



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 15
For Meeting of 05/04/2020

TITLE: Return to table - Resolution considering I-80 Business Park Preliminary Plat approval

ACTION: Resolution for vote

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY:

For review by Council is consideration of approval of the I-80 Business Park Preliminary Plat. This item was tabled during Council's February 24th, 2020 meeting for the following reasons:

1. The required Traffic Impact Study was still being reviewed by the City Engineer.
2. The Agricultural (A-1) to Limited Industrial (M-1) Rezoning Ordinance was had not yet received final approval by City Council.

To assist in the City's Council's review of this I-80 Business Park Preliminary Plat, the following documents have been provided:

1. The required [NE 62nd Avenue Corridor Traffic Impact Study](#), as well as [V&K's March 9th memo](#) regarding review of this Study.
 - o In addition to the NE 62nd Avenue Corridor Traffic Impact Study - the City also hired V&K to prepare a [Franklin Street NW/NE 62nd Avenue & Highway 65 Intersection Study](#). As noted in this V&K report, "the traffic study indicates although future improvements may be required, those improvements would not require any additional right-of-way from the I-80 Business Park due to the relatively large existing right-of-way".
2. The required [I-80 Business Park Stormwater Management Plan](#), as well as [V&K's January 6th, 2020 review](#) of this Plan.
 - o Bob Veenstra, City Engineer, has since noted that a minor modification could be made in the pond's design to accommodate for a multi-stage weir outlet. The City's current design standards do not specifically address the need for multi-stage outlets, but on previous projects the City has encouraged developers to provide such multi-stage outlets.
3. A [map](#) prepared by V&K which shows the site's development limitations. Bob Veenstra has noted that a building/parking lot would not be allowed to be located within the 958' elevation area.

The remaining information listed in this Brief History section was included as part of the February 24th staff report: The preliminary plat applicant/developer is I-80 Business Park, LLC. The proposed I-80 Business Park will look to create developable commercial and industrial lots within Altoona's city limits. While the actual commercial and industrial development will be situated within Altoona's city limits, there is one existing parcel of land within Bondurant's city limits proposed within this I-80 Business Park subdivision. As the enclosed preliminary plat shows, this parcel within Bondurant's city limits, Outlot Z, is a 4.67-acre parcel situated at the SW corner of NE 62nd Avenue and Hubbell Road SW. Outlot Z will be used for stormwater detention purposes.

Prior to final plat recording, Section 354.8.2 of the Iowa Code states that the recorder must have a resolution of from each applicable governing body approving the subdivision plat. Since a portion of this subdivision falls within Bondurant's city limits, the eventual recording of the final plat will require a resolution of approval from both Bondurant City Council and Altoona City Council.

For review as part of this staff report is approval of the I-80 Business Park Preliminary Plat only. When considering preliminary plat approval, the Bondurant City Council should be reviewing for what Bondurant has jurisdiction over only. The proposed land uses and subdivision layout within Altoona's city limits fall under the City of Altoona's jurisdiction. Per Section 180.04.11 of the City's Subdivision Code, after the Commission's review, Council shall consider the preliminary plat and if it is found to conform to the provisions of the Subdivision Code, the Council shall approve the preliminary plat.

ANALYSIS:

When considering subdivision plat requests, the Planning and Zoning Commission and City Council should take into account the following: Future Land Use and Zoning; Parkland Dedication; Transportation, Sidewalks, and Utilities; and Comments from City Officials and Private Utilities.

Future Land Use (Comprehensive Plan) and Zoning:

Future Land Use (Comprehensive Plan) – the proposed use within Bondurant's city limits will be for detention pond use to help service industrial and commercial lots within Altoona's city limits. The proposed use is consistent with the City's Future Land Use Map, which guides this area for industrial-type use on this parcel of land within Bondurant's city limits.

Zoning – this 4.67-acre piece of property was rezoned from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District on April 20th, 2020. This 4.67-acre parcel meets the minimum 10,000 SF lot requirement of the M-1 District.

Parkland Dedication: N/A, as there are no residential units associated with this subdivision.

