

From: Maggie Murray, Planning & Community Development Director
To: Planning & Zoning Commission
Subject: Quail Run Phase 2 Preliminary Plat Review
Action: For P&Z recommendation on June 11th, 2020

Brief History

For review by the Planning and Zoning Commission is recommended approval of the Quail Run Phase 2 Preliminary Plat. The preliminary plat developer is Quail Run LLC. The plat was submitted by Snyder & Associates. This preliminary plat area will look to create 157 lots to be used for single-family detached development. This preliminary plat will also look to establish Outlot Z to be used for future commercial use and Outlots R & W to be used for future rowhouse/multi-family use. This preliminary platting area is located west of the Qual Run Plat 1 and 2 areas, south of 2nd Street NW, and east of NE 64th Street in the area highlighted in yellow below. This Quail Run Phase 2 Preliminary Plat area was annexed into Bondurant's city limits as part of City Council Resolution #200203-40.



Analysis:

When considering subdivision plat requests, the Planning and Zoning Commission and City Council should take into account the following: Future Land Use, Zoning, Neighborhood Character, Parkland Dedication, Transportation, Sidewalks, Utilities, the FEMA Flood Plain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Future Land Use (Comprehensive Plan) - The Future Land Use Map as part of the City's Comprehensive Plan guides for multi-family residential development along 2nd Street NW and the north portion of NE 64th Street. The Future Land Use Map then guides for low-density residential south of the multi-family use. In addition to these areas guided for residential use, the Future Land Use Map also guides for some conservancy space along the creek and also a commercial area at the corner of 2nd Street NW and NE 64th Street. The Quail Run Phase 2 Preliminary Plat is consistent with the identified future land uses of the area.

In addition to the preliminary plat being supported by the Future Land Use Map, below is an objective pulled from the Comprehensive Plan which appears to also support this preliminary plat:

Objective 4.23: *Guide new development to occur adjacent to other neighborhoods, rather than in a “leapfrog” pattern which can lead to the premature consumption of farmland.*

Zoning – This Quail Run Phase 2 Preliminary Plat area was rezoned by the Planning & Zoning Commission and City Council from Agricultural (A-1) to Planned Unit Development (R-5) as part of Ordinance #200203-202. The cover page of the submitted preliminary plat notes the following density requirements:

- Lots 1-157 will need to meet the Medium Density Residential (R-2) setbacks. The proposed single-family lots will range in size from to 8,382 SF (Lot 103) to 40,068 SF (Lot 77); all of which meet the minimum lot size requirement of at least 7,500 SF.
- Outlot Z, the commercial outlot, will meet the General Commercial (C-2) District setbacks/uses once developed in the future.
- Outlots R & W will not exceed 12 units/acre and not more than 8 units in a row. The minimum front yard setback will be 20’, the minimum rear yard setback will be 35’, and the minimum side yard setback will be 5’ each. This density stays under the R-5 District maximum of 20 units/acre.

The above uses and densities are consistent with the concept plan that was submitted and reviewed as part of the R-5 rezoning ordinance. Below is the development concept that was reviewed as part of the rezoning ordinance:



Neighborhood Character – the proposed single-family detached development of this Quail Run Phase 2 is consistent or complimentary to the existing uses of the area. Existing and proposed single-family detached development exists to the east in the Quail Run Plat 1 & 2 areas. The future residential Harvest Meadows Planned Unit Development area will exist north of 2nd Street NW in this area. The trail exists just to the south of this preliminary platting area. Unincorporated land exists west of this Quail Run Phase 2 Preliminary Plat area.

Parkland Dedication – Per Section 180.06.5 of the City’s Subdivision Code, this Quail Run Phase 2 Preliminary Plat area will require dedication or payment in lieu of dedication of at least **2.355 acres** of public parkland for the 157 single-family detached lots proposed. Additional parkland or payment in lieu amounts will be required once the future Outlots R & W are developed based on the total number of dwellings proposed in these future outlot areas. The current developer is not proposing any public parkland space as part of this Quail Run Phase 2 Preliminary Plat area and has instead opted to pay the fee in lieu of parkland dedication. This fee in lieu is considered acceptable per Section 180.06.7 of the Subdivision Code.

Transportation. This preliminary plat submittal required preparation of a Traffic Impact Study by V&K – you can view this traffic impact study online at:
<https://www.dropbox.com/s/g9yxvey51n7v66d/V%26K%27s%20Webb%20Traffic%20Impact%20Study%20-%202003132020.pdf?dl=0>.

This Study notes, *“The City should consider programming left turn lanes on 2nd Street NW in the next 10 years due to the overall growth of the City and 2040 traffic model. As development occurs along this corridor, the City should ensure the developments dedicate right-of-way for the future widening to a 5-lane section.*

The Webb Property development has no significant impact to the existing road network and it is recommended to approve residential development with no required improvements to the existing road network”.

The paragraphs below summarize the street network proposed in this Quail Run Phase 2 Preliminary Plat area. This subdivision proposes access from the existing 2nd Street Northwest, NE 64th Street, and Chayse Street SW street areas. Two cul-de-sacs and two diagonal north/south roads are also proposed within this preliminary platting area. The proposed streets are unnamed at this point, with the exception of the southernmost street being called Chayse Street SW since it is an extension of the existing Chayse Street SW.

The extension of Chayse Street SW will connect this Quail Run Phase 2 area to the existing Quail Run Plat 1 area – this street crossing is consistent with the street crossing shown as part of the City’s Comprehensive Plan. This Chayse Street SW connection will include construction of a culvert crossing over the creek area. The City’s Comprehensive Plan also shows a street connection from this Quail Run Phase 2 area south; however, staff has indicated to the developer that this street connection south will not be required due to the location of the existing Chichaqua Valley Trail section that would be in direct conflict with this potential street connection south.

The preliminary plat shows both cul-de-sacs as having a pavement radius of 45'. All streets within the subdivision will have 60'-wide right-of-way areas and 29'-wide road pavement widths. This meets minimum pavement requirements Statewide Urban Design and Specifications (SUDAS), and Bob Veenstra, City Engineer, has noted that these widths proposed are acceptable.

The existing NE 64th Street right-of-way is approximately 66'-wide. The submitted preliminary plat shows that this right-of-way area will be widened by 17' within this preliminary platting area to allow for an eventual 100'-wide right-of-way within this NE 64th Street corridor area. The approved Quail Run Phase 2 Development Agreement notes that the property owners will convey the necessary right-of-way to the City for the 2nd Street NW turn lanes once this project has been designed and moves forward.

The Street C cul-de-sac will be X' long, which exceeds the maximum 600' length allowed per Section 181.05.E of the Subdivision Code; approval of the proposed Street C cul-de-sac length will require waiver approval by the Commission and Council.

