



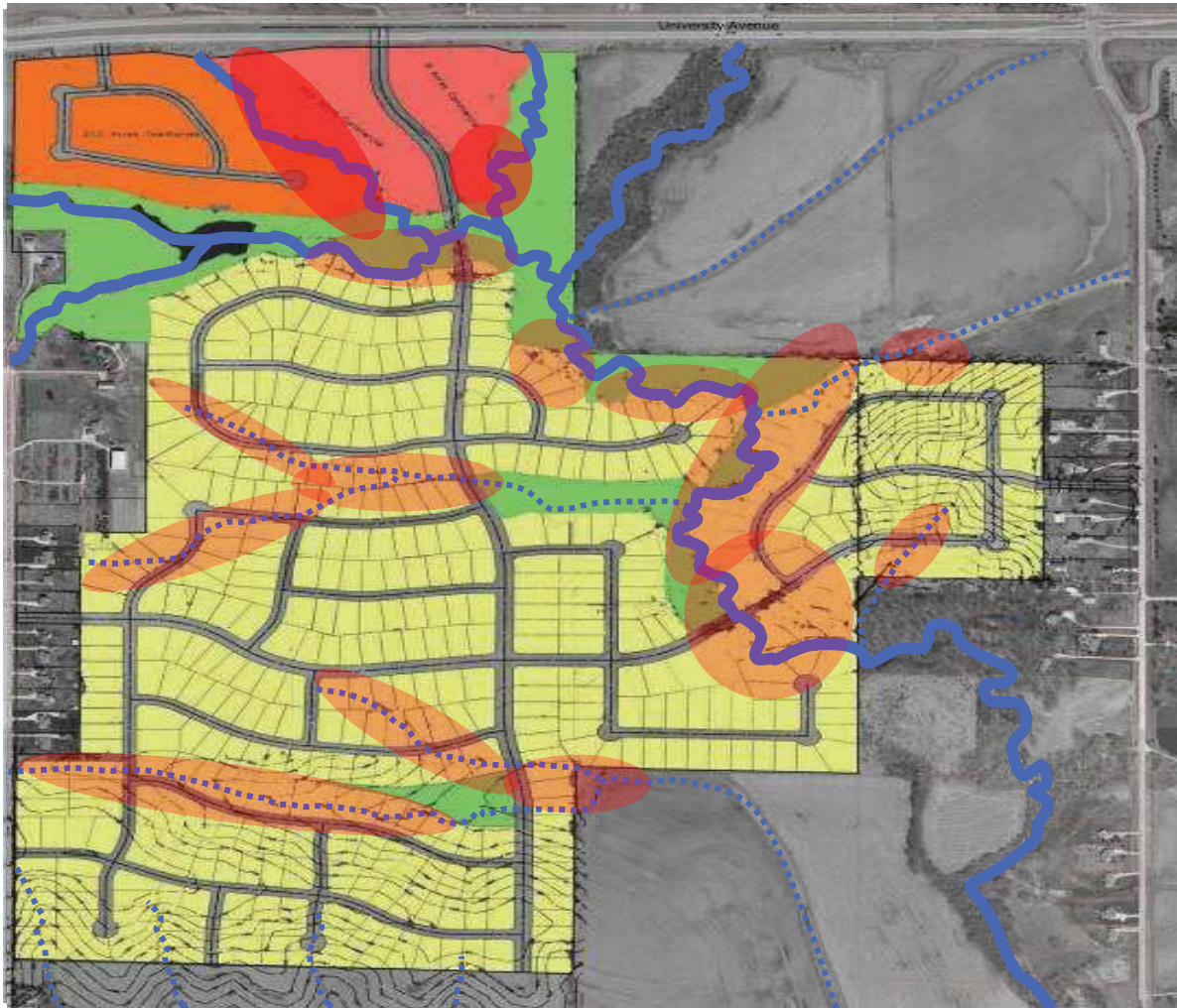
# **APPENDIX A**

## **SUCCESSFUL SITE DEVELOPMENT - A WATERSHED APPROACH**

**WIFT**  
INTERNODAL

Case Study:  
Residential Development, Bondurant  
Iowa





Yield Plan



Waterways



Vegetation & Major Swales



Hydric Soils and Slopes

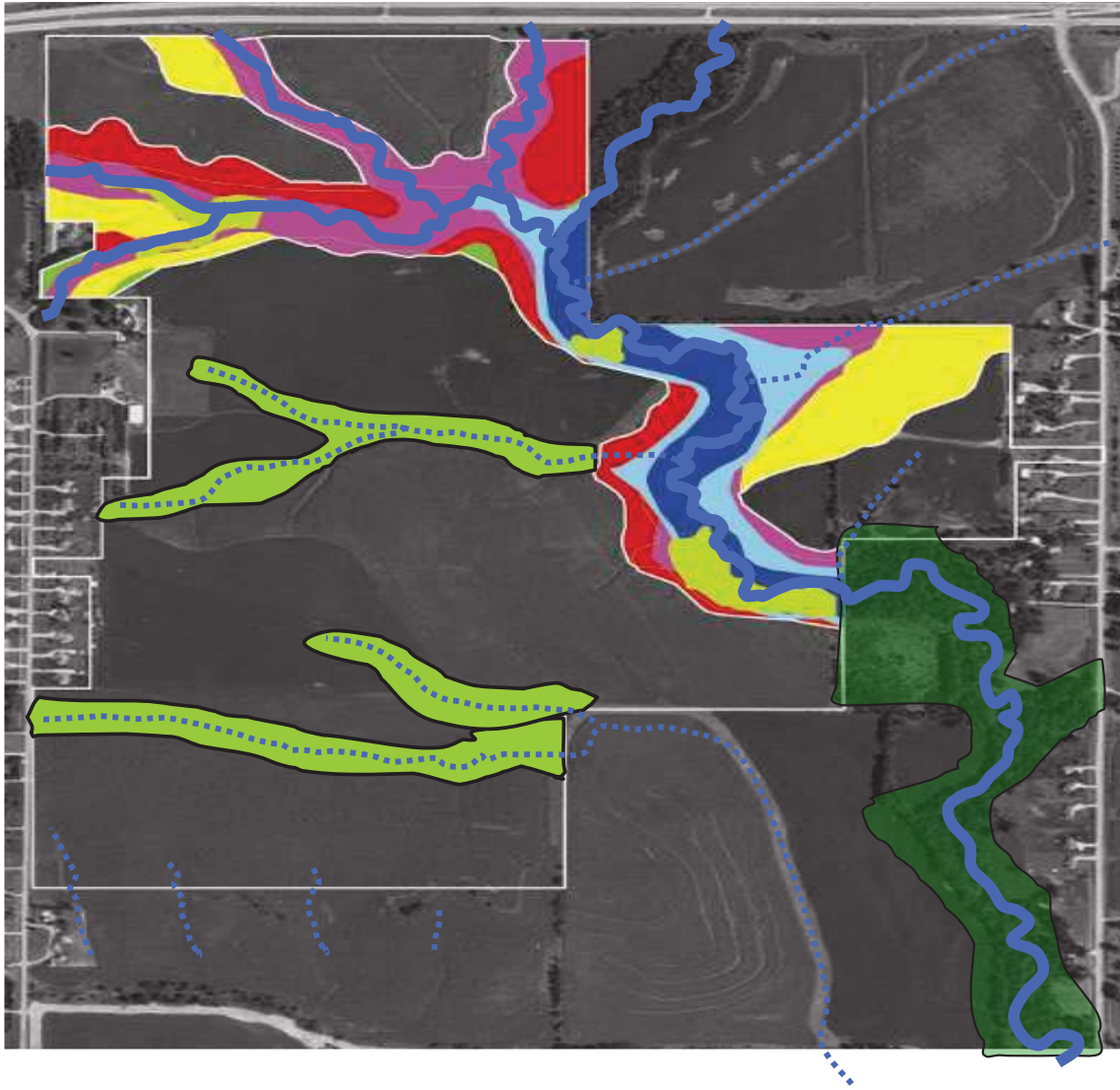


FEMA Flood Areas



Designated Wetlands

- Vegetation & Major Swales
- 9-14% Slopes
- 15-18% Slopes
- Hydric Soils (water logged)
- 100 Year Storm
- 5 Year Storm
- Wetlands



Inventory Composite of  
Critical Areas



Conservation Village



Comparison Summary  
Conservation Subdivision

	Yield	Conservation	Net Change
Total Acres	424.0	424.0	0
Multi-Family Residential	27.2	27.3	.1
Multi-Use (Commercial)	21.3	16.6	(4.7)
Single Family Lots	518	580	61
Linear Feet of Streets	38,182	31,434	(6,748)
Open Space (acres)	43.2	192.0	148.8
% Open Space	10%	45%	450%
% Lots Adjacent to Green Space	10%	90%	900%
Approximate Walkout Lots	50	200	150

Case Study:  
Southeast Polk High School