Transportation, Sidewalks, and Utilities:

Transportation – no new streets are proposed within Bondurant's city limits as part of this subdivision. This 4.67-acre parcel within Bondurant fronts the existing NE 62nd Avenue and Highway 65/Hubbell Road SW, so minimum lot frontage requirements are met. See the Brief History section

for further information on the NE 62nd Avenue Corridor Traffic Impact Study and V&K's Franklin Street NW/NE 62nd Avenue & Highway 65 Intersection Study.

Sidewalks – the preliminary plat does not show any sidewalks being constructed adjacent to the 4.67-acre parcel within Bondurant's city limits. Per Section 180.05.4.D of the City's Subdivision Ordinance, sidewalks shall be constructed on both sides of all streets. Hubbell Road SW/Highway 65 is adjacent to the south – so a sidewalk waiver in this area would make sense. The north property line of this parcel is adjacent to NE 62nd Avenue, which then connects east of Hubbell Road SW/Highway 65 – sidewalk waiver in this area could also make sense, as the intersection of Hubbell/Highway 65 and NE 62nd Avenue does not accommodate for a pedestrian crossing.

Utilities – the developer's engineer has noted that servicing the detention pond site with sanitary sewer for actual building development would be difficult due to existing sanitary sewer depth of Bondurant's sewer main within close proximity – a [Sanitary Sewer Depth Exhibit](#) has been submitted by the developer's engineer.

For the lots not providing their own on-site detention in Altoona, a new storm sewer will be constructed within Altoona's city limits that will carry water over to the wet-bottom detention basin within Bondurant's city limits. This detention pond will then empty into an existing 60" storm sewer than runs under Hubbell Road SW/Highway 65. The pond within Bondurant's city limits will not be owned by the City of Bondurant. The City of Bondurant will own no new public storm infrastructure as a result of this subdivision. See the Brief History section for further information on the I-80 Business Park Stormwater Management Plan.

PLANNING & ZONING COMMISSION REVIEW/RECOMMENDATION:

The Planning & Zoning Commission reviewed the I-80 Business Park Preliminary Plat during their January 23rd, 2020 meeting and unanimously voted for recommended denial of the I-80 Business Park Preliminary Plat. A concern mentioned by the Commission in their denial was that the required traffic impact study had not yet been submitted to the City.

ALTERNATIVES:

The option exists to not approve the resolution or table pending additional feedback; however, this is not recommended by staff, as the outstanding items relative to this I-80 Business Park Preliminary Plat have been addressed.

STAFF RECOMMENDATION:

Staff recommends approval of the I-80 Business Park Preliminary Plat, subject to the following Code clarification items:

- 1.) That as required per Section 180.05.4.I of the City's Subdivision Code, an association shall be created for any development with privately owned utilities/open space which is utilized by more than one owner. Documentation of association ownership/maintenance of Outlot Z is to be submitted to the City prior to eventual final plat approval.
- 2.) That while Section 180.05.4.D of the City's Subdivision Code requires installation of sidewalks along the rights-of-way areas, a temporary waiver by Council could be considered due to no

logical connection. If/when a logical connection exists, the City may require sidewalk construction under Chapter 136.06 of the City Code.

- 3.) That if the developer is agreeable to amending the Stormwater Management Plan to accommodate for the multi-stage wier outlet as recommended by the City Engineer, that an updated Stormwater Management Plan be submitted to the City Engineer for review/approval.

A reminder that if the Council were to deny the I-80 Business Park Preliminary Plat, a specific section(s) of the [Subdivision Code](#) needs to be cited in such denial. Reasoning: 180.04.11 of the City's Subdivision Code states that after the Commission's review, Council shall consider the preliminary plat and if it is found to conform to the provisions of the Subdivision Code, the Council shall approve the preliminary plat.

CITY OF BONDURANT
RESOLUTION NO. 200504-136

RESOLUTION APPROVING THE I-80 BUSINESS PARK PRELIMINARY PLAT

WHEREAS, the developer is I-80 Business Park, LLC; AND

WHEREAS, the engineer is Civil Design Advantage; AND

WHEREAS, the proposed preliminary plat is legally described as follows; AND

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00°02'35" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 663.39 FEET TO THE NORTH RIGHT OF WAY LINE OF NE HUBBELL AVENUE/US HIGHWAY 65; THENCE SOUTH 43°12'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 881.18 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°52'22" WEST ALONG SAID SOUTH LINE, 728.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°00'35" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1314.19 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°33'46" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1331.14 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE HUBBELL AVE/US HIGHWAY 65; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 40.27 ACRES (1,754,222 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT. SAID ROADWAY EASEMENT CONTAINS 1.52 ACRES (66,354 SQUARE FEET).

