Posting Date: July 24, 2019

NOTICE OF A REGULAR MEETING BONDURANT PLANNING AND ZONING COMMISSION JULY 25, 2019

NOTICE IS HEREBY GIVEN that a regular meeting of the Planning and Zoning Commission will be held at 6:00 p.m., on Thursday, July 25, 2019, in the Community Room at 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 the Commission Minutes July 11, 2019
- 5. Guests requesting to address the Planning and Zoning Commission
- 6. **RESOLUTION NO. PZ-190725-16** Resolution regarding the Final Plat of Park Side Plat 2
- 7. Reports/Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. City Council Liaison
- 8. Adjournment

Planning & Zoning Commission Meetings:

- Regular Meeting, August 8, 2019
- Regular Meeting, August 22, 2019
- Regular Meeting, September 12, 2019
- Regular Meeting, September 26, 2019

CITY OF BONDURANT PLANNING AND ZONING COMMISSION JULY 11, 2019 MINUTES

1. Call to Order

Commission Vice Chair Karen Keeran called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Member Joe Phearman, Commission Member Angela McKenzie,

Commission Member Brian Clayton, Commission Member Karen Keeran,

Commission Member Andy Mains, Commission Member Kristin Brostrom

Absent: Commission Member Torey Cuellar

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Council Member

Doug Elrod, Planning Intern Nelson Loring

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Phearman, to amend and approve the agenda by adding appointing a Chair and Vice Chair after Item #3. Vote on Motion 6-0. Motion declared carried unanimously.

4. Chair Appointments

Motion by Clayton, seconded by McKenzie, to approve the appointment of Board Member Torey Cuellar as Chair and Karen Keeran as Vice Chair. Vote on Motion 6-0. Motion declared carried unanimously.

5. Approval of the Commission Minutes – May 23, 2019

Motion by Clayton, seconded by Phearman, to amend and approve the May 23, 2019 minutes stating that Kristin Brostrom was in attendance and interviewed, and Tabetha Gerdner was unable to attend and absent. Vote on Motion 6-0. Motion declared carried unanimously.

- 5. Guests requesting to address the Commission None.
- 6. **RESOLUTION NO. PZ-190711-12** Resolution regarding the Casey's General Store Site Plan

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-12. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

7. **RESOLUTION NO. PZ-190711-13** – Resolution regarding the Foggy Bottoms Preliminary Plat

Motion by McKenzie, seconded by Mains, to approve RESOLUTION PZ-190711-13. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

8. **RESOLUTION NO. PZ-190711-14** – Resolution regarding the Wolf Creek Plat 13

Kory Marsh, Snyder & Associates, Inc. reported that this is the final installment of the P.U.D.

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-14. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

9. **RESOLUTION NO. PZ-190711-15** – Resolution regarding the Quail Run Plat

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-15. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

10. Discussion Items -

 a) Concept Plan for DR Horton Project – Dave Stubbs, Stubbs Engineering, explained the proposed project of 109 fifty-five foot lots. The Commission had questions and comments including parkland, connectivity, drainage/detention ponds, lot size and square footage, Comprehensive Plan, etc.

Brian Curnes, Integrity Homes, questioned the drainage and stormwater management of the proposed property.

Jeff Watson, 802 13th Street, Southeast, expressed his concerns with the additional development.

- 11. Reports/Comments and appropriate action thereon:
 - a. Commission Member Comments

Brostrom - None.

Phearman – Questioned sidewalk at 319 Washington Avenue, SE, Vision Electric's parking lot, and the Pre-Cast parking lot.

Mains - None.

Clayton - DR Horton Concept Plan comments.

McKenzie - Easement education comments.

- b. Commission Vice Chair Comments Reported on the break-ins at the sports complexes.
- c. City Administrator Comments Updated the Commission on grants, events, projects, etc.

12. Adjournment	
Moved by Phearman, seconded by Mains to adjour Motion declared carried unanimously.	n the meeting at 8:04 p.m. Vote on Motion 6-0.
ATTEST:	Shelby Hagan, City Clerk
 Karen Keeran, Vice Chair	

d. City Council Liaison – Left prior to adjournment.

PLANNING AND ZONING COMMISSION RESOLUTION NO. PZ-190725-16

RESOLUTION REGARDING THE PARK SIDE PLAT 2 FINAL PLAT

WHEREAS, Snyder & Associates, Inc. submitted the Final Plat for Park Side Plat 2; AND

WHEREAS, the owner/developer is Parkside Land Company, LLC; AND

WHEREAS, legal description is as follows:

