

**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/87566611295>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MAY 9, 2024**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 9, 2024, 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. April 11, 2024 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-240509-15 - regarding recommended approval of the 'Rural Survey' Plat of Survey, a Plat of Survey creating Parcel 2024-89 and Parcel 2024-90 located in unincorporated Polk County within two miles of Bondurant's city limits.
 - b. Resolution PZ-240509-14 - regarding recommended approval of site plan for 2416 Robinson Avenue.
 - c. Resolution PZ-240509-13 - regarding recommended approval of Firework Sales Permit for Wild Willy's Fireworks.
 - d. Resolution PZ-240509-16 - regarding recommended approval of the Bondurant Emergency Services Site Plan.
 - e. Resolution PZ-240509-17 - regarding recommended approval of 1st Street SW Plat of Survey
 - f. PUBLIC HEARING - regarding recommended approval of the request for modification of Featherstone "Outlot W" Planned Unit Development Area.
 - g. Resolution PZ-240509-12 - regarding recommended approval of the request for modification of Featherstone "Outlot W" Planned Unit Development Area.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. City Staff
 - c. City Administrator
 - d. 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: April 11, 2024

Karen Keeran, Chair

1. Call to Order 6:00 pm

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

2. Roll Call

Members Present: Karen Keeran (Chairperson), Andy Mains (Vice-Chairperson), Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres, Jason Vore

Members Absent:

City Official & Staff Present: Isaac Pezley, Maggie Murray, Marketa Oliver

3. Perfecting and Approval of the Amended Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the April 11, 2024, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the March 14, 2024, meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. RESOLUTION PZ-240411-10 – Considering recommended approval of the Towers Estate Plat of Survey in unincorporated Polk County within two miles of Bondurant's city limits.

Pezley stated a similar plat of survey was submitted a few months back splitting the homestead off from the agricultural portions of this property. This plat of survey is splitting the remaining agricultural land into three separate parcels. Staff's only comment on the plat of survey was to include

a 50' one-half right-of-way along Franklin Street NW/NE 64th Street, which is included.

Keeran asked if the property will remain agricultural. Pezley stated he has received no indication to suggest otherwise.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of the amended Resolution PZ -240411-10.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Mains, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- b. Resolution PZ-240411-11 – Considering recommended approval of the site plan for US Equipment at 1101 23rd Street SW.

Eric Cannon, Snyder & Associates, Inc, presented the site plan to the Commission. Pezley stated staff flagged the second access point onto Franklin Street as it was not previously shown on the submitted site plan. Pezley stated they are still waiting on review by the City Engineer. Pezley stated the proposed asphalt milling pavement has been okayed by the Public Works Director but staff has not received any comments from the City Engineer. Cannon stated they have discussed the second entrance with John Horton, Public Works Director, and have moved it further to the south to keep it away from the intersection. Commission asked if there needs to be criteria placed on the resolution. Pezley stated what is included on the resolution should suffice, and staff will hold the site plan until all issues are addressed.

Motion by Commission Member Mains, seconded by Commission Member Pitt to recommend approval of the amended Resolution PZ -240411-11.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Mains, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – Provided the Commission an update on Senate File 455 which has been approved by the Iowa Senate and House and awaiting signature from the Governor.

Clayton – asked staff if Polk County is doing work on drainage ditches

north of town by the Spies Farm, staff stated they were unsure but would reach out.

Pitt – Pitt attended Council for Rural Iowa Summit where Bondurant was discussed in a positive light several times. Pitt wanted to remind everyone that other communities in Iowa are looking to Bondurant for economic development.

Torres – none.

Vore – none.

Commission Chair – made staff aware of a property with a potential nuisance violation. Keeran encouraged staff to look at residential properties north of Lake Petocka that are currently zoned A-1 Agricultural.

- b. City Administrator – Updated the Commission on funding received for the Grant Street South realignment project and the future interchange project the city is undertaking with Altoona. Keeran asked if the funding will up the timeline for Grant Street, Oliver stated the funding will become available in Fiscal Year 2028.
- c. Community Development Director – made sure all commission members were aware of the IISC closing banquet on April 26. Murray informed the Commission the city is looking for a new Events Coordinator, and let everyone know about the Live Healthy Iowa event on April 13.
- d. City Planner – none.
- e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Pitt to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 7:28.



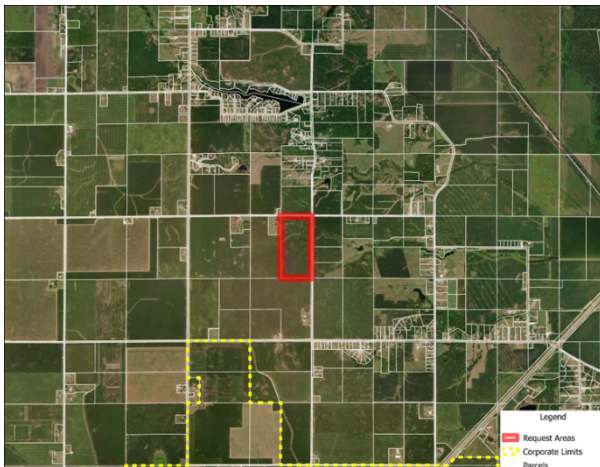
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 5/9/2024
Resolution

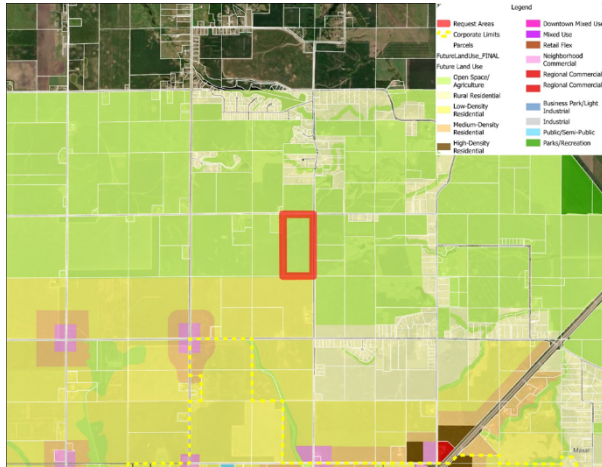
TITLE: Resonlution PZ-240509-15 - regarding recommended approval of the 'Rural Survey' Plat of Survey, a Plat of Survey creating Parcel 2024-89 and Parcel 2024-90 located in unincorporated Polk County within two miles of Bondurant's city limits.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located north of the Bondurant's corporate limit on the southwest corner of the intersection of NE 80th Street and NE 102nd Avenue. The subject property is currently undeveloped and primarily used for agricultural row cropping with a wooded area in the northwest corner of the parcel. The Plat of Survey is proposing to split the wooded area from the agricultural portion of the parcel. The property is questions is outlined in red below.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Open Space/Agricultural. The map below shows the property outlined in blue on the Future Land Use Map.



The applicants have expressed interest in either developing a residential lot in the wooded area or selling that portion of the property. The remainder of the property would continue to be used for agricultural purposes.

Comments from City Officials:

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

1. City Engineering – no additional review comments.
2. Public Works – no additional review comments.
3. Emergency Services – no review comments.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240509-15.
2. Recommended approval of RESOLUTION NO. PZ-240509-15, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240509-15.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-240509-15
2. Plat of Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240509-15

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE "RURAL
SURVEY" PLAT OF SURVEY, A PLAT OF SURVEY CREATING PARCEL 2024-89
AND PARCEL 2024-90 LOCATED IN UNINCORPORATED POLK COUNTY WITHIN
TWO MILES OF BONDURANT'S CITY LIMITS

WHEREAS, Vic Piagentini, Associated Engineering Company of Iowa, has submitted a plat of survey on the behalf of the property owner, Michael J Maloney Trust, creating Parcel 2024-89 and Parcel 2024-90 which are described as follows:

PARCEL 2024-89

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-TWO (22) WEST 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 89°57'40" EAST ALONG THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 513.00 FEET; THENCE SOUTH 00°21'52" EAST, A DISTANCE OF 318.00 FEET; THENCE NORTH 89°57'40" WEST, A DISTANCE OF 513.00 FEET; THENCE 00°21'52" WEST, A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.74 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2024-90

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-TWO (22) WEST 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°08'28" EAST, A DISTANCE OF 2642.71 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 89°43'17" WEST, A DISTANCE OF 1325.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°21'52" WEST, A DISTANCE OF 2332.11 FEET; THENCE SOUTH 89°57'40" EAST, A DISTANCE OF 513.00 FEET; THENCE NORTH 00°21'52" WEST, A DISTANCE OF 318.00 FEET; THENCE SOUTH 89°57'40" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 822.88 FEET TO THE POINT OF BEGINNING. CONTAINING 77.10 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of a waiver of review of the submitted Plat of Survey, subject to the following Code clarification item:

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on May 9, 2024; 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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

INDEX LEGEND	
LOCATION:	E1/2 OF THE NE1/4 OF SECTION 18-80-22 POLK COUNTY
REQUESTOR:	NEMETZ LIVING TRUST
PROPRIETOR:	MICHAEL J MALONEY TRUST 4471 AMBER CT, BETTENDORF, IA 52722-2196
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111

RURAL PLAT OF SURVEY

E1/2 OF THE NE1/4 SECTION 18-80-22
SHEET 1 OF 1

OWNER/DEVELOPER

MICHAEL J MALONEY TRUST
4471 AMBER CT
BETTENDORF, IA 52722-2196

ZONING

AG - AGRICULTURAL DISTRICT

ENGINEER/SURVEYING COMPANY

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 S.E. PRINCETON DRIVE, SUITE M
GRIMES, IOWA 50111
PHONE: 515-255-3156
CONTACT: VIC PIAGENTINI
EMAIL: VICP@AECOFIOWA.COM

LEGAL DESCRIPTION (PARCEL 2024-89)

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-TWO (22) WEST 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 84°51'40" EAST ALONG THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 513.00 FEET; THENCE SOUTH 00°21'52" EAST, A DISTANCE OF 318.00 FEET; THENCE NORTH 84°51'40" WEST, A DISTANCE OF 513.00 FEET; THENCE NORTH 00°21'52" WEST, A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.74 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION (RESIDUAL PARCEL 2024-90)

PART OF THE EAST HALF (E1/1) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-TWO (22) WEST 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°08'28" EAST, A DISTANCE OF 2642.71 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 84°43'11" WEST, A DISTANCE OF 1325.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°21'52" WEST, A DISTANCE OF 2332.11 FEET; THENCE SOUTH 84°51'40" EAST, A DISTANCE OF 513.00 FEET; THENCE NORTH 00°21'52" WEST, A DISTANCE OF 318.00 FEET; THENCE SOUTH 84°51'40" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 822.88 FEET TO THE POINT OF BEGINNING. CONTAINING 77.10 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

(1) THE REMAINING DEVELOPMENT ON THE RESIDUAL PARCEL OF THIS SURVEY MAY CONSIST OF 1 DWELLING UNIT, 72.58 ACRES OF THE REQUIRED 73.96 ACRES OF PERMANENT OPEN SPACE IS CONTAINED ON THE RESIDUAL PARCEL AS DESIGNATED. PARCEL 2024-89 CONTAINS THE REMAINING 1.38 ACRES OF REQUIRED OPEN SPACE AS DESIGNATED WITHIN ITS BOUNDARIES.

(2) AS THE OWNERS OF ALL LAND IN THIS SURVEY, WE HEREBY AGREE TO A RESTRICTION OF THE DEVELOPMENT POTENTIAL ON THE RESIDUAL PARCEL, AS INDICATED, AND AGREE TO THE RESTRICTION OF BUILDABLE AREA AS DESIGNATED ON THE RESIDUAL PARCEL AND PARCEL 2024-89.

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

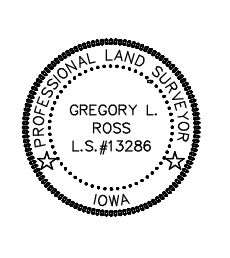
BASE AREA = 80.84 AC (GROSS) - 2.99 AC (ROW) = 77.85 AC (NET)
MIN OPEN SPACE = 77.85 AC X 0.95 = 73.96 AC
NET BUILDABLE AREA = 77.85 AC - 73.96 AC = 3.89 AC
MAX NET DENSITY = 3.89 AC X 0.93 = 3 LOTS
MAX GROSS DENSITY 77.85 AC X 0.029 = 2 LOTS
MAX LOTS PERMITTED: 2 LOTS

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE RENEWAL DATE: DEC 31, 2024
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: _____



LEGEND

- | | | |
|------------------------------------|---------------------------------|------------------------------------|
| ● MONUMENT FOUND AS NOTED | ⚡ FIREHYDRANT AS NOTED | --- EXISTING CONTOUR |
| ○ SET 1/2" IR W/ ORANGE CAP #13286 | ✕ EXISTING WATER VALVE | --- 100' PROPOSED CONTOUR |
| ▲ SECTION CORNER FOUND AS NOTED | ✕ FENCE LINE AS NOTED | --- TYP BURIED TELEVISION AS NOTED |
| ○ SECTION CORNER SET AS NOTED | □ CURB INTAKE AS NOTED | --- TYP BURIED ELECTRIC AS NOTED |
| ○ SANITARY MANHOLE AS NOTED | ● AREA INTAKE AS NOTED | --- TYP BURIED TELEPHONE |
| ○ STORM MANHOLE AS NOTED | □ HANDICAPPED PARKING AS NOTED | --- TYP BURIED CABLE/UTILITIES |
| ○ TRAFFIC MANHOLE AS NOTED | □ UTILITY BOX AS NOTED | |
| ○ PHONE MANHOLE AS NOTED | ● PERK TEST SITE AS NOTED | |
| ○ ELECTRIC MANHOLE AS NOTED | ○ EXISTING SPOT ELEVATION | |
| ○ GAS METER AS NOTED | ○ PROPOSED SPOT ELEVATION | |
| ○ GAS VALVE AS NOTED | M= MEASURED DISTANCE OR BEARING | |
| ○ UTILITY POLE AS NOTED | P= RECORDED DISTANCE OR BEARING | |
| ○ WELL AS NOTED | | |

ASSOCIATED ENGINEERING COMPANY OF IOWA
1520 NW IRVINGDALE DRIVE SUITE 102, ANKENY, IOWA 50023
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 213028

FIRST SUBMITTAL DATE: 08-08-08



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

Item No. 6.b.
For Meeting of 5/9/2024
Resolution

TITLE: Resolution PZ-240509-14 - regarding recommended approval of site plan for 2416 Robinson Avenue.

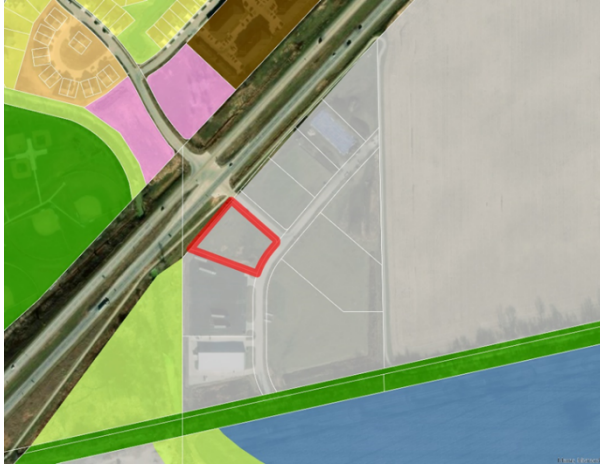
CONTACT PERSON:

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 1.42-acre parcel of land accessed from Robinson Avenue NE. The site plan applicant is LCI Distributing, LTD. The site plan was prepared by KWhite Engineering. The applicants are proposing a 10,240 square foot building, and outdoor equipment storage area. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of the property will be manufacture of sheet metal products or like business use.



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-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Industrial 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 Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 30' front yard setback along Robinson Avenue NE and Alexander Parkway NE, a 40' rear yard setback along the northwestern property line and 20' side yard setback along the southwestern property line.
- The site plan shows outdoor storage area. Staff has requested additional information regarding square footage of the proposed outdoor storage area.

Parking/Drive Areas

- Access to the site is proposed from Robinson Avenue NE.

- The site plan shows 10,240 square feet of warehouse space with 5 warehouse employees. The property requires 5 parking stalls and shows a total of 8 with 1 ADA accessible parking spots.
- The site plan shows the parking/drive area (excluding driveways) but does not state how far from the northwestern property line the parking lot area will be located. Staff has requested that dimension, if it is less than 10' from the property line the site plan will need to be amended.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8. on page 11 of the submitted site plan.