WHEREAS, a majority of the I-80 Business Park Preliminary Plat is situated within the City of Altoona's city limits with the exception of Outlot Z which is situated within the City of Bondurant's city limits; AND

WHEREAS, per Section 354.8.2 of the Iowa Code, the Polk County Recorder must have a resolution from each applicable governing body as part of the eventual final plat recording process; AND

WHEREAS, the Planning and Zoning Commission reviewed the I-80 Business Park Preliminary Plat during their January 23rd, 2020 meeting and recommended denial of the preliminary plat with a 7-0 vote.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the I-80 Business Park Preliminary Plat is hereby approved subject to the following Subdivision Code process requirements:

- 1.) That as required per Section 180.05.4.I of the City’s Subdivision Code, an association shall be created for any development with privately owned utilities/open space which is utilized by more than one owner. Documentation of association ownership/maintenance of Outlot Z is to be submitted to the City prior to eventual final plat approval.
- 2.) That while Section 180.05.4.D of the City’s Subdivision Code requires installation of sidewalks along the rights-of-way areas, a temporary waiver by Council could be considered due to no logical connection. If/when a logical connection exists, the City may require sidewalk construction under Chapter 136.06 of the City Code.
- 3.) That if the developer is agreeable to amending the Stormwater Management Plan to accommodate for the multi-stage wier outlet as recommended by the City Engineer, that an updated Stormwater Management Plan be submitted to the City Engineer for review/approval.

Passed this 4th day of May, 2020,

By: _____
Curt Sullivan, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

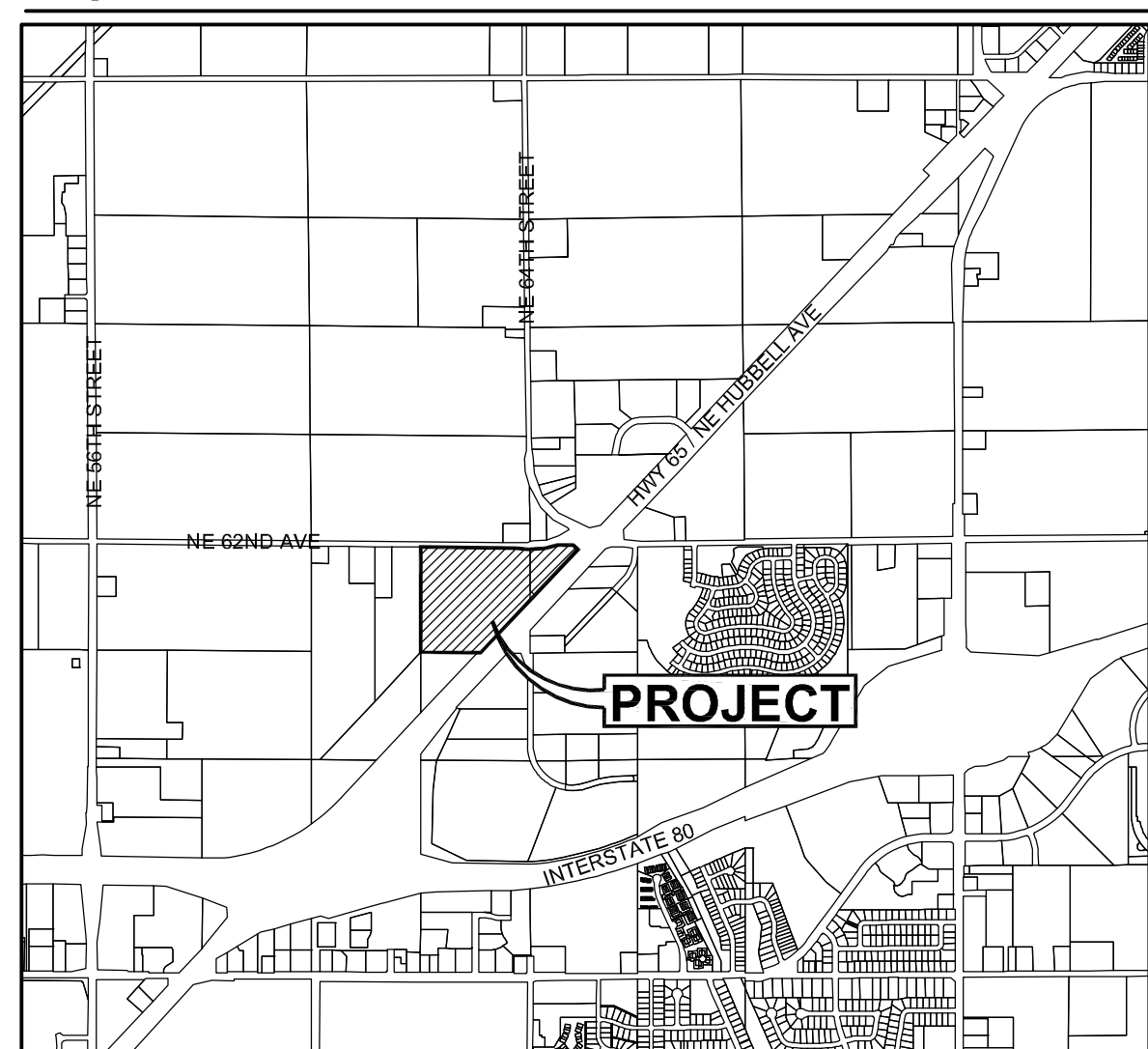
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Peffer				
Enos				
McKenzie				
Elrod				