PARCEL "G" AS FILED IN BOOK 12783, PAGE 295 OF THE POLK COUNTY RECORDER'S OFFICE AND A PART OF PARCEL "D" AS FILED IN BOOK 11290, PAGE 702 OF THE POLK COUNTY RECORDER'S OFFICE ALL BEING A PART OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE SOUTH 00° 11' 30" EAST ALONG THE WEST LINE OF SAID PARCEL "G", A DISTANCE OF 303.51 FEET TO THE EASTERLY LINE OF SAID PARCEL "D" AND TO THE POINT OF BEGINNING; THENCE SOUTH 43° 09' 56" WEST AILONG SAID EAST LINE, 323.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE NORTH 10° 32' 55" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "D", 76.81 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RAIDIUS IS 433.17 FEET, WHOSE ARC LENGTH IS 386.65 FEET AND WHOSE CHORD BEARS NORTH 42° 50' 13" WEST, 373.94 FEET; THENCE NORTH 76° 02' 36" WEST CONTINUING AILONG SAID SOUTHERLY LINE, 815.69 FEET; THENCE NORTH 53° 52' 57" WEST, 438.64 FEET; THENCE NORTH 29° 07' 45" WEST, 238.47 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RAIDIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 10.77 FEET AND WHOSE CHORD BEARS SOUTH 85° 54' 49" WEST, 10.77 FEET; THENCE NORTH 04° 55' 13" WEST, 60.00 FEET; THENCE NORTH 23° 10' 16" WEST, 137.65 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE NORTH 89° 56' 18" EAST AILONG SAID NORTH LINE, 938.64 FEET; THENCE NORTH 89° 58' 49" EAST CONTINUING ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID PARCEL "G", 1,686.94 FEET; THENCE SOUTH 46° 58' 19" EAST CONTINUING ALONG SAID NORTH LINE OF SAID PARCEL "G", 72.42 FEET TO THE NORTHEAST CORNER OF SAIO PARCEL "G"; THENCE SOUTH 43° 07' 00" WEST ALONG THE EAST LINE OF SAID PARCEL "G", 1,253.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.17 ACRES (1,749,619 S.F.O.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, recommend approval pending infrastructure punch list items and post-construction data (as-builts/MPE's) as accepted by the Public Works Director,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Park Side Plat 2 Final Plat is approved and forwarded to the City Council with a recommendation for approval of same.

	6 1 11	
Moved by	. Seconded by	to adopt

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 25, 2019; among other proceedings the above was adopted.

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
McKenzie				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair

REA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

RETURN TO:

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020

EGRIFFIN@SNYDER-ASSOCIATES. COM SERVICE PROVIDED FOR: PARKSIDE LAND COMPANY, LLC SURVEY LOCATED:

SECTION 29-80N-22W
REQUESTED BY:
PARKSIDE LAND COMPANY, LLC

ERIN D. GRIFFIN SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023

PLAT DESCRIPTION

PARCEL "G" AS FILED IN BOOK 12783, PAGE 295 OF THE POLK COUNTY RECORDER'S OFFICE AND A PART OF PARCEL "D" AS FILED IN BOOK 11290, PAGE 702 OF THE POLK COUNTY RECORDER'S OFFICE ALL BEING A PART OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE SOUTH 00° 11' 30" EAST ALONG THE WEST LINE OF SAID PARCEL "G", A DISTANCE OF 303.51 FEET TO THE EASTERLY LINE OF SAID PARCEL "D" AND TO THE POINT OF BEGINNING; THENCE SOUTH 43° 09' 56" WEST ALONG SAID EAST LINE, 323.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE NORTH 10° 32' 55" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "D", 76.81 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 433.17 FEET, WHOSE ARC LENGTH IS 386.65 FEET AND WHOSE CHORD BEARS NORTH 42° 50' 13" WEST, 373.94 FEET; THENCE NORTH 76° 02' 36" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 815.69 FEET; THENCE NORTH 53° 52' 57" WEST, 438.64 FEET; THENCE NORTH 29° 07' 45" WEST, 238.47 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 10.77 FEET AND WHOSE CHORD BEARS SOUTH 85° 54' 49" WEST, 10.77 FEET; THENCE NORTH 04° 55' 13" WEST, 60.00 FEET; THENCE NORTH 23° 10' 16" WEST, 137.65 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE NORTH 89° 56' 18" EAST ALONG SAID NORTH LINE, 938.64 FEET; THENCE NORTH 89° 58' 49" EAST CONTINUING ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID PARCEL "C", 1,686.94 FEET; THENCE SOUTH 46° 58' 19" EAST CONTINUING ALONG SAID NORTH LINE OF SAID PARCEL "G", 72.42 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "G"; THENCE SOUTH 43° 07' 00" WEST ALONG THE EAST LINE OF SAID PARCEL "G", 1,253.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.17 ACRES (1,749,619 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS

AREA A: COMMERCIAL LOTS (LOTS 1,2,4)

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK
REGULATIONS SHALL REFER TO CITY OF BONDURANT, C-2:
GENERAL COMMERCIAL.

- 2. PERMITTED USES PRINCIPAL
 A. ANY USE PERMITTED IN C-2 DISTRICT AND ANY RETAIL
 OR SERVICE LISTED IN BONDURANT ZONING CODE
 (CHAPTER 178)
- 3. PERMITTED USES ACCESSORY
 A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS
 SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS
 SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE
 FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE
 SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
- 4. AREA AND SIZE REGULATIONS
 A. THE MINIMUM LOT AREA HAS NO RESTRICTION.
 B. FRONT YARD SETRACES ALONG BURLIC STREETS SHALL
- B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL
 BE A MINIMUM OF 35 FEET.
 C. SIDE YARD SETBACKS SHALL BE NONE, EXCEPT WHEN
- ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.