Stormwater, Utilities & Natural Features

- A stormwater management report has not been submitted for review by the City Engineer. The applicant stated all stormwater drainage will drain to a regional basin and has submitted these comments to the City Engineer. The City Engineer is still reviewing the applicant's comments and has not provided staff with any comments.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District. An invoice has been sent to the applicant.
- This property is located within the Park Side Water Connection Fee District. An invoice has been sent to the applicant.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Architectural Standards

- Architectural elevations have been submitted to staff and meet architectural design standards as described in Section 179.01.2.1.5.
- The architectural elevations show the proposed building will be constructed primarily of stone veneer and metal wall panels which are allowable primary materials per Section 179.01.2.1.5.

Other Site Plan Features

- A landscaping plan has not been submitted to staff at this time. A landscaping plan meeting requirements of Section 182 must be submitted and approved by staff prior to the release of the Site Plan.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240509-14.
2. Recommended approval of RESOLUTION NO. PZ-240509-14, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240509-14.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-240509-14
2. 2416 Robinson Avenue Site Plan
3. 2416 Robinson Avenue Architectural Elevations
4. 2416 Robinson Avenue Exterior Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240509-14

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
2416 ROBINSON AVENUE.

WHEREAS, KWhite Engineering, on behalf of the property owner NP Properties, has submitted the site plan for 2416 Robinson Avenue described as follows; AND

LOT 5 BONDURANT INDUSTRIAL PARK.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and manufacture of sheet metal products or like business use is a permitted use per Sections 178.14.1. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2416 Robinson Avenue subject to the following City Code/Policy clarification recommendation items;

1. Address any comments from Veenstra & Kimm and Public Works
2. Address outdoor storage square footage comment from staff.
3. Landscaping plan is submitted and approved by City Staff.

Moved by _____, Seconded by _____ to adopt.

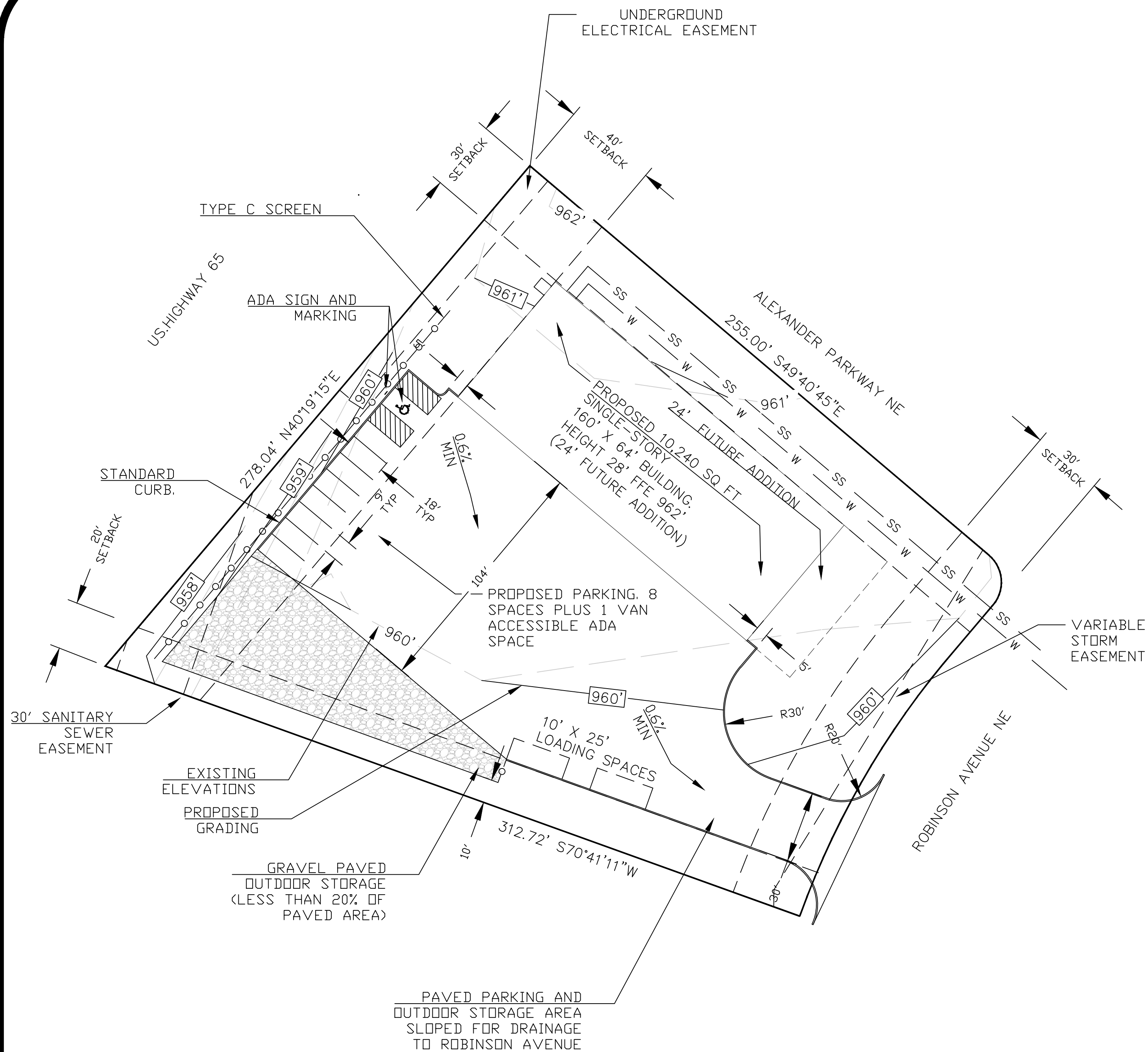
ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on May 9, 2024; among other proceedings the above was recommended.

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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



LOT AND EASEMENTS BASED ON FINAL PLAT
BONDURANT INDUSTRIAL PARK, CITY OF
BONDURANT, POLK COUNTY, IOWA. PELDS
DESIGN SERVICES, APPROVED SEPT. 8, 2020.

SITE PLAN
1/32" = 1'

COMMERCIAL

OWNER/DEVELOPER

NP PROPERTIES
5520 160TH AVENUE
CARLISLE, IA

LEGAL DESCRIPTION

LOT5 BONDURANT INDUSTRIAL PARK

ADDRESS

2416 ROBINSON AVENUE NE
BONDURANT, IA

ZONING

M-2 MEDIUM INDUSTRIAL DISTRICT
ALL ADJACENT PROPERTIES ALSO ZONED M-2

OFF STREET PARKING

1 PARKING SPACE PER	5
EMPLOYEES (5) ON THE MAXIMUM	
WORKING SHIFT	
TOTAL REQUIRED	5
TOTAL PROVIDED	8

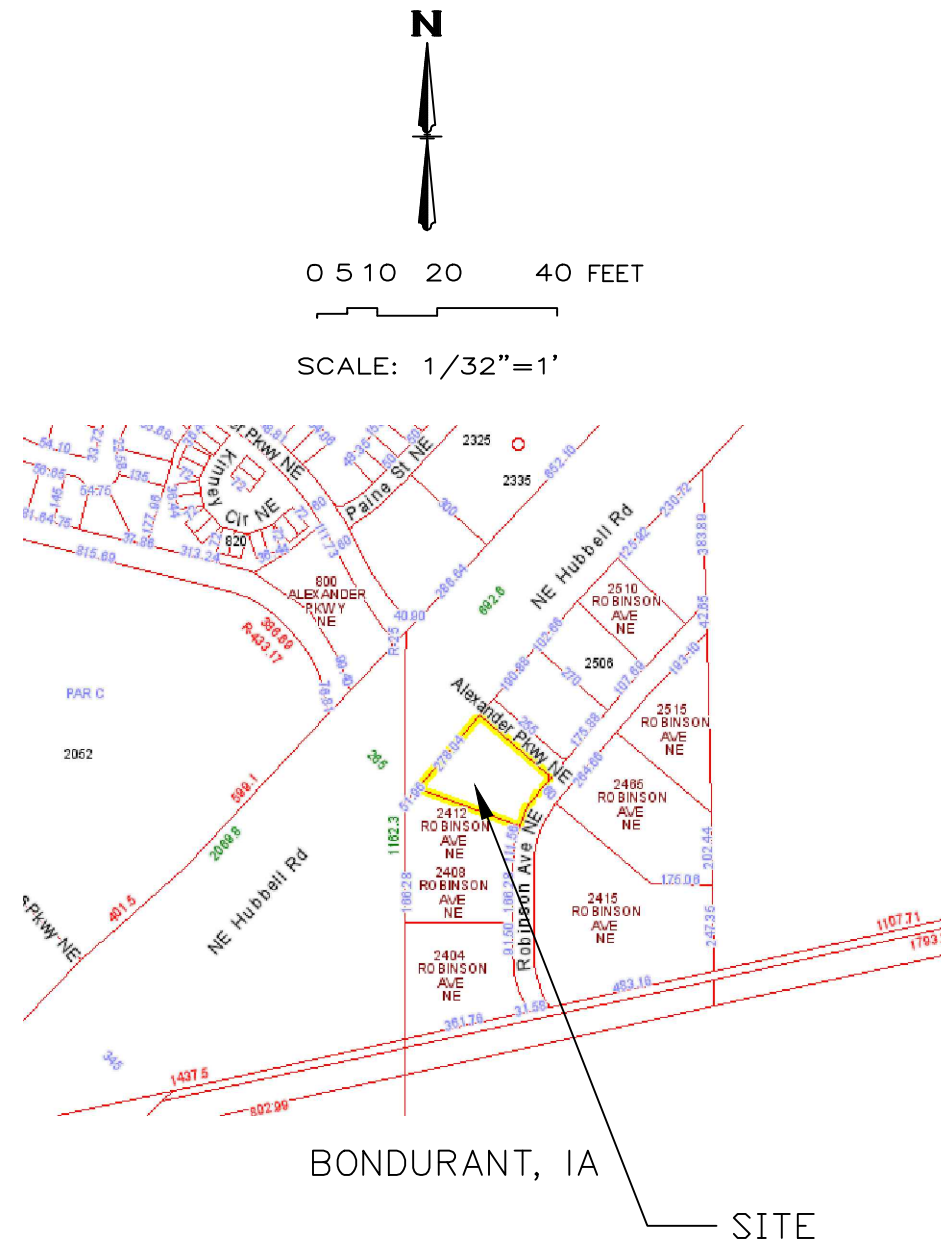
SETBACKS

FRONT:	30'
SIDE:	20'
SIDE STREET:	30'
REAR:	40'
PARKING:	10' FROM PROPERTY LINE

BUILDING HEIGHT 28'

AREAS

SITE	=	61,970 SF
BUILDING	=	11,776 SF
(W/ADDITION)		
PERCENTAGE	=	19.0 %
PAVEMENT	=	22,551 SF
GRAVEL (<20%)	=	5,102 SF
TOTAL	=	27,653 SF
PERCENTAGE	=	44.6 %
TOTAL IMPERIOUS	=	39,429 SF
PERCENTAGE	=	63.6 %
TOTAL OPEN SPACE	=	23,117 SF
PERCENTAGE	=	36.4 %



General Notes



2815 100TH STREET #331
URBANDALE, IA 50322
(515) 491-3669

Project Name and Address

SITE PLAN
2416 ROBINSON AVE,
NE
BONDURANT, IA

Project/Drawing No.

40578

Date

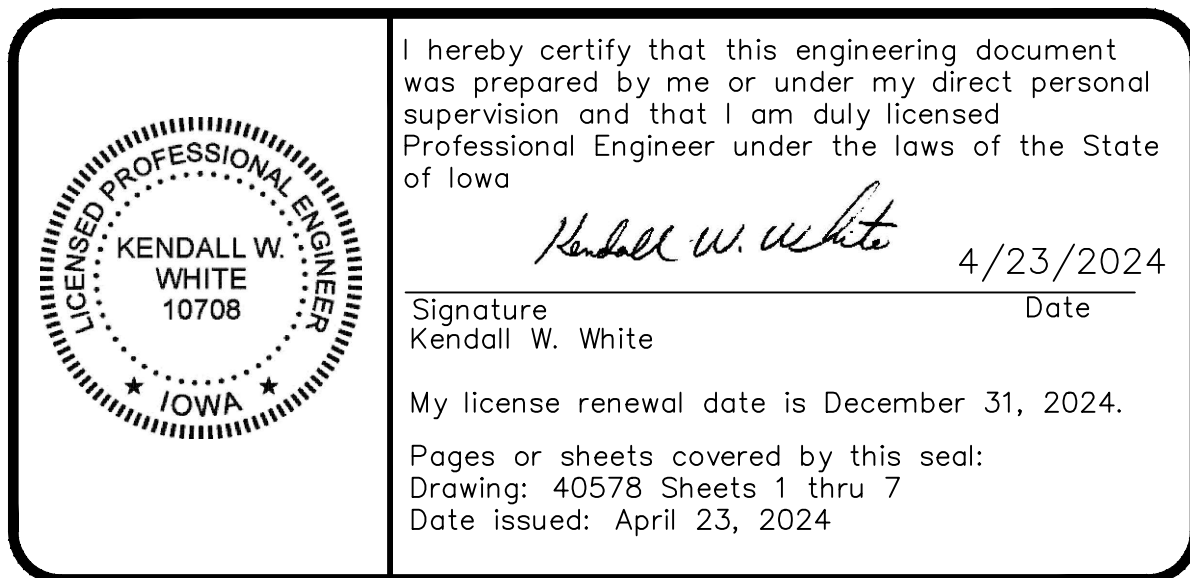
Apr. 23, 2024

Scale

AS NOTED

Sheet

1 of 1



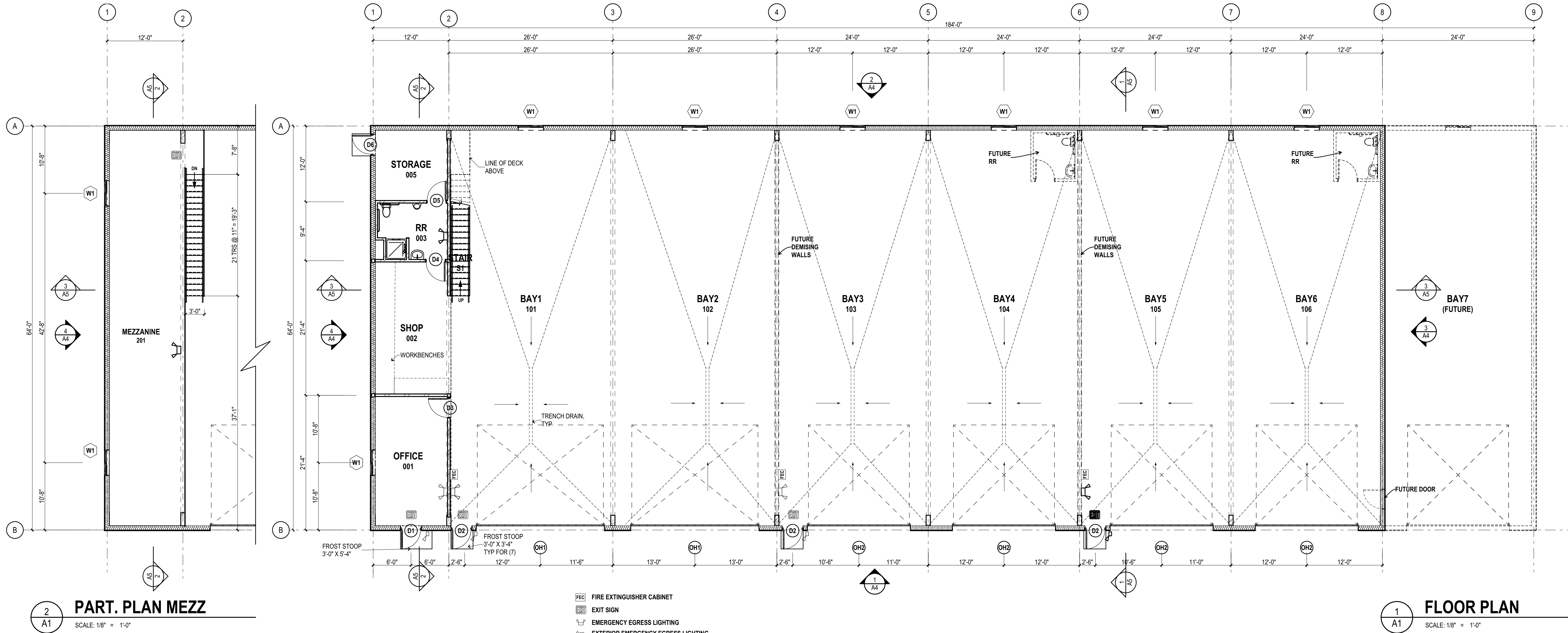
I hereby certify that this engineering document
was prepared by me or under my direct personal
supervision and that I am duly licensed
Professional Engineer under the laws of the State
of Iowa

Signature
Kendall W. White

Date
4/23/2024

My license renewal date is December 31, 2024.