PRELIMINARY PLAT FOR: I-80 BUSINESS PARK

ALTOONA & BONDURANT, IOWA

VICINITY MAP



ALTOONA, IOWA

OWNER / APPLICANT

I-80 BUSINESS PARK, LLC
1120 2ND STREET NE
BONDURANT, IA 50035
PH: 515-957-4907
CONTACT: JESSE ROGNES

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: JARED MURRAY

ZONING

EXISTING:
M-1: LIMITED INDUSTRIAL DISTRICT
A-1: AGRICULTURAL DISTRICT

PROPOSED:
M-1: LIMITED INDUSTRIAL DISTRICT
C-2: GENERAL COMMERCIAL DISTRICT

BULK REGULATIONS

M-1: LIMITED INDUSTRIAL DISTRICT

FRONT YARD SETBACK 50 FT
SIDE YARD SETBACK 20 FT UNLESS ADJACENT TO "R" OR "C-1" DISTRICT THEN 25 FT
REAR YARD SETBACK 50 FT
MAX BUILDING HEIGHT 65 FT
MAX STORIES 4 STORIES

C-2: GENERAL COMMERCIAL DISTRICT

FRONT YARD SETBACK 50 FT
SIDE YARD SETBACK 0 FT UNLESS ADJACENT TO "R" DISTRICT THEN BUFFER YARD
REAR YARD SETBACK 25 FT
MAX BUILDING HEIGHT 65 FT
MAX STORIES 4 STORIES

BENCHMARKS

BM #1: CITY OF ALTOONA BM-CP1, BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NE 62ND AVE AND NE 56TH STREET. ELEVATION=960.75

BM #2: CITY OF ALTOONA BM-CP6, BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ADVENTURELAND AND PRAIRIE MEADOWS DRIVE. ELEVATION=961.25