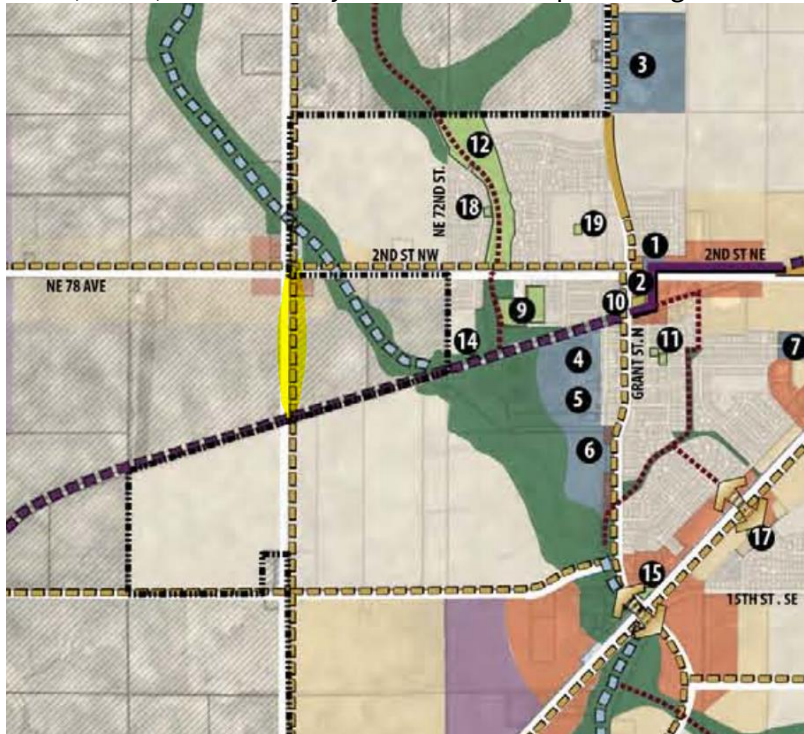
Trails & Sidewalks – the submitted preliminary plat shows installation of public sidewalk areas in all right-of-way areas except for the following lots along 2nd Street NW: Outlot W, Lot 1, and Outlot Z. Section 180.05.4.D would require installation of public sidewalks within this 2nd Street NW right-of-way area, unless specifically waived through the platting approval process. The Quail Run Plat 1 area immediately east of this Quail Run Phase 2 Preliminary Plat noted that sidewalks along 2nd Street NW are to be installed by an owner within 18 months of closing on a property; a similar note could be required as part of this Quail Run Phase 2 Preliminary Plat.

The City's Parks, Trails, and Greenway Master Plan shows a future off-street trail along the east side of the NE 64th Street right-of-way. The following options exist for this NE 64th Street area:

- 1.) Developer installs public sidewalk in the NE 64th Street area as shown on the preliminary plat. If this is the approved option, then the public sidewalks in this NE 64th Street area will get torn out if/when a public trail exists within this area; or
- 2.) The sidewalk does not get installed at time of subdivision and the City instead requires payment up front by the developer for this portion of NE 64th Street sidewalk area for the City to use when the trail gets installed in the future; or
- 3.) The sidewalk does not get installed at time of subdivision and no fee is required up front by the developer for this NE 64th Street area. If this is the option that gets pursued, Section 136.06 of the City Code does grant the City the authority to assess back the cost equivalent to installing a public sidewalk portion back to the land owner once the trail gets installed.

Excerpt from Parks, Trails, and Greenway Master Plan – the highlighted area is the area along NE 64th Street adjacent to this Quail Run Phase 2 Preliminary Plat area:

Parks, Trails, and Greenway Master Plan – Map Showing Future Trails:



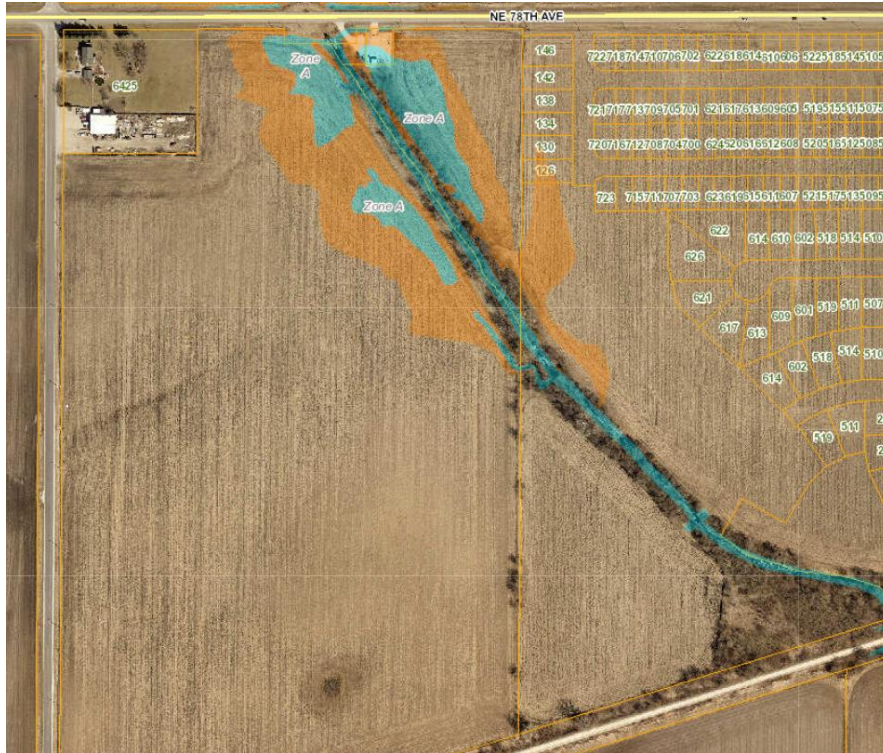
Utilities – Lots 1-157 will be serviced by public water and sanitary mains. For Bob Veenstra’s review comments, please see the link listed in the Comments from City Officials and Utilities section.

The required stormwater report has been submitted as part of the preliminary plat submittal and can be found online here: <https://www.dropbox.com/s/j280050pwz1xoph/Stormwater%20Report%20-%20006012020.pdf?dl=0>. For Bob Veenstra’s review comments, please see the link listed in the Comments from City Officials and Utilities section.

The detention pond shown in the area of Outlot X/Y area will be privately owned and maintained. Staff has also provided feedback to Snyder that the preliminary plat will need to be updated to show that the detention pond associated with the Outlot V area will also be privately owned/maintained.

FEMA Floodplain – the cover page of the preliminary plat notes that, “construction within the area currently shown as the FEMA 100-year floodplain is subject to elevating lots above the 100-year floodplain and FEMA’s LOMR-F approval”. This note is required due to the existing 100-year floodplain that exists in the area shown in blue below – this area is also shown on the preliminary plat. Documentation of FEMA’s LOMR-F must be submitted to the City if/when approved by FEMA.

FEMA Floodplain Map – Blue is 100-Year Floodplain Area



City's Stream Buffer Ordinance – Snyder has taken into account the City's Stream Buffer Ordinance requirements by reserving Outlots S, T, U, and V as stream buffer areas. Outlots S, T, and U will be City-owned as required by the Stream Buffer Ordinance. Outlot V will be privately owned and maintained since a portion of the detention pond area is also proposed within this Outlot V area. As noted in the approved Development Agreement, the City will be performing creek clearing and clean-up along and within the ditch.

Comments from City Officials and Utilities – Per Section 180.04.10 of the City's Subdivision Code, the following City Departments and private utilities were notified of this preliminary plat for comment:

- **City Engineer** – has reviewed and provided the following comments relative to the submitted preliminary plat and stormwater plan:
<https://www.dropbox.com/s/fq2om4tcc6p5pxj/V%26K%20Memo%20-%20Preliminary%20Plat%20%26%20Stormwater%20Review%20-%20006032020.pdf?dl=0>
- **Public Works** – reviewed and noted that further information needs to be provided by Snyder on the proposed box culvert design so that the City can review to ensure it is properly sized.
- **Fire Department** – reviewed and noted no Fire Code concerns.
- **Bondurant-Farrar Community School District** – no comments received.
- **Post Office** – no comments received.
- **Aureon** – reviewed and noted no concerns.
- **CenturyLink** – no comments received.
- **Mediacom** – no comments received.

- **MidAmerican** – reviewed and noted additional easements may be required. Comments received by MidAmerican have been relayed to Snyder.
- **Northern Natural Gas** – reviewed and noted that Northern Natural Gas will need to review and approve the utilities proposed to cross their pipelines. Comments received by Northern Natural Gas have been relayed to Snyder.