Pages or sheets covered by this seal:
Drawing: 40578 Sheets 1 thru 7
Date issued: April 23, 2024



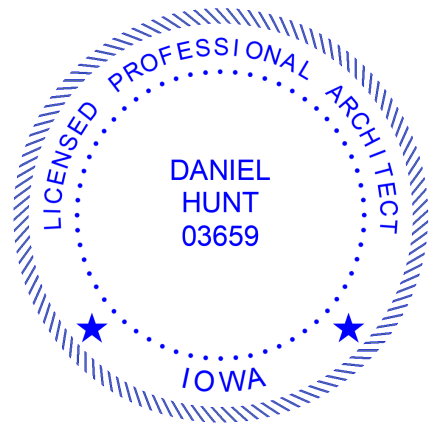
- LEGEND:
- FEC FIRE EXTINGUISHER CABINET
 - EXIT SIGN
 - EMERGENCY EGRESS LIGHTING
 - EXTERIOR EMERGENCY EGRESS LIGHTING
1. COMPLY WITH IBC 1008
2. MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT CANDLE AT WALKING SURFACE.

- PLAN NOTES
- Do not scale drawings.
 - Field verifies all dimensions shown on these drawings and contact the architect immediately with any discrepancies or missing dimensions for clarification.
 - All dimensions shown are to the face of the wall and gridline unless noted otherwise.
 - Inspect and verify all existing conditions before the start of construction.
 - Install concealed blocking for all wall-mounted equipment, shelves, and miscellaneous items mounted on gypsum wallboard surfaces.
 - Install sound batt insulation into all wall cavities surrounding restrooms, offices, and walls as noted on assemblies.
 - During the shop drawing review, verify all rough-in dimensions with subcontractors and supply vendors. Note any critical dimension changes needed for the material and systems to fit properly.

THE FOLLOWING CODES ARE ADOPTED BY THE CITY OF BONDURANT WITH AMENDMENTS:

- 2021 INTERNATIONAL BUILDING CODE
- 2018 INTERNTIONAL MECHANICAL CODE
- 2021 UNIFORM PLUMBING CODE
- 2020 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL FIRE CODE

All contractors shall be knowledgeable of adopted code requirements.



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the state of Iowa.

Digitally signed by Daniel Hunt
Reason: I am the author of this document
Date: 2024.04.30 10:26:19 -0500

Daniel Hunt
License number: 03659
My license renewal date is June 30, 2024
Pages or sheets covered by this seal:

Date

A1, A2, A3, A4, A5, A6, A7

CODE REVIEW

Project Description: Northland Foundations Date: Monday, 1 Apr 2024
Project Location: Bondurant Iowa
This code study is based on the 2021 International Building Code by ICC

BASIC BUILDING DESCRIPTION:

Type of Construction = VB
The building has an NFPA13 sprinkler system. (903.3.1.1)
Allowable area and height are based on different uses and are not separated by fire barriers.
Most restrictive height and area used. (508.3.2)

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has a lot line. Distance to lot line = 30.0
Length of perimeter facing lot line = 160.0 This side is not accessible from a street or approved fire lane.
The east side has a public way. Distance to public way = 60.0, width = 32.0
Length of perimeter facing the public way = 64.0 This side can be accessed from a street or approved fire lane.
The south side has a public way. Distance to public way = 0, width = 60.0
Length of perimeter facing the public way = 160.0 This side can be accessed from a street or approved fire lane.
The west side has a lot line. Distance to lot line = 30.0
Length of perimeter facing lot line = 64.0 This side is not accessible from a street or approved fire lane.
Perimeter of the entire building = 448.0 feet.
Perimeter which fronts a public way or accessible open space = 224.0 feet.
Frontage increase based the smallest open space that is 20 feet or greater 60.0 feet.
and percent of building perimeter having a minimum open space of 20 feet. 50% (506.3.2)
Allowable area increased 50.00% due to frontage. (506.3.3)

HEIGHT OF BUILDING:

Actual height of building = 25.00 ft. Allowed building height = 60.00 ft The height is within the allowed height. (504.3 and Table 504.3)

BUILDING INTERIOR:
ALLOWABLE AREA AND HEIGHT:

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Enclosed parking garage	S2	NS	10240	60750	0.17	OK
TOTAL FOR FLOOR				10240	60750	0.17	OK
BUILDING TOTAL				10240	60750	0.17	OK

Notes:
Allowable area is based on Table 506.2 and Section 506.
Allowable number of stories is based on Table 504.4 and Section 504
Allowed area increased 50% for frontage increase. (506.3)
NS = Uses NOT separated: The most restrictive floor (Top Floor) is used for each area. (508.3.1)

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN OCC	MIN EXIT WIDTH	MIN PANIC HDWR	DOOR FIRE RATING	CORRIDOR TRVL	MAX. DIST	NOTES
F1	Enclosed parking g	51	2	7.7	no	OUT	N/A	400	1
TOTAL 1st FLOOR		51	2	7.7	no	OUT	N/A	400	5

FOOTNOTES:

1. Two exits are required from this area since the occupant load exceeds allowable in Table 1006.2.1
5. Number of exits from this floor is based on Section 1006.3.3

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2.1
Occupant load is based on Section 1004 and Table 1004.5
Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2
For the minimum width of stairways, see Section 1011.2
Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 6: Horizontal sliding doors complying with Section 1010.3.3
Exception 7: Power-operated doors complying with Section 1010.3.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2
Width shown for all areas is based on other egress components. (1005.3.2)
Width shown for 1st floor is based on other egress components. (1005.3.2)
Width shown for other floors & basements is based on stairways. (1005.3.1)
For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/3 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1, Exception 2)
Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)
2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)
3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)
See exceptions
See section 1008.3 for emergency power requirements.

EXIT SIGNS:

Signs shall be placed where the exit or the path of egress travel is not readily visible. No point in a corridor or passageway to be more than 100 feet from an exit sign. (1013.1)
Exception 2: Main exterior exit doors which obviously and clearly are identifiable as exits need not be signed when approved. A sign stating EXIT in raised characters and Braille shall be provided adjacent to each exit door. (1013.4)
Exit signs shall be internally or externally illuminated. (1013.5)
Exit sign shall be illuminated at all times including during loss of primary power. (1013.5 & 1013.6.3)

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010.1 (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.4)
2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.4)
3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.6)
4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.
Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.5)
5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.7)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.2.5)
Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
Exception 4: Manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
Doors from individual dwelling or sleeping units having and occupant load of 10 or less are permitted to have a night latch, deadbolt or security chain when operable from the inside without key or tool.(1010.2.4 #5)Closet doors that latch in the closed position shall be operable from the inside of the closet. (1010.2.6)The unlatching of any door or leaf shall not require more than one motion in a single linear or rotational direction to release all locking devices. (1010.2.1)
Exception 2: Where manually operated bolt locks are permitted.
Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.2)
Locks and latches shall be provided to prevent operation where any of the following exists: (1010.2.4)
3. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:
3.1 The locking device is readily distinguishable as locked.
3.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
4. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
6. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.
7. Doors serving roofs not intended to be occupied may be locked to prevent entry from the roof.
8. See code for courts that are not egress courts.
10.Balconies, decks or other exterior spaces of 250 sq.ft. or less serving a private office.

STAIRWAY REQUIREMENTS:

1. The minimum width of a stairway is 44 inches. (1011.2)
Exception 1 If the occupant load is less than 50, the minimum width is 36 inches.
Check floor exit requirements above to see if minimum width is greater than 44 inches.
2. The riser heights shall not be less than 4 inches or greater than 7 inches. The minimum tread depth is 11 inches. (1011.5.2)
The maximum variation is 3/8 inch between the largest and the smallest in a stairway flight. (1011.5.4)
Risers shall be solid. (1011.5.5.3)
Exception 2: Solid risers are not required in areas not accessible to the public. There are no restrictions on the size of the opening in the riser.
3. Provide a handrail on each side of stairways. (1011.11)
4. Handrail height, measured above stair tread nosing, shall be not less than 34 inches and not more than 38 inches. (1014.2)
Type I: Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. (1014.3.1)
Type II: See Section 1014.3.2 for larger handrails. Handrail-gripping surfaces shall be continuous without interruption by newel post or other obstructions. (1014.4)
Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight. (1014.6)
Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. (1014.6)
5. The minimum headroom clearance is 80 inches (6 ft.- 8 inches) measured vertically from a line connecting the edge of the nosing. Headroom shall be continuous to the point where the line intersects the landing below. The minimum clearance shall be maintained the full width of the stairway and landing. (1011.3)
6. Enclosed usable space under the stairs is required to be protected by 1-hour fire-resistive construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stair enclosure. (1011.7.3)
7. There shall be a floor or landing at the top and bottom of each stairway. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 48 inches where the stairway has a straight run. (1011.6)
Doors opening onto a landing shall not reduce the landing to less than 1/2 of the required width. When fully open, door shall not project more than 7 inches into required width. (1011.6)
When wheelchair spaces are required on the stairway landing, wheelchair space shall not be located in the required width of the landing.
8. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings. (1011.8)

GUARDS:

1. Open sides of walking surfaces, including stairs, ramps and landings, which are located more than 30 inches above the floor or grade below are required to have a guard. (1015.2)
2. Guards shall be not less than 42 inches high measured vertically above walking surface, ramp and the line connecting the leading edges of the tread nosing. (1015.3)
3. Guards and handrails shall be adequate in strength and attachment to resists a load of 50 pounds per linear foot applied at the top and to transfer this load through the supports to the structure.(1015.2, 1607.9.1 and ASCE-7 4.5.1.1)
Handrails and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and transfer this load through the supports to the structure. (1015.2, 1607.9.1.1 and ASEC-7 4.5.1)
4. Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot, including openings and space between rails. Reactions due to this loading are not required to be superimposed with loads above. (1015.2, 1607.9.1.2 and ASEC-7 4.5.1.2)
5. The minimum height is 42 inches above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads. (1015.3)
6. Guards shall not have openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height. (1015.4)
Exception 1: From the height of 36 inches to 42 inches, guards shall not have openings which allow passage of a sphere 4 3/8 inches in diameter.
Exception 2: The triangular opening formed at the riser, tread and guardrail may be 6 inches.
Exception 4: Areas which are not open to the public within I-3, F, H, or S occupancies, balusters, horizontal intermediate rails, or other construction shall not permit a sphere with a diameter of 21 inches to pass through.

AREAS OF REFUGE:

Areas of refuge are not required when an automatic sprinkler system is provided. (1009.3.3, Exception 2)

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.
On floors where drinking fountains are provided, accessible drinking fountains shall be provided.
No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a wheelchair and one for standing persons. (1110.5.1)

FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:

North Side:

Group S2 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 705.5)

Projections extending beyond the exterior wall cannot extend closer to than 40 inches to the fire separation distance line. (Table 705.2)
No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance shall be noncombustible, or at least 1-hour fire-resistive-rated construction or Type IVHT or fire-retardant-treated wood. (705.2.3)

East Side:

Group S2 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 705.5)

Projections extending beyond the exterior wall cannot extend closer to than 40 inches to the fire separation distance line. (Table 705.2)
No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance shall be noncombustible, or at least 1-hour fire-resistive-rated construction or Type IVHT or fire-retardant-treated wood. (705.2.3)

South Side:

Group S2 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 705.5)

Projections extending beyond the exterior wall cannot extend closer to than 40 inches to the fire separation distance line. (Table 705.2)
No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance shall be noncombustible, or at least 1-hour fire-resistive-rated construction or Type IVHT or fire-retardant-treated wood. (705.2.3)

West Side:

Group S2 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 705.5)

Projections extending beyond the exterior wall cannot extend closer to than 40 inches to the fire separation distance line. (Table 705.2)
No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance shall be noncombustible, or at least 1-hour fire-resistive-rated construction or Type IVHT or fire-retardant-treated wood. (705.2.3)

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above
Primary structural frame may be of any material. Minimum fire resistance rating = 0 hour
Interior bearing wall may be of any material. Minimum fire resistance rating = 0 hour
Interior nonbearing wall may be of any material. Minimum fire resistance rating = 0 hour
Floor/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour
Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials. (406.2.4) Asphalt parking surfaces are permitted at ground level. Exception 1
Roof/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour
Stairs may be of any material. Minimum fire resistance rating = 0 hour

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 508.1)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = smoke barrier
Rooms with any boiler over 15 psi and 10 horsepower = 1 hour
Refrigerant machinery rooms = smoke barrier
Hydrogen cut-off rooms not classified as Group H = 1 hour
Incinerator rooms = 2 hours
Paint shops not classified as Group H = 1 hour
Laundry rooms over 100 square feet = smoke barrier
When Table 509.1 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. (509.4.2)
See Section 509.4.2 for additional details.)
Where an automatic sprinkler system is provided per Table 509.1, only the space occupied by the incidental use need be equipped with a system. (509.4.2.1)

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class C or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)
1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.
2. See section 1611.1 for design load requirements.
3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3)
4. See Chapter 11 of the International Plumbing code for design requirements.
Parapets shall be provided for aggregate surfaced roofs and the height shall comply with Table 1504.9 (1504.9)
Parapet walls shall be coped or covered with weatherproof materials. (1503.3.2)

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)
See Section 906.1 and Table 906.1 for location requirements.
Where forklift, powered industrial truck or powered cart operators are the primary occupants, see 906.1 #3 for location requirements.
See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

Exception 1: Class I standpipes are installed in buildings with an automatic sprinkler system.
A standpipe system is not required. (905)

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.
Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)
The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)
Toilet rooms shall not open directly into a room used for the preparation of food for the public. (2902.3.2)
The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.3)
Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)
Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.6)
This section does not apply to family toilet OR assisted-use facilities. (2902.3.6)
Separate toilet facility for each sex are required.
Exceptions:
1. Dwellings units and sleeping units
2. Structure or tenant with a total occupant load (employees & customers) of 15 or fewer
3. Mercantile occupancy where the occupant load is 100 or fewer
4. Business occupancy where the occupant load is 25 or fewer
5. Not required to designated by sex when rooms are provided per Section 2902.1.2
6. Not required to designated by sex when rooms designed for use by all persons regardless of sex

See section 2903 fixture location requirements and partition requirements.