 D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 25 FEET FOR PRINCIPAL STRUCTURES
- FOR PRINCIPAL STRUCTURES.

 E. THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL
 BE 55 FEET.

 F. THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.

G. THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 15%

AREA B: MULTI-FAMILY APARTMENTS (LOT 3)

REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-3:

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK

- HIGH DENSITY RESIDENTIAL

 2. PERMITTED USES PRINCIPAL
- A. MULTI-FAMILY DWELLINGS
- 3. PERMITTED USES ACCESSORY
 A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL
 BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE
 A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE
 ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT
 YARD SETBACK OF 25 FEET.
- 4. AREA AND SIZE REGULATIONS

FOR PRINCIPAL STRUCTURES.

- A. THERE IS NO MINIMUM LOT AREA REQUIREMENT
 B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE
 A MINIMUM OF 35 FEET.
- C. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 10 FEET ALLOWABLE ON EACH SIDE.
 D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 35 FEET
- E. THERE IS NO MINIMUM FINISHED AREA
 F. ONE PARKING STALL SHALL BE PROVIDED FOR EACH

AREA C: SINGLE FAMILY ATTACHED TOWNHOMES (LOTS 66-81)

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL

- 2. PERMITTED USES PRINCIPAL
 A. ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY
 ATTACHED OR DETACHED TOWNHOMES WITH OR WITHOUT
 RASEMENTS
- 3. PERMITTED USES ACCESSORY
 A. CLUBHOUSE STRUCTURE AND ACCOMPANYING AMENITIES.
- 4. AREA AND SIZE REGULATIONS
 A. IT IS ANTICIPATED THAT THE TOWNHOMES WILL BE PLATTED WITH
 "POSTAGE STAMP" LOTS AND THAT THE COMMON AREA WILL BE OWNED
 AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 B. FRONT YARD SETBACKS ALONG PRIVATE STREETS SHALL BE A
 MINIMUM OF 25 FEET FROM BACK OF ROLLED CURB, INCLUDING 5 FOOT
- SIDEWALK.

 C. BUILDING SEPARATION SHALL BE A MINIMUM OF 10 FEET.

 D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES AROUND THE PERIMETER BOUNDARY OF THE DEVELOPMENT.

 F. DECKS, THAT ARE NOT COVERED SHALL BE ABLE TO EXTEND A
- E. DECKS THAT ARE NOT COVERED SHALL BE ABLE TO EXTEND A MAXIMUM OF 10-FEET INTO THE PERIMETER REAR YARD.

 F. MINIMUM FINISH AREA FOR THE TOWNHOME UNITS SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,000 SQUARE FEET FOR A TWO-STORY PLAN PER UNIT.

 G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

AREA D: SINGLE FAMILY VILLA LOTS (LOTS 5-38)

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL

2. PERMITTED USES - PRINCIPAL
A. ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH
OR WITHOUT BASEMENTS.

PERMITTED USES - ACCESSORY

A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A
MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3
FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL
BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS

A. THE MINIMUM LOT AREA SHALL BE 5,000 SQUARE FEET.
B. THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 50 FEET WIDE AND HAVE A AVERAGE DEPTH OF 110 FEET, MINIMUM OF 100 FEET.
C. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
D. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
E. REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES.
F. MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,250 SQUARE FEET FOR A ONE AND ONE-HALF AND TWO-STORY PLAN.
G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

AREA E: SINGLE FAMILY DETACHED LOTS (LOTS 39-65)

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-1: LOW DENSITY RESIDENTIAL.

2. PERMITTED USES - PRINCIPAL
A. ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH

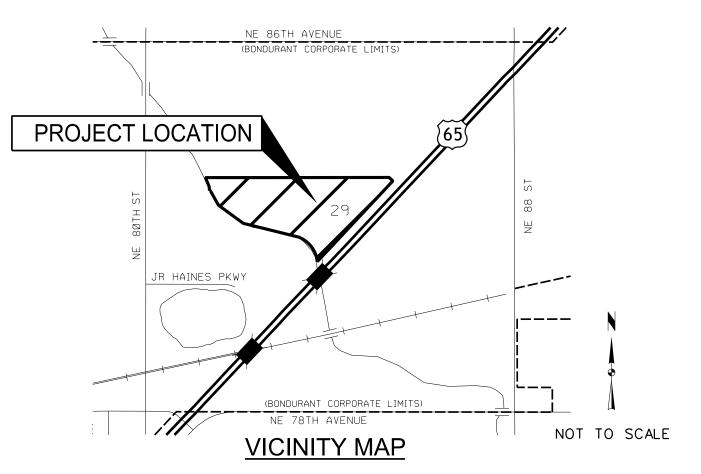
PERMITTED USES - ACCESSORY

A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A
MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3
FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL
BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS

- A. THE MINIMUM LOT AREA SHALL BE 8,000 SQUARE FEET.
 B. THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 65 FEET WIDE AND HAVE A MINIMUM DEPTH OF 125 FEET. A MINIMUM OF 75 FEET WIDE LOTS SHALL BE REQUIRED ADJACENT SANTIAGO CREEK.
 C. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A
- MINIMUM OF 25 FEET.
 D. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
 E. REAR YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET FOR
- PRINCIPAL STRUCTURES.

