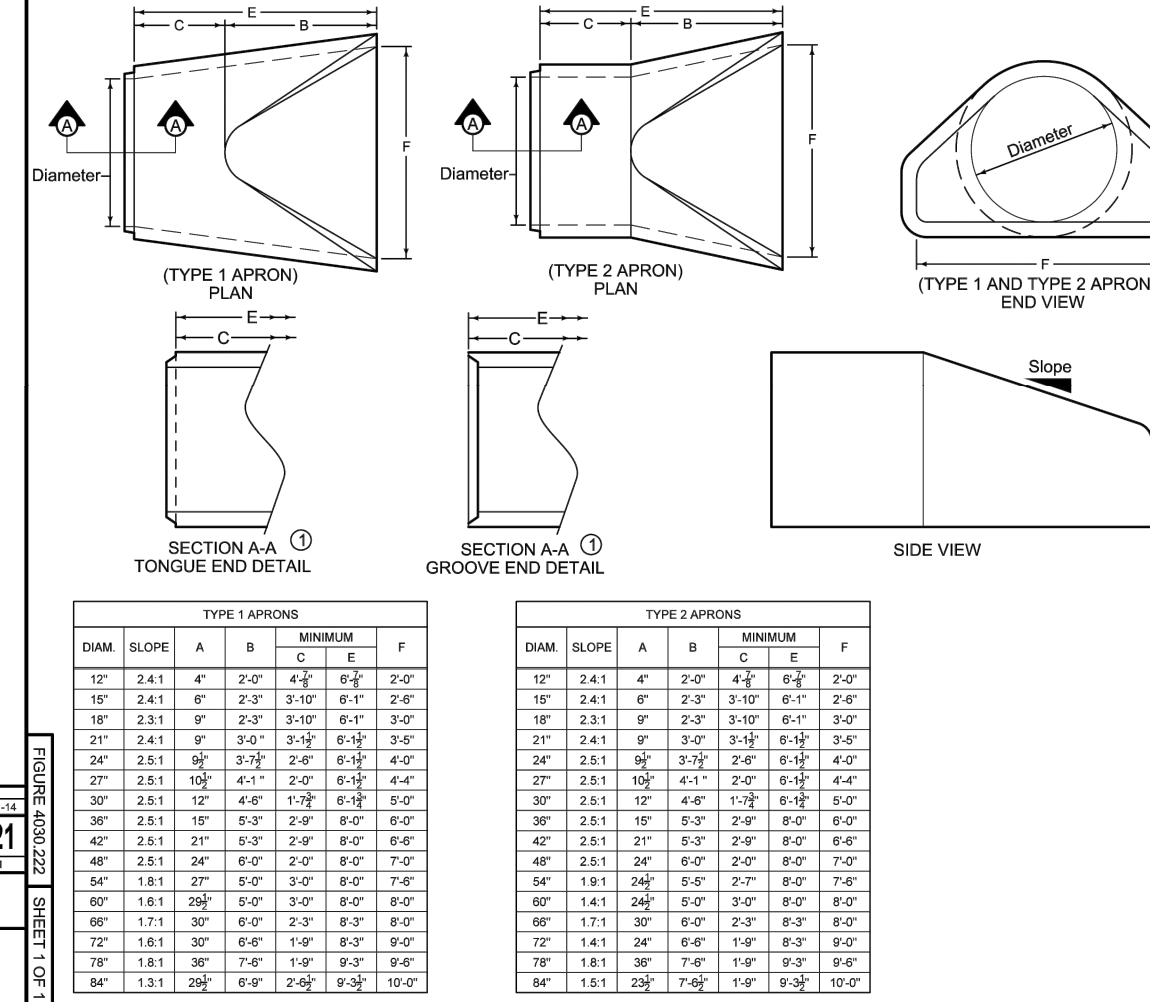
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4w2	4	Long Walls	3-8"	Varies	12"	
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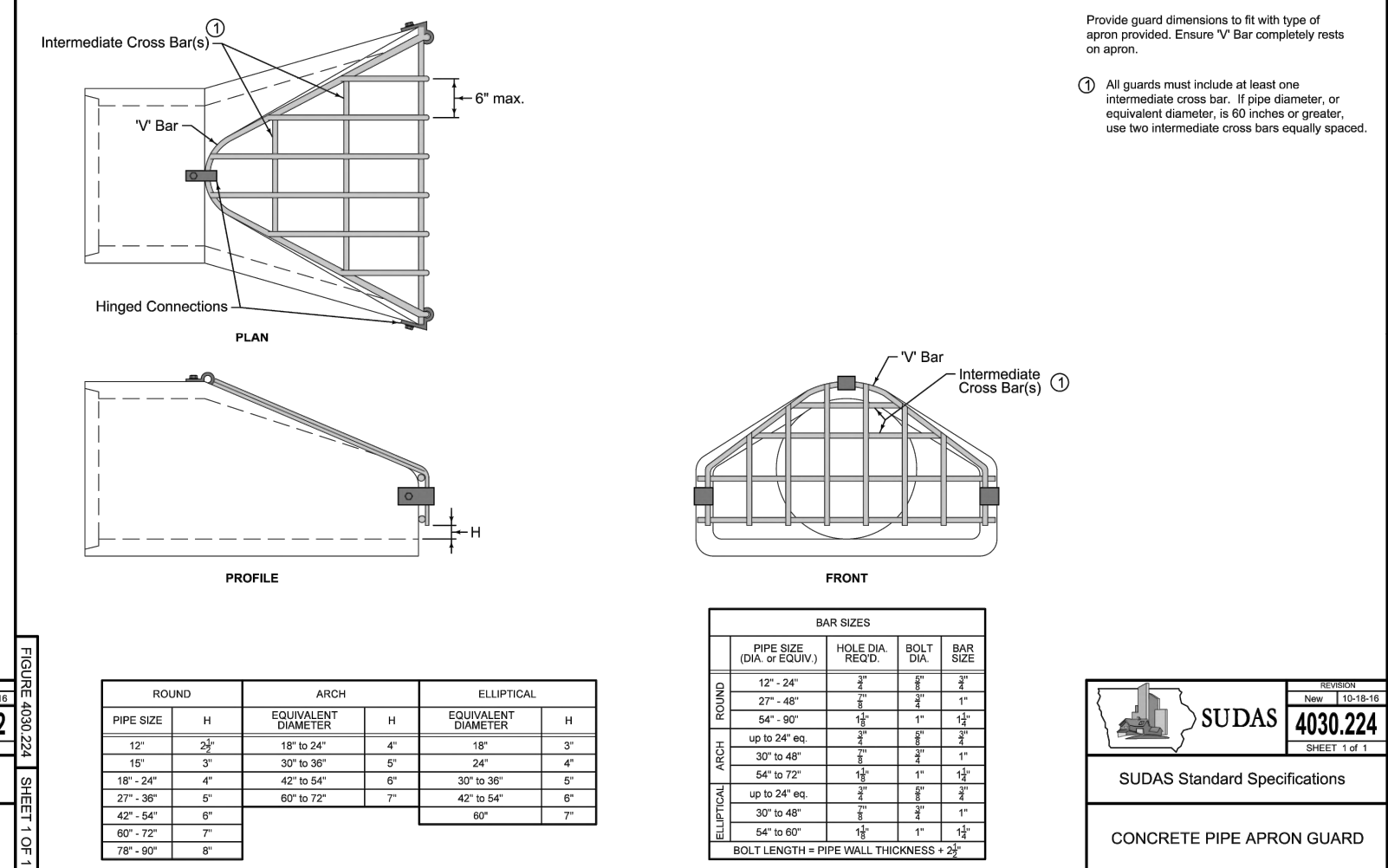
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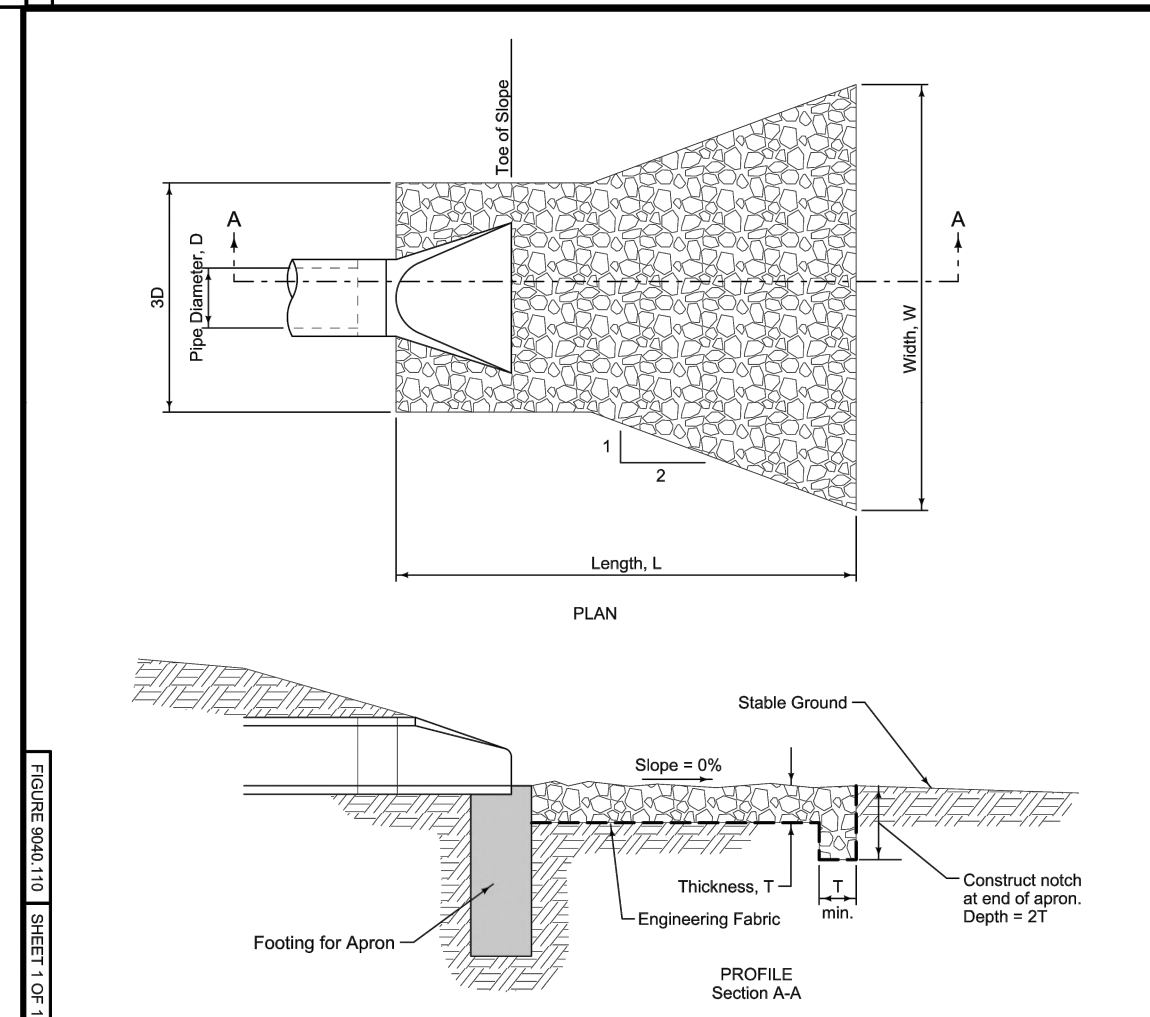
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4b1	4	Base	4-2"	4	10'	
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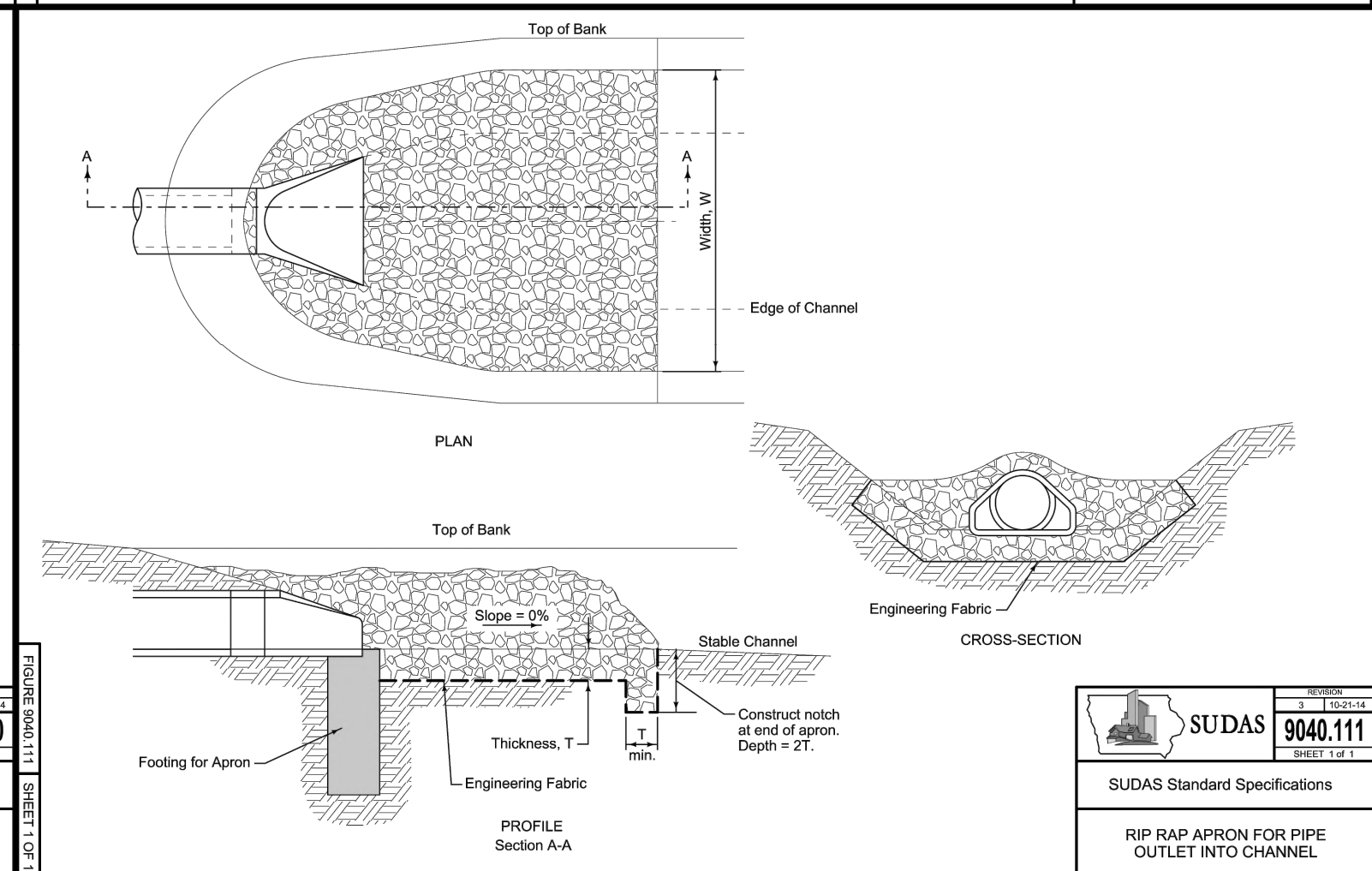