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)
2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)
3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)
See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

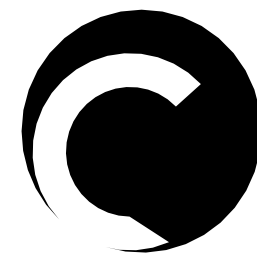
INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2 for "concealed installation" and Sec. 720.3 for "exposed installation")
2. Where such materials are installed in concealed spaces, the flame spread and smoke developed limitations do not apply to facings, coverings and layers of reflective foil that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish. (720.2.1)

Foam plastic insulations are required to be protected. (2603)

GENERAL REQUIREMENTS

1. General Conditions of the Contract for Construction (AIA Document A201 - 2017 edition) in its entirety are a part of these documents. Additional notes within these documents are not meant to override any part of A201.
2. Provide all work and materials as required by the construction documents and in full accordance with all applicable codes and ordinances.
3. The contract drawings and specifications represent the finished project. Unless otherwise indicated, they do not indicate the means or construction methods.
4. The information in these drawings and specifications supplements each other. Any part of work described in one document but not the other shall be provided as if mentioned in both document forms. Where specifications and drawings conflict, the strictest interpretation shall apply.
5. The materials, products, and equipment described in these documents and the specifications establish the standard for the required function, dimension, appearance, and quality. Substitutions must meet or exceed these standards to be considered for approval.
6. All work must be completed by tradespeople licensed in Iowa.
7. Do not scale drawings.
8. If the contractor or subcontractor finds any discrepancies or omissions in these drawings or questions their meaning or intent, the contractor shall contact the architect immediately for interpretation or clarification.
9. Verify all existing dimensions and field conditions before construction and notify the architect if conditions, materials, sizes, and dimensions differ from those shown in these documents.
10. Materials shown on these drawings that may not be specifically described in the specifications or drawings shall be furnished by the contractor suitable for the intended use.
11. Subcontractors shall secure and pay fees for all necessary permits and inspections for their trade.
12. Do not commence work without obtaining all the required insurance and having the owner's agent review the certificates. The insurance required shall cover the contract's life and for no less than one year after project completion.
13. All contractors are responsible for performing work organizationally and safely. Follow proper safety procedures throughout construction as regulated by governing authorities. Utilize and ensure all necessary safety precautions as required by OSHA, other regulating agencies, and manufacturers.
14. Do not modify any structural element of the building without written approval from the structural engineer and architect unless modifications are noted on drawings. Do not overload any structural elements or portions of the work throughout construction.
15. All work shall be completed per the manufacturer's recommendations and in conformance with industry standards and accepted practices of trade or trades involved.
16. Store all materials as recommended by the manufacturer so they will not be damaged. Protect all installed work from damage throughout construction before substantial completion and acceptance by the owner.
17. Unintentional damage shall be repaired, restored, and refinished by the party causing damage.
18. All changes in the work must be documented in writing before commencing the work. Total adjustments in the contract amount are to reflect a reasonable markup to reflect overhead and profit.
19. Provide written documentation for each proposed change order showing breakdowns of time and materials for the owner to review.
20. All contractors shall coordinate their work with other vendors indicated NIC (not in the contract) or that which is provided under separate contracts.
21. Cross-reference all work with dimensions and details of structural, civil, mechanical, and electrical drawings before commencing any work.
22. Coordinate and verify with the respective trades the sizes and locations of mechanical or electrical penetrations, the locations of backing/blocking required for mounting electrical and mechanical equipment, and cutting and patching for work required by mechanical/electrical.
23. Verify lead times of all materials such that materials are on site when required for installation.
24. All contractors shall keep the premises free from waste material or rubbish caused by their work. They shall haul all debris away and clean the construction premises weekly. They shall also keep all exits clear from debris.
25. Provide a one-year general warranty on the entire project. At closeout, provide the manufacturer's standard warranty period for all specified products. Retain all manufacturers' installation and maintenance information included with the equipment.



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info@connect-arch.com

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NEW PEMB BUILDING

NP PROPERTIES

2416 ROBINSON AVE

BONDURANT, IOWA 50035

PROJECT NUMBER: 2407

DATE PRINTED: 4/30/2024

FOR CONSTRUCTION
4.30.24

SHEET TITLE

GENERAL

SHEET NO

A2

ROOM FINISH SCHEDULE

NO	NAME	FLOOR			WALLS			CEILING			COMMENTS
		MATL	BASE	NOTES	MATL	FINISH	NOTES	MATL	FIN	NOTES	
001	OFFICE	SCONC	VB		GWB / LPNL	PTD / PRFN		EXPSD	PRFN		
002	SHOP	SCONC	VB		GWB / LPNL	PTD / PRFN		EXPSD	PRFN		
003	RR	SCONC	VB		GWB/FRP	PTD / PRFN		EXPSD	PRFN		
005	STORAGE	SCONC	VB		GWB / LPNL	PTD / PRFN		EXPSD	PRFN		
101	BAY1	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
102	BAY2	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
103	BAY3	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
104	BAY4	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
105	BAY5	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
106	BAY6	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
201	MEZZANINE	SCONC	NONE		LPNL	PRFN		PEMBINSL	PRFN		
S1	STAIR	SCONC	NONE		NONE	NONE		PEMBINSL	PRFN		

FINISH NOTES

- ALL GYPSUM BOARD SHALL BE ABUSE-RESISTANT MATERIAL.

ABBREVIATIONS:

NOTE	DESCRIPTION
SCONC	SEALED CONCRETE
VB	VINYL BASE
GWB	GYPSUM WALL BOARD
FRP	FIBERGLASS WALL PANELS
LPNL	LINER PANEL
EXPSD	EXPOSED STEEL STRUCTURE
PEMBINSL	PEMB INSULATION SYSTEM
NONE	NO WORK

FINISH REQUIREMENTS

- ALL INSTALLED NEW MATERIALS AND FINISHES SHALL BE FREE OF FLAWS & DEFECTS.
- ALL PREPARATION, STORING, INSTALLATION, AND CLEANUP OF FINISHES TO CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- PREPARE ALL SURFACES FOR THE PROPER INSTALLATION OF THEIR WORK. THIS INCLUDES BUT IS NOT LIMITED TO, PATCHING, SANDING, FLOOR LEVELING, PRIMING, SEALING, AND SKIM COATING.
- FINISH CONTRACTORS SHALL EXAMINE ALL SURFACES AND SUBSTRATES BEFORE STARTING THEIR WORK. COMMENCEMENT OF WORK AND ALL DEFECTS SHALL BE CORRECTED BEFORE FINISHES ARE APPLIED. FINISHES APPLIED OVER BLEMISHES ARE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RE-DONE WITHOUT RECOURSE.
- PROTECT INSTALLED WORK FROM OTHER TRADES TO AVOID DAMAGE TO INSTALLED FINISHES.

DOOR AND FRAME SCHEDULE

ID	SIZE		DOOR			FRAME			HRDWR GROUP	RATING	QTY	COMMENTS
	W x H	THKNS	TYPE	MATL	FINISH	TYPE	MATL	FINISH				
D1	3'-0"×7'-0"	1-3/4"	HALF	HM	PTD	F1	HM	PTD	G1	NR	1	
D2	3'-0"×7'-0"	1-3/4"	FLUSH	HM	PTD	F1	HM	PTD	G2	NR	3	
D3	3'-0"×7'-0"	1-3/4"	HALF	HM	PTD	F1	HM	PTD	G3	NR	1	
D4	3'-0"×7'-0"	1-3/4"	FLUSH	HM	PTD	F1	HM	PTD	G4	NR	1	
D5	3'-0"×7'-0"	1-3/4"	FLUSH	HM	PTD	F1	HM	PTD	G5	NR	1	
D6	3'-0"×7'-0"	1-3/4"	FLUSH	HM	PTD	F1	HM	PTD	G6	NR	1	
OH1	20'-0"×16'-0"	2"	OH	INSLM	PRFN	OH	GALV	PRFN	G7	NR	2	
OH2	16'-0"×16'-0"	2"	OH	INSLM	PRFN	OH	GALV	PRFN	G7	NR	4	

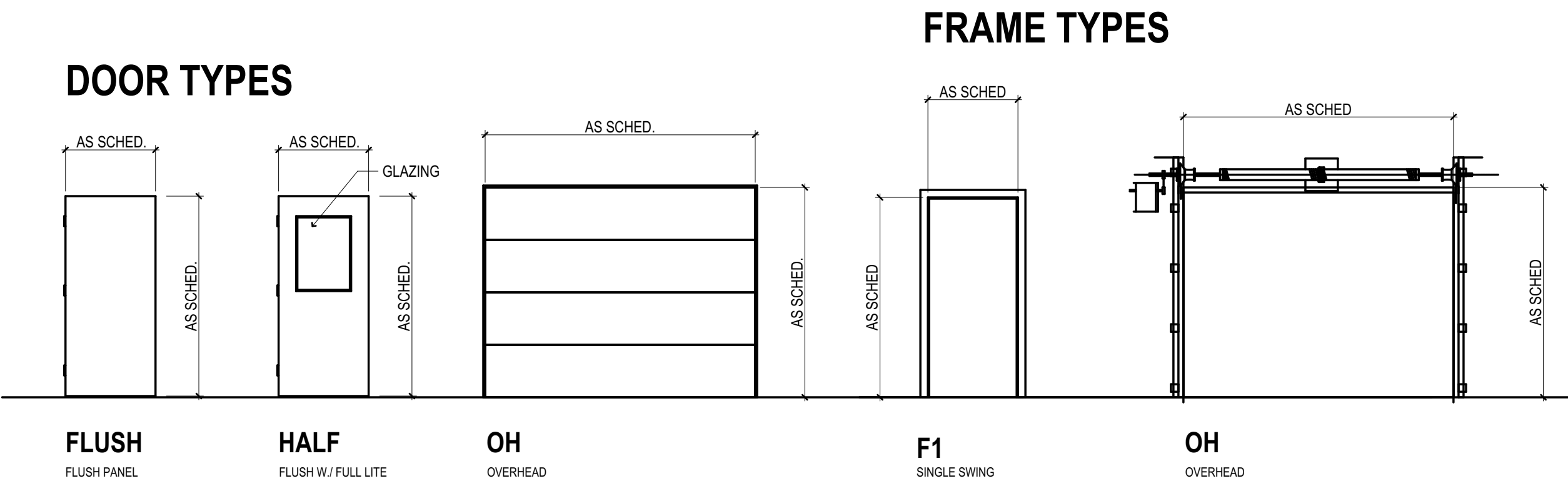
DOOR AND FRAME NOTES

- GLAZING IN DOORS SHALL BE TEMPERED.
- PROVIDE AND INSTALL FRAMES WITH CONCEALED ANCHORS AND FASTENERS WHEREVER POSSIBLE. COUNTERSINK AND CONCEAL ALL EXPOSED FASTENER LOCATIONS.
- ALL THRESHOLDS AT INTERIOR AND EXTERIOR DOORS IN AREAS SHALL NOT EXCEED 1/2" IN HEIGHT.
- ALL INTERIOR DOORS SHALL BE MASTER KEYED.
- FURNISH AND INSTALL ALL SILENCERS / MUTES FOR A COMPLETE INSTALLATION.
- DO NOT INSTALL HARDWARE THAT REQUIRES TIGHT GRASPING, PINCHING OR TWISTING OR THE WRIST FOR OPERATION.
- INSTALL ALL DOOR LOCK-SETS, HANDLES, PUSH/PULLS, AND PANIC BARS AT 36" A.F.F.
- DOOR LEAFS SHALL NOT REQUIRE MORE THAN A SINGLE OPERATION TO UNLATCH.

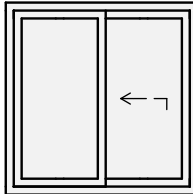
ABBREVIATIONS:

NOTE	DESCRIPTION
HM:	HOLLOW METAL
INSLM	INSULATED METAL
OH:	OVERHEAD
GALV:	GALVANIZED
PTD:	FIELD PAINTED FINISH
PRFN:	FACTORY PRE-FINISH
NR:	NON RATED

DOOR AND FRAME TYPES



WINDOW SCHEDULE

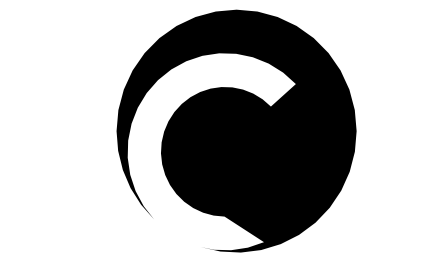
ID	W1
VIEW	
NOM SIZE	4'-0"×4'-0"
MATERIAL	ALUM
GLAZING	INSUL THERMAL
OPERATION	SLIDER
SCREEN	YES

WINDOW NOTES

- Maximum air infiltration rate (Cfm/ft2) on all units: 0.20 or less.
- Solar Heat Gain Coefficient on all units: 0.40 or less.

HARDWARE SCHEDULE

GROUP	HINGES			LOCKSET							MISC							STOPS			OVERHEAD				REMARKS
	HINGES (1.5 PAIRS)	PIANO HINGE	PIVOT	ELECTRIFIED ENTRY	ENTRY	OFFICE	PRIVACY	STOREFROOM	PASSAGE	PANIC DEVICE	CLOSER	PUSH/PULLS (PASSAGE)	WEATHERSTRIPPING	SMOKE SEALS	THREHHOLDS	KICKPLATES (PAIRS)	COORDINATOR	FLOOR	HINGE	WALL	TRACKS / SPRINGS	POWER OPENER	KEYPAD	REMOTES	
G1																									
G2																									
G3																									
G4																									
G5																									
G6																									
G7																									