Alternatives

The following options exist for the Planning and Zoning Commission:

1. Recommended approval of the Quail Run Phase 2 Preliminary Plat.
2. Recommended approval of the Quail Run Phase 2 Preliminary Plat, subject to City Code/Policy clarification items being addressed.
3. Recommend denial of the Quail Run Phase 2 Preliminary Plat.
4. Table pending additional comment/feedback.

Staff Conclusions/Recommendations

Subject to further comments received, staff recommends approval of the Quail Run Phase 2 Preliminary Plat, subject to the following City Code/Policy requirements being addressed:

- 1.) That a fee in lieu of parkland dedication will be considered acceptable for this Quail Run Phase 2 Preliminary Plat area. The current fee being required is for the proposed 157 single-family detached lots. The required fee for the future Outlot R and W lots will be calculated once preliminary plat concepts have been received for these areas.
- 2.) That the comments noted as part of Bob Veenstra's memo be addressed as part of a preliminary plat resubmittal and/or as part of the submitted construction drawings.
- 3.) That the Public Works comment relative to the box culvert crossing calculations be addressed prior to construction drawing approval.
- 4.) That documentation of FEMA's LOMR-F must be submitted to the City if/when approved by FEMA.
- 5.) That a waiver to Section 180.05.1.E be granted to allow for a construction of the Street C cul-de-sac as being longer than 600'.
- 6.) That as similar to the Quail Run Plat 1 subdivision just east, that the 2nd Street NW sidewalks in this Quail Run Phase 2 area are to be required within 18 months of closing on a property.
- 7.) That as noted as part of the approved Development Agreement, the property owners shall convey the amount of land necessary along 2nd Street NW for construction of the future turn lanes within this 2nd Street NW area.
- 8.) That the preliminary plat be updated to show Outlot V is privately owned and maintained due to the detention pond within this area. As part of this plat update, if the future City trail project crosses onto Outlot V, an easement shall be accommodated for in this Outlot V area. While this Outlot V will be privately owned/maintained, the maintenance requirements of the City's Stream Buffer Ordinance shall apply.
- 9.) That the private utility company comments be addressed as part of the preliminary platting and/or construction drawing process.

Staff would also like to have a discussion with the Commission on the preferred recommendation described in the Trails & Sidewalks section as it relates to the NE 64th Street right-of-way. Staff will update P&Z's recommendation accordingly.

Steps moving forward - if a recommendation is made at the June 11th Commission meeting, it is anticipated that this Quail Run Phase 2 Preliminary Plat will be placed on the June 15th City Council agenda for consideration. After Council consideration, the developer may move forward with preparation of the detailed construction plans. Construction plans are reviewed administratively for code compliancy. Once the area for which the construction plans were created for have been constructed, City Council will consider a resolution approving the final plat.

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-200423-25

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE QUAIL RUN PHASE 2
PRELIMINARY PLAT

WHEREAS, Snyder & Associates submitted the Preliminary Plat for Quail Run Phase 2; AND

WHEREAS, the owner/developer is Quail Run LLC;

WHEREAS, the following is the legal description for this preliminary plat is as follows:

THE WEST 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE SOUTH 100 FEET OF THE NORTH 134.5 FEET OF THE EAST 75 FEET OF THE WEST 955 FEET, AND EXCEPT A PARCEL BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE DUE EAST 407.9 FEET ALONG THE NORTH LINE OF THE NW 1/4, THENCE SOUTH 0°32' WEST 381.1 FEET; THENCE NORTH 89°33' WEST 408.4 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4, THENCE NORTH 0°37' EAST ALONG THIS LINE 377.9 FEET TO POINT OF BEGINNING AND EXCEPT THOSE PARCELS CONVEYED TO POLK COUNTY BY WARRANTY DEED RECORDED IN BOOK 9575, PAGE 946 AND BOOK 9575, PAGE 948, AND EXCEPT 3.13 ACRES OF ROAD (THE 1.50 ACRES OF DITCH BEING ADDED FROM ABSTRACT 75658 BY AMERICAN ABSTRACT COMPANY CONTINUED TO MAY 14, 1963, AT 2:01 P.M.).

CONTAINING APPROXIMATELY 62.84 ACRES.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Quail Run Phase 2 Preliminary Plat, subject to the following City Code/Policy items being addressed:

- 1.) That a fee in lieu of parkland dedication will be considered acceptable for this Quail Run Phase 2 Preliminary Plat area. The current fee being required is for the proposed 157 single-family detached lots. The required fee for the future Outlot R and W lots will be calculated once preliminary plat concepts have been received for these areas.
- 2.) That the comments noted as part of Bob Veenstra's memo be addressed as part of a preliminary plat resubmittal and/or as part of the submitted construction drawings.
- 3.) That the Public Works comment relative to the box culvert crossing calculations be addressed prior to construction drawing approval.
- 4.) That documentation of FEMA's LOMR-F must be submitted to the City if/when approved by FEMA.
- 5.) That a waiver to Section 180.05.1.E be granted to allow for a construction of the Street C cul-de-sac as being longer than 600'.
- 6.) That as similar to the Quail Run Plat 1 subdivision just east, that the 2nd Street NW sidewalks in this Quail Run Phase 2 area are to be required within 18 months of closing on a property.

- 7.) That as noted as part of the approved Development Agreement, the property owners shall convey the amount of land necessary along 2nd Street NW for construction of the future turn lanes within this 2nd Street NW area.
- 8.) That the preliminary plat be updated to show Outlot V is privately owned and maintained due to the detention pond within this area. As part of this plat update, if the future City trail project crosses onto Outlot V, an easement shall be accommodated for in this Outlot V area. While this Outlot V will be privately owned/maintained, the maintenance requirements of the City's Stream Buffer Ordinance shall apply.
- 9.) That the private utility company comments be addressed as part of the preliminary platting and/or construction drawing process.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on June 11, 2020; among other proceedings the above was adopted.

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

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Hoffman-Zinnel				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