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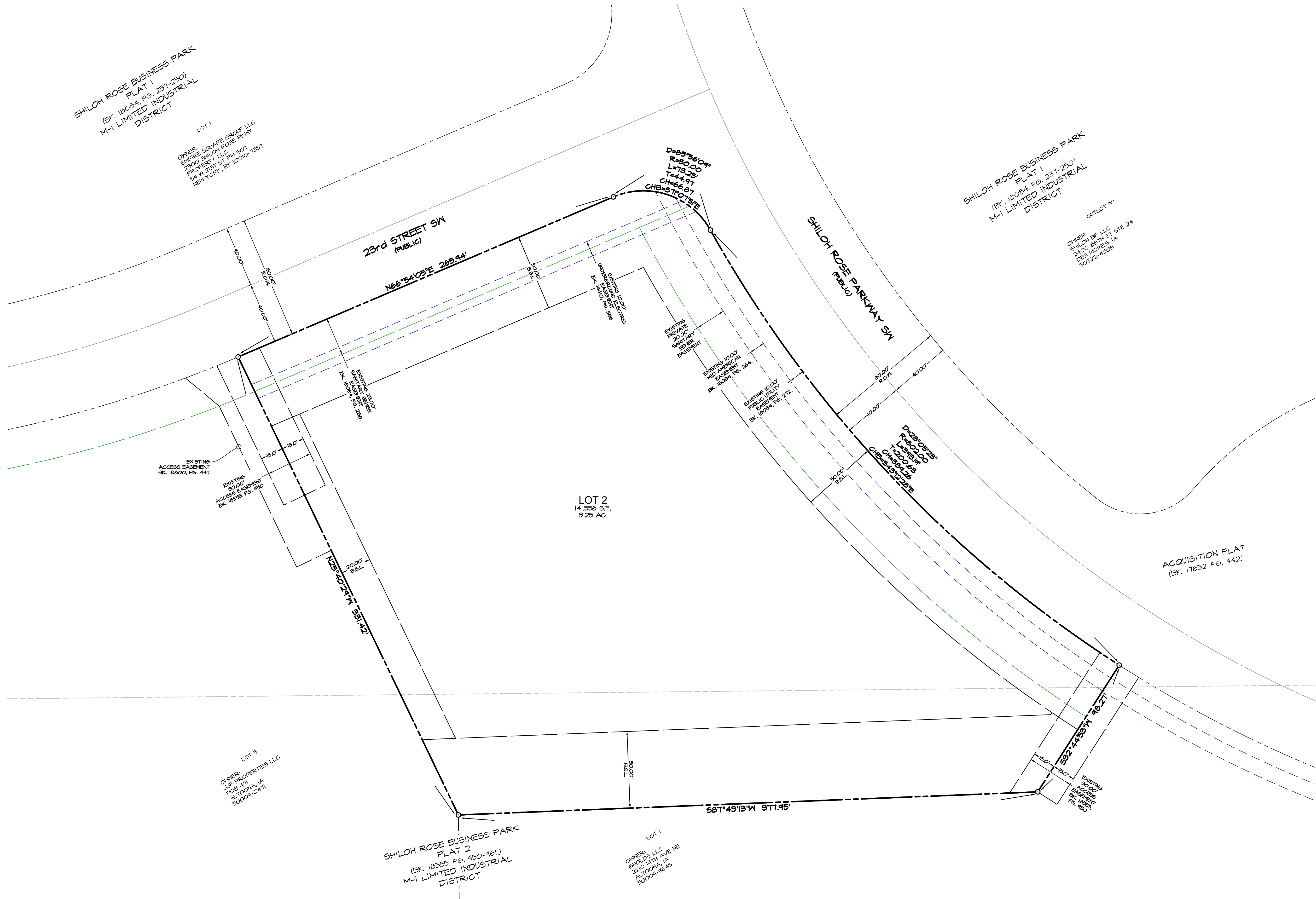
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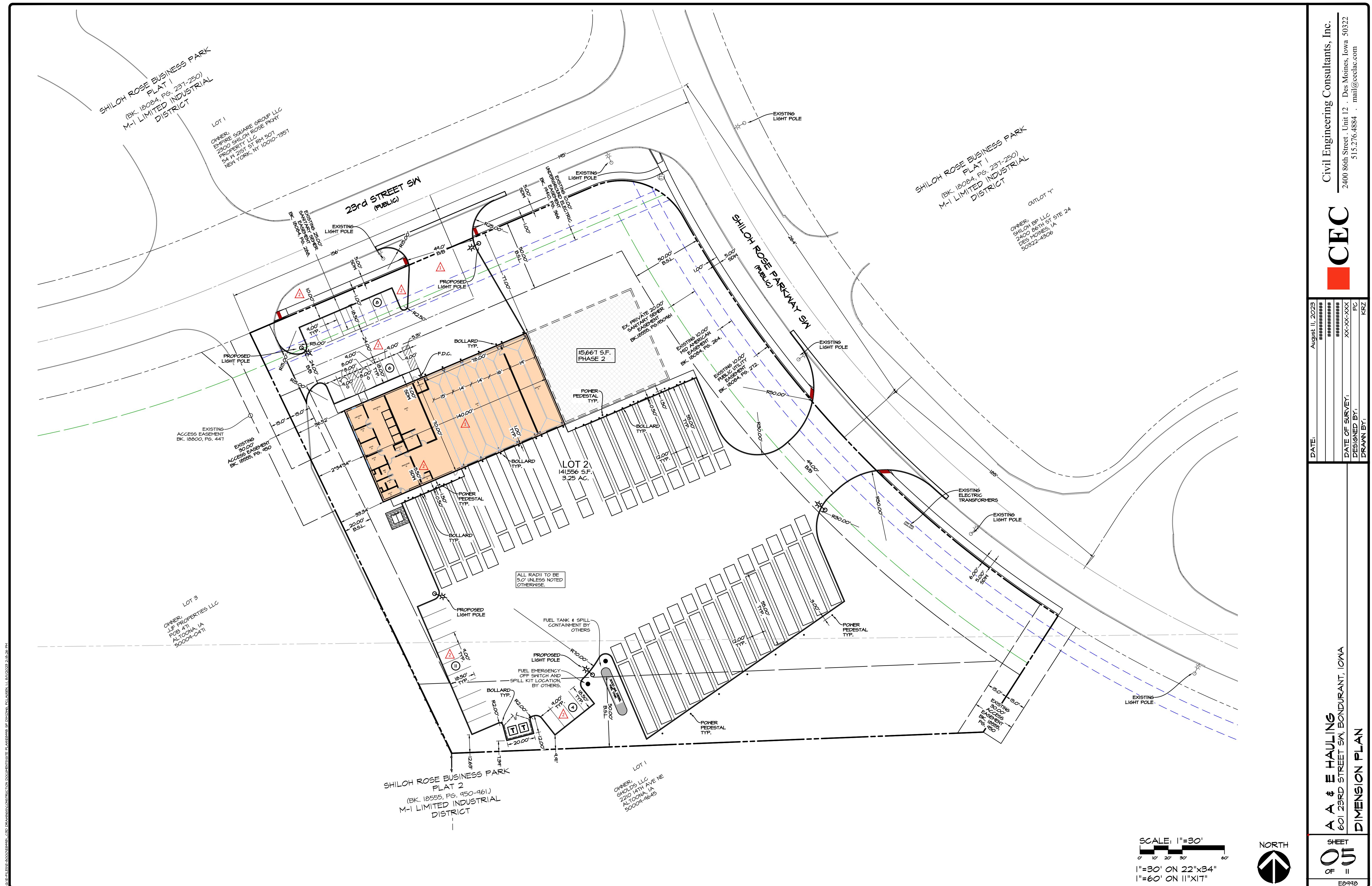
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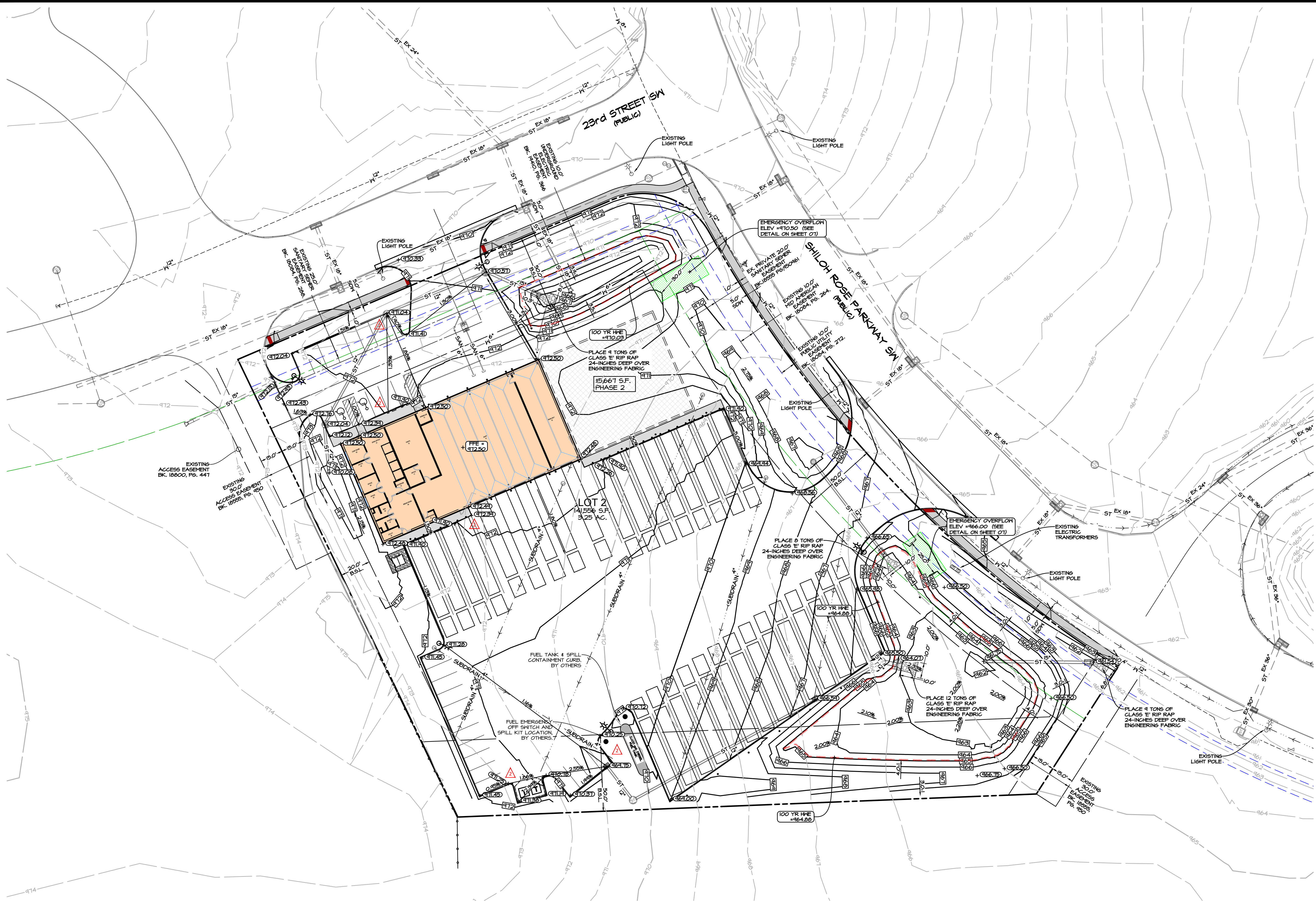
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0' 10' 20' 30' 40'
1"=30' ON 22"x34"
1"=60' ON 11"x17"