STANDARD NOTES

- ALL UTILITY COMPANIES MUST SUBMIT A PLAN TO THE CITY OF ALTOONA REQUESTING APPROVAL OF THE PLACEMENT OF UTILITIES. APPROVAL IS REQUIRED EVEN IF PLACEMENT IS NOT IN THE CITY RIGHT-OF-WAY.
- VIDEO INSPECTION OF ALL NEW SANITARY SEWERS IS REQUIRED AS OUTLINED IN THE URBAN STANDARD SPECIFICATIONS, DIVISION 4, SECTION 4040, PART 3.
- ALL WORK PERFORMED MUST CONFORM TO THE CURRENT VERSION OF THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND URBAN STANDARD SPECIFICATIONS.
- PLACE SILT FENCING AT ALL LOWER AREAS OF DISTURBED GROUND AND DOUBLE SILT FENCING AT ALL INTAKES.
- THE ENGINEER/DEVELOPER IS RESPONSIBLE FOR SUBMITTING A POLLUTION PREVENTION PLAN AS PART OF THE GRADING PLAN. IN ADDITION, THE CITY WILL NOT ISSUE ANY CONSTRUCTION PERMITS OR ALLOW ANY GROUND DISTURBANCE UNTIL THE IOWA DEPARTMENT OF NATURAL RESOURCES HAS ISSUED A STORM WATER DISCHARGE PERMIT FOR THE PROJECT.
- IF A NPDES PERMIT IS REQUIRED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES, A COSESCO PERMIT IS ALSO REQUIRED BY THE CITY OF ALTOONA. THE PERMIT MUST BE COMPLETED AND APPROVED PRIOR TO ANY GROUND DISTURBANCE.
- DEVELOPER IS REQUIRED TO INSTALL STREETLIGHTS WITHIN THE PROPERTY.

PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SURVEY

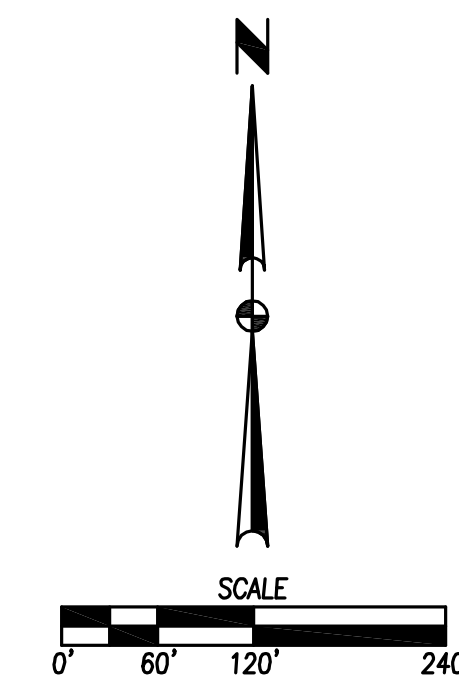
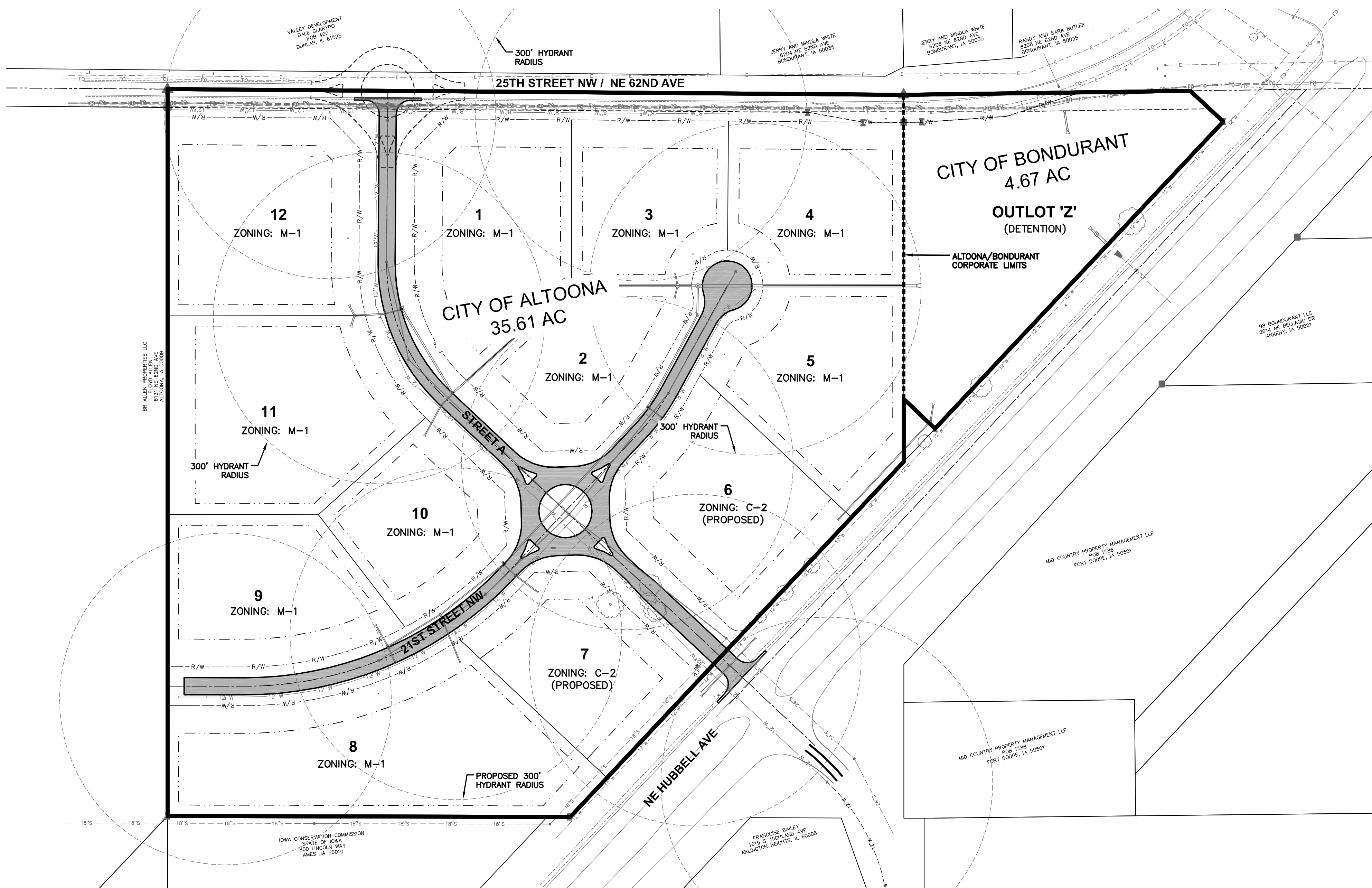
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