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NEW PEMB BUILDING

NP PROPERTIES

2416 ROBINSON AVE
BONDURANT, IOWA 50035

PROJECT NUMBER: 2407

DATE PRINTED: 4/30/2024

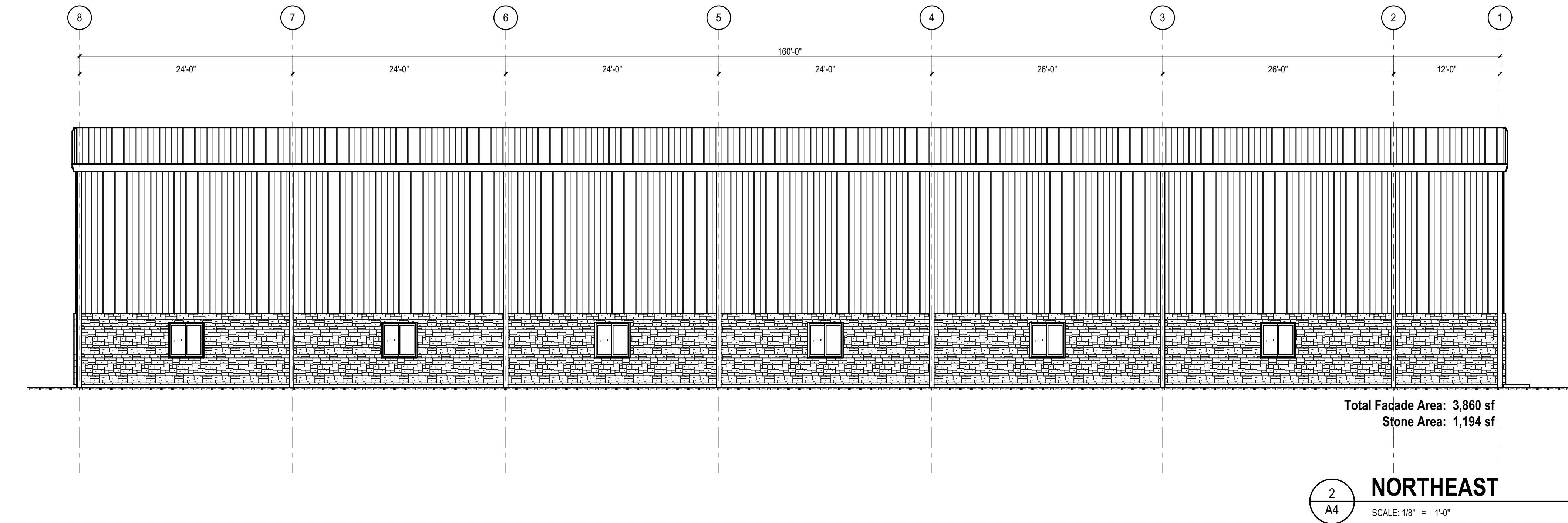
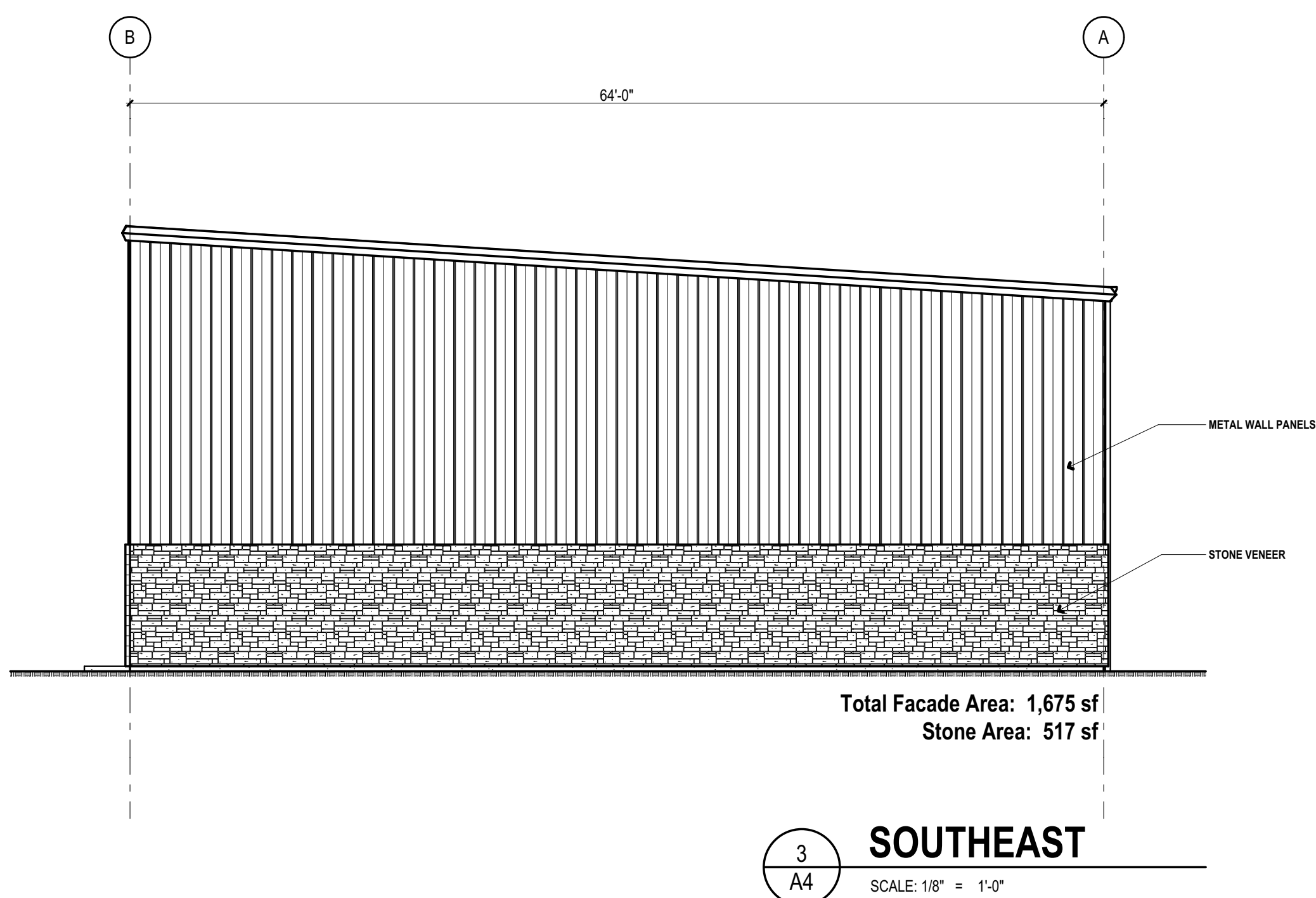
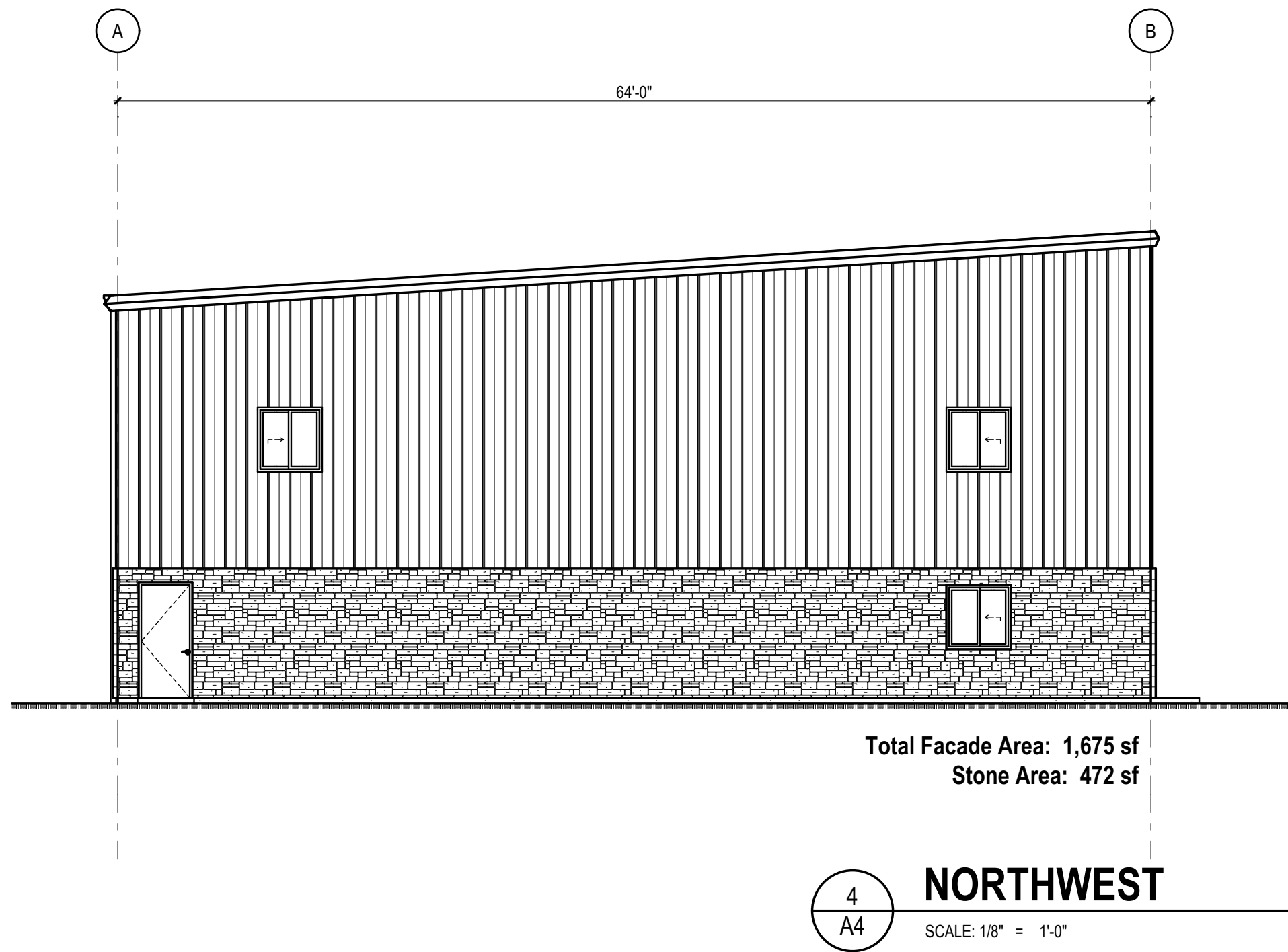
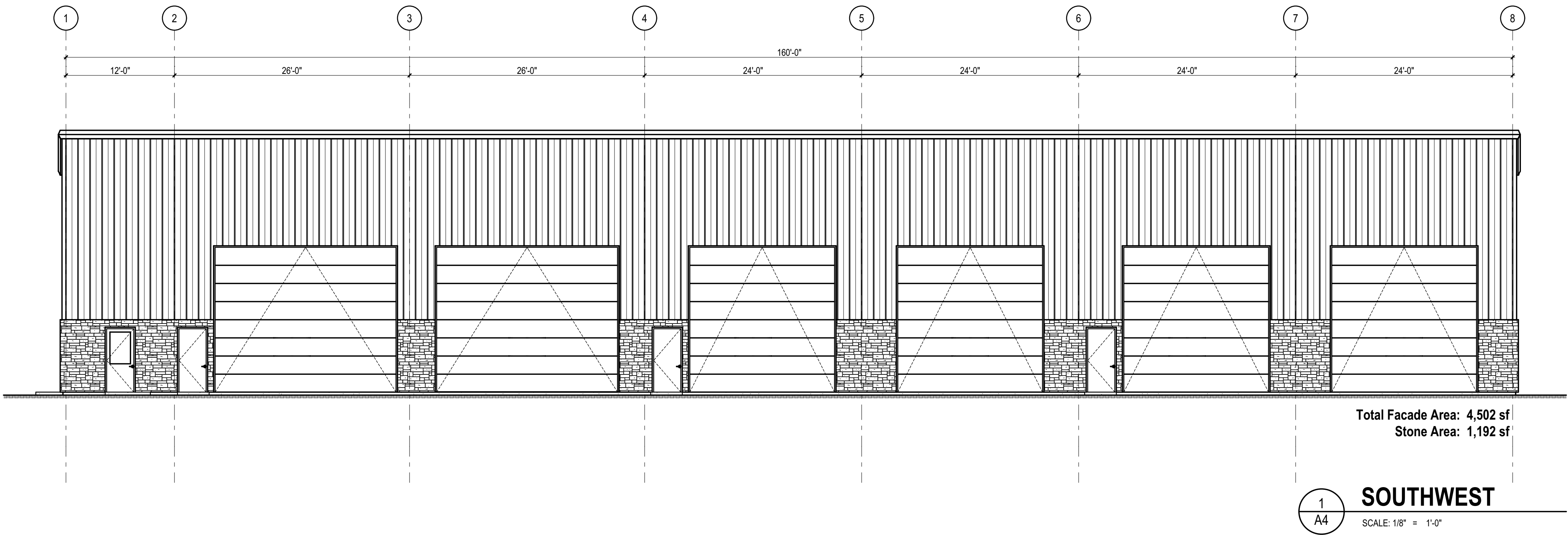
FOR CONSTRUCTION
4.30.24

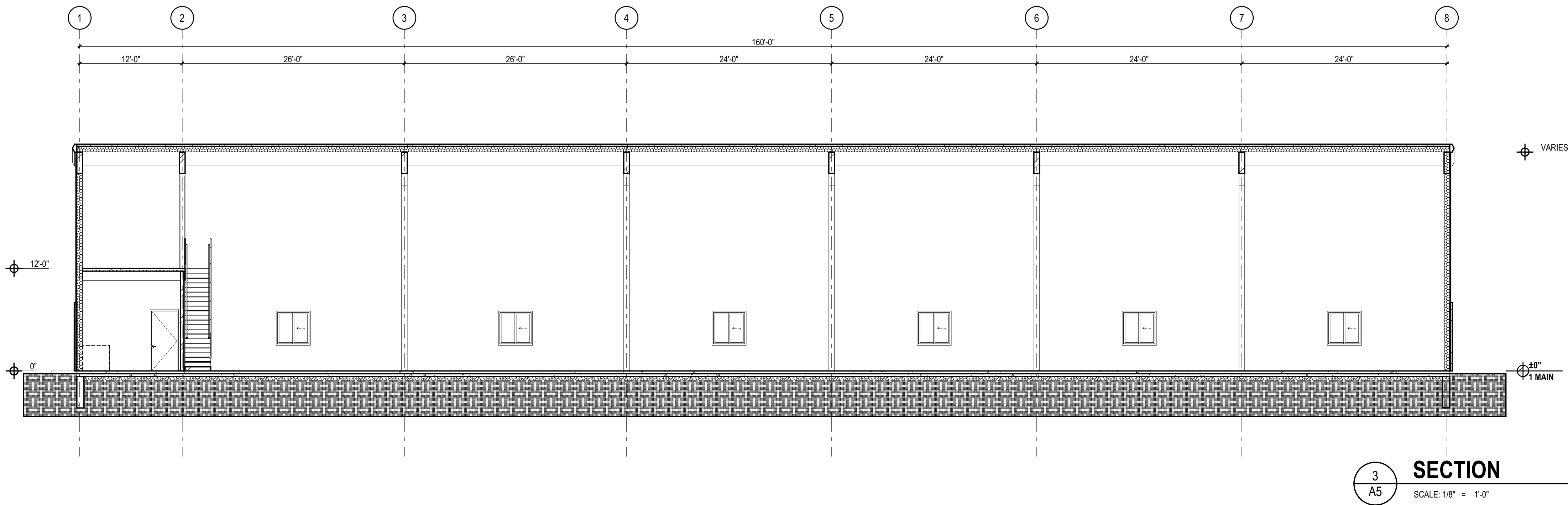
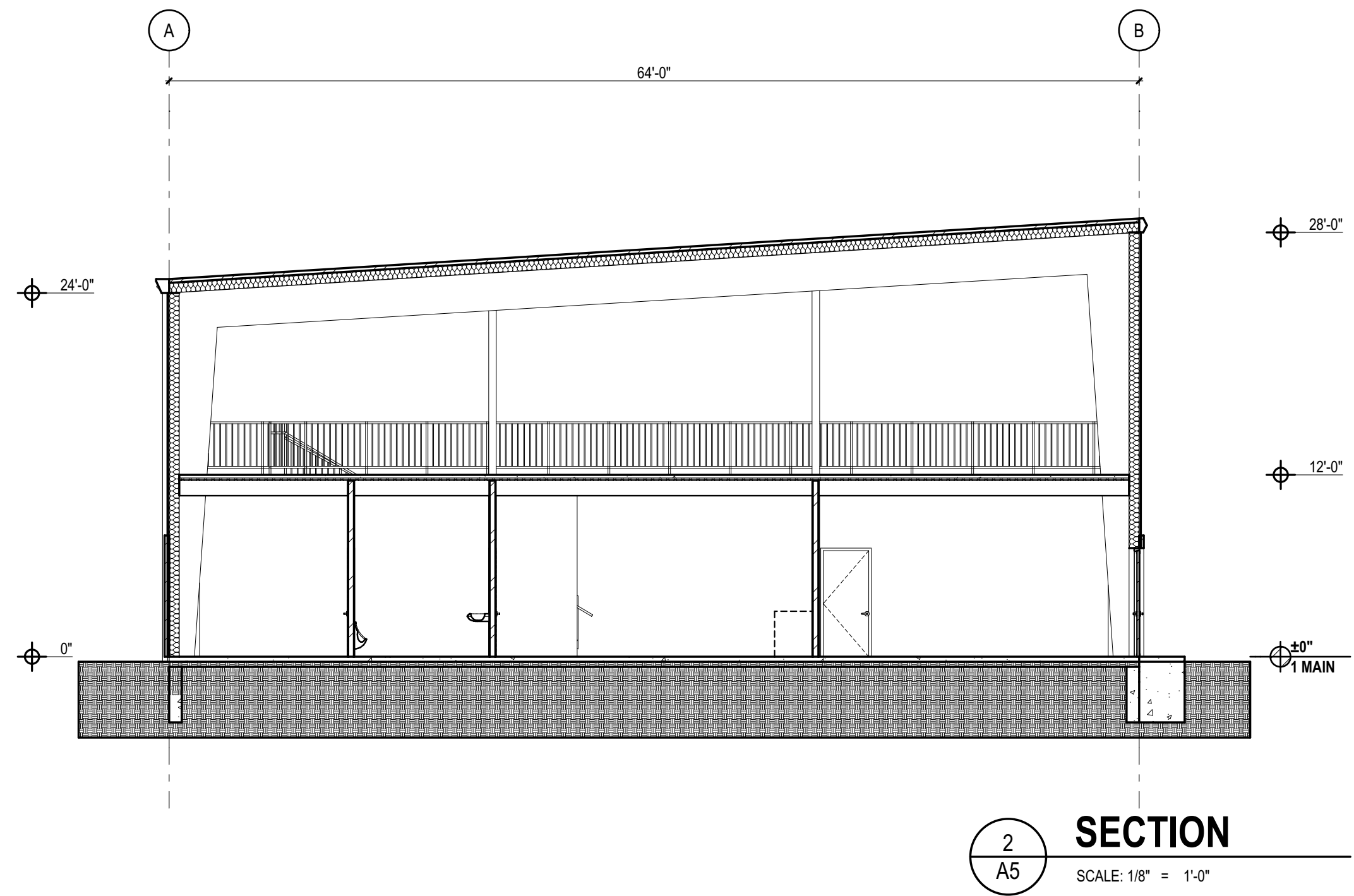
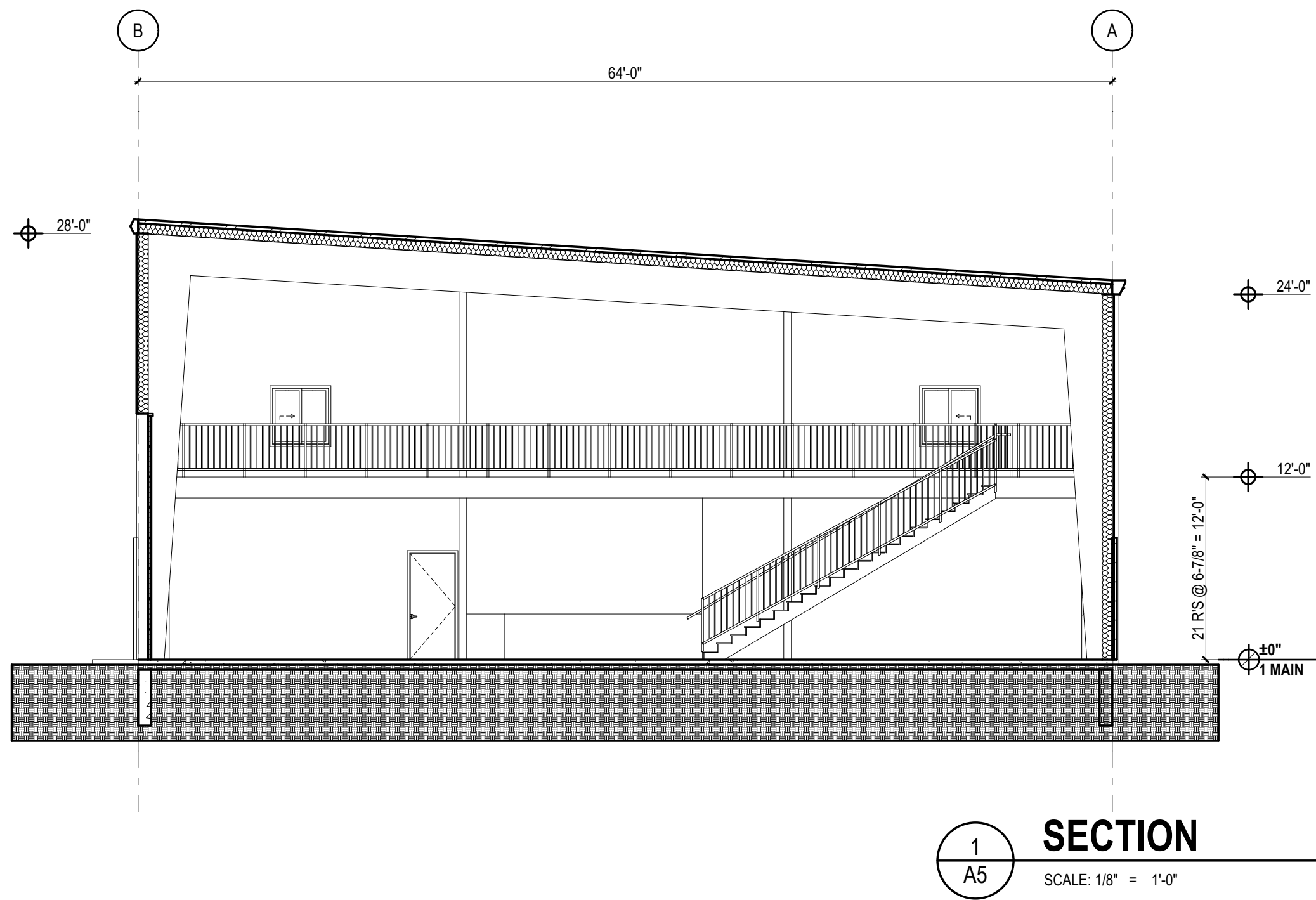
SHEET TITLE