A & E HAULING		Civil Engineering Consultants, Inc.	
601 23RD STREET SW, BONDURANT, IOWA		2400 86th Street, Unit 12, Des Moines, Iowa 50322	
GEOMETRIC PLAN		515.276.4884 . mail@ceclac.com	
SHEET 04 OF 11		DATE: August 11, 2023	
E09498		DESIGNED BY: XXX-XX-XXX	
		DRAWN BY: KRZ	



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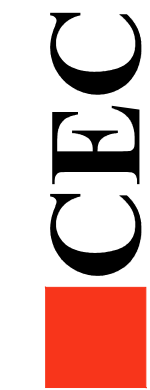
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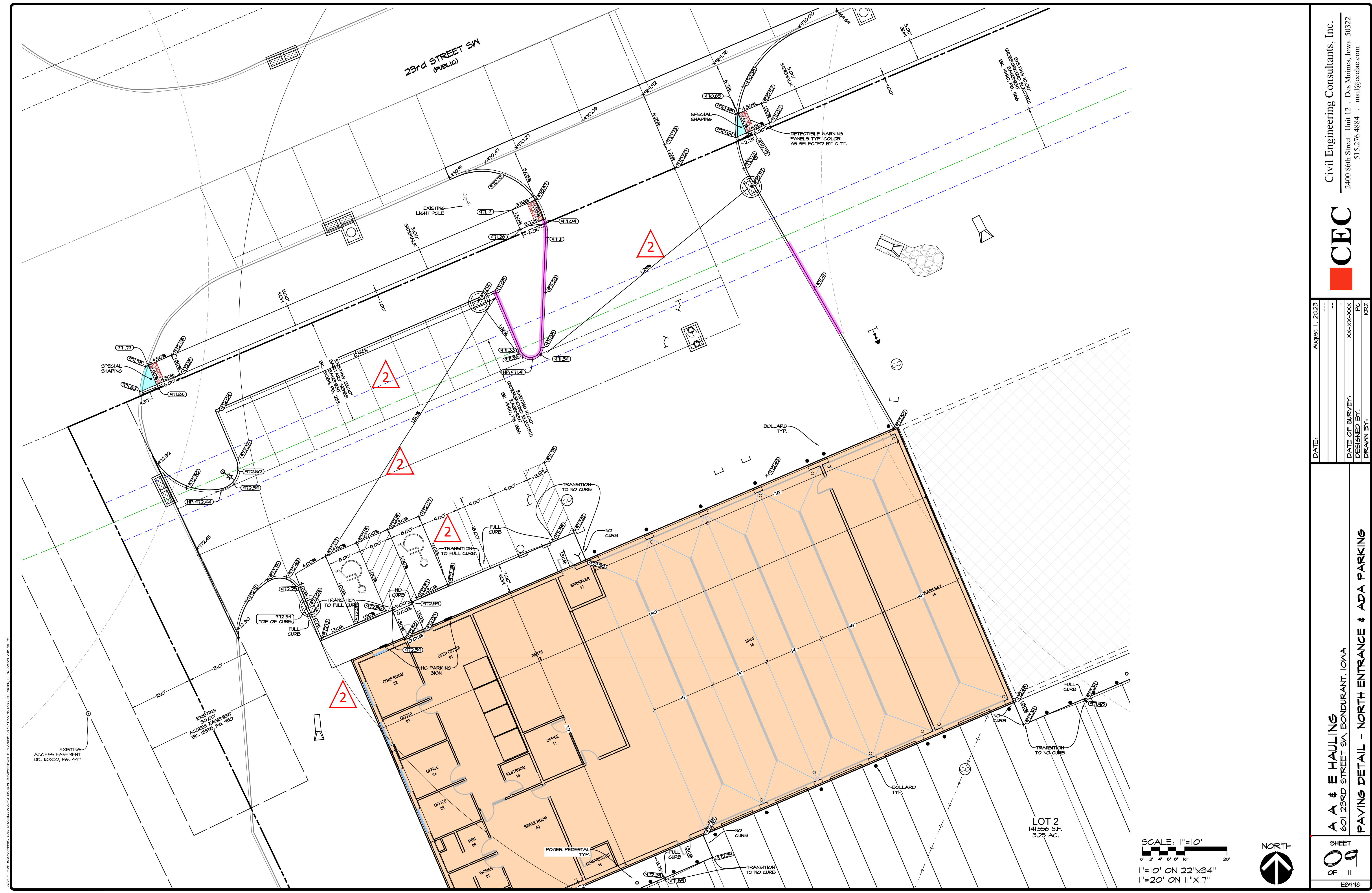
A & E HAULING
601 23RD STREET SW, BONDURANT, IOWA
GRADING PLAN

SHEET
06
OF 11
E08448

DATE: August 11, 2023
DESIGNED BY: PC
DRAWN BY: KRZ



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com



DATE: August 11, 2023

DESIGNED BY: KRZ

DRAWN BY: KRZ

DATE OF SURVEY: XX-XX-XX

PC

PC

DATE OF SURVEY: XX-XX-XX

PC

PC

A & E HAULING

601 23RD STREET SW, BONDURANT, IOWA

PAVING DETAIL - NORTH ENTRANCE & ADA PARKING

SHEET 01 OF 11

E08498

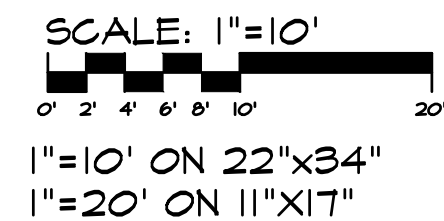
Civil Engineering Consultants, Inc.

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515.276.4884 mail@cecinc.com

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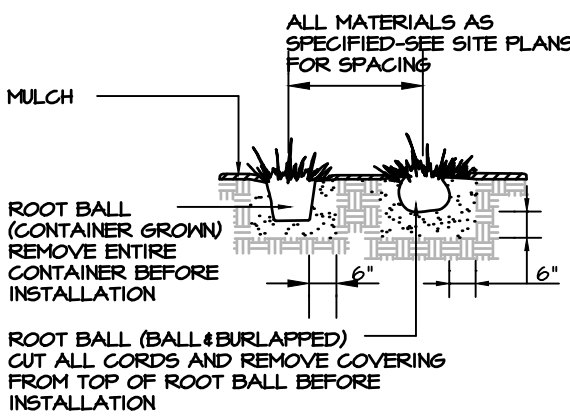
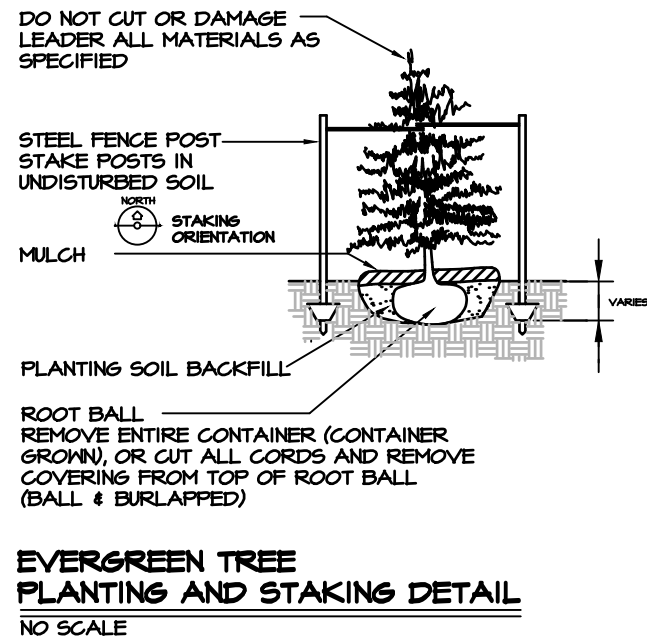
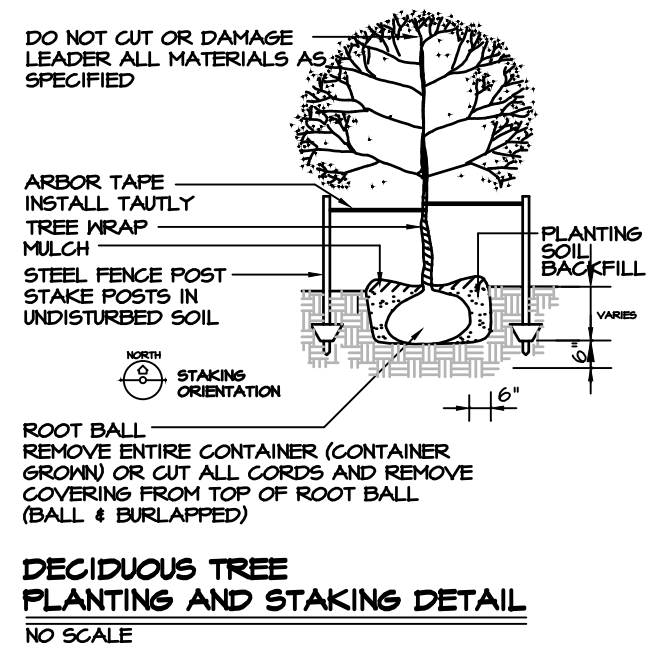


DATE OF SURVEY:	XX-XX-XXX
DESIGNED BY:	PC
DRAWN BY:	KRZ



Civil Engineering Consultants, Inc.
400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

0:00 FILED: 2023-08-11 10:00 AM, 0:00 DRAWING: 2023-08-11 10:00 AM, 0:00 LANDSCAPE: 2023-08-11 10:00 AM, 0:00 PLAN: 2023-08-11 10:00 AM, 0:00



SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

LANDSCAPE REQUIREMENTS

SITE: 141,556 S.F.
OPEN SPACE REQUIRED: 14,156 S.F. (10%)
OPEN SPACE PROVIDED: 68,780 S.F. PHASE I (48.54%)
61,626 S.F. FUTURE PHASES (43.58%)

100% OF PROPOSED OPEN SPACE SHOWN TO BE LANDSCAPED AND MAINTAINED WITH LIVING GROUND COVER AND MULCH.

UNPAVED PORTION OF R.O.W. TO BE SEEDED.

REQUIRED TREES: 1 TREE REQUIRED PER 50 L.F. LOT FRONTAGE.
FRONTAGE: 732.30 L.F. / 50 = 15 TREES REQUIRED.
1 TREE PER 10 PARKING STALLS.
1 LOT OF 12 STALLS & 1 LOT OF 14 STALLS. 2 TREES REQUIRED.
2 PARKING LOT TREES SHOWN.

EVERGREEN TREES MAY OCCUPY 25% OF THE REQUIRED TREES.
17 TREES REQUIRED * 25% = 4 EVERGREEN TREES ALLOWED OF THE REQUIRED NUMBER OF TREES. 4 EVERGREEN TREES PROVIDED AS A PART OF THE REQUIRED TREES.

TREE LOCATIONS: REQUIRED-15 REQUIRED TREES FOR LOT FRONTAGE TO BE WITHIN 50' FRONT YARD SETBACK.
PROVIDED-11 OVERSTORY DECIDUOUS TREES + 4 EVERGREEN TREES.

TOTAL LANDSCAPING: 17 OVERSTORY DECIDUOUS TREES + 14 EVERGREEN TREES + 24 SHRUBS.

PLANTING NOTES

1. ALL SITEWORK, SEEDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF BONDURANT STANDARD SPECIFICATIONS AND S.U.D.A.S. 2023, UNLESS SPECIFIED OTHERWISE.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).

3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY.

5. ALL TREES SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING.

6. ALL TREES, SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR.

7. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.

8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (TELEPHONE: 515/216-4884).

9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.

10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.

11. ALL DISTURBED AREAS SHALL BE SEEDED INCLUDING ALL OF RIGHT-OF-WAY.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF CONTRACT. IDENTIFICATION TAGS TO BE REMOVED AFTER INITIAL ACCEPTANCE.

13. ALL GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.

14. MULCH BEDS TO HAVE SPADE CUT EDGE.

SCALE: 1"=30'

1"=30' ON 22"x34"

1"=60' ON 11"x17"



PLANT SCHEDULE

MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	COMMENTS
COMMON NAME					
BR	Betula 'Royal Frost'	4	1.75" CAL.	CONT.	MATCHED, SPECIMEN
ROYAL FROST BIRCH					
CC	Carpinus caroliniana 'JFS-KW6'	4	1.75" CAL.	CONT.	MATCHED, SPECIMEN
NATIVE FLAME AMERICAN HORNBEAM					
LS	Liriodendron styraciflua 'Rotundiloba'	3	1.75" CAL.	CONT.	MATCHED, SPECIMEN
ROUND LOBED SWEET GUM					
LT	Liriodendron tulipifera 'JFS-Oz'	1	1.75" CAL.	B&B	MATCHED, SPECIMEN, 30' OC
EMERALD CITY TULIPTREE					
NS	Nyssa sylvatica 'David Odum'	2	1.75" CAL.	CONT.	MATCHED, SPECIMEN, 18' OC
AFTERBURNER BLACK GUM					
PG	Picea glauca 'Densata'	8	7" HT.	B&B	MATCHED, SPECIMEN
BLACK HILLS SPRUCE					
PO	Picea omorika	6	7" HT.	B&B	MATCHED, SPECIMEN
SERBIAN SPRUCE					
PT	Patentia fruticosa 'Fargo'	19	18" HT.	CONT.	MATCHED, SPECIMEN, 2.3' FROM CURB
DAKOTA SUNSPOT					
QM	Quercus macrocarpa 'JFS-KW3'	3	1.75" CAL.	CONT.	MATCHED, SPECIMEN
URBAN PINNACLE OAK					
VL	Viburnum lantana 'Molican'	5	30" HT.	CONT.	MATCHED, SPECIMEN, MULCH BED
MOHICAN VIBURNUM					

EROSION CONTROL PLAN

PART III D 1 SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER/APPLICANT: ALVEDIN BULIBASIC - AA & E HAULING
1616 NE BROADWAY, DES MOINES, IOWA 50319
PHONE: 515-494-0381
EMAIL: AL2030AA@HAULING.COM

- LOCATION: SH 1/4, NW 1/4, SECTION 01-T19N-R23W
- NATURE OF CONSTRUCTION ACTIVITY: CONSTRUCTION ACTIVITIES FOR COMMERCIAL DEVELOPMENT.
- AREAS: 1.01 ACRES
- SITE AREA AFFECTED = 3.25 ACRES
- RUNOFF COEFFICIENT = 0.50 (RATIONAL METHOD)
- APPROXIMATE SLOPES: ANTICIPATED: 33%, OR FLATTER.
- RUNOFF FROM PROJECT WILL FLOW INTO DETENTION BASIN THENCE TO MUD CREEK.
- 100 YEAR DISCHARGE FOR DEVELOPED SITE = 20 CFS
- SOILS:
* CLARION LOAM, BEMIS MORAIN (28-6%), CANISTEO CLAY LOAM, BEMIS MORAIN (28%-2%), NICOLLET LOAM (18-38%)

- ESTIMATED DATE WORK IS TO COMMENCE: AUG. 2023
- ESTIMATED DATE WORK IS TO BE COMPLETED: JULY 2024.

PART III D 2 CONTROLS

- 2A1 STABILIZATION PRACTICES
- MINIMIZE DISTURBANCE OF STEEP SLOPES
 - EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
 - TEMPORARY SEEDING DURING CONSTRUCTION, AND PERMANENT SEEDING (S.U.D.A.S. 9010) AND/OR SODDING (S.U.D.A.S. 9020) AFTER CONSTRUCTION.
 - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT (S.U.D.A.S. SECTION TE-26).
 - PROTECTION OF PRESERVATION OF NATIVE VEGETATION WHEREVER POSSIBLE.
- 2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION TE-10; RIP RAP)
 - SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION T2-14).
 - EARTH DIKES
 - BRUSH PILES
 - DRAINAGE SHALES (S.U.D.A.S. SECTION TE-23)
 - SEDIMENT TRAPS (S.U.D.A.S. SECTION TE-12 AND TE-13)
 - CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
 - STORM WATER MANAGEMENT (S.U.D.A.S. SECTION TE-1)
 - FLOOD ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
 - INFILTRATION OF RUNOFF ON SITE
 - INLET PROTECTION (S.U.D.A.S. TE-20)
 - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- 2C WASTE DISPOSAL
- C1 ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
 - C2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
 - STABILIZE THE ENTRANCE WITH 6-INCHES OF LIMESTONE.
 - C3 TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
 - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

PART III D 3 CONTRACTORS

GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT). SEE CERTIFICATION THIS SHEET.