 F. MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 1,000 SQUARE FEET FOR A SINGLE STORY RANCH PLAN, 1,300 SQUARE FEET FOR A ONE AND A HALF STORY PLAN, AND 1,500 SQUARE FEET FOR
- A TWO-STORY PLAN. G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE



OWNER/DEVELOPER

PARKSIDE LAND COMPANY, LLC 10604 75TH STREET JOHNSTON, IOWA 50111 CONTACT: JOHN LARSON PHONE: (515) 491-4090

AREA SUMMARY

NW 1/4= 24.59 AC (390,844 SF) NE 1/4= 8.97 AC (1,071,272 SF) SW 1/4= 5.60 AC (244,070 SF) SE 1/4= 1.00 AC (43,433 SF)

ZONING

R-5: PARK SIDE PLANNED UNIT DEVELOPMENT

DATE OF SURVEY

DECEMBER 21, 2017

BUFFER YARI

THE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET,

PARKLAND

AREA DESIGNATED AS PARKLAND WILL BE DEDICATED TO THE CITY OF BONDURANT TO MEET THE REQUIRED PARKLAND REQUIREMENT. THIS AREA WILL BE ALLOWED TO MEET THE PARKLAND REQUIREMENT ONLY FOR LAND LOCATED OUTSIDE THE NORMAL POOL OF THE WET BOTTOM DETENTION BASIN. STORM WATER DETENTION FOR THE DEVELOPMENT WILL BE ALLOWED WITHIN THE PARKLAND. INSTALLATION OF IMPROVEMENTS WITHIN THE PARKLAND IS ALLOWED TO MEET PAYMENT IN LIEU OF PARKLAND FEES.

NOTES

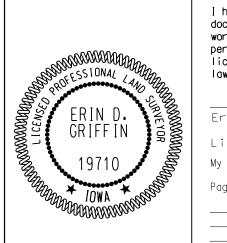
- 1. THE USE OF A PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT. ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST WHEN THE SUBORDINATE USE IS IN CONFLICT WITH THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT.
- 2. THE USE OF A GAS EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT. ANY UTILITY UTILIZING THE GAS EASEMENT MUST RELOCATE AT NO COST WHEN THE SUBORDINATE USE IS IN CONFLICT WITH THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT.

FEMA CLASSIFICATION

ZONE A - SPECIAL FLOOD HAZARD AREA WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM MAP NO. 19153C0235F NO. 19153C0230F, EFFECTIVE FEBRUARY 1, 2019.

LEGEND

Survey	<u>Found</u>	<u>Set</u>
Section Corner	A	Δ
1/2" Rebar, Yellow Plastic Cap # 197 (Unless Otherwise Noted)	10	0
ROW Marker		□
ROW Rail	Ī	岩
Control Point	⊙ CP	_
Bench Mark	•	
Platted Distance	Р	
Measured Bearing & Distance	М	
Recorded As	R	
Deed Distance	D	
Yellow Plastic Cap	YPC	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