SCHEDULES

SHEET NO

A3





NEW PEMB BUILDING

NP PROPERTIES

2416 ROBINSON AVE
BONDURANT, IOWA 50035

PROJECT NUMBER: 2407

DATE PRINTED: 4/30/2024

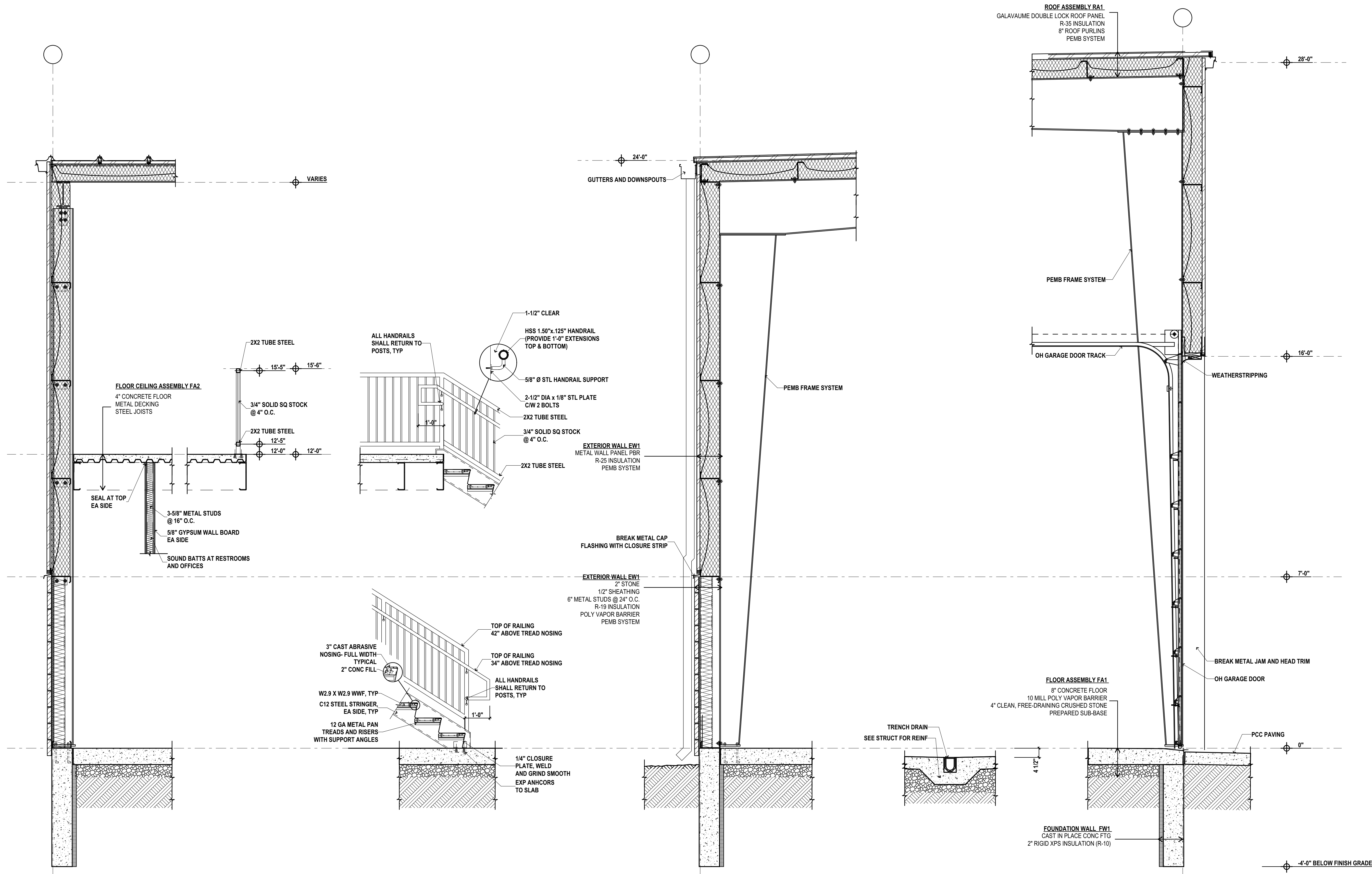
FOR CONSTRUCTION
4.30.24

SHEET TITLE

WALL SECTIONS

SHEET NO

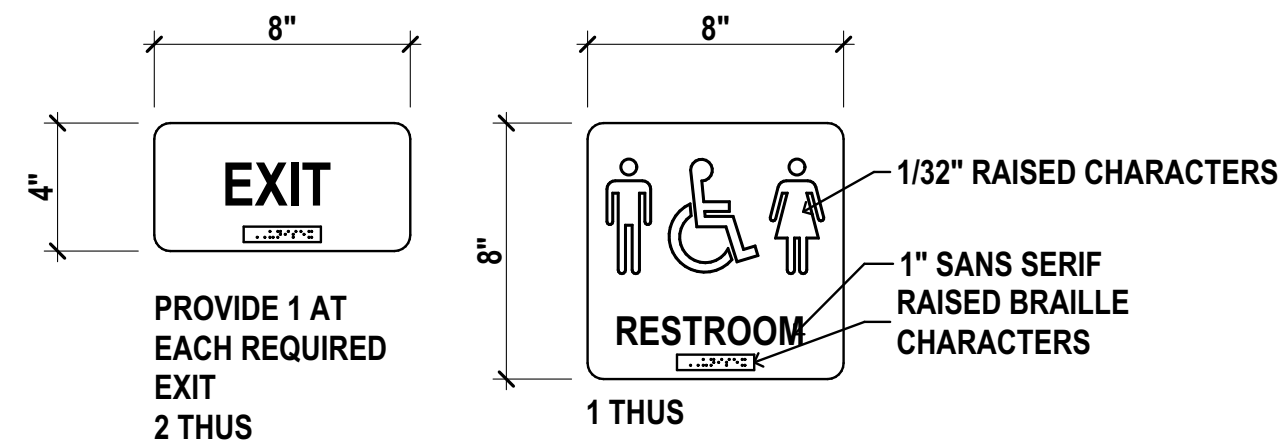
A6



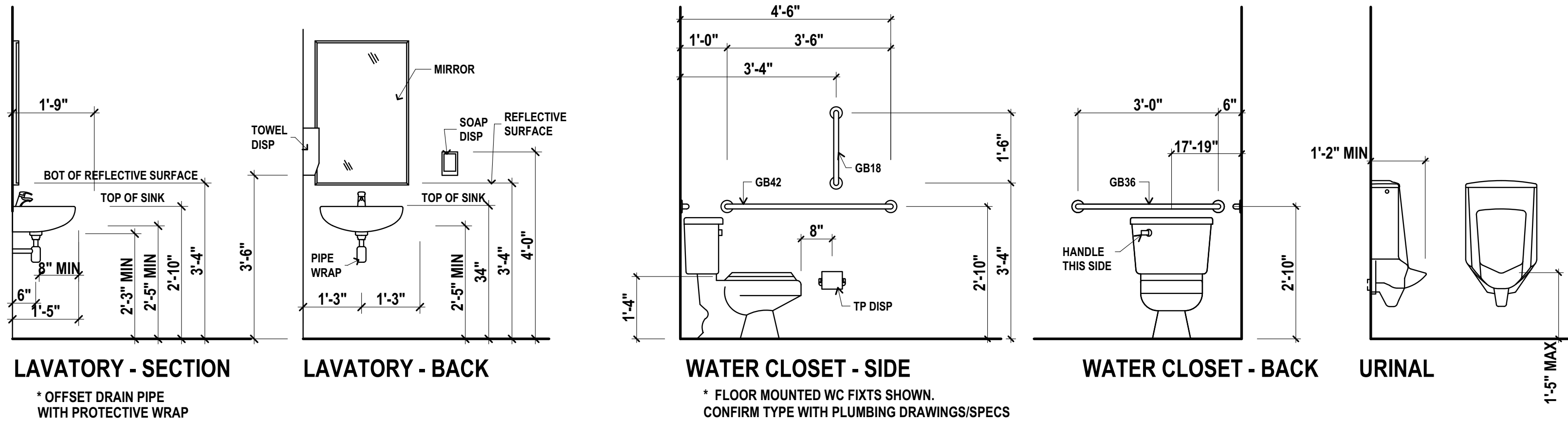
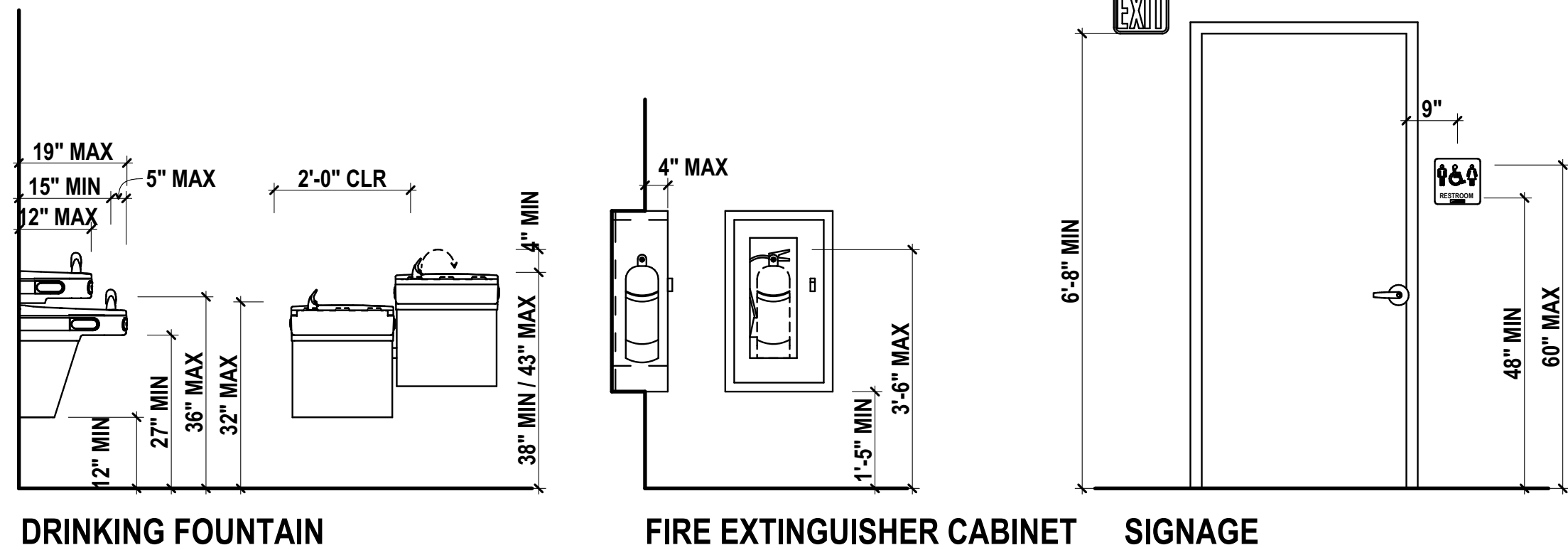
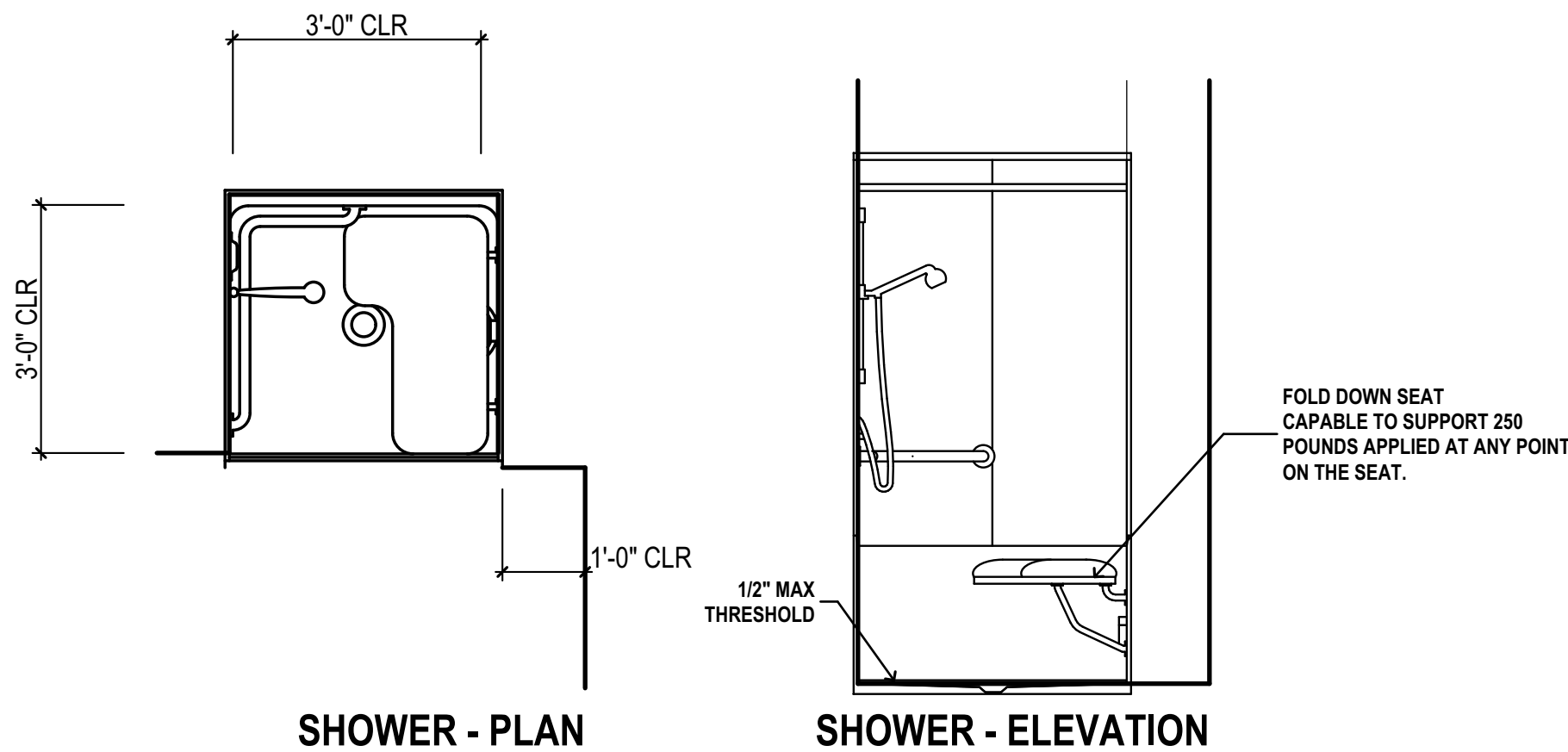
1
A6