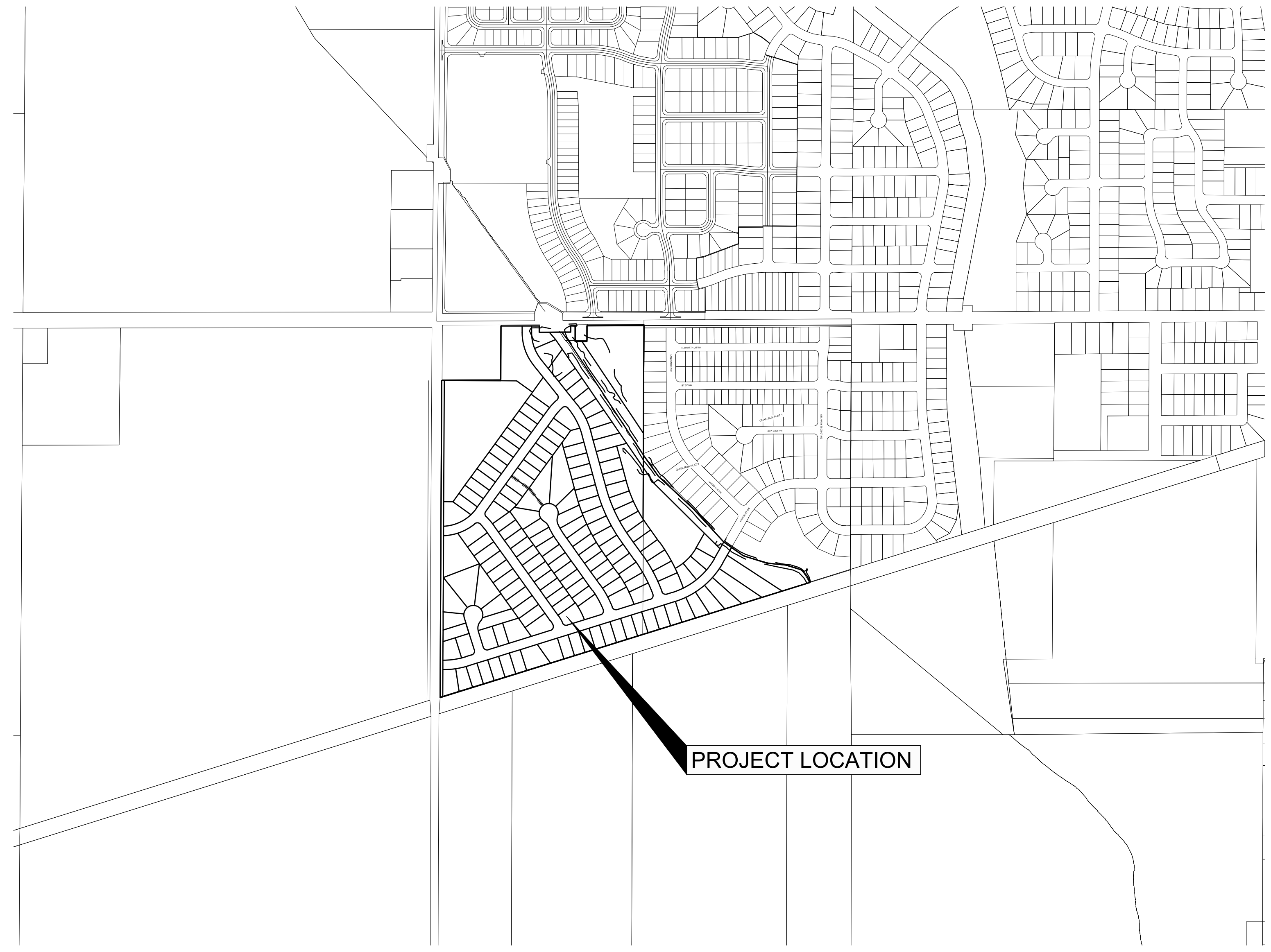
Torey Cuellar, Commission Chair

LEGEND

FEATURES	EXISTING x93.0	PROPOSED x93.0
Spot Elevation	60	60
Contour Elevation	60	60
Fence (Barbed, Field, Hog)	60	60
Fence (Chain Link)	60	60
Fence (Wood)	60	60
Fence (Silt)	60	60
Tree Line	60	60
Tree Stump	60	60
Deciduous Tree \ Shrub	60	60
Coniferous Tree \ Shrub	60	60
Communication	60	60
Overhead Communication	60	60
Fiber Optic	60	60
Underground Electric	60	60
Overhead Electric	60	60
Gas Main with Size	60	60
High Pressure Gas Main with Size	60	60
Water Main with Size	60	60
Sanitary Sewer with Size	60	60
Duct Bank	60	60
Test Hole Location for SUE w/ID	60	60
(*) Denotes the survey quality service level for utilities		
Sanitary Manhole	60	60
Storm Sewer with Size	60	60
Storm Manhole	60	60
Single Storm Sewer Intake	60	60
Double Storm Sewer Intake	60	60
Fire Hydrant	60	60
Fire Hydrant on Building	60	60
Water Main Valve	60	60
Water Service Valve	60	60
Well	60	60
Utility Pole	60	60
Guy Anchor	60	60
Utility Pole with Light	60	60
Utility Pole with Transformer	60	60
Street Light	60	60
Yard Light	60	60
Electric Box	60	60
Electric Transformer	60	60
Traffic Sign	60	60
Communication Pedestal	60	60
Communication Manhole	60	60
Communication Handhole	60	60
Fiber Optic Manhole	60	60
Fiber Optic Handhole	60	60
Gas Valve	60	60
Gas Manhole	60	60
Gas Apparatus	60	60
Fence Post or Guard Post	60	60
Underground Storage Tank	60	60
Above Ground Storage Tank	60	60
Sign	60	60
Satellite Dish	60	60
Mailbox	60	60
Sprinkler Head	60	60
Irrigation Control Valve	60	60

QUAIL RUN PHASE 2

PRELIMINARY PLAT



VICINITY MAP
BONDURANT, IOWA

UTILITY WARNING
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION
UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551907322.

W1-WATER MAIN S1-SANITARY SEWER	CITY OF BONDURANT PATRICK COLLISON 515-971-6856 pcollison@cityofbondurant.com
G1-HIGH PRESSURE GAS	NORTHERN NATURAL GAS COMPANY KEITH GOOD 515-202-5067 keith.good@nngco.com
OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC G2-HIGH PRESSURE GAS	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSDesignLocates@midamerican.com
FO1-FIBER OPTIC	MI-FIBER JACK JONES 515-897-9192 jack@gm.net
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DISTRICT JANA HODGES 515-283-8729 hodges@dmww.com
CLEAR PER MAP	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeff.klocko@aureon.com
CLEAR PER MAP	CENTURYLINK TOM STURMER 720-578-8090 thomas.sturmer@centurylink.com

UTILITY QUALITY SERVICE LEVELS
QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

BENCHMARKS
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
CONVERSION FROM CITY OF DES MOINES DATUM TO
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS (+)773.94
BM502 N=620403 E=1646162 ELEV=951.35
SOUTHEAST BURY BOLT ON HYDRANT ON THE SOUTH SIDE
OF NE 78TH AVENUE, NORTHEAST CORNER OF SITE.

CONTROL POINTS
IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=620426.38 E=1646140.00 Z=952.62 MAG NAIL WITH SHINER 40' NORTHWEST OF HYDRANT ON THE SOUTH SIDE OF NE 78TH AVENUE, NORTHWEST CORNER OF SITE.
CP8	N=618376.60 E=1646114.69 Z=958.28 MAG NAIL IN NORTH EDGE OF CONCRETE TRAIL, SOUTH OF SITE.
CP100	N=620449.59 E=1645205.98 Z=954.15 MAG NAIL IN THE NORTH SIDE OF NE 78TH AVENUE, NORTHWEST CORNER OF SITE.
CP101	N=620098.41 E=1644827.25 Z=957.63 MAG NAIL IN THE WEST SIDE OF NE 64TH STREET, NORTHWEST CORNER OF SITE.
CP102	N=619199.02 E=1644823.14 Z=958.22 MAG NAIL IN THE WEST SIDE OF NE 64TH STREET WEST OF GAS APPARATUS, WEST SIDE OF SITE.
CP103	N=617962.61 E=1644802.19 Z=973.69 MAG NAIL IN CONCRETE TRAIL ON THE WEST SIDE OF NE 64TH STREET, SOUTHWEST CORNER OF SITE.

PLAT DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE SOUTH 100 FEET OF THE NORTH 134.5 FEET OF THE EAST 75 FEET OF THE WEST 955 FEET, AND EXCEPT A PARCEL BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE DUE EAST 407.9 FEET ALONG THE NORTH LINE OF THE NW 1/4, THENCE SOUTH 0°32' WEST 381.1 FEET; THENCE NORTH 89°33' WEST 408.4 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4, THENCE NORTH 0°37' EAST ALONG THIS LINE 377.9 FEET TO POINT OF BEGINNING AND EXCEPT THOSE PARCELS CONVEYED TO POLK COUNTY BY WARRANTY DEED RECORDED IN BOOK 9575, PAGE 946 AND BOOK 9575, PAGE 948, AND EXCEPT 3.13 ACRES OF ROAD (THE 1.50 ACRES OF DITCH BEING ADDED FROM ABSTRACT 75658 BY AMERICAN ABSTRACT COMPANY CONTINUED TO MAY 14, 1963, AT 2:01 P.M.).