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

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

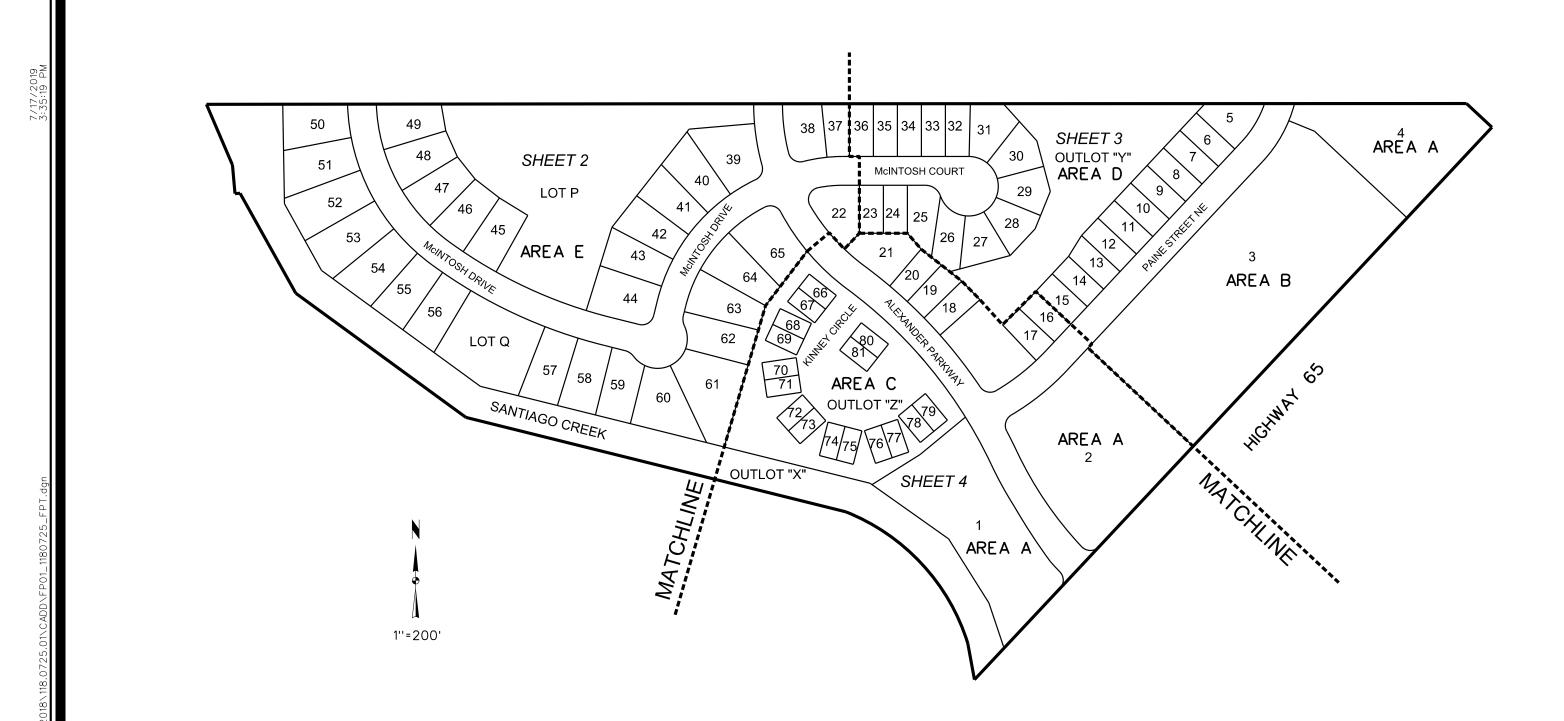
Project No: 1180725

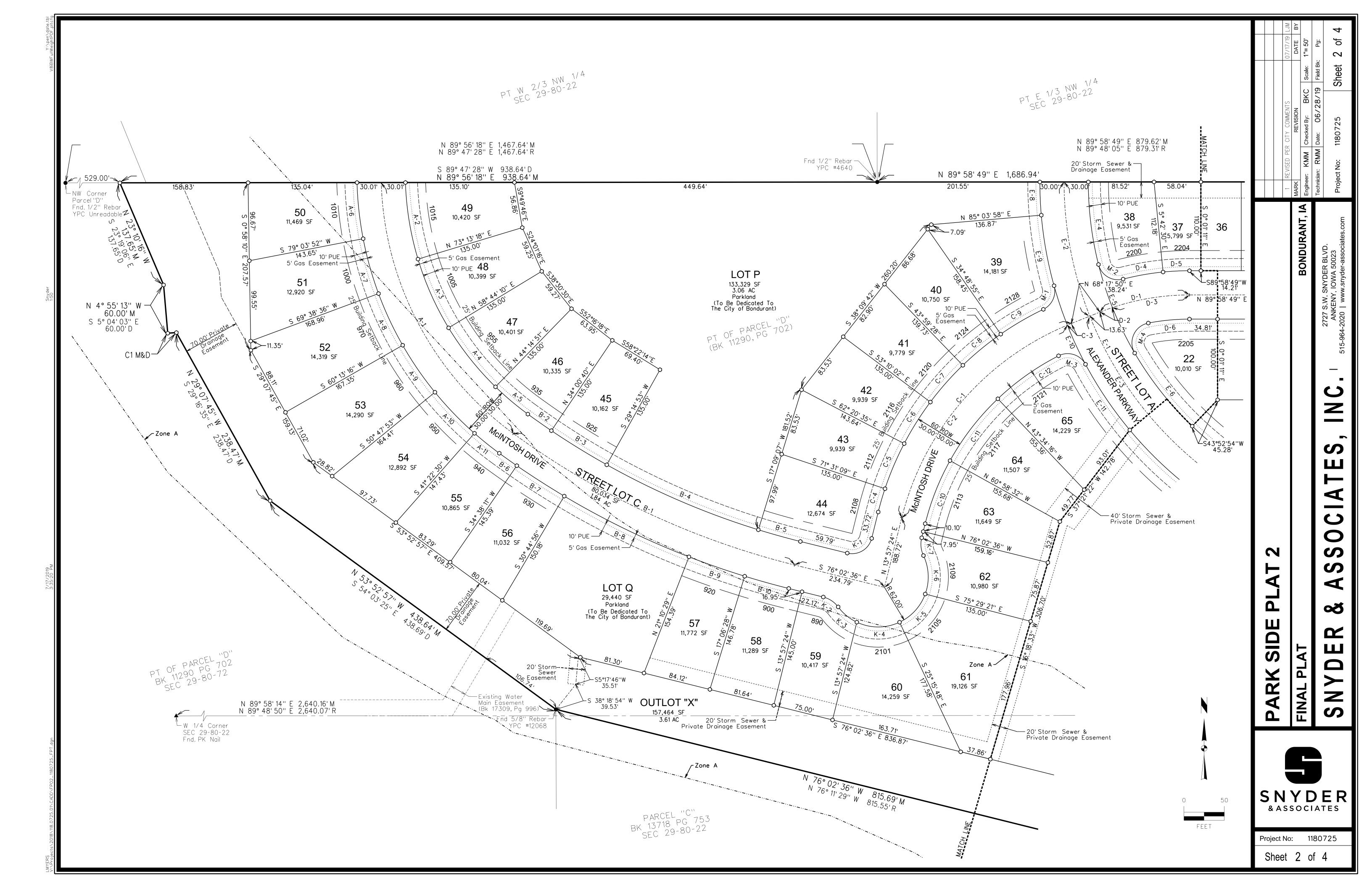
& ASSOCIATES

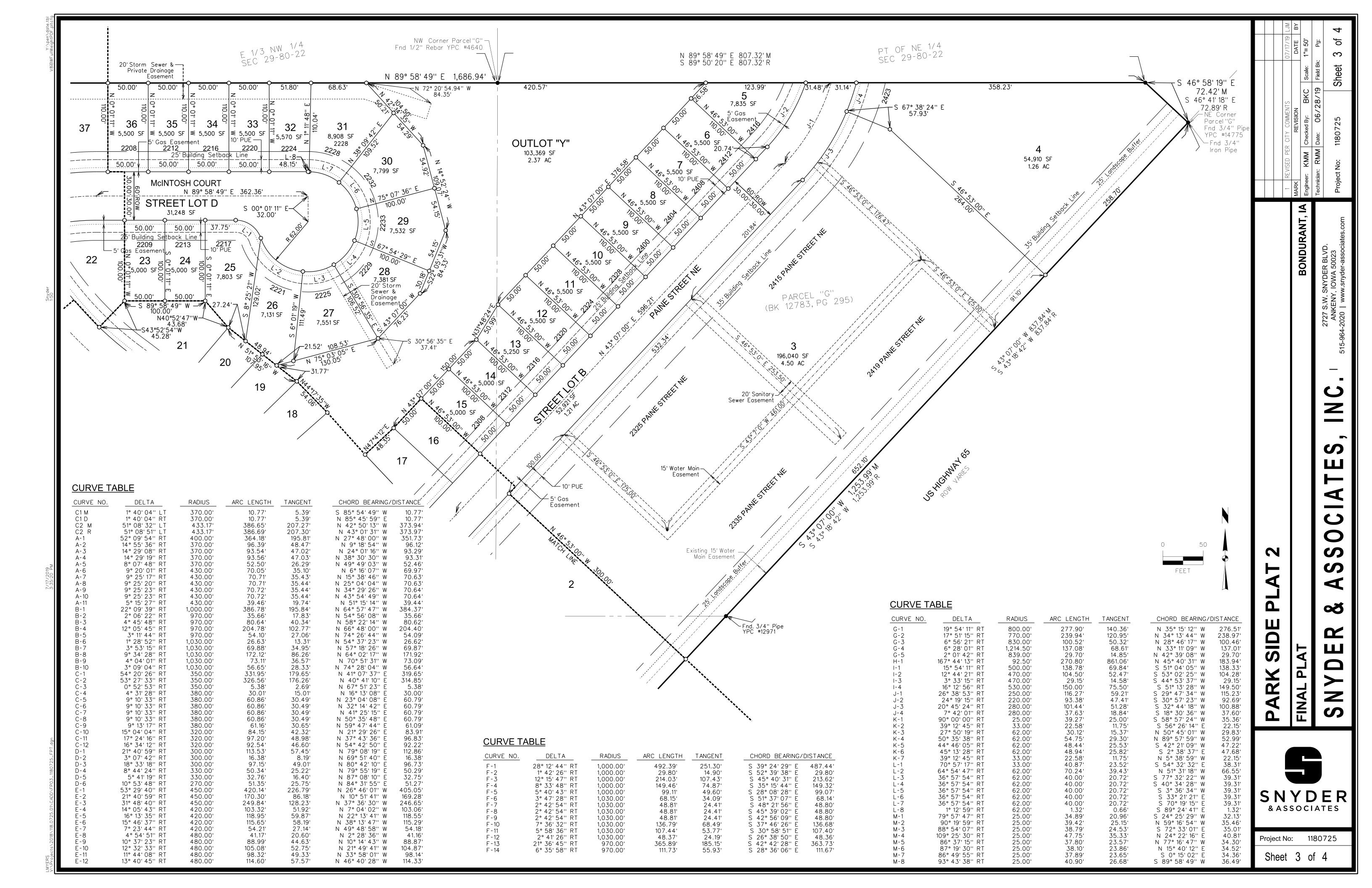
eet 1 of 4

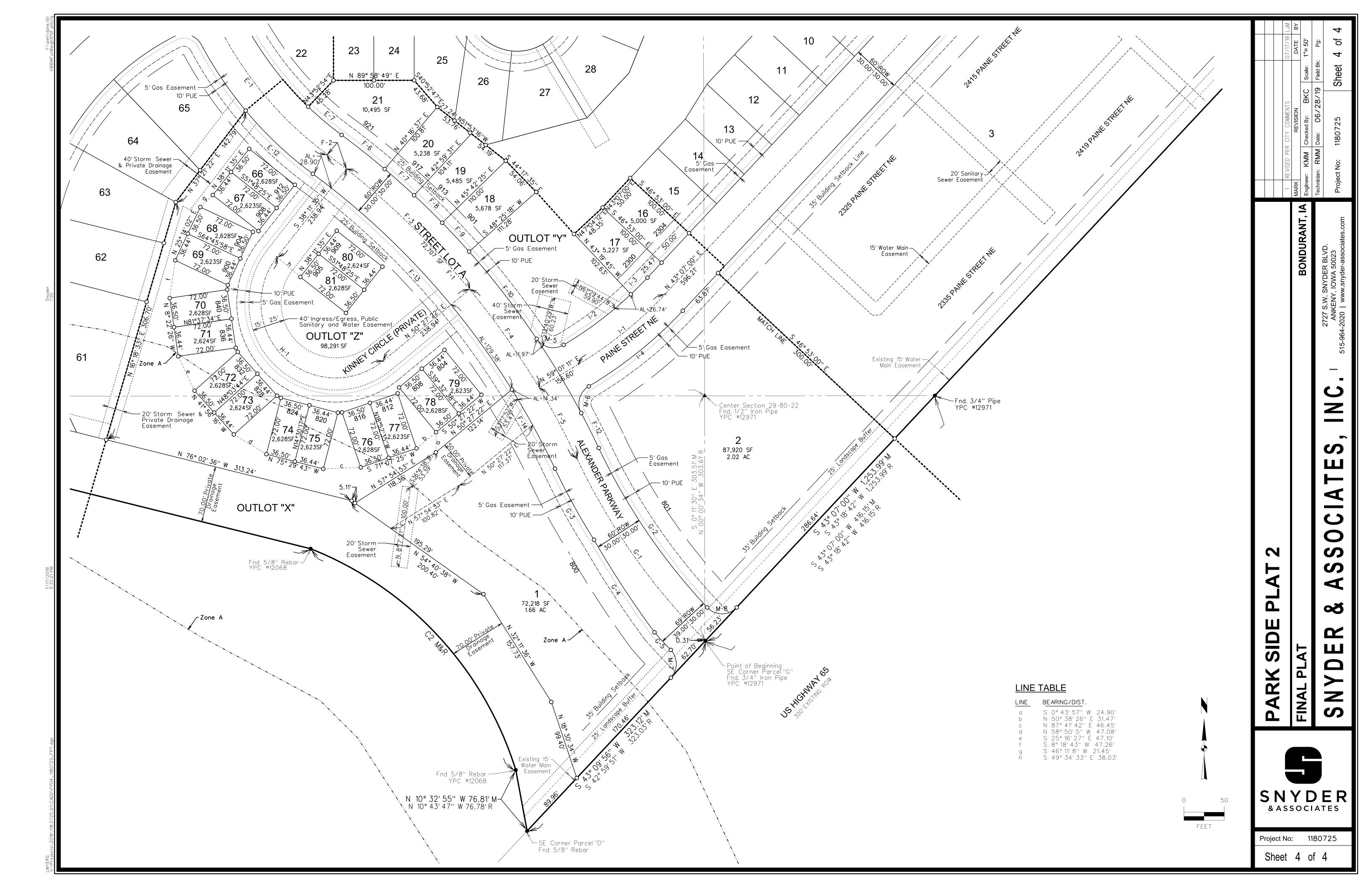
CO

of











July 17, 2019

Ms. Marketa Oliver City Administrator City of Bondurant 200 Second Street NE Bondurant, Iowa 50035

RE: FINAL PLAT -RESUBMITTAL

PARK SIDE PLAT 2

PARK SIDE PLANNED UNIT DEVELOPMENT PART OF THE SW 1/4 OF SEC. 36, T80N, R24W

BONDURANT, IOWA

S&A Project No. 118.0725.01

Dear Ms. Oliver:

On behalf of Parkside Land Company, please find attached the two (2) revised copies of the Final Plat document for the Park Side Plat 2 project. The following are our written responses to the July 8, 2019 city comments letter from V&K Engineering (note: responses only address comments that require revisions or explanations):

- 3. The lot numbers for each zoning type is listed in the Bulk Regulations.
- 4. An elevation exhibit with the lot #, address, MPE and map is included with the submittal.
- 8. The drainage easements on the plat are listed as private.
- 9. The drainage easements on the plat are listed as private.
- 12. We are aware of the existing water main along the Highway 65 corridor but are unable to locate a recorded easement at the Polk County Recorder's Office. It is our understanding that an easement document was created but may not be recorded. We left the existing water main easement label on the final plat but removed the book and page reference.
- 15. It is our understanding from the initial PUD rezoning process that Lot P and Lot Q was to be dedicated to the city of Bondurant to meet parkland requirements. We have removed the storm sewer and water main easements from these lots.
- 16. It is our understanding from the initial PUD rezoning process that Lot P and Lot Q was to be dedicated to the city of Bondurant to meet parkland requirements. We have removed the storm sewer and water main easements from these lots.