DTB PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT-(SEE CONTRACTOR CERT TO RIGHT).

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

PART II 6 NOTICE OF DISCONTINUATION (N.O.D.)

- WITHIN 30 DAYS OF FINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO IDNR, WHICH INCLUDES ITEMS AS FOLLOWS:
- NAME OF OWNER TO WHICH PERMIT WAS ISSUED;
 - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER;
 - DATE OF CONSTRUCTION SITE STABILIZATION;
 - SIGNED CERTIFICATION AS FOLLOWS:
- "I, CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT."
- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 9th STREET, DES MOINES, IOWA 50319-0034.

PART III NON-STORM WATER DISCHARGES

- ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW.
- A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;
- FIRE HYDRANT FLUSHINGS;
 - NON-DETERGENT LAWN WATER FROM WASHING VEHICLES;
 - POTABLE WATER SOURCES IE: WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
 - ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
 - PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS, AND WHERE DETERGENTS ARE NOT USED;
 - AIR CONDITIONING CONDENSATE;
 - SPRINGS OR UNCONTAMINATED GROUNDWATER;
 - UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

PART III B ANY OWNER OR OPERATOR IDENTIFIED IN POLLUTION PREVENTION PLAN IS SUBJECT TO SPILL NOTIFICATION REQUIREMENTS SPECIFIED IN 455B.336 OF IOWA CODE. IOWA LAW REQUIRES THAT WITHIN SIX (6) HOURS AFTER THE BEGINNING OF A HAZARDOUS CONDITION, THE IDNR AND LOCAL SHERIFF OFFICE BE NOTIFIED.

STORM WATER POLLUTION PREVENTION PLAN MUST BE MODIFIED WITHIN FIVE (5) CALENDAR DAYS OF KNOWLEDGE OF TOXIC RELEASE, TO PROVIDE A DESCRIPTION OF RELEASE, CIRCUMSTANCES LEADING TO RELEASE, AND PROVIDE FOR IMPLEMENTATION OF STEPS TO PREVENT ANY REOCCURANCE OF SUCH RELEASE, AND TO RESPOND TO SUCH RELEASES.

- PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINES FOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE.
- AT MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:
- 1A1B CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAKFLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL / STREAMBANK EROSION, AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS;
- 1A2 MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;
- 1A3 MINIMIZE DISTURBANCE OF STEEP SLOPES;
- 1A5 MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND INTENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS;
- 1A7 PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND WATERS OF UNITED STATES. DIRECT STORM WATER INTO VEGETATED AREAS INLEGS INFEASIBLE.
- 2A3 TOPSOIL PRESERVATION, STABILIZE DISTURBED AREAS IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF SITE, OR TEMPORARILY CEASED ON ANY PORTION EXCEEDING 14 CALENDAR DAYS, DUE TO DROUGHT OR HEAVY RAIN, WHICH MAKES SEEDING WITH FIELD EQUIPMENT IMPOSSIBLE, CONTACT IDNR FOR ALTERNATIVE STABILIZATION MEASURES.
- 4 DISCHARGES FROM DEWATERING MUST BE MANAGED BY APPROPRIATE CONTROLS;
- 5A MINIMIZE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH, AND OTHER WASH WATERS, WASH WATERS ARE TO BE TREATED IN SEDIMENT BASIN MINIMUM.
- 5B MINIMIZE EXPOSURE OF BUILDING MATERIALS, PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER WASTE TO PRECIPITATION AND STORM WATER.
- 5C MINIMIZE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES;
- 6 PROHIBITED DISCHARGES, WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCKO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, SOAPS OR SOLVENTS.

PART IV C & PART V B PERMITTEE MUST ADOPT PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS UNEFFECTIVE IN ELIMINATING OR MINIMIZING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT.

COPIES OF PERMIT IS TO BE MAINTAINED AND KEPT ON SITE IN A CONSTRUCTION TRAILER, SHED, OR OTHER COVERED STRUCTURE IN MAILBOX.

4A QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.

4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.

- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.

4B ANY MODIFICATIONS TO PLAN AS RESULT OF INSPECTION SHALL BE IMPLEMENTED WITHIN 1 CALENDAR DAYS OF INSPECTION.

4C AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. REPORT WILL CONTAIN THE FOLLOWING:

- SUMMARY OF SCOPE OF INSPECTION
- QUALIFICATIONS OF PERSONNEL MAKING INSPECTION
- MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN
- ANY ACTION TAKEN
- SIGNATURE

- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF REPORTS SHALL BE FORWARDED TO OWNER.
- CONTRACTOR IS TO TAKE NECESSARY ACTION TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVENTY-TWO (72) HOURS AFTER INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION AND AN N.O.D. HAS BEEN FILED WITH IDNR.

PART IV D 3 IMPLEMENTATION / MAINTENANCE

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED ON PLAN.
- PRIOR TO INITIAL GRADING, INSTALL SILT FENCE TO PROTECT UNDISTURBED AREAS.
 - PRIOR TO MASS GRADING, CONSTRUCT DIVERSION DRAINAGE SHALES ON UPHILL SIDES OF DISTURBED AREA TO DIVERSE RUNOFF FROM EXPOSED SOILS.
 - DO NOT DISTURB AN AREA UNTIL NECESSARY FOR CONSTRUCTION TO PROCEED.
 - COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
 - TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
 - IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
 - DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
 - AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHTS-OF-WAY ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS TO MINIMIZE DISTURBANCE TO SEEDING AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
 - TEMPORARY EARTH FILLS PROTECTION
 - ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. FILTERS TO REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
 - ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER UNTIL SITE HAS PERENNIAL GROUND COVER. COVER SHALL BE CLEANED AFTER EACH RAIN.
 - ANY SOIL OR SPILL WASHED, TRACKED OR DRIFTED ONTO ADJOINING RIGHTS-OF-WAY AND PROPERTY SHALL BE CLEANED BY CONTRACTOR AT END OF EACH WORK DAY AND PRIOR TO RAIN EVENT.
 - MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING DRAINAGE SYSTEM. DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
 - PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
 - ANY FAILED AREA OF SEEDING SHALL BE RESEED. IF SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER WEATHER, ALL DISTURBED AREAS SHALL BE MULCHED.
 - SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% CAPACITY.
 - DRAINAGE SHALES REMAIN UNDISTURBED.
 - ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
 - PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE MINIMUM 10% COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 10% COVERAGE BY COVER CROP IS REQUIRED.
 - SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
 - WORK REQUIRING ENTERING AND LEAVING SITE OVER CITY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET, AND EROSION BY VEHICLE IS CERTAIN.
 - SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
 - TREES SHALL BE GROUND INTO CHIPS, WOOD CHIPS AND ROOT BALLS TO BE REMOVED FROM SITE.

D. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.

E. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTORS RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. NOTIFY UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO CONFLICT MAY BE RESOLVED.

F. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.

G. AREAS TO RECEIVE FILL TO BE BENCHED.

H. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.

J. ALL SITE GRADING FOR STRUCTURAL FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. ALL AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE COMPACTED TO 88% STANDARD PROCTOR.

K. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.

L. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH IOWA STATE/IDEAL URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.

M. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

N. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE. 20.TOPSOIL SHALL BE RESPREAD TO MINIMUM THICKNESS OF 6-INCHES ON ALL DISTURBED UNPAVED AREAS.

P. BACKFILL TO TOP OF ALL ROCK OR PAVED SURFACES.

Q. ADDITIONAL SILT FENCING MAY BE REQUIRED BY CITY AFTER FIELD INSPECTION.

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
- a. CITY OF BONDURANT
 - b. APPLICANT
 - c. CIVIL ENGINEERING CONSULTANTS, INC.
 - d. IOWA ONE-CALL
2. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
4. STRIP ALL VISIBLE TOPSOIL ON-SITE AND STOCKPILE FOR RESPREAD ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
5. UNLESS GRADING FOR DESIGNED SHIP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
6. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
7. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
8. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
9. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
10. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
11. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORM-WATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
12. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
13. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
14. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
15. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
16. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
17. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO DEPTH OF 6-INCHES.
18. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
19. SPECIFICATIONS FOR FILL IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
20. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
21. CONTAIN PCC CUTTING AND/OR GRINDING SLURRY AND DISPOSE OF SUCH SLURRIES AS ALLOWED BY GENERAL PERMIT #2.

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPER. AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEED.ED.
3. **FINISH GRADING AND SEEDING:** FINISH GRADING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS PRACTICAL.
4. SUBMIT N.O.D. TO IDNR, UPON FINAL STABILIZATION.

SEDIMENT AND EROSION CONTROL QUANTITIES

6 EA. INLET PROTECTION
1500 L.F. FILTER SOCK
1500 L.F. SILT FENCE
1 EA. CONSTRUCTION ENTRANCE/EXIT
3.5 ACRES TEMP SEEDING (TOTAL)
0.5 ACRES TEMP SEEDING (HYDRO-MULCH 5:1)
1.0 ACRES PERMANENT TYPE I SUDAS SEEDING R.O.M.
1.3 ACRES PERMANENT TYPE I SUDAS SEEDING

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT."

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT."

GENERAL CONTRACTOR

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

OTHER

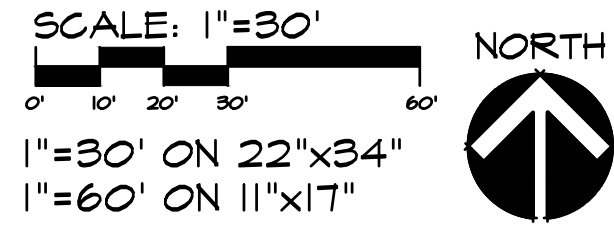
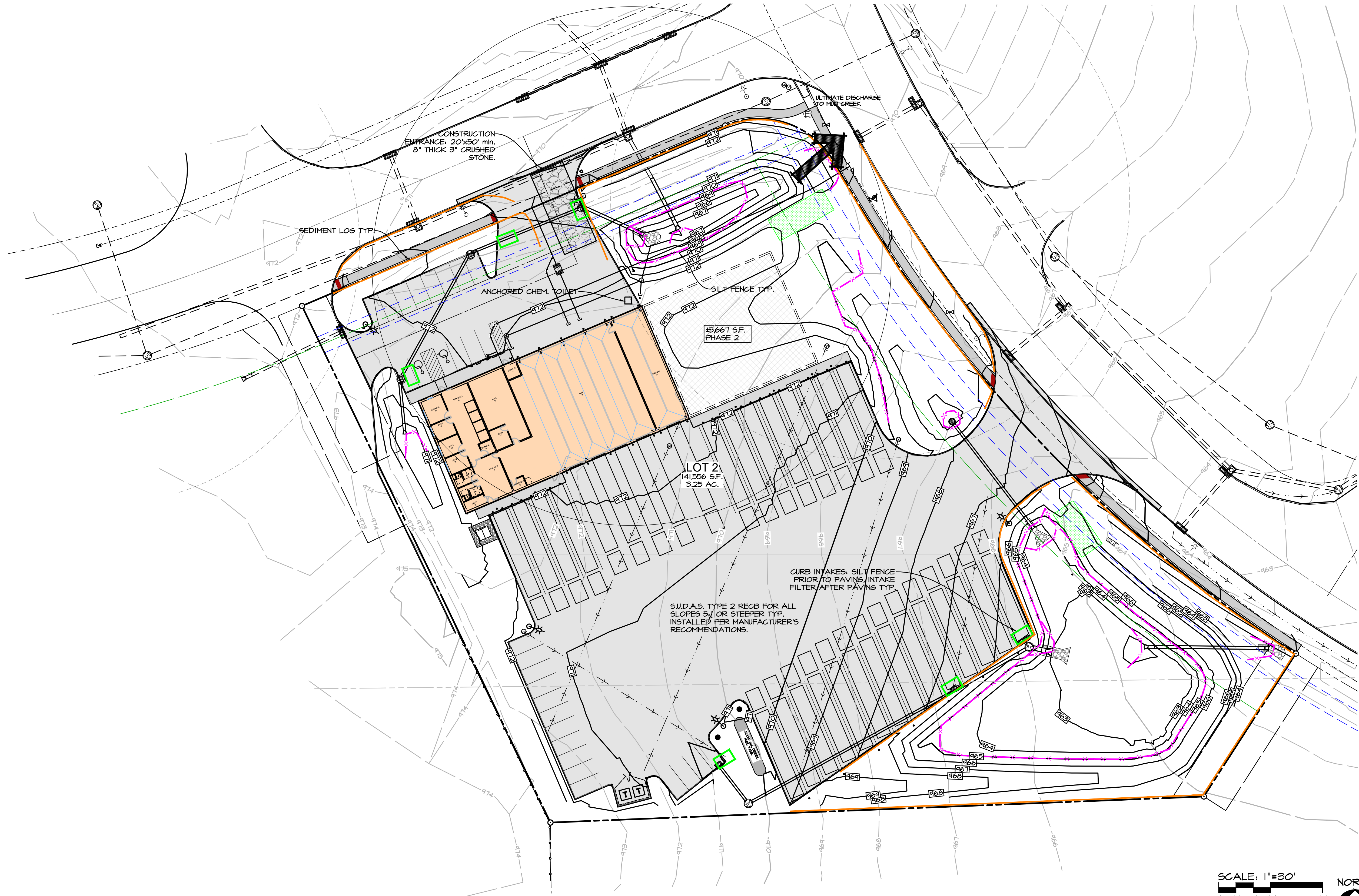
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