CONTAINING APPROXIMATELY 62.84 ACRES.

OWNER/DEVELOPER

QUAIL RUN LLC
2400 86TH ST IE 24
URBANDALE IA 50322

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
(515)964-2020
ERIC CANNON, P.E.
ERIN GRIFFIN, PLS

ZONING

PUD: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS:

C2 GENERAL COMMERCIAL (OUTLOT 'Z')
MINIMUM LOT AREA = NONE
FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = NONE / BUFFER IF ADJACENT TO "R"
MAXIMUM HEIGHT = 80'
MAXIMUM STORIES = 3
OPEN SPACE = 15%

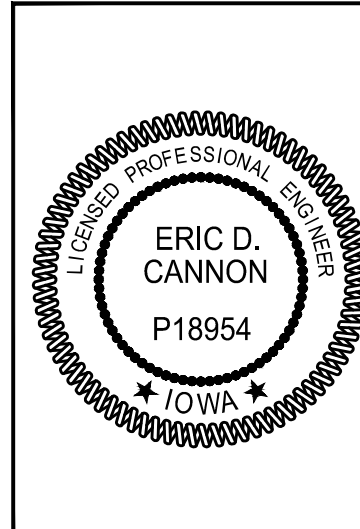
R2 MEDIUM DENSITY RESIDENTIAL (LOTS 1-157)
MINIMUM LOT WIDTH = 65'
MINIMUM LOT AREA = 7,500SF
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 15' / 5' MIN. EACH SIDE (1 OR 1.5 STORY)
SIDE YARD SETBACK = 15' / 7' MIN. EACH SIDE (2 AND 3 STORY)
REAR YARD SETBACK = 35'
(LOT 1 TO BE 7' SIDEYARD TO THE NORTH)
REAR YARD SETBACK = 35'

ROW HOUSE/MULTI-FAMILY (OUTLOT 'R' & OUTLOT 'W')
12 UNITS PER ACRE
MAXIMUM UNITS = 8 IN A ROW(16 UNITS WHEN BACK TO BACK)
MINIMUM LOT AREA = 400SF
MINIMUM LOT WIDTH = 20'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK= 5' / 10' TOTAL
REAR YARD SETBACK = 35'
(OUTLOT 'W' TO BE 20' REAR YARD SETBACK)

NOTES:

- PARKLAND DEDICATION REQUIRED:
SINGLE FAMILY - 157' x 3' .005 = 2.355 ACRES
MULTI-FAMILY - TO BE DETERMINED PRIOR TO DEVELOPMENT OF SAID LOTS.

PARKLAND DEDICATION PROVIDED:
PER QUAIL RUN DEVELOPMENT AGREEMENT
- CONSTRUCTION WITHIN THE AREA CURRENTLY SHOWN AS THE FEMA 100YR FLOODPLAIN IS SUBJECT TO ELEVATING LOTS ABOVE THE 100YR FLOODPLAIN AND FEMA'S LOMR-F APPROVAL
- THE CITY OF BONDURANT WILL TAKE OWNERSHIP AND MAINTENANCE OF OUTLOT 'S', OUTLOT 'T', OUTLOT 'U' & OUTLOT 'V'.
- OUTLOT Y TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.



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 P18954
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: _____

MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Date: 05-28-2020	T-R-S; TTN-RRW-SS
Technician: JMM			
Project No: 119.0971.01			Sheet C100

BONDURANT, IOWA

QUAIL RUN PHASE 2

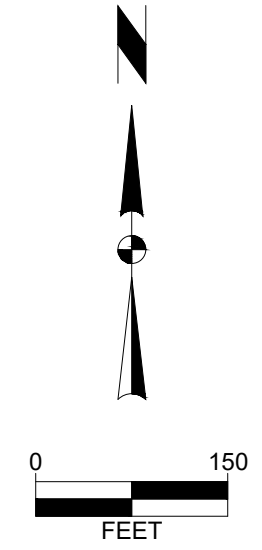
PRELIMINARY PLAT-2020

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 119.0971.01
Sheet C100

V:\Projects\201110971\10\CAD\119871_PPT\DIM.dwg LOGAN MYERS, OVERALL LAYOUT, 2020/06/01, 2:23 PM, ANSI FULL BLEED, D:34.00 X:22.00 INCHES



MARK	REVISION	DATE	BY
	Checked By: EDC	Scale: 1" = 150'	
	Date: 05-28-2020	T-R-S: TTN-RRW-SS	
	Engineer: KMM		
	Technician: JMM		
	Project No: 119.0971.01		
			Sheet C200

QUAIL RUN PHASE 2
PRELIMINARY PLAT-OVERALL LOT LAYOUT
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC. |
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-984-2020 | www.snyder-associates.com



Project No: 119.0971.01
 Sheet C200



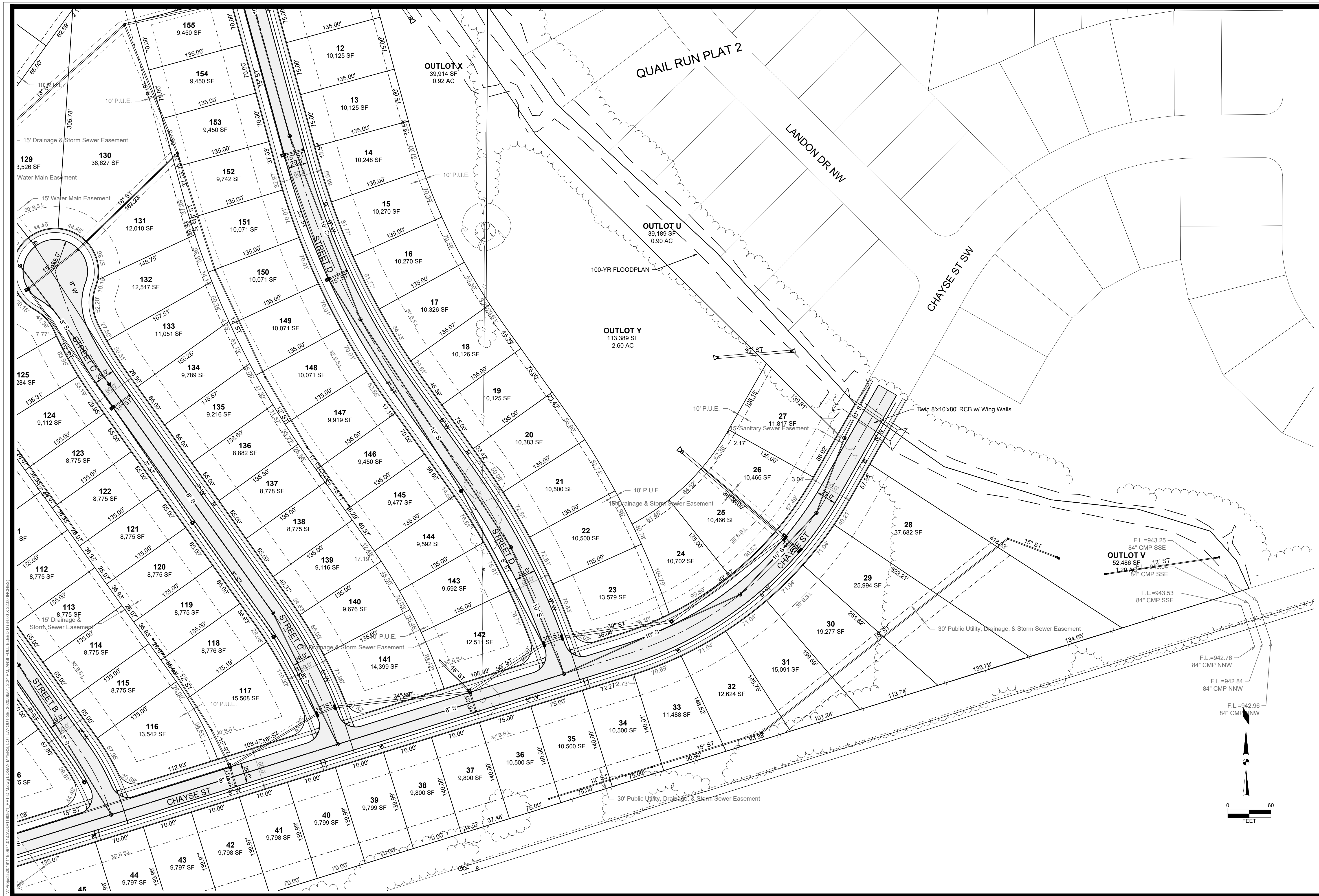
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MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 60'	
Technician: JMM	Date: 05-28-2020	T-RS: TTN-RRW-SS	
Project No: 119,0971.01			Sheet C201