WALL SECTIONS

SCALE: 1/2" = 1'-0"



1 A7 SIGNAGE SCALE: 1:6



2 A7 MOUNTING HEIGHTS SCALE: 1/2" = 1'-0"

NEW PEMB BUILDING

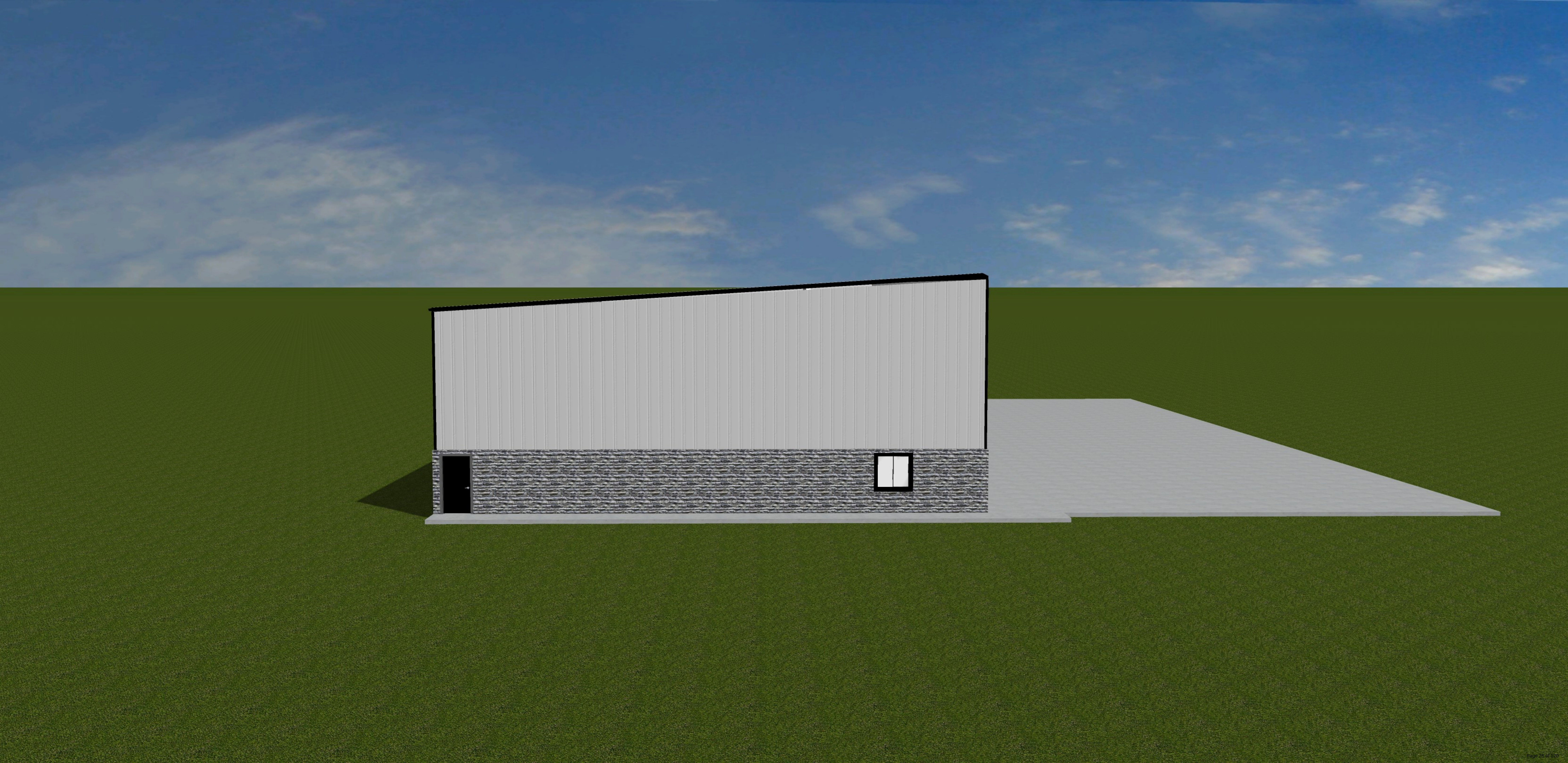
NP PROPERTIES

2416 ROBINSON AVE
BONDURANT, IOWA 50035

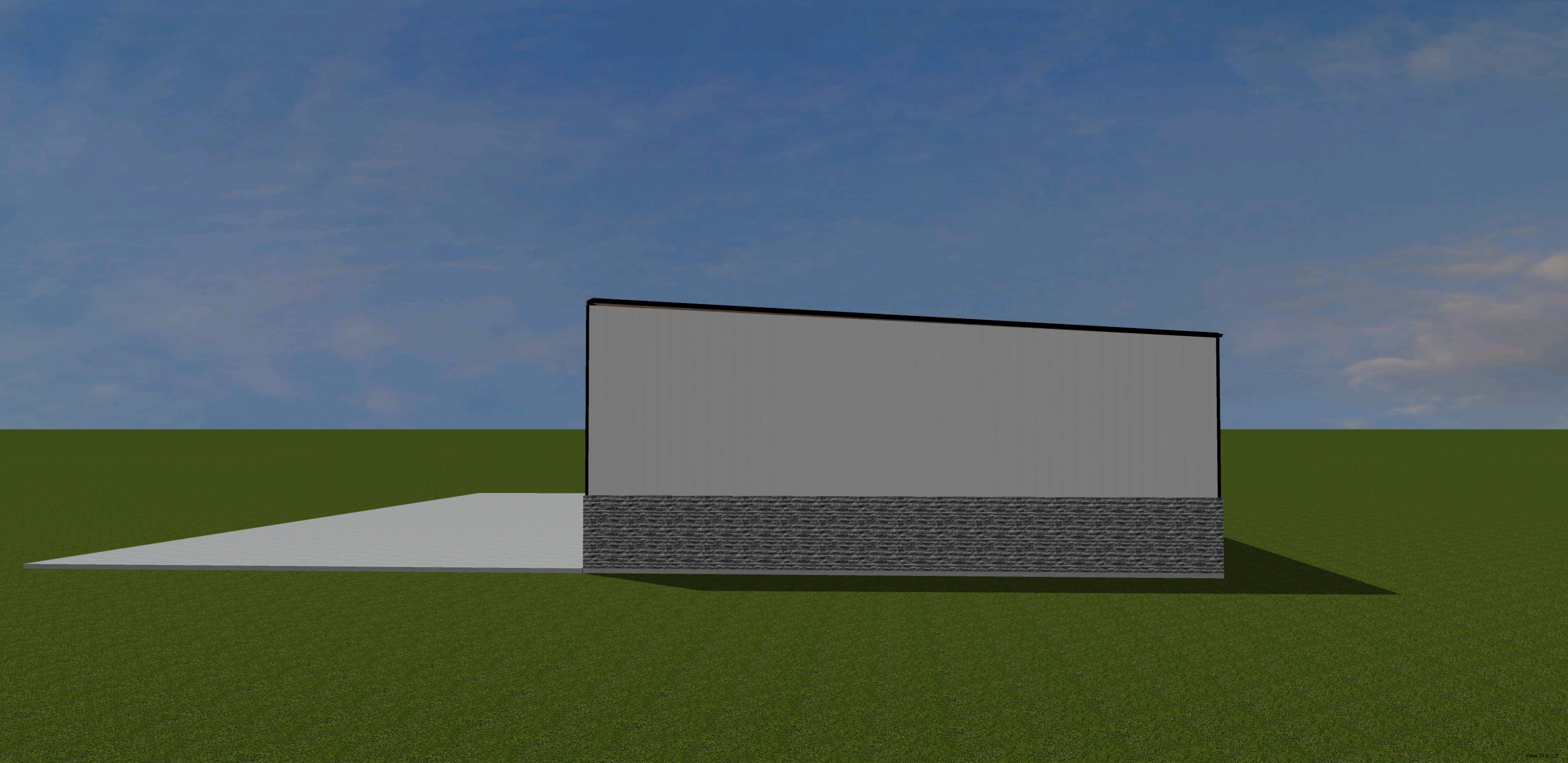
PROJECT NUMBER: 2407
DATE PRINTED: 4/30/2024
FOR CONSTRUCTION
4.30.24

SHEET TITLE
DETAILS
SHEET NO











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

Item No. 6.c.
For Meeting of 5/9/2024
Resolution

TITLE: Resolution PZ-240509-13 - regarding recommended approval of Firework Sales Permit for Wild Willy's Fireworks.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a fireworks permit for review by the Planning & Zoning Commission and City Council for Wild Willy's Fireworks temporary fireworks stand at 115 Brick Street SE. The applicant is Wild Willy's Fireworks and the temporary stand will be placed on land owned by Casey's Marketing Company. The applicants are proposing a 40'x60' temporary tent, a 6'x53' storage trailer, a porta potty and a dumpster. This property is zoned as being within the City's General Commercial (C-2) District. The use of temporary fireworks sales is a permitted use at this site.



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

Temporary fireworks sales will take place in a 40'x60' tent. 9'x53x storage trailer will be located behind the tent. The temporary fireworks sales tent will be 59' from the front property line and 39' from the western side property line.

Parking/Drive Areas

This site has street frontage on Brick Street SE, however there are no curb cuts allowing access to the site. All parking for the temporary fireworks sales site will be located on Casey's Car wash site, which is adjacent to this property. Brick Street SE does not allow on-street parking. No parking will be allowed on-site, as the site is currently undeveloped.

Stormwater, Utilities & Natural Features

A stormwater management report is not required for this temporary use.

Architectural Standards

Architectural elevations are not required for this temporary use.

Other Site Plan Features

The fireworks application requires a copy of the State Consumer Fireworks Sellers License. This copy has not been provided to the City as the state is still reviewing the application.

Comments from City Officials:

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

- Public Works - reviewed and no comments have been received at this time.
- Engineering – reviewed and no comments have been received at this time.
- Fire Department - reviewed.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240509-13.
2. Recommended approval of RESOLUTION NO. PZ-240509-13, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240509-13.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-240509-13
2. Wild Willy's Bondurant Fireworks Sales Application
3. Site Map
4. Aerial Map
5. Certificate of Insurance
6. Bondurant landowner permission form
7. Bondurant 40x60 Interior Layout 2024

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240509-13

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE FIREWORKS
PERMIT FOR WILD WILLY'S FIREWORKS AT 115 BRICK STREET SE.

WHEREAS, Wild Willy's Fireworks has submitted the fireworks permit for 115 Brick Street SE described as follows; AND

LOT 5 BONDURANT BUSINESS PARK PLAT 3.

WHEREAS, the zoning for the property is General Commercial (C-2) and temporary fireworks sale use is a permitted use per Sections 179.01.1.A. of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted fireworks permit for Wild Willy's Fireworks located at 115 Brick Street SE subject to the following City Code/Policy clarification item:

1. A copy of the State Consumer Fireworks Sellers License is submitted to City staff.

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 May 9, 2024; 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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

APPLICATION FOR FIREWORK SALES PERMIT City of Bondurant, Iowa

The application for Firework Sales Permit requires a site plan review. The site plan is reviewed by the Planning and Zoning Commission for their recommendation and then sent to City Council for review and consideration. The Planning and Zoning Commission meets the second and fourth Thursdays of the month and the Council meets the first and third Mondays of the month. The application must be submitted at least one week prior to the Planning and Zoning Commission meeting in order to be added to the upcoming agenda.

Applicant Information, Notification List, Fee, Consent

- Provide contact information for applicant, property owner, contract purchaser, tenant, and authorized agent in following table (complete as appropriate to the application, attaching additional sheets if necessary).
- Provide names and mailing addresses of all surrounding property owners (provide names and addresses of any residential areas, schools, child care facilities or elderly residential facilities within 500 feet of the property).
- Submittal fee payable to the City of Bondurant. The fee is not refundable.
- * Temporary Structure: \$280
- * Permanent Structure: \$320
- If the Applicant is not the Title Holder of record, the Title Holder must authorize the appeal by submitting a written consent with the application.

	Applicant	Record Owner	Authorized Agent (Attorney, engineer, architect, etc.)
Name:	Wild Willy's Fireworks	Casey's Marketing Inc.	Steven Greig
Mailing Address:	17105 S Hwy 50 Springfield NE 68059	PO Box 54288 Lexington KY 40555	4029 E 27th St Des Moines, IA 50317
Telephone No.	515-901-3395	515-965-6100	515-901-3395
Fax No.	N/A	N/A	N/A
Email Address:	steveng@wildwillysfir eworks.com		

Effective Date of Form: April 5, 2018

This page to be filled out by the **Property Owner.
TO THE BONDURANT CITY COUNCIL:**

I hereby swear that I am the property owner of the real property generally or legally described as follows: **(insert address/legal description here)**

Please see attached Landowner Permission Form

Further, I give permission to _____ **(insert company name who is requesting to sell fireworks on the property)** to sell fireworks on my property, within the parameters prescribed by State Law and Municipal Code.

The undersigned hereby certifies that all information provided is complete and accurate to the best of undersigned's knowledge, and that all information required by this application or by City Council on its behalf has been provided.

(Signature on line, type or print name below)

By:

Submittal Date: _____

Note: The Applicant or an authorized agent must personally present the application before the City Council. City Council meetings are held in the Bondurant City Center.

Please contact the City Hall, 200 2nd Street NE, to obtain a list of meeting dates and submittal deadlines.

Effective Date of Form: April 5, 2018

This page to be filled out by the **person/company selling fireworks.**

TO THE BONDURANT CITY COUNCIL:

The undersigned hereby applies to the Bondurant City Council for a Firework Sales Permit on property legally described as follows: **(insert legal description here)** Lot 5 Bondurant Business Park Plat 3. Zoned C-2 General Commercial

The Fireworks Sales Permit is requested to allow the above property to be used in the manner described in this application and shown on the Conceptual Site Plan, by reference incorporated in and made a part of this application together with any and all other information and materials referenced in or attached to this application, and in full conformance with all City ordinances and any conditions that may be required by City Council in approving this application.

The undersigned hereby certifies that all information provided is complete and accurate to the best of undersigned's knowledge, and that all information required by this application or by City Council on its behalf has been provided.

(Signature on line, type or print name below)

Steven Greig

By: _____

Submittal Date: _____4/25/2024_____

Note: The Applicant or an authorized agent must personally present the application before the City Council. City Council meetings are held in the Bondurant City Center.

Please contact the City Hall, 200 2nd Street NE, to obtain a list of meeting dates and submittal deadlines.

Effective Date of Form: April 5, 2018

Application for Firework Sales Permit Accompanying Information: Detailed Explanation of Permanent or Temporary Sales Facility

Provide a detailed explanation of the permanent or temporary sales facility on this page and/or attachments. Please note that this information together with the Conceptual Site Plan and any conditions of approval by City Council will govern the development and operation of Firework Sales, if approved, and cannot be altered except by approval of an amendment to the Fireworks Sales Permit. Development must also conform to the Site Plan Ordinance and other City regulations and ordinances, so it may be appropriate to take development design beyond the minimum requirements of the Conceptual Site Plan to ensure all requirements can be met. **Firework sales are allowed in the M1 Zoning District.**

Refer to the Zoning Ordinance for such additional submittal requirements.

40'x60 Consumer Fireworks Tent, Operating June 20th - July 5th.

Storage will be on site in an enclosed semi-trailer.

Dumpster and Porta Potty will be provided on site as well.

Only Consumer Fireworks will be sold on site.

Please see site map and interior layout for further details.

Parking will be at the Casey's Car Wash and Casey's General Store, accessible by sidewalk to the fireworks tent.

Wild Willy's Fireworks has submitted the attached site maps for review to the state, will provide proof of license upon approval.