IDNR NPDES GP NO. 2 AUTHORIZATION NUMBER: #####-#####

August 11, 2023	August 11, 2023	August 11, 2023	August 11, 2023
DECEMBER 1, 2022	DECEMBER 1, 2022	DECEMBER 1, 2022	DECEMBER 1, 2022
NOVEMBER 11, 2022	NOVEMBER 11, 2022	NOVEMBER 11, 2022	NOVEMBER 11, 2022
SEPTEMBER 30, 2022	SEPTEMBER 30, 2022	SEPTEMBER 30, 2022	SEPTEMBER 30, 2022
XX-XX-XX	XX-XX-XX	XX-XX-XX	XX-XX-XX
DATE OF SURVEY:	DATE OF SURVEY:	DATE OF SURVEY:	DATE OF SURVEY:
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:

AA & E HAULING BONDURANT, IOWA	EROSION & SEDIMENT CONTROL NOTES
SHEET OF 3	E0496





A A & E HAULING BONDURANT, IOWA	IDNR NPDES GP NO. 2 AUTHORIZATION NUMBER: #####-#####	
	DATE:	August 11, 2023 DECEMBER 1, 2022 NOVEMBER 11, 2022 SEPTEMBER 30, 2022
EROSION & SEDIMENT CONTROL PLAN	DATE OF SURVEY:	XX-XX-XXX
	DESIGNED BY:	PC
SHEET 2 OF 2	DRAWN BY:	KRZ
		E8946

EXTERIOR MATERIALS	NORTH (STREET)		WEST		SOUTH		EAST	
	AREA	%	AREA	%	AREA	%	AREA	%
TOTAL WALL AREA	2403		1506		2403		1506	
OPAQUE DOORS	696		0		696		0	
TOTAL AREA, LESS DOORS	1707		1506		1707		1506	
GLAZING (PRIMARY)	77	5%	144	10%	59	3%	0	0%
MASONRY (PRIMARY)	918	54%	278	18%	188	11%	84	6%
METAL SIDING (SECONDARY)	712	42%	1084	72%	1460	86%	1422	94%
TOTAL PRIMARY		58%		28%		14%		6%
TOTAL SECONDARY		42%		72%		86%		94%

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RAINS ARCHITECTURE

3820 79TH ST, URBANDALE, IOWA 50322
515-314-8696 jeff@rainsarch.com

STRUCTURAL ENGINEERING
CLIFTON STRUCTURAL
515-468-1480 rob@cliftonstructural.com

CIVIL ENGINEERING
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th St., Suite 12, Des Moines, IA 50322
515-276-4884 clausen@ceclac.com

- EXTERIOR MATERIALS NOTES:
1. MASONRY - SPLIT-FACE BLOCK W/ INTEGRAL COLOR
 2. METAL SIDING - CORRUGATED METAL SIDING W/ MATCHING COLOR EXPOSED FASTENERS
 3. STOREFRONT - ALUMINUM, BLACK ANODIZED
 4. STEEL DOORS - PAINT TO MATCH SIDING
 5. OVERHEAD DOORS - FACTORY FINISHED, INSULATED METAL

NEW SHOP - OFFICE
601 23rd Street SW
Bondurant, IA

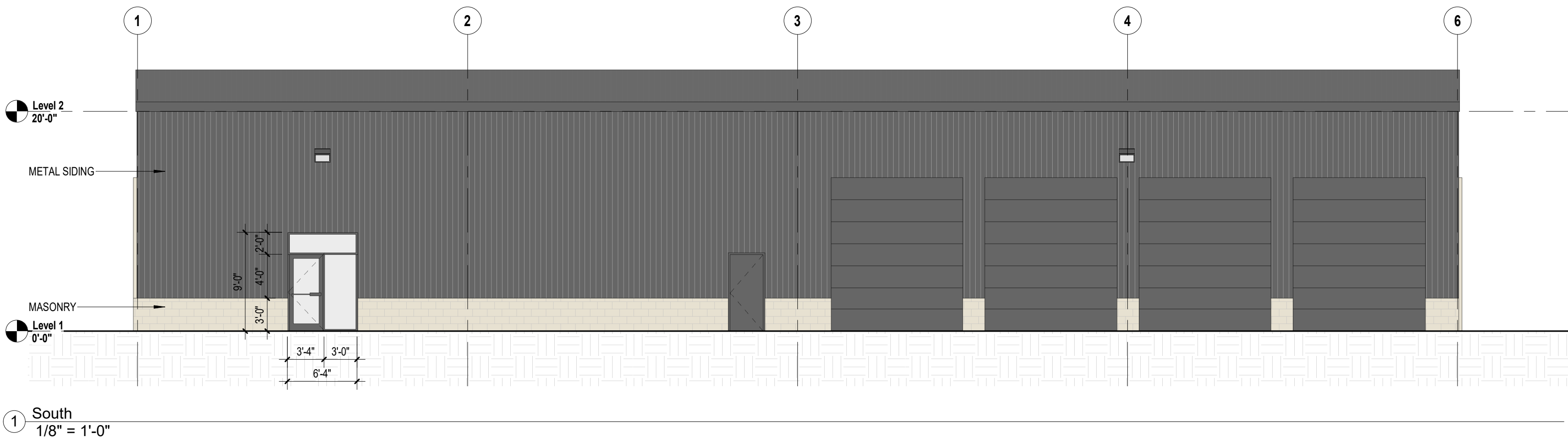
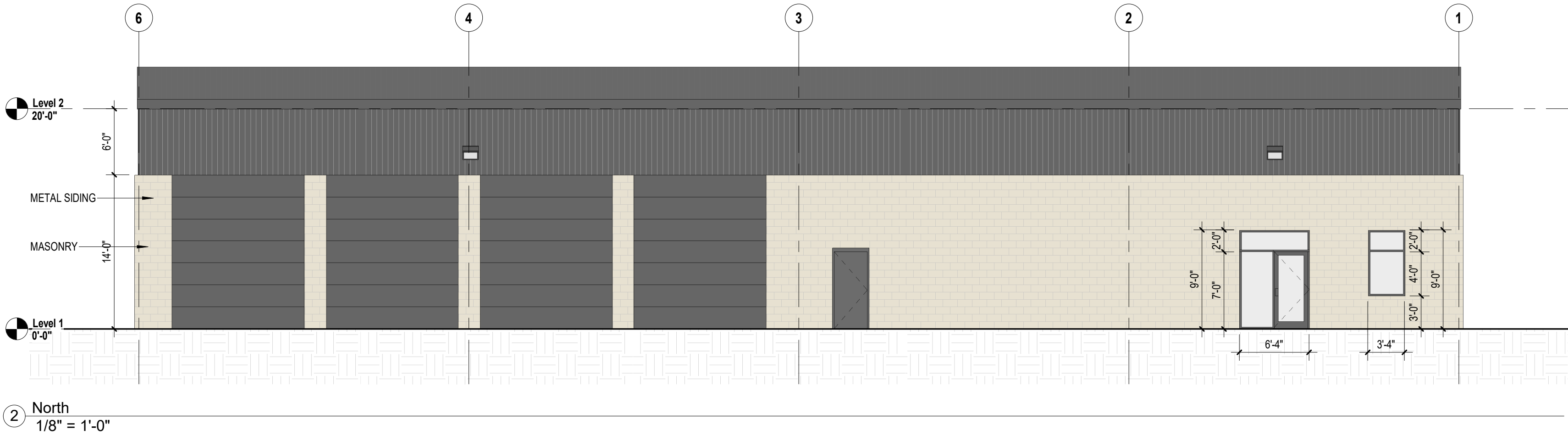
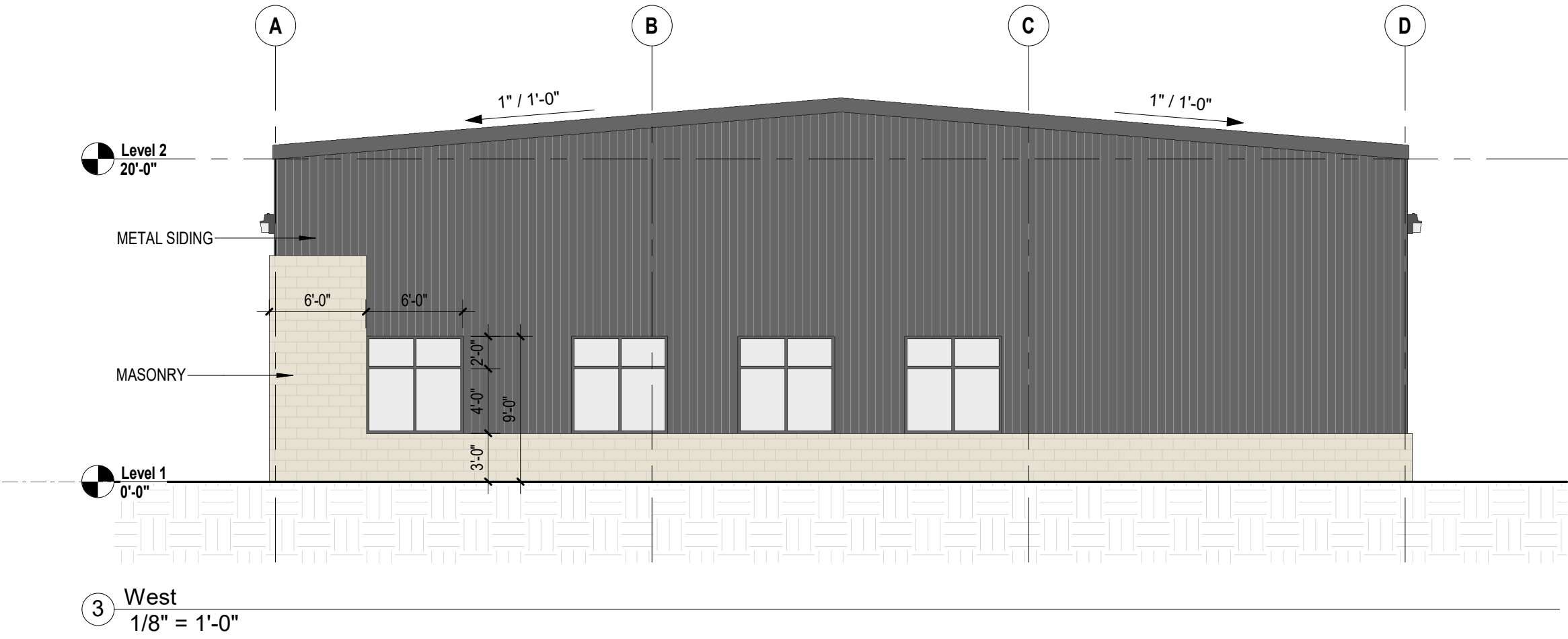
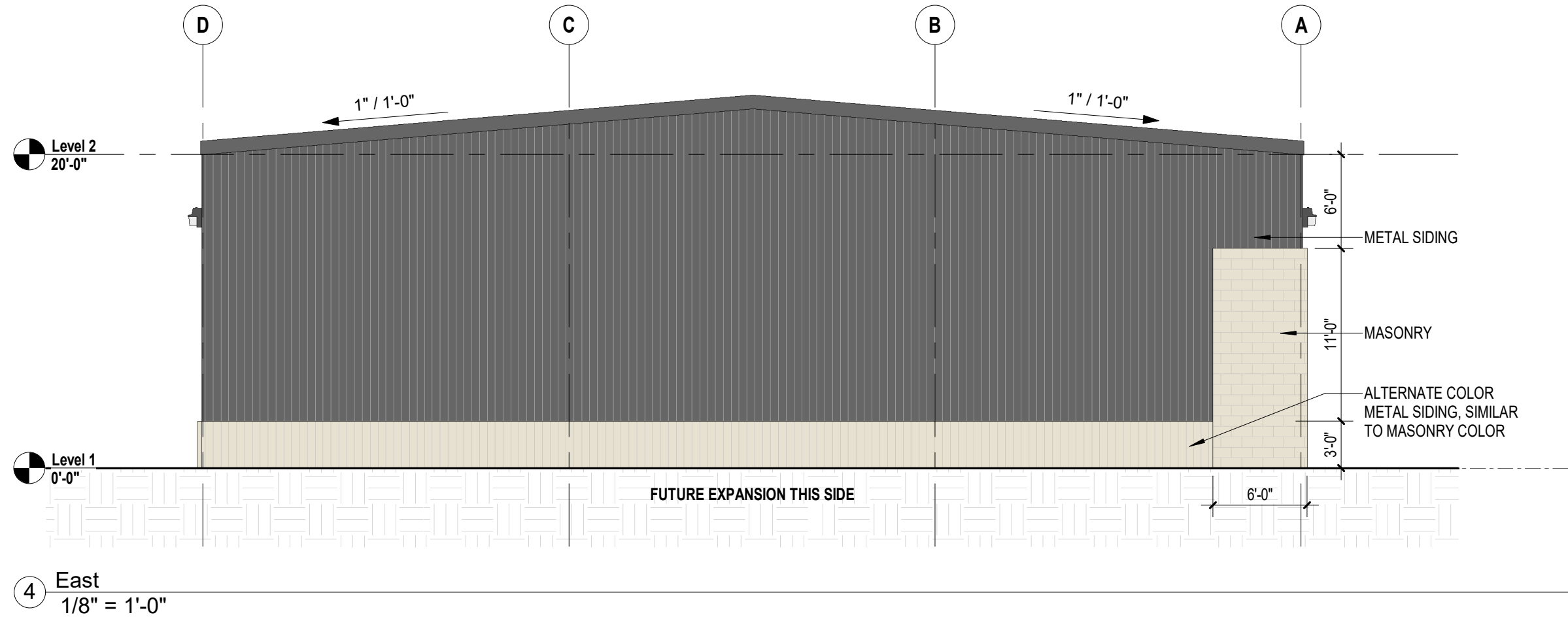
AA&E HAULING

Revisions	

ISSUE DATE: 05/26/23 PROJ. #: RA-23017
ELEVATIONS

A2

2023-06-06 -- ELEVATIONS FOR REVIEW





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

Item No. 6.f.
For Meeting of 9/14/2023
Resolution

TITLE: RESOLUTION PZ-230914-29 Regarding recommended approval of the removal of certain areas from the 1988 Urban Renewal Area and recommended approval of 2023 Bondurant Urban Renewal Area and Plan Amendment

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On September 18, 2023 the Bondurant City Council will hold a public hearing regarding the 2023 Urban Renewal Plan Amendment. Chapter 403 of the Iowa Code states that prior to approval of such an amendment, City Council shall submit the amendment to the Planning & Zoning Commission for its review and recommendation for conformance with the general plan for the development of the municipality as a whole. Chapter 403 further notes that the Planning & Commission shall submit its written recommendation with respect to the proposed amendment to City Council.