BONDURANT, IOWA
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 515-964-2020 | www.snyder-associates.com

QUAIL RUN PHASE 2
PRELIMINARY PLAT-LOT LAYOUT
SNYDER & ASSOCIATES, INC. I



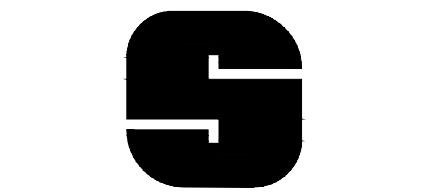


V:\Projects\2021\119.0971\119.0971_119.0971_PPP_CIM.dwg LOGAN MYERS, LOT LAYOUT-SE, 2/24/2021 2:24 PM, ANSI FULL BLEED (14.00 X 22.00 INCHES)

MARK	REVISION	DATE	BY
	Checked By: EDC	05-28-2020	T-R-S: TTN-RRW-SS
	Engineer: KMM	Date: 05-28-2020	
	Technician: JMM		
Project No: 119.0971.01			Sheet C203

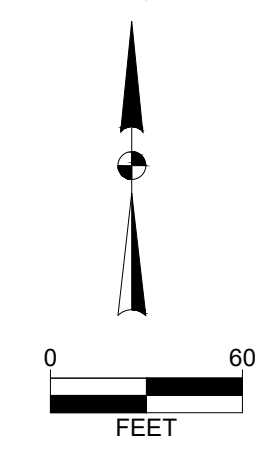
BONDURANT, IOWA
 PRELIMINARY PLAT-LOT LAYOUT
SNYDER & ASSOCIATES, INC.

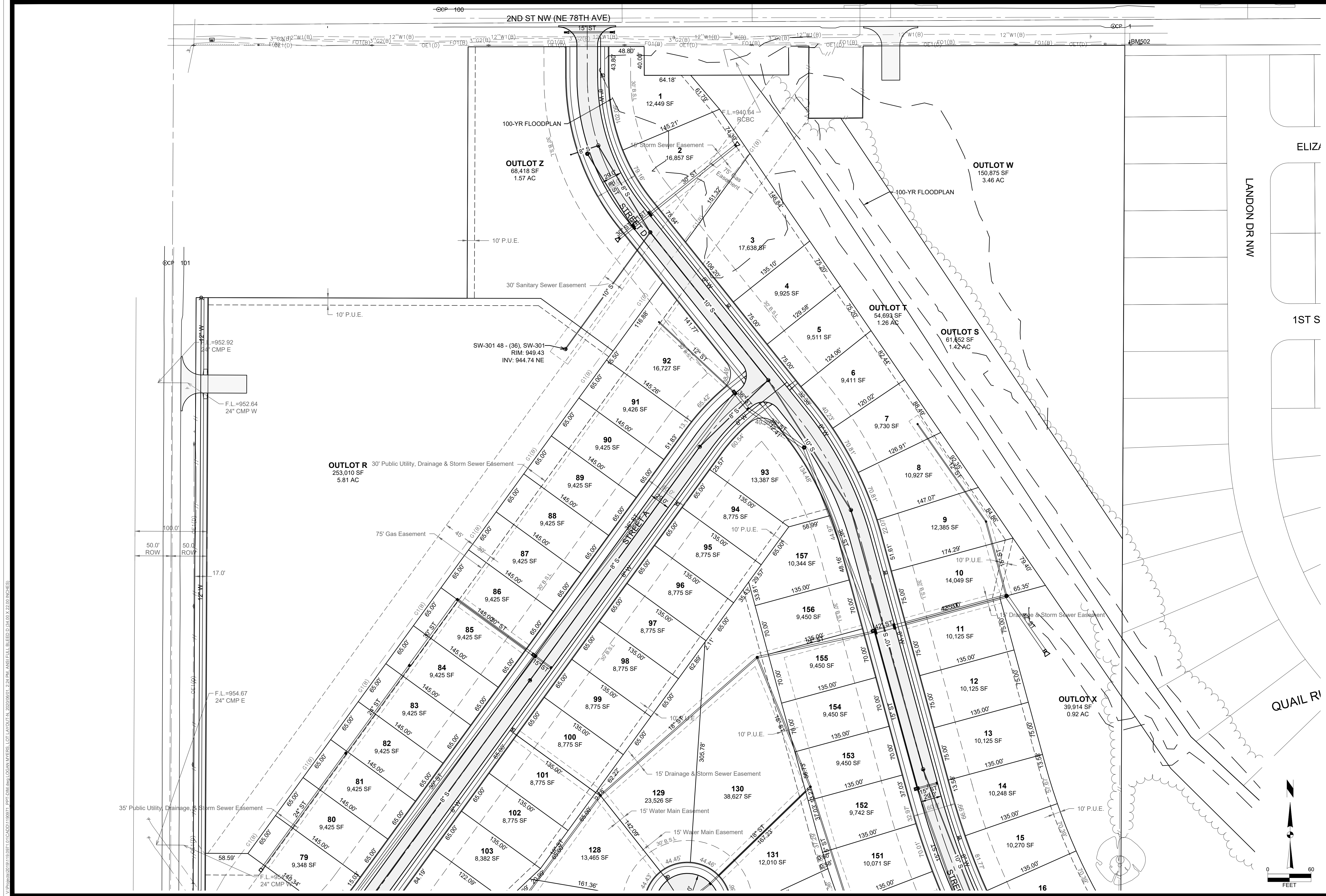
2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 119.0971.01
 Sheet C203



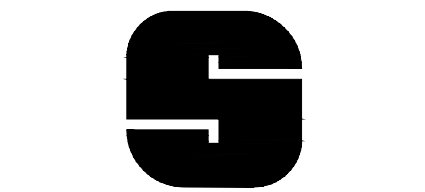


V:\Projects\2011110971\110971\10\CADD\110971_PPT\CDM.dwg LOGAN MYERS, LOT LAYOUT-N, 2020/06/01, 2:24 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

MARK	REVISION	DATE	BY

Engineer: KMM Checked By: EDC
 Technician: JMM Date: 05-28-2020
 Project No: 119,0971.01

QUAIL RUN PHASE 2
PRELIMINARY PLAT-LOT LAYOUT
SNYDER & ASSOCIATES, INC.