Please feel free to contact me at your convenience with any questions or comments. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

Cc: John W. Larson, Parkside Land Company, LLC

Bob Veenstra, Veenstra and Kimm, Inc. (emailed)

File

PARK SIDE PLAT 2

MINIMUM PROTECTION ELEVATIONS (M.P.E.)

July 10, 2019

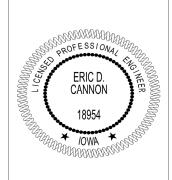
LOT#	ADDRESS	M.P.E.	LOT#	ADDRESS	M.P.E.
1	800 Alexander Parkway	961.50	22	2205 McIntosh Court	963.50
2	801 Alexander Parkway	961.10	23	2209 McIntosh Court	963.50
3	2325,2335,2415,2419 Paine ST NE	961.10	24	2213 McIntosh Court	963.50
4	2423 Paine Street NE	961.10	25	2217 McIntosh Court	963.50
5	2416 Paine Street NE	961.50	26	2221 McIntosh Court	961.50
6	2412 Paine Street NE	961.50	27	2225 McIntosh Court	961.50
7	2408 Paine Street NE	961.50	28	2229 McIntosh Court	961.50
8	2404 Paine Street NE	961.50	29	2233 McIntosh Court	961.50
9	2400 Paine Street NE	961.50	30	2232 McIntosh Court	961.50
10	2328 Paine Street NE	961.50	31	2228 McIntosh Court	961.50
11	2324 Paine Street NE	961.50	32	2224 McIntosh Court	962.90
12	2320 Paine Street NE	961.50	33	2220 McIntosh Court	962.90
13	2316 Paine Street NE	961.50	34	2216 McIntosh Court	962.90
14	2312 Paine Street NE	961.50	35	2212 McIntosh Court	962.90
15	2308 Paine Street NE	961.50	36	2208 McIntosh Court	962.90
16	2304 Paine Street NE	961.50	37	2204 McIntosh Court	962.90
17	2300 Paine Street NE	961.50	38	2200 McIntosh Court	962.90
18	901 Alexander Parkway	961.50	39	2128 McIntosh Drive	961.50
19	913 Alexander Parkway	961.50	40	2124 McIntosh Drive	961.50
20	917 Alexander Parkway	961.50	41	2120 McIntosh Drive	961.50
21	921 Alexander Parkway	963.50	42	2116 McIntosh Drive	961.50

PARK SIDE PLAT 2

MINIMUM PROTECTION ELEVATIONS (M.P.E.)

July 10, 2019

LOT#	ADDRESS	M.P.E.	LOT#	ADDRESS	M.P.E.
43	2112 McIntosh Drive	961.50	63	2113 McIntosh Drive	962.00
44	2108 McIntosh Drive	961.50	64	2117 McIntosh Drive	962.00
45	925 McIntosh Drive	961.50	65	2121 McIntosh Drive	962.00
46	935 McIntosh Drive	961.50	66	912 Kinney Circle	962.00
47	955 McIntosh Drive	961.50	67	908 Kinney Circle	962.00
48	1005 McIntosh Drive	961.50	68	904 Kinney Circle	962.00
49	1015 McIntosh Drive	961.50	69	900 Kinney Circle	962.00
50	1010 McIntosh Drive	961.50	70	840 Kinney Circle	962.00
51	1000 McIntosh Drive	961.50	70	836 Kinney Circle	962.00
52	970 McIntosh Drive	961.50	72	832 Kinney Circle	962.00
53	960 McIntosh Drive	961.50	73	828 Kinney Circle	962.00
54	950 McIntosh Drive	961.50	73 74	824 Kinney Circle	961.50
55	940 McIntosh Drive	961.50	7 4 75	820 Kinney Circle	961.50
56	930 McIntosh Drive	961.50	75 76	816 Kinney Circle	961.50
57	920 McIntosh Drive	961.50	70 77	812 Kinney Circle	961.50
58	900 McIntosh Drive	961.50	7 <i>7</i> 78	808 Kinney Circle	961.50
59	890 McIntosh Drive	961.50	78 79	· ·	961.50
				804 Kinney Circle	
60	2101 McIntosh Drive	961.50	80	909 Kinney Circle	961.50
61	2105 McIntosh Drive	962.00	81	905 Kinney Circle	961.50
62	2109 McIntosh Drive	962.00			



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.

Eric D. Cannon, P.E.	Date
License Number 18954	
My License Renewal Date is December 31,	2019
Pages or sheets covered by this seal:	
MPE TABLE	

PARK SIDE PLAT 2 ELEVATION EXHIBIT