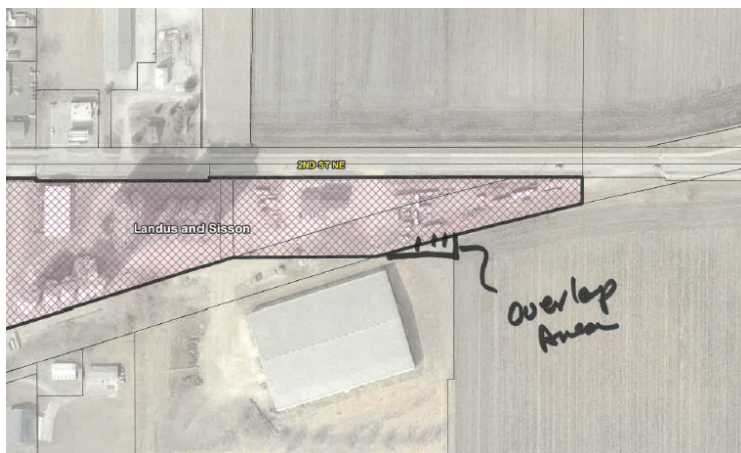
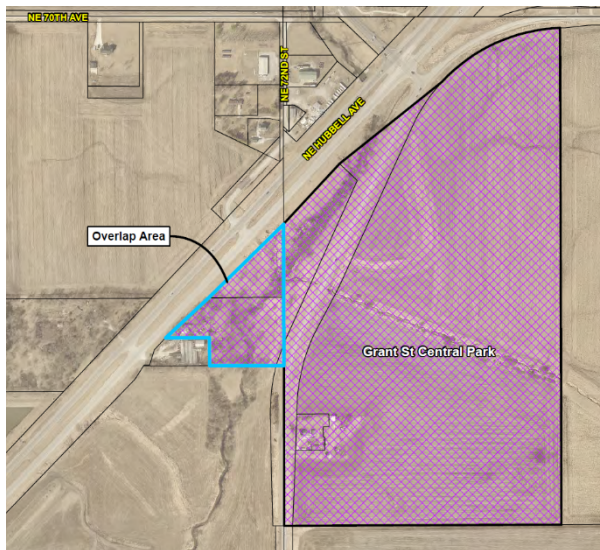
Attached is the proposed amendment and corresponding map area. The plan is being amended for the purposes of (1) adding property to the Urban Renewal Area-Central District Stormwater Improvements/Grant Street S Realignment; (2) adding property to the Urban Renewal Area-Downtown Improvements/Landus and Sisson; (3) adding property to the Urban Renewal Area-Myers 2 Site; (4) adding property to the Urban Renewal Area – 16th Street NE Corridor; (5) adding property to the Urban Renewal Area – Bondurant-Farrar Community School District Parcel; (6) adding property to the Urban Renewal Area – Gholds South; (7) adding property to the Urban Renewal Area – Timmins; (8) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; (9) Update Description of the Downtown Parking Lot Project; (10) Update to description of City Campus Project; and (11) Identification of Projects.

The projects identified (that were not previously in the Urban Renewal Plan) include:

- Downtown Landscaping;
- City Park Project;
- Recreational Trail Improvements and Economic Development Project (Landus);
- Central District Stormwater Improvements;

- 2nd Street NE, NW Reconstruction and Expansion/"Truman Parkway" Extension;
- 16th Street NE/HWY 65/NE 88th Street Infrastructure Improvements;
- Oleson Drive Underpass Project;
- Park Side Trail Connection Project; and
- Site Readiness Program.

The attached resolution also includes the topic of removing certain areas from the 1988 original Urban Renewal Area. The two maps below show these areas proposed for deletion. These areas must be deleted from the 1988 area in order to be included as part of this 2023 amendment area. The 1988 areas proposed for deletion split parcels, where some of a parcel was included in the Urban Renewal Area, while some of the parcel was not. The 2023 Urban Renewal Amendment Area cleans up this issue by including the entire parcel within the Urban Renewal Area.



Projects span multiple years in the plan and the total prospective investment over the

multiple fiscal years is \$57,670.000. The Urban Renewal Amendment simply makes the projects, or a portion of the projects, eligible to be supported by TIF funding.

The 2023 Urban Renewal Plan Amendment is consistent with the Building Bondurant Comprehensive Plan.

FUNDING SOURCE:

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

1. Recommended approval of Resolution PZ-230914-29.
2. Recommended denial of Resolution PZ-230914-29.
3. Table, pending additional information/feedback.

Staff recommends approval of of the enclosed resolution regarding recommended approval of the removal of certain areas from the 1988 Urban Renewal Area and recommended approval of the 2023 Bonduran Urban Renewal Area and Plan Amendment.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-2300914-29, Urban Renewal Amendment
2. Map
3. Overlap Area to be Removed from 1988 Area - Sisson
4. Overlap Area to be Removed from 1988 Area - Sisson - Grant St, Central Park Area
5. 2023 Final UR Plan Amend (Bondurant-New 2023)-v2

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230914-29

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REMOVAL OF
CERTAIN AREAS FROM THE 1988 URBAN RENEWAL AREA AND RECOMMENDED
APPROVAL OF 2023 BONDURANT URBAN RENEWAL AREA AND PLAN
AMENDMENT

WHEREAS, the Urban Renewal Plan for the Bondurant Urban Renewal Area is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein; AND

WHEREAS, the attached Urban Renewal Plan Amendment is consistent with the Building Bondurant Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the 2023 Urban Renewal Amendment.

Moved by _____, Seconded by _____ to adopt.

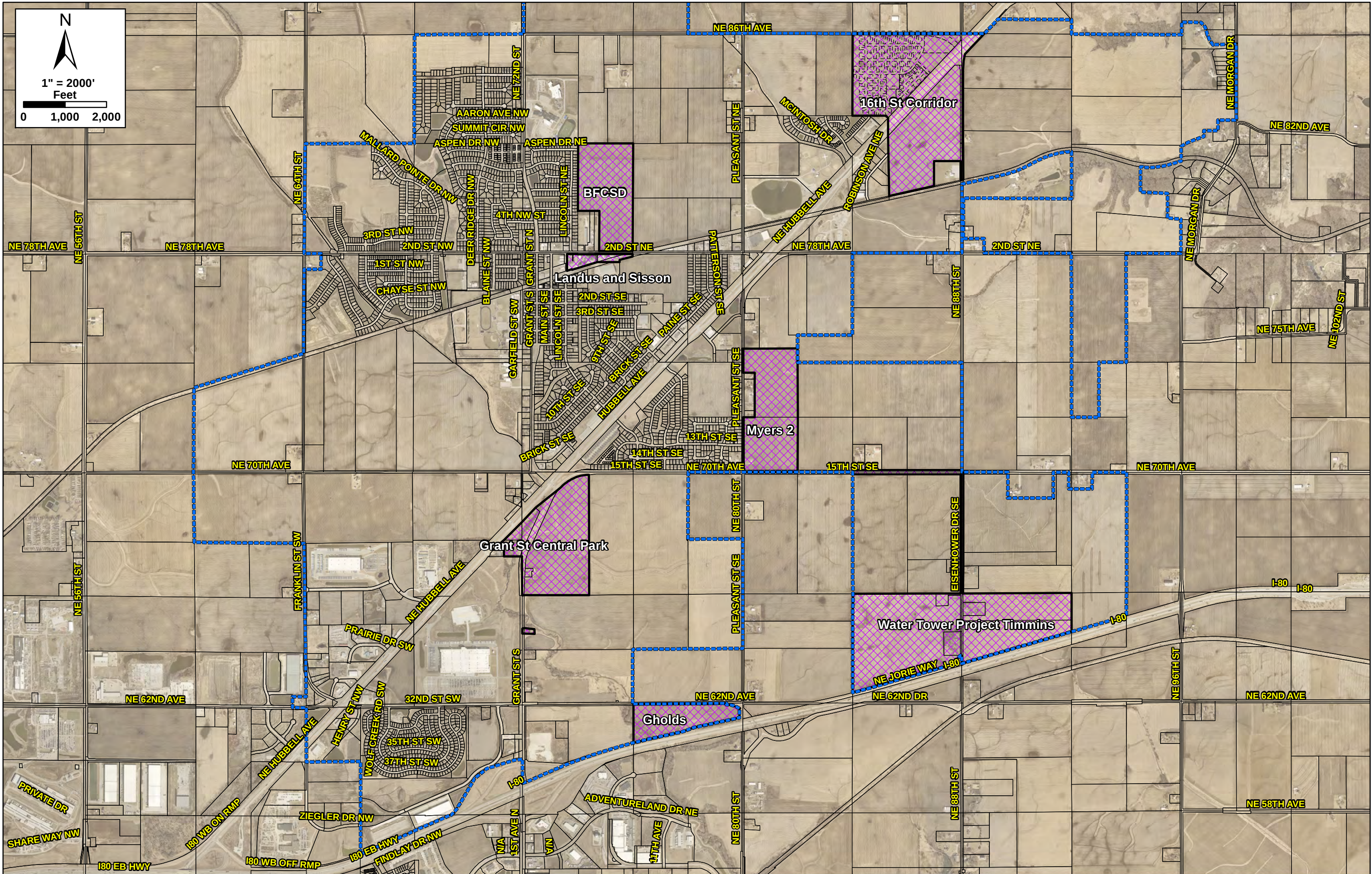
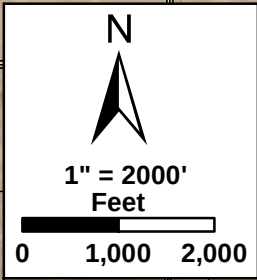
ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on September 14, 2023; among other proceedings the above was recommended.

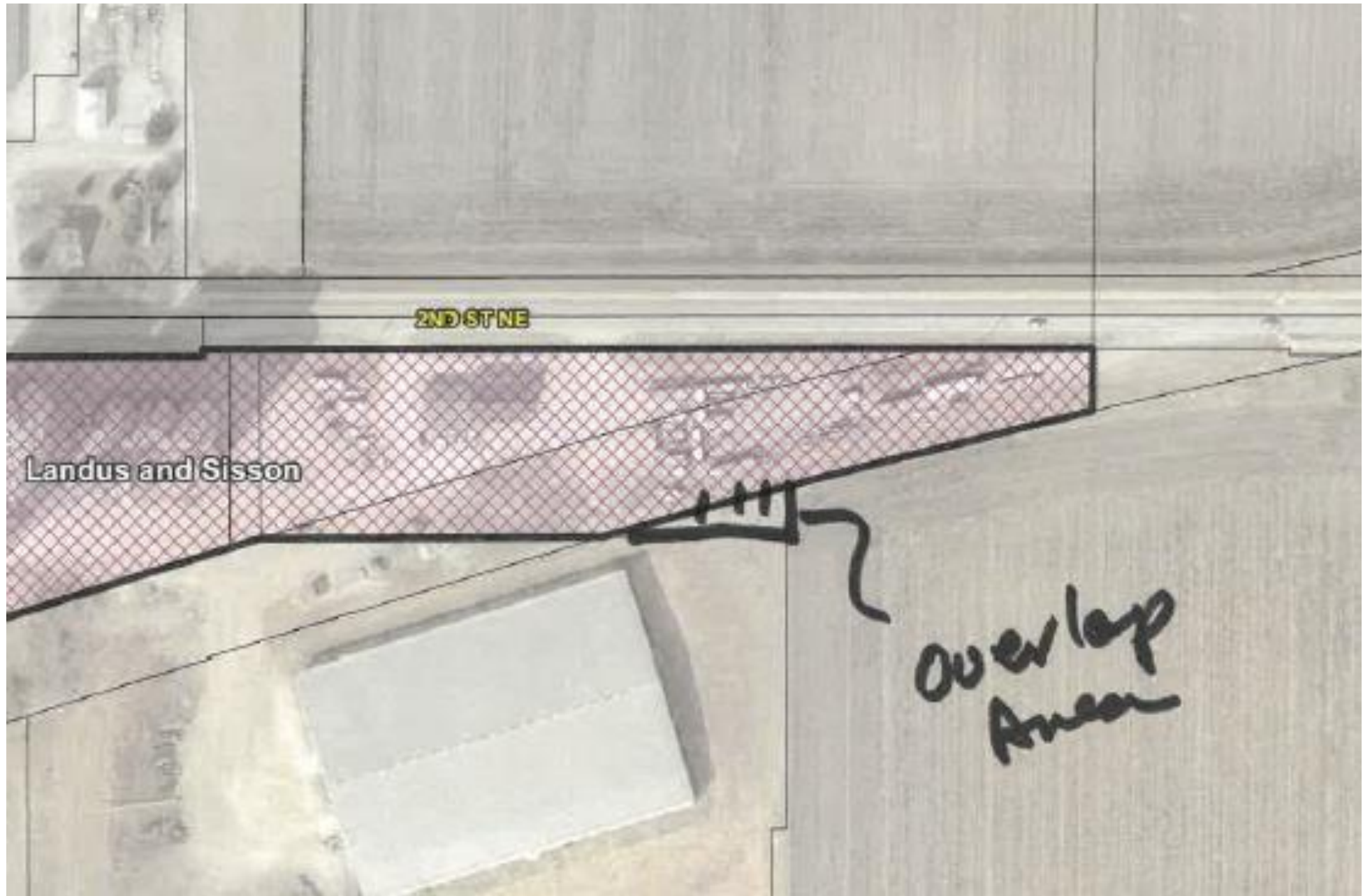
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