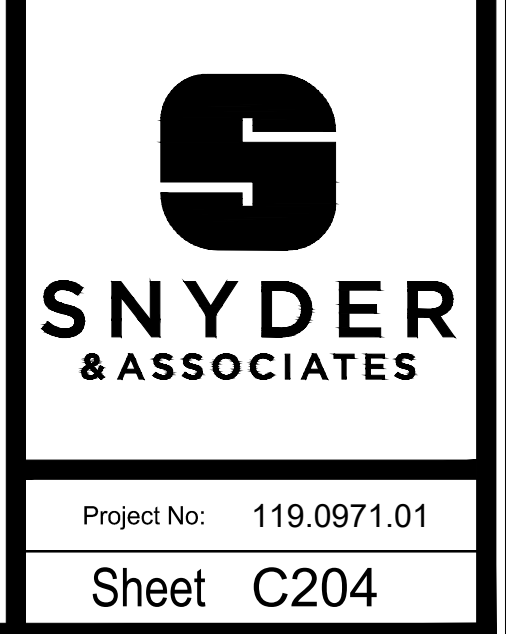
SNYDER & ASSOCIATES

Project No: 119,0971.01
 Sheet C204

Scale: 1" = 60'
 T-R-S: TTN-RRW-SS
 Sheet C204

BONDURANT, IOWA
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 515-984-2020 | www.snyder-associates.com

ELIZA
 LONDON DR NW
 1ST S
 QUAIL RUN





V:\Projects\201119071\10\ADD\119071_PPT_CADD\119071_PPT_CADD.dwg (11/19/2011 11:07:11 AM) ANS: FULL BLEED (0.40 X 22.00 INCHES)
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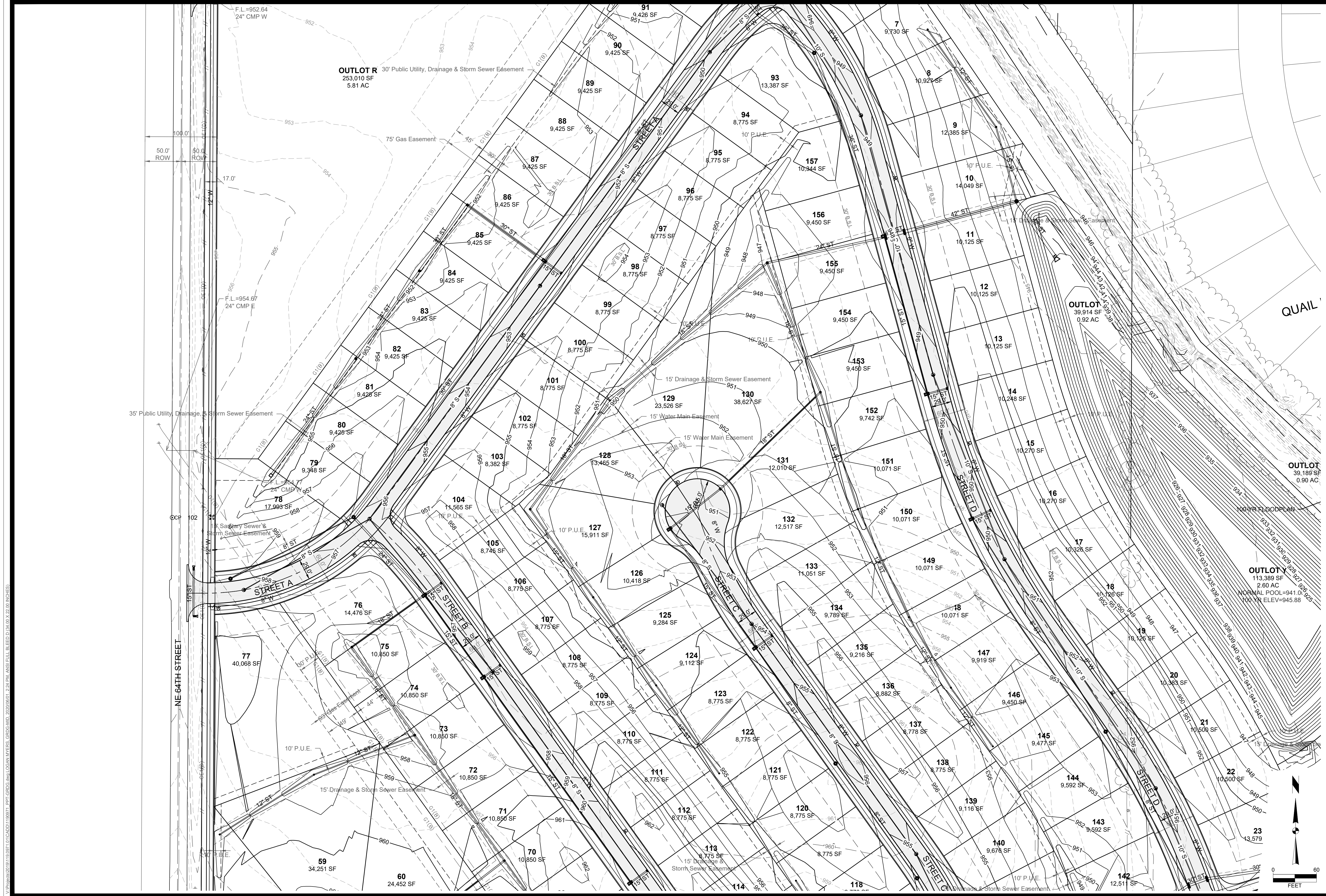
MARK	REVISION	DATE	BY
Engineer: KIMM	Checked By: EDC	Scale: 1" = 60'	
Technician: JMM	Date: 05-28-2020	T-R-S: TTN-RRW-SS	
Project No: 119,0971.01			Sheet C300

BONDURANT, IOWA
PRELIMINARY PLAT-GRADING PLAN
SNYDER & ASSOCIATES, INC.

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Project No: 119,0971.01
 Sheet C300



V:\P\2021\119071\119071_01\CAD\119071_PPL\GROG.dwg LOGAN MYERS - GROG.MXD, 2/24/2020 10:01:24 PM ANSI FULL BLEED (0.31 X 22.0 INCHES)

MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 60'	
Technician: JMM	Date: 05-28-2020	T-R-S: TTN-RRW-SS	
Project No: 119,0971.01			Sheet C301