- SECTION CORNER
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
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- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
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- BUILDING SETBACK
- PLAT BOUNDARY

SET

- SECTION CORNER
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY



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
NOT FOR CONSTRUCTION

JARED M. MURRAY, P.E.
LICENSE NUMBER 23496
DATE

ALL SHEETS

FILE: H:\2019\1905232\IOWA\1905232-PRELIMINARY PLAT.DWG
DATE PLOTTED: 11/25/2019 9:40 AM
PLOTTED BY: JARED MURRAY

DATE: 11/21/2019
10:31:20 AM
2ND SUBMITTAL
1ST SUBMITTAL

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

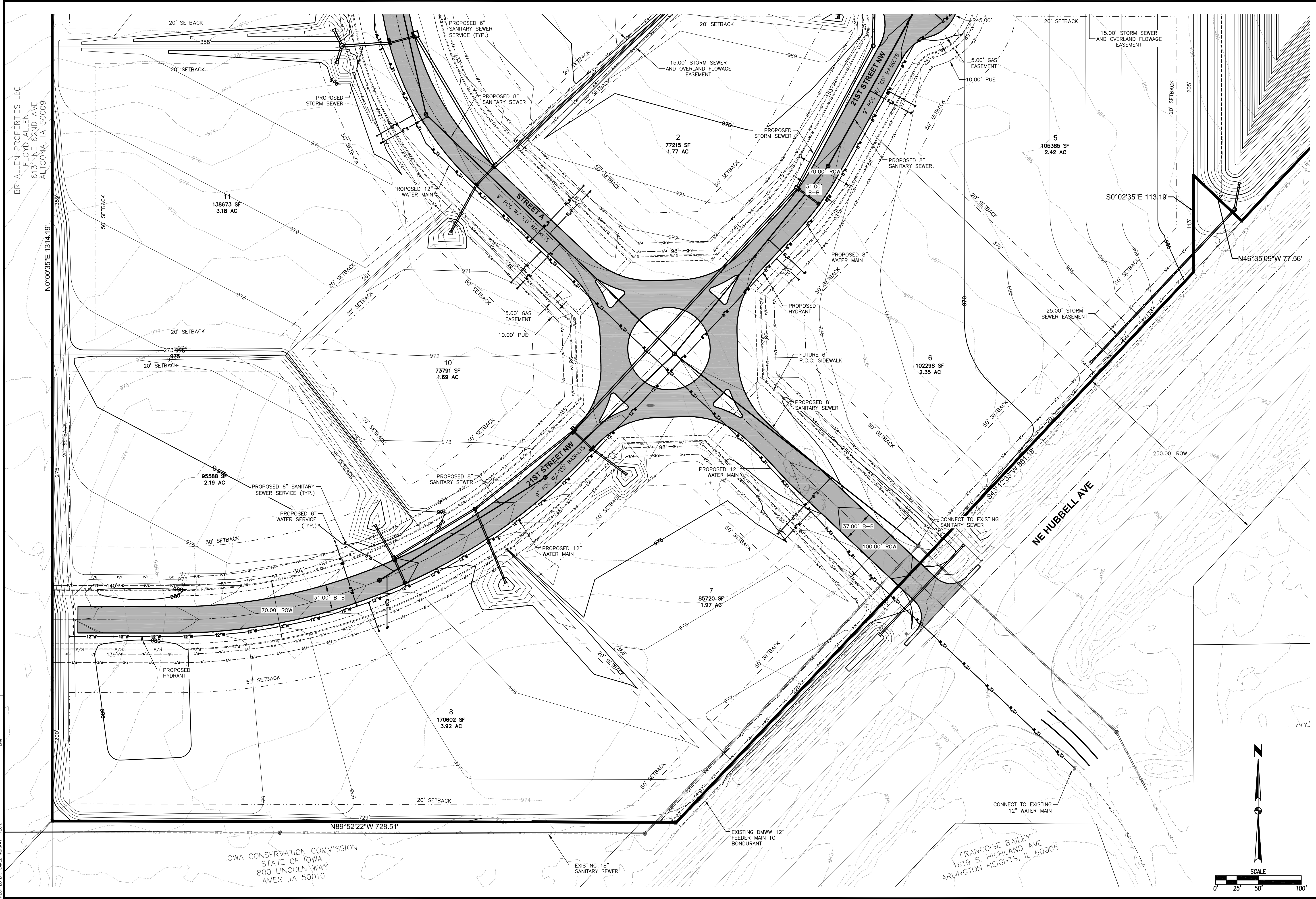
TECH: JMM
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE
ALTOONA & BONDURANT, IOWA

I-80 BUSINESS PARK
PRELIMINARY PLAT

1 / 4
1905.232

FILE: H:\2019\1905232\1905232-1\PRELIMINARY PLAT.DWG
 DRAWN BY: JARED MURRAY
 PLOTTED BY: JARED MURRAY
 DATE: 11/25/2019 9:40 AM
 SCALE: 1"=40'



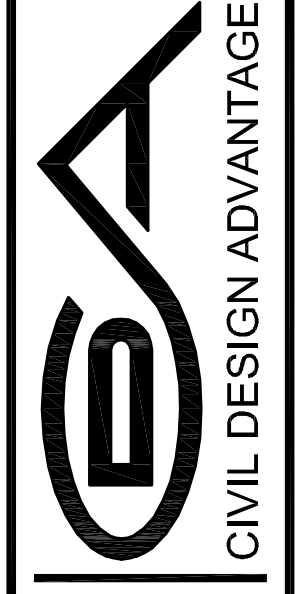
BR ALLEN PROPERTIES LLC
 FLOYD ALLEN
 6131 NE 62ND AVE
 ALTOONA, IA 50009

IOWA CONSERVATION COMMISSION
 STATE OF IOWA
 800 LINCOLN WAY
 AMES, IA 50010

FRANCOISE BAILEY
 1619 S. HIGHLAND AVE
 ARLINGTON HEIGHTS, IL 60005

DATE	REVISIONS
11/21/2019	2ND SUBMITTAL
10/31/2019	1ST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
 ALTOONA & BONDURANT, IOWA

I-80 BUSINESS PARK

PRELIMINARY PLAT