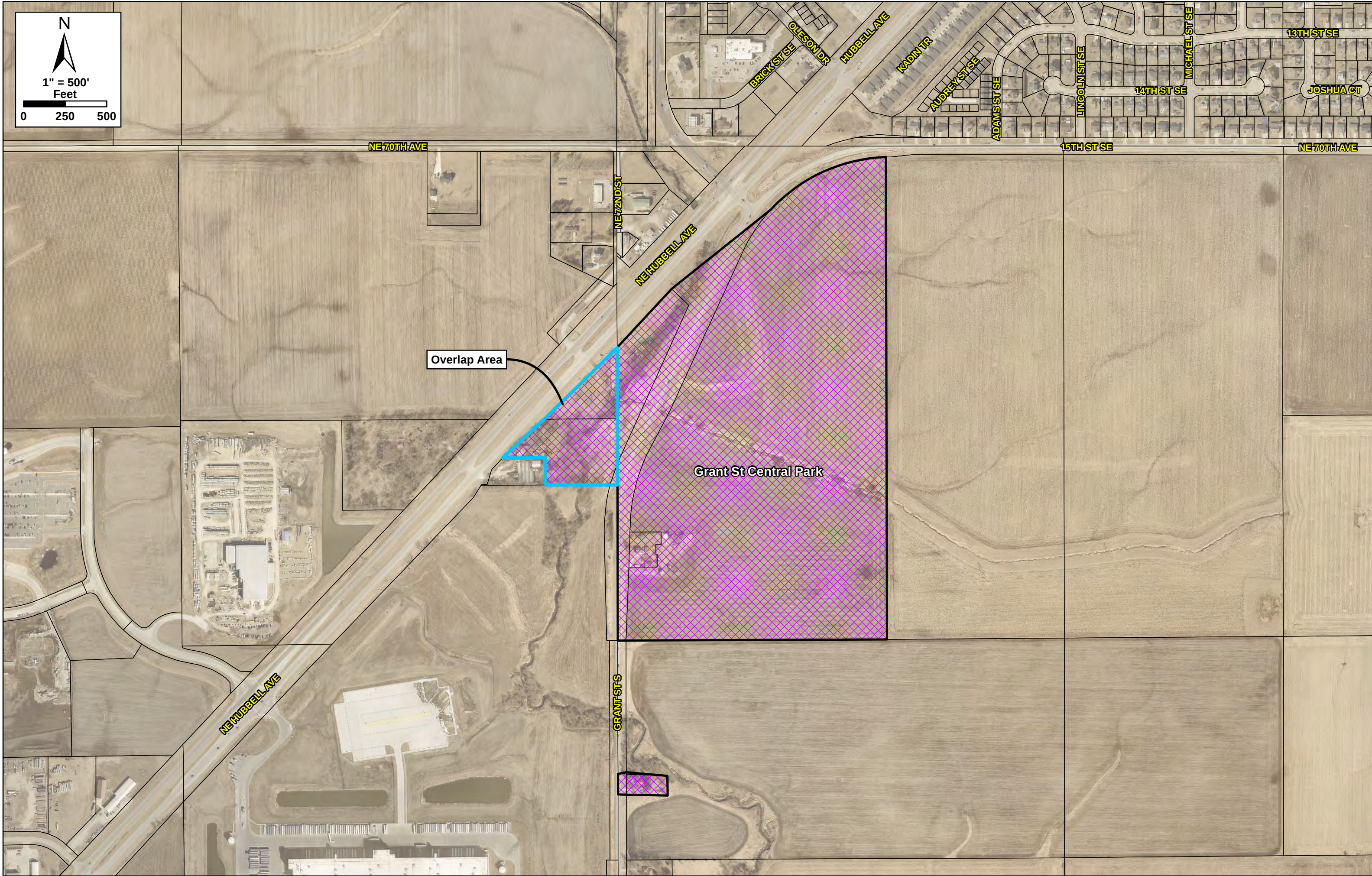
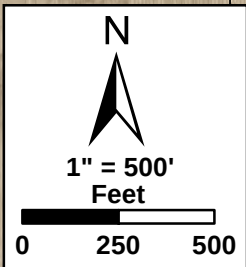
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Cameron				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair







CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

September, 2023

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of (1) adding property to the Urban Renewal Area-Central District Stormwater Improvements/Grant Street S Realignment; (2) adding property to the Urban Renewal Area-Downtown Improvements/Landus and Sisson; (3) adding property to the Urban Renewal Area-Myers 2 Site; (4) adding property to the Urban Renewal Area – 16th Street NE Corridor; (5) adding property to the Urban Renewal Area – Bondurant-Farrar Community School District Parcel; (6) adding property to the Urban Renewal Area – Gholds South; (7) adding property to the Urban Renewal Area – Timmins; (8) updating the description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; (9) updating the description of the Downtown Parking Lot Project; (10) updating the description of City Campus Project; (11) identifying new urban renewal projects to be undertaken in the Urban Renewal Area; and (12) removing overlapping areas from the 1988 Urban Renewal Area.

1) Addition of Property-Central District Stormwater Improvements/Grant Street S Realignment. The real property (the "CDS Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added with the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the CDS Property as an economic development area. The CDS Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the Central District Stormwater Improvements

2) Addition of Property-Downtown Improvements/Landus and Sisson. The real property (the "Landus/Sisson Property") legally described on Exhibit B hereto is, by virtue of this Amendment, being added with the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Landus/Sisson Property as an economic development and a blighted area. The Landus/Sisson Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the Downtown Improvements planned for the Landus Cooperative Site that is being vacated and adjacent property.

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, dilapidation and developing failure of public infrastructure and utility connections (the “Blighted Conditions”). The Blighted Conditions are further described on Exhibit B-1 hereto.

3) Addition of Property-Myers 2. The real property (the "Myers 2 Property") legally described on Exhibit C hereto is, by virtue of this Amendment, being added with the September,

2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Myers 2 Property as an economic development area. The Myers 2 Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the industrial property referred to as the Myers 2 site that is currently undergoing site certification.

4) Addition of Property-16th Street NE Corridor. The real property (the "16th Street NE Property") legally described on Exhibit D hereto is, by virtue of this Amendment, being added with the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the 16th Street NE Property as an economic development area. The 16th Street NE Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to street improvements that will serve as a major arterial adjacent to commercial and industrial ground.

5) Addition of Property- Bondurant-Farrar Community School District Parcel. The real property (the "School District Property") legally described on Exhibit E hereto is, by virtue of this Amendment, being added with the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the School District Property as an economic development area. The School District Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the property that is the future site of a school and additional commercial development.

6) Addition of Property-GHolds South. The real property (the "GHolds Property") legally described on Exhibit F hereto is, by virtue of this Amendment, being added with the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the GHolds Property as an economic development area. The GHolds Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the property that is the future site of a school and additional commercial development.

7) Addition of Property-Timmins. The real property (the "Timmins Property") legally described on Exhibit G hereto is, by virtue of this Amendment, being added with the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Timmins Property as an economic development area. The Timmins Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the property that is the future site of a school and additional commercial development.

8) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program. The City approved the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the "Program") in the November 3, 2019 Amendment to the Plan and further amended it in June 2020. It is now necessary to further revise the Program. The description of the Program shall now read as follows:

Name of Project: Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the "Program")

Date of Council Approval of Project: November 3, 2019 (original), June 15, 2020 (updated), and September 18, 2023

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal and engineering services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

The City Council acknowledges the importance of promoting economic development in the Urban Renewal Area. The City has undertaken certain initiatives in the Urban Renewal Area to promote economic development therein including (1) carrying out promotional events, marketing and branding initiatives intended to encourage commercial and industrial growth in the Urban Renewal Area; (2) providing economic development support payments to East Polk Innovation Collaborative, the Bondurant Chamber of Commerce and Bondurant Development, Inc. in connection with activities undertaken in the Urban Renewal Area to promote to commercial and industrial development; and (3) paying the costs of site certification for certain property situated in the Urban Renewal Area.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Program with internal advances (the “Advances”) of City funds on-hand. In any case, a portion of the City’s obligations incurred will be repaid with incremental property tax revenues. The amount of the Advances will be determined from year to year. It is further anticipated that the City’s use of incremental property tax revenues for the Program for the City’s fiscal years 2024 through 2029 will not exceed \$1,500,000.

9) Update Description of the Downtown Parking Lot Project. The City approved the Downtown Parking Lot Project in the May 7, 2018 Amendment to the Plan and updated the project in the June 15, 2020 amendment to the plan. It is now necessary to update the description of the Downtown Parking Lot Project. The description of the Downtown Parking Lot Project shall now read as follows:

Name of Project: Downtown Parking Lot Projects

Date of Council Approval of Project: May 7, 2018, updated June 15, 2020 and September 18, 2023

Description of Project and Project Site: The Downtown Parking Lot Projects will consist of the acquisition by the City of certain real property in the Urban Renewal Area and situated in various locations throughout the City’s downtown area. The City will undertake acquisition of properties, demolition of structures as needed, and construction of parking facilities, including lighting, landscaping, and other site amenities to serve downtown commercial enterprises and City Park.

It is expected that the completed Downtown Parking Lot Projects will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire the various real estate, easements, and rights-of-way as are necessary to successfully undertake the Downtown Parking Lot Projects.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Downtown Parking Lot Projects with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In either case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Downtown Parking Lot Projects will not exceed \$1,500,000 (increased from \$500,000 as approved in the June, 2020 Amendment to the Plan), plus any interest expense incurred on the Obligations.

10) Update Description of City Campus Project. The City approved the City Campus project in the December, 2021 Amendment to the Plan. The description of the City Campus Project shall now read as follows:

Name of Project: City Campus Project

Date of Council Approval of Project: December 20, 2021 and updated September 18, 2023

Description of Project and Project Site: The City will undertake the planning and design of a City Campus the City Campus Property. The City Campus Project will include site preparation of the City Campus Property and a parking lot for the construction of an Emergency Services Facility and, eventually, a Public Works Facility.

It is anticipated that the City will begin the construction, furnishing, and equipping of the Emergency Services Facility (the "EMS Facility Project") on the City Campus Property in the City's 2023 fiscal year. The completed EMS Facility Project will serve as the headquarters for the City's fire department, emergency medical services and ambulance department and will include a fitness center for use by City employees.

The completed City Campus Project will have a direct, positive impact on the Urban Renewal Area, and community at large, through the provision of enhanced municipal emergency services and municipal public works facilities.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the City Campus Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Campus Project will not exceed \$12,000,000, plus any interest expense incurred on the Obligations, which is an increase of \$5,000,000 from the November, 2021 Amendment.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax revenues for the funding of the EMS Facility Project and alternative development and

funding options for the EMS Facility Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that a need exists for the provision of a new, improved and expanded emergency services in the Urban Renewal Area. The City's ability to fulfill its duty of fire protection and emergency medical services in the Urban Renewal Area is diminished by inadequate, outdated and undersized fire station and emergency medical services facilities. The use of the City Campus Property as the site for the EMS Facility Project is an optimal use for this land. Promoting other types of development on the City Campus Property to the exclusion of the EMS Facility Project will not meet the public need being addressed by the EMS Facility Project. Further, the proximity of the EMS Facility Project to the Certified Site Property will promote industrial development on the Certified Site Property.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the EMS Facility Project because such Revenues have been allocated to other projects in the City

* General Fund: The City's General Fund reserves are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund to pay for additional costs of the EMS Facility Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the purpose of funding the EMS Facility Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (collectively, the "Bonds") to finance the EMS Facility Project. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area. It is not feasible for the City to issue general obligation indebtedness for the EMS Facility Project without the ability to assure the taxpayers of the City that tax increment financing will be available to assist with a portion of the debt service on the Bonds.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the EMS Facility Project.

* Grants: The City intends to continue to apply for available grants to assist in paying the costs of the EMS Facility Project.

11) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Downtown Landscaping

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The City will provide landscaping and planters throughout the downtown area, including City Park, to serve downtown commercial enterprises and City Park.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Downtown Landscaping Project with borrowed funds or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$150,000 for Fiscal Years 2023; 2024; 2025; 2026; 2027; and 2028, plus any interest expense incurred on the Obligations

B.

Name of Project: City Park Project

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The City Park Project will consist of the reconstruction of City Park, implementing the City Park Master Plan, which includes grading, construction of a splash pad, development of play amenities, construction of restroom facilities, a shelter house, a performance pavilion, and certain infrastructure improvements, all of which will enhance the commercial activities in the downtown area in the Urban Renewal Area. The completed City Park Project will have a direct, positive impact on increased and improved commercial development in the Urban Renewal Area through the provision of enhanced public recreational infrastructure in the City and the improved space in which commerce occurs during regular intervals.

Description of Properties to be Acquired in Connection with the Project: The City currently owns real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Infrastructure Project.

Description of Use of TIF for the Project: It is anticipated that the City will conduct the project in phases and pay for the City Park Project with borrowed funds or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Park Project will not exceed \$4,000,000, plus any interest expense incurred on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax revenues for the funding of the City Park Project and alternative development and funding options for the City Park Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that provision of superior recreational facilities are essential to the economic development of the City. Promoting other types of development at City Park to the exclusion of the City Park Project will not meet the public need being addressed by the City Park Project.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the City Park Project because such Revenues have been allocated to other projects in the City.

* General Fund: The City's General Fund reserves are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund to pay for additional costs of the City Park Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the purpose of funding the City Park Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (collectively, the "Bonds") to finance the City Park Project. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area. It is not feasible for the City to issue general obligation indebtedness for the City Park Project without the ability to assure the taxpayers of the City that tax increment financing will be available to assist with a portion of the debt service on the Bonds.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the City Park Project.

C.

Name of Project: Recreational Trail Improvements and Economic Development Project (Landus)

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The Recreational Trail Improvements and Economic Development Project (the “Landus” Project) will consist of the extension of the Chichaqua Recreational Trail on certain real property situated north and south of 2nd Street NE, east of Main Street NE, and north of Railroad Street in the Urban Renewal Area. It will also include studies, planning, and prospective infrastructure improvements to help redevelop the area.

It is anticipated that the completed Project will have a positive impact on commerce in the Urban Renewal Area through the provision of enhanced infrastructure and recreational amenities.

Description of Properties to be Acquired in Connection with Project: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Landus Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Trail Improvements Project will not exceed \$2,000,000, plus any interest expense incurred on the Obligations.

D.

Name of Project: Central District Stormwater Improvements

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The Central District Stormwater Improvements Project (the “CDS Project”) provides for the planning, design, and construction of the realignment and expansion of Grant Street S and the first phase of the Central District Stormwater Improvements, as identified in the Master Plan adopted by the City Council in November 2022.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the CDS Project with borrowed funds or the proceeds of an internal advance of City funds on-

hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$30,000,000 for Fiscal Years 2023; 2024; 2025; 2026; 2027; 2028; 2029; and 2030, plus any interest expense incurred on the Obligations.

E.