QUAIL RUN PHASE 2

PRELIMINARY PLAT-GRADING PLAN

SNYDER & ASSOCIATES, INC. |

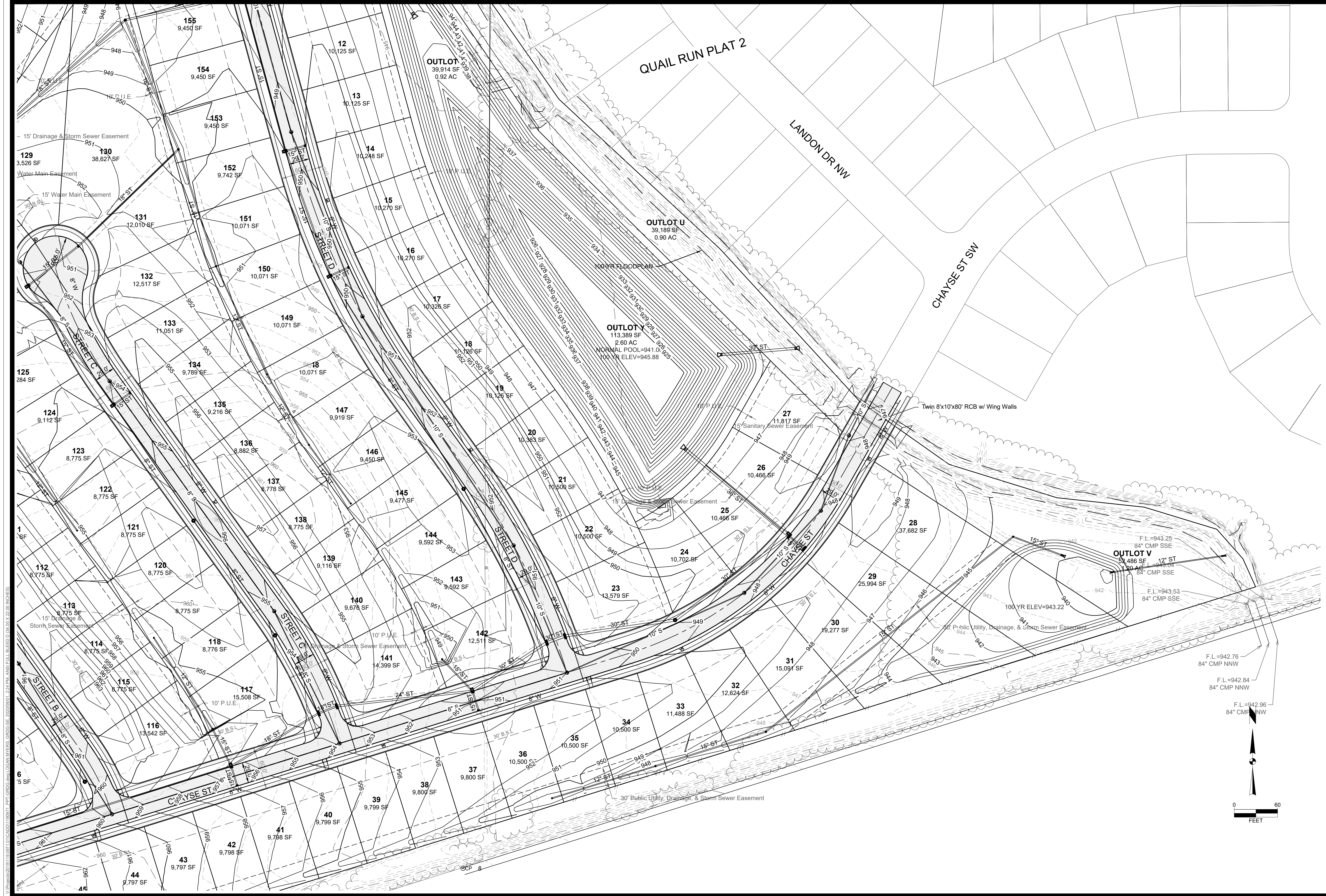
BONDURANT, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 119,0971.01

Sheet C301

SNYDER & ASSOCIATES

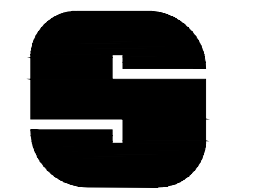


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MARK	REVISION	DATE	BY

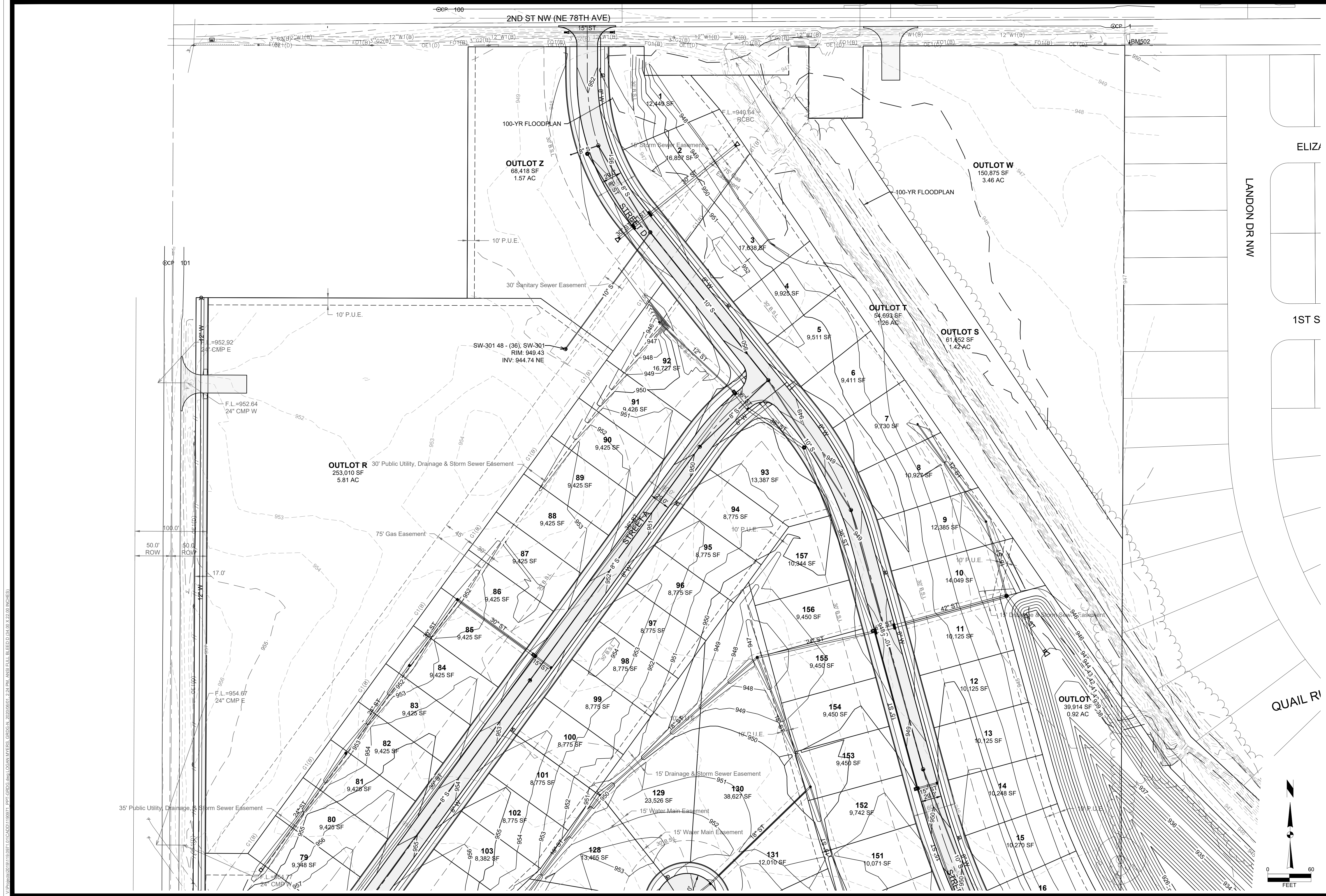
Engineer: KMM Checked By: EDC
 Technician: JMM Date: 05-28-2020
 T-R-S: TTN-RRW-SS
 Project No: 119.0971.01
Sheet C302

QUAIL RUN PHASE 2
PRELIMINARY PLAT-GRADING PLAN
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
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Project No: 119.0971.01
Sheet C302

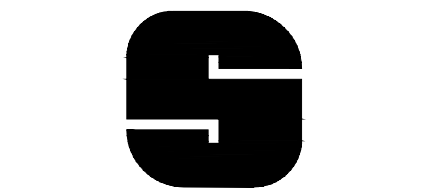


V:\Projects\2011110971\110971\10\CADD\110971_PPT\CRDG.dwg LOGAN MYERS: GRCEN: 20200801 2:24 PM ANSI FULL BLEED (34.0 X 22.00 INCHES)

MARK	REVISION	DATE	BY

Engineer: KMM Checked By: EDC Scale: 1" = 60'
 Technician: JMM Date: 05-28-2020 T-R-S: TTN-RRW-SS
 Project No: 119,0971.01 Sheet C303

BONDURANT, IOWA
PRELIMINARY PLAT-GRADING PLAN
SNYDER & ASSOCIATES, INC. I



SNYDER & ASSOCIATES

Project No: 119,0971.01
Sheet C303