Name of Project: 2nd Street NE, NW Reconstruction and Expansion/Truman Street Extension

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The 2nd Street NE, NW Reconstruction and Expansion/Truman Street Extension Project (the "Project") provides for the planning, design, and construction of 2nd Street NE, NW and the portion of Truman Street that lies within the future commercial zoning area of the Bondurant Urban Renewal Area.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Project with borrowed funds or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$5,800,000 for Fiscal Years 2024; 2025; 2026; 2027; and 2028, plus any interest expense incurred on the Obligations.

F.

Name of Project: 16th Street NE/HWY 65/NE 88th Street Infrastructure Improvements

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The 16th Street NE/HWY 65/NE 88th Street Infrastructure (the "16th St Infrastructure Project") provides for the planning, design, and construction of 16th Street NE/HWY 65 street and intersection improvements.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the 16th St Infrastructure Project with borrowed funds or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid

with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$6,000,000 for Fiscal Years 2024; 2025; 2026; 2027; and 2028, plus any interest expense incurred on the Obligations.

G.

Name of Project: Oleson Drive Underpass Project

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The Oleson Drive Underpass Project (the "Underpass Project") provides for the planning, design, and construction of an underpass under Oleson Drive, connecting commercial areas for economic development.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Underpass Project with borrowed funds or the proceeds of an internal advance of City funds on-hand and grant funds. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$1,500,000, plus any interest expense incurred on the Obligations.

H.

Name of Project: Park Side Trail Connection Project

Date of Council Approval of Project: September 18, 2023

Description of Project and Project Site: The Park Side Trail Connection Project (the "Park Side Project") provides for the planning, design, and construction of a trail to extend through the Bondurant Recreational Sports Complex.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Park Side Project with borrowed funds or the proceeds of an internal advance of City funds on-hand and grant funds. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$500,000, plus any interest expense incurred on the Obligations, for Fiscal Years 2023; 2024; and 2025.

I.

Name of Project: Site Readiness Program

Date of Council Approval of Project: September 18, 2023

Description of Program: To facilitate economic development and promote industrial and commercial valuation growth, the City will collaborate with property owners to prepare commercial and/or industrial sites for development and/or pursue site certification status through the Iowa Economic Development Authority or the Greater Des Moines Partnership Site Readiness program. The “Site Readiness Program” will include staff time; consultant and engineer work, including professional services contracts; filing fees; and a variety of studies, as well as other work necessary to advance site readiness.

Description of Properties to be Acquired in Connection with the Program: The City will acquire such real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Site Readiness Program. While the City does not anticipate acquiring property, it may be necessary to acquire temporary easements or other permissions for various testing that must occur as part of a due diligence effort.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Site Readiness Program with borrowed funds or the proceeds of an internal advance of City funds on-hand and grant funds. In any case, the City's obligations (the “Obligations”) will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$500,000, plus any interest expense incurred on the Obligations, for Fiscal Years 2023; 2024; and 2025.

12) Deletion of Area from 1988 Urban Renewal Area. The real property legally described on Exhibit H hereto is, by virtue of this Amendment, being removed from the 1988 Urban Renewal Area with the September, 2023 Addition to the Urban Renewal Area, as these areas being removed from the 1988 Urban Renewal Area are now included within the Urban Renewal Area as part of this September 2023 Amendment.

13) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$20,498,744</u>
Outstanding general obligation debt of the City:	<u>\$16,014,975</u>
Proposed debt to be incurred under the September, 2023 Amendment*:	<u>\$ 57,670,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council. **Additionally, this reflects projects set to occur over a period of multiple fiscal years. The amount contained herein is also an estimate for debt and is a not-to-exceed amount.**

EXHIBIT A
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

CENTRAL DISTRICT STORMWATER IMPROVEMENTS/GRANT STREET S
REALIGNMENT

Commencing at a point on the north line of the northwest fractional $\frac{1}{4}$ of Section 6, Township 79 North, Range 22 West of the 5th Principal Meridian located 1,067.3 feet west of the northeast corner of the northwest fractional $\frac{1}{4}$ of said Section 6; thence south along a line parallel to and 1,067.3 feet west of the east line of the northwest fractional $\frac{1}{4}$ of said Section 6 to the south right-of-way of 15th Street and the Point of Beginning; thence south along a line parallel to and 1,067.3 feet west of the east line of the northwest fractional $\frac{1}{4}$ of said Section 6 to a point on the south line of the northwest fractional $\frac{1}{4}$ of said Section 6; thence west along said south line to the east line of the northeast fractional $\frac{1}{4}$ of Section 1, Township 79 North, Range 23 West; thence north along the east line of the northeast fractional $\frac{1}{4}$ of Section 1, Township 79 North, Range 23 West to a point 398 feet south of the north line of the south 81.5 acres of the northeast fractional $\frac{1}{4}$ of said Section 1; thence west 434 feet; thence north 162.5 feet; thence west to the easterly right-of-way of NE Hubbell Avenue; thence northeasterly along the southeasterly right-of-way line of NE Hubbell Avenue to the west right-of-way of Grant Street; thence east to the point of curvature of the east right-of-way of Grant Street; thence northeast along the east right-of-way of Grant Street and the south right-of-way of 15th Street to the Point of Beginning.

And

Parcel A recorded in Book 7139 Page 365 of the north $\frac{1}{2}$ of the southwest fractional $\frac{1}{4}$ of Section 6, Township 79 North, Range 22 West of the 5th Principal Meridian described as follows:

Beginning 792.61 feet south of the northwest corner of the southwest fractional $\frac{1}{4}$ of said Section 6; thence east 292.89 feet; thence south 118.46 feet; thence west 294.23 feet; thence north 123.52 feet along the west line of the southwest fractional $\frac{1}{4}$ of said Section 6 to the Point of Beginning.

EXHIBIT B
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

LANDUS AND SISSON AREA

Beginning at the point of intersection of the south right-of-way line of 2nd Street NE and the east line of Parcel L of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493 Page 751 in the Office of the Polk County Recorder; thence south along the east line of said Parcel L to the southeast corner of said Parcel L; thence southwesterly along the southerly line of the former railroad right-of-way 321.91 feet; thence south 51.38 feet; thence west 529.27 feet to the northerly line of the former railroad right-of-way; thence southwesterly along the northerly line of the former railroad right-of-way to the point of intersection with the northerly extension of the centerline Lincoln Street SE; thence north along said northerly extension of the centerline of Lincoln Street SE and along the centerline of Lincoln Street NE to the south right-of-way of 2nd Street NE; thence east along the south right-of-way line of 2nd Street NE to the Point of Beginning.

EXHIBIT B-1
Description of Blighted Descriptions
(September, 2023 Addition)

LANDUS AND SISSON AREA

There are documented structural deficiencies on some of the structures on the properties. Additionally, some of the buildings are abandoned. There is visible and physical decline of the property and the structures on the property. Facilities on the property have been identified as Below Normal condition by the Polk County Assessor. Current uses of the properties are inconsistent with the future land use plan and incompatible with the surrounding neighborhoods. The City routinely receives nuisance complaints from residents regarding the properties.

EXHIBIT C
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

MYERS 2 AREA

Beginning at the Southwest Corner of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian; thence east along the south line of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to the southeast corner of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence north along the east line of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to the southeast corner of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence north along the east line of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to the northeast corner of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence north along the east line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 32 to the northeast corner of the south 10 acres of Lots 1 and 2 of the Official Plat of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 32; thence west along the north line of the south 10 acres of said Lots 1 and 2 to the northwest corner of the south 10 acres of said Lots 1 and 2; thence south along the west line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 32 to the northwest corner of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence south along the west line of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to a point 1,071.65 feet north of the south line of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence east 283.5 feet; thence south along a line parallel to and 283.5 feet east of the west line of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to a point on the south line of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence west along the south line of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to the southwest corner of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32; thence south along the west line of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said Section 32 to the Point of Beginning.

EXHIBIT D
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

16TH STREET NE CORRIDOR

Beginning at the north quarter corner of Section 29, Township 80 North, Range 22 West of the 5th Principal Meridian; thence east along the north line of said Section 29 to the northeast corner of said Section 29; thence east along the north line of Section 28, Township 80 North, Range 22 West of the 5th Principal Meridian; to a point on the east right-of-way line of U.S. Highway 65; thence southwesterly along the southeasterly right-of-way line of U.S. Highway 65 to the point of intersection with the east right-of-way line of NE 88th Street; thence south along the east right-of-way line of NE 88th Street to the point of intersection with the former right-of-way of the Chicago Great Western Railway; thence southwesterly along the northerly line of the former right-of-way of the Chicago Great Western Railway to the west line of the right-of-way of NE 88th Street; thence north along the west right-of-way line of NE 88th Street to the point of intersection with the north line of Parcel 2017-43 recorded in Book 16480 Page 392 in the Office of the Polk County Recorder; thence west 637 feet along the north line of said Parcel 2017-43 to the northwest corner of said Parcel 2017-43; thence south along the west line of said Parcel 2017-43 to the northerly line of the former right-of-way of the Chicago and Great Western Railway; thence southwesterly along the northerly right-of-way line of the former railroad right-of-way to the southeast corner of Lot 9 Bondurant Industrial Park, an official plat in and forming a part of the City of Bondurant, Polk County, Iowa; thence north along the east line of said Bondurant Industrial Park to the point of intersection with southeasterly right-of-way of U.S. Highway 65; thence northerly across the right-of-way of Highway 65 to the point of intersection of the northwesterly right-of-way of U.S. Highway 65 and the most easterly northeast corner of Lot 4 of Park Side Plat 2; thence westerly along the northerly line of Park Side Plat 2, an official plat in and forming a part of the City of Bondurant, Polk County, Iowa to the point of intersection with the west line of the northeast quarter of Section 29, Township 80 North, Range 22 West of the 5th Principal Meridian; thence north along the west line of the northeast quarter of said Section 29 to the Point of Beginning.

EXHIBIT E
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

Commencing at the south quarter corner of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian; thence north along the east line of the southwest quarter of said Section 30 to the north right-of-way line of 2nd Street NE, said point being the Point of Beginning; then west along the north line of the right of way of 2nd Street NE to a point located 520 feet east of the west line of the east one-half of the southwest quarter of said Section 30; thence north 963 feet; thence west 520 feet to a point on the west line of the east one-half of the southwest quarter of said Section 30; thence north along the west line of the east one-half of the southwest quarter of said Section 30 to the northwest corner of the east one-half of the southwest quarter of said Section 30; thence east along the north line of the east one-half of the southwest quarter of said Section 30 to the Center of said Section 30; thence south along the east line of the southwest quarter of said Section 30 to the Point of Beginning.

EXHIBIT F
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

GHOLDS SOUTH

Beginning at the north quarter corner of Section 7, Township 79 North, Range 22 West of the 5th Principal Meridian; thence east along the north line of said Section 7 to a point 385 feet west of the northeast corner of said Section 7, said point being the westerly boundary of the Interstate 80 right-of-way, said point also being located on the east corporate limits of the City of Bondurant as presently established; thence southerly and continuing southwesterly along the westerly and northerly right-of-way line of Interstate 80 to the west line of the northeast quarter of said Section 7; thence north along the west line of the northeast quarter of said Section 7 to the Point of Beginning.

EXHIBIT G
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2023 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

TIMMINS

Beginning at the southwest corner of Timmins Acres, an Official Plat in and forming a part of the City of Bondurant, Polk County, Iowa; thence north along the west line of Outlot Z of Timmins Acres to the northwest corner of said Outlot Z; thence east along the north line of said Outlot Z to the northwest corner of Lot 1, Timmins Acres, an Official Plat in and forming a part of the City of Bondurant, Polk County, Iowa; thence east along the north line of said Lot 1 to the northeast corner of said Lot 1, said point also being located on the west right-of-way line of Eisenhower Drive SE; thence north along the west right-of-way line of Eisenhower Drive SE to the point of intersection with the south right-of-way line of 15th Street SE; thence west along the south right-of-way line of 15th Street SE to the west line of the northeast fractional one-quarter of Section 5, Township 79 North, Range 22 West of the 5th Principal Meridian; thence north to the north quarter corner of said Section 5; thence north along the west line of the southeast quarter of Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian to the point of intersection with the north right-of-way line of 15th Street SE; thence east along the north right-of-way line of 15th Street SE to the east line of said Section 32; thence south along the east line of said Section 32 to the southeast corner of said Section 32; thence east along the north line of Section 4, Township 79 North, Range 22 West of the 5th Principal Meridian a distance of 33 feet; thence south to a point on the south right-of-way line of 15th Street SE said point also being the east right-of-way line of Eisenhower Drive SE; thence south along the east right-of-way line of Eisenhower Drive SE to the north line of the southwest quarter of said Section 4; thence east along the north line of the southwest quarter of said Section 4 to the Center of said Section 4; thence south along the east line of the southwest quarter of said Section 4 to the northerly right-of-way line of Interstate Highway 80; thence southwesterly along the northerly right-of-way line of Interstate 80 to the west line of the southwest quarter of said Section 4; thence north along the west line of the southwest quarter of said Section 4 to the southeast corner of Parcel A of the southeast quarter of Section 5, Township 79 North, Range 22 West of the 5th Principal Meridian as recorded in Book 9521 Page 12 in the office of the Polk County Recorder; thence west 33 feet along the south line of said Parcel A to the point of intersection with the east line of Outlot Z of Timmins Acres; thence southwesterly along the south line of said Outlot Z to the Point of Beginning.

EXHIBIT H
Legal Description
Area to be Removed from 1988 Urban Renewal Area
(September, 2023 Addition)

Beginning at the northwest corner of Parcel A of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493 Page 751 in the Office of the Polk County Recorder; thence south 51.38 feet to the southwest corner of said parcel A; thence west to the southerly line of the former railroad right-of-way; thence northeasterly along the southerly line of the former railroad right-of-way to the Point of Beginning.

Beginning at a point on the east line of the northeast fractional $\frac{1}{4}$ of Section 1, Township 79 North, Range 23 West located 398 feet south of the north line of the south 81.5 acres of said northeast fractional $\frac{1}{4}$; thence west 434 feet; thence north 162.5 feet; thence west to the easterly right-of-way line of NE Hubbell Avenue; thence northeasterly along the southeasterly right-of-way line of NE Hubbell Avenue to a point on the east line of the northeast fractional $\frac{1}{4}$ of said Section 1; thence south along the east line of the northeast fractional $\frac{1}{4}$ of said Section 1 to the Point of Beginning.