Application for Firework Sales Permit Accompanying Information: Checklist for Conceptual Site Plan

This column for Applicant		These columns for City use	
		Approved	Insufficient
1. See Site Map	Four (4) copies of Site Plan folded to maximum size of 8" x 14", plus one electronic copy in PDF format Electronic Copy only; sufficient	☐	☐
2. See Site Map	Scale, not more than one inch (1") equals fifty (50) feet.	☐	☐
3. See Site Map	Date, revision dates, and north arrow.	☐	☐
4. See Pg. 3	Legal description of the property. If not platted, a certified Plat of Survey shall be submitted.	☐	☐
5. See Pg. 3	Zoning classification of the site. Property is zoned C-2 General Commercial	☐	☐
6. See Site Map	Boundaries of the site indicated by a heavy line. Boundary lines are sufficient	☐	☐
7. See Aerial Map	Vicinity Sketch of a legible scale showing the streets, general land use, and zoning within 1,000 feet of the property boundary. Aerial of site and surrounding properties provided	☐	☐
8. See Site Map	Building setback lines, area of the site. Setbacks are sufficient	☐	☐
9. See Site Map	Locations of parking. Parking located at Casey's carwash; number not provided	☐	☐
10. See Site Map	Location and exterior dimensions of each proposed building and structure. What is provided is sufficient	☐	☐

11. See Pg. 4, Will provide when granted	Copy of State Consumer Fireworks Sellers License Not issued yet; will provide when approved by State	☐	☐
12. See attached Insurance Doc.	Copy of insurance (No person, retailer, consumer group or otherwise shall sell or display for sale any fireworks without possessing a consumer fireworks seller license as required under Iowa Code Chapter 100, and any permits required by the Bondurant Municipal Code and without providing evidence of insurance in the amounts not less than \$2,000,000 per Occurrence and \$5,000,000 in the Aggregate.)	☐	☐

All vendors should be aware of the following municipal code provision.

126.07 PROHIBITED SALES AND ACTS. A person holding a Fireworks Sales Permit and the person's agents or employees shall not do any of the following:

1. Sell, dispense or give to any intoxicated person, or one simulating intoxication, any Fireworks.
2. Sell or dispense any Fireworks during the dates between January 4th through May 31st and July 9th through December 9th of each year.
3. Sell Fireworks to any person on credit, except with a bona fide credit card.
4. Employ a person under eighteen (18) years of age in the sale of Fireworks.
5. Sell Fireworks to any person under eighteen (18) years of age.

- Provide names and mailing addresses of all surrounding property owners (provide names and addresses of any residential areas, schools, child care facilities or elderly residential facilities within 500 feet of the property).

Bloom Early Learning Center
119 Brick St SE
Bondurant, IA 50035
Child Care Facility

Wild Willy's Fireworks Site Map

115 Brick St SE Bondurant, IA 50035



Wild Willy's Fireworks Site Map

115 Brick St SE Bondurant, IA 50035



DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 343501

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000040936-03

NAMED INSURED Wild Willy's Fireworks, LLC
Source 1 Imports, LLC
17105 S. Hwy 50
Springfield, NE 68059

POLICY TERM March 1, 2023 to September 1, 2024; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: ☒ Occurrence Basis ☐ Claims Made Basis

LIMIT OF LIABILITY \$2,000,000 each occurrence, \$6,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

NAME(S) OF ADDITIONAL INSURED(S)

State of Iowa
City of Bondurant
Casey's Inc
Casey's Marketing Company

ADDRESS OF INSURED PREMISES

113 Brick St SE, Bondurant, IA 50035

PERIOD OF OPERATION

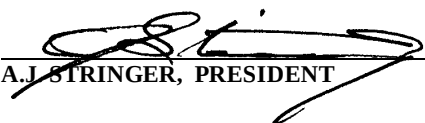
14 Jun 2024- 10 Jul 2024

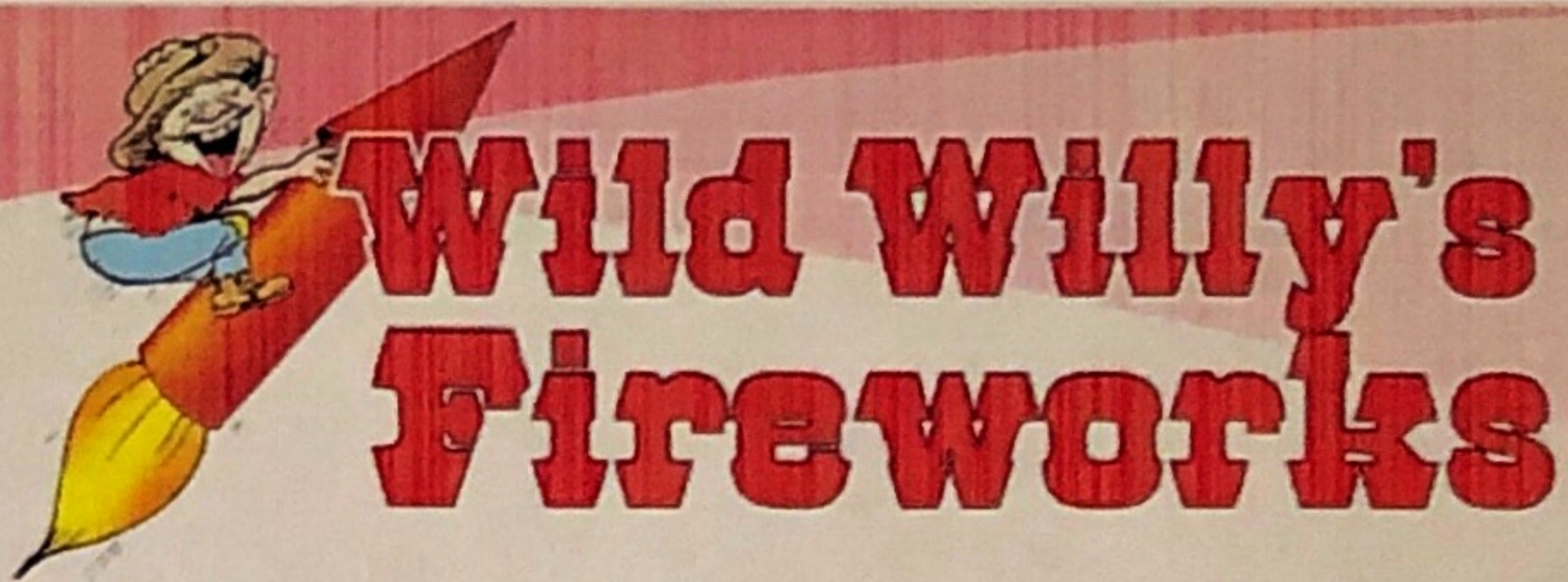
It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

04/24/2024

DATE OF ISSUE


A.J. STRINGER, PRESIDENT

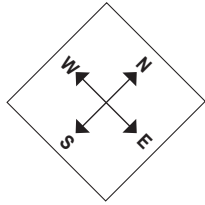


LAND OWNER PERMISSION

I, Kendra Meyer with Casey's General Stores do hereby grant Wild Willy's Fireworks permission to run and operate a fireworks stand on the property located at: 113 Brick St. SE. Bondurant, Iowa 50035 for the 2024 fireworks season.

Landowners or Property Managers Signature: *Kendra Meyer*
DocuSigned by: 41CD095ACF9742B...

Printed Name of Landowner or Property Manager: Kendra Meyer



TENT LOCATION: 113 Brick St SE, Bondurant IA **40 x 60 (E) IA 2024 Fireworks Tent with (35) 24" x 96" WWF Tables**



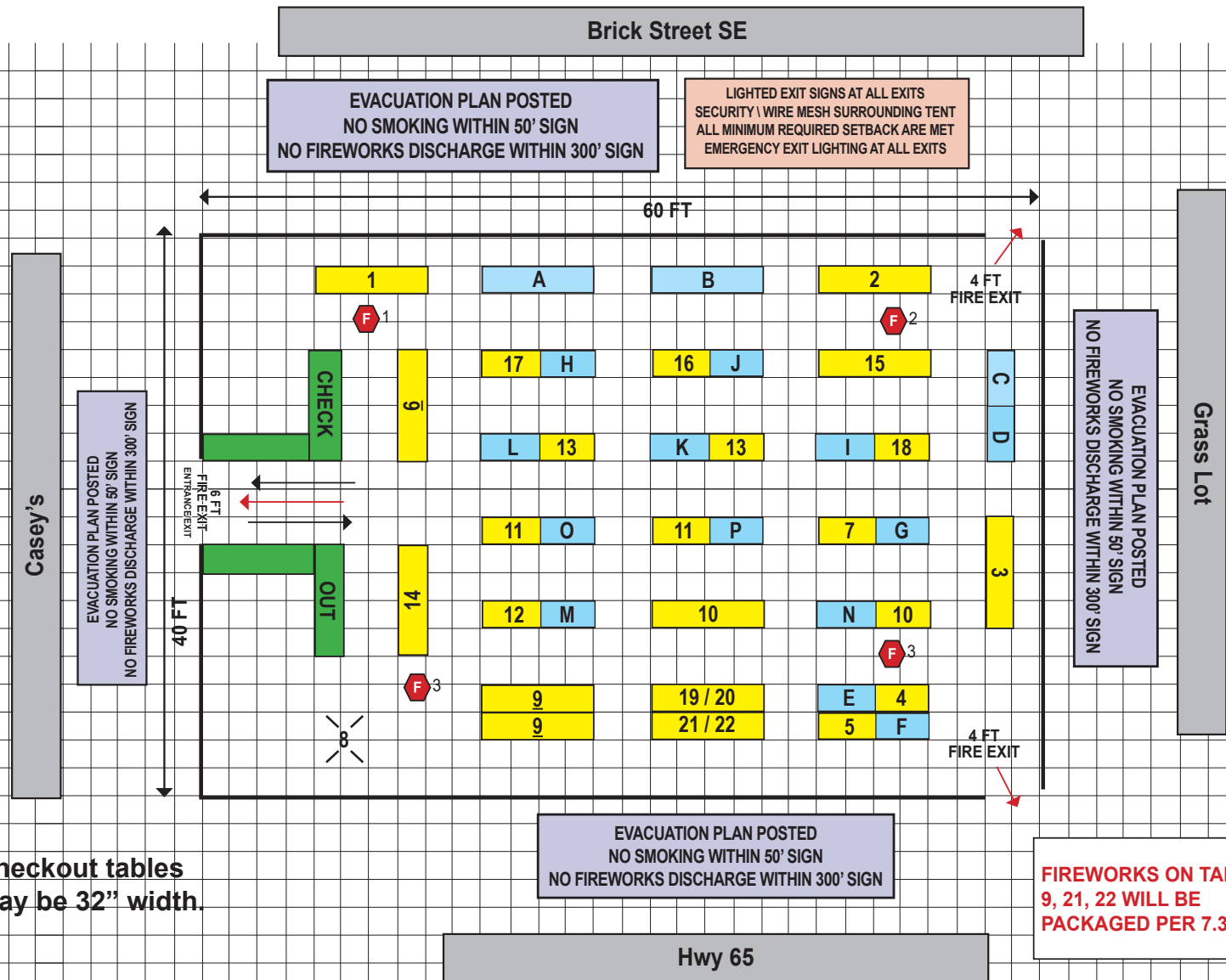
LEGEND:

- = 2 FT X 2 FT
- = 24" X 96"
- = Check Out
- = BOGO
- = Evacuation
- F 1 = Fire Extinguisher 4A #10
- F 2 = Fire Extinguisher Water Type - 2.5 gal.
- F 3 = Fire Extinguisher 2A

ANY PORTABLE GENERATOR WILL BE LOCATED 20 FT OR MORE FROM FACILITY. ANY GENERATOR FUEL WILL BE LOCATED 20 FT OR MORE FROM FACILITY. NO MERCHANDISE OVER 6 FT ABOVE FLOOR. TRAVEL DISTANCE TO ALL FIRE EXTINGUISHERS IS LESS THAN 35 FT.

TENT AREA = 2400 SF
 RETAIL AREA = 2400 SF
 DISPLAY AREA = 560 SF
 FLOOR AREA = 1840 SF

Checkout tables may be 32" width.





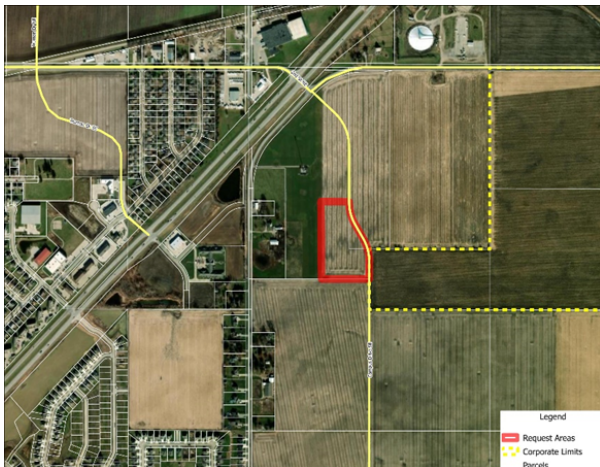
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.d.
For Meeting of 5/9/2024
Resolution

TITLE: Resolution PZ-240509-16 - regarding recommended approval of the Bondurant Emergency Services Site Plan.

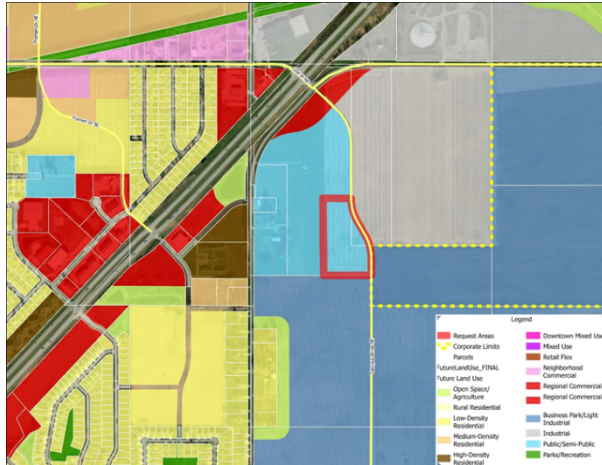
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: A site plan has been submitted for review by the Planning & Zoning Commission and City Council for the Bondurant Emergency Services Building to be located at 500 Campus Drive SE. The site plan applicant is the City of Bondurant. The site plan was prepared by Shive-Hattery, Inc. The City is proposing to construct a new emergency services building. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of the property will be emergency services.

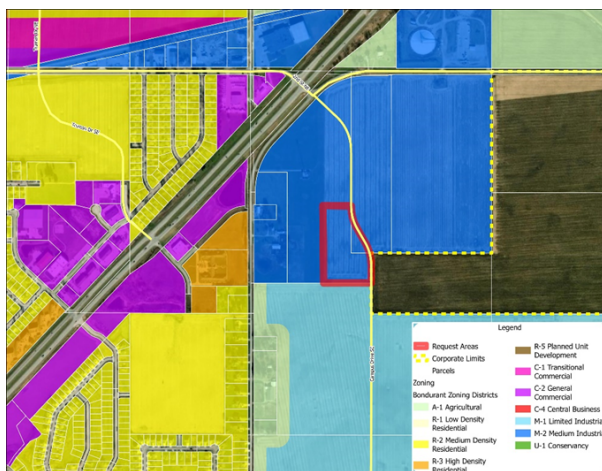


When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: A city emergency services use at this location is consistent with the 2022 Comprehensive Plan which guides for Public/Semi-Public Use 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 Use & Bulk Standards

- The site will be used for Public Emergency Services use, which is an allowable use in a Medium Industrial (M-2) District.
- The site plan labels the required setbacks at this location - a 30' front yard setback along Campus Drive SE to the east and from Courtyard Drive SE to the north, a 40' rear yard setback along the western property line and 20' side yard setback along the southern property line.

Parking/Drive Areas

- Access to the site is proposed from Campus Drive SE and Courtyard Drive SE. The access drive to Campus Drive SE will be used for public access to the site

as well as emergency vehicles exiting the property. Private access to the site is provided from Courtyard Drive SE.

- The site plan shows a total of 38 parking spaces, 2 accessible parking spaces and 4 van accessible parking spaces. The site will have a total of 42 parking spaces.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 10' 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.
- 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. The City Engineer is still reviewing the report and has not provided staff with any comments.
- This property is not subject to Sanitary Sewer or Water Connection Fee Districts.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Architectural Standards

- Architectural elevations have been submitted to staff and meet architectural design standards as described in Section 179.01.2.1.5.
- The architectural elevations show the proposed building will be constructed primarily of precast concrete which is an allowable primary material per Section 179.01.2.1.5.
- There are rooftop mechanical units that will be screened by a parapet wall.

Landscaping Plan

- The submitted site plan shows 72 deciduous trees and 14 evergreen trees being planted on site. Additional deciduous shrubs, perennials, grasses and seges will also be planted on site.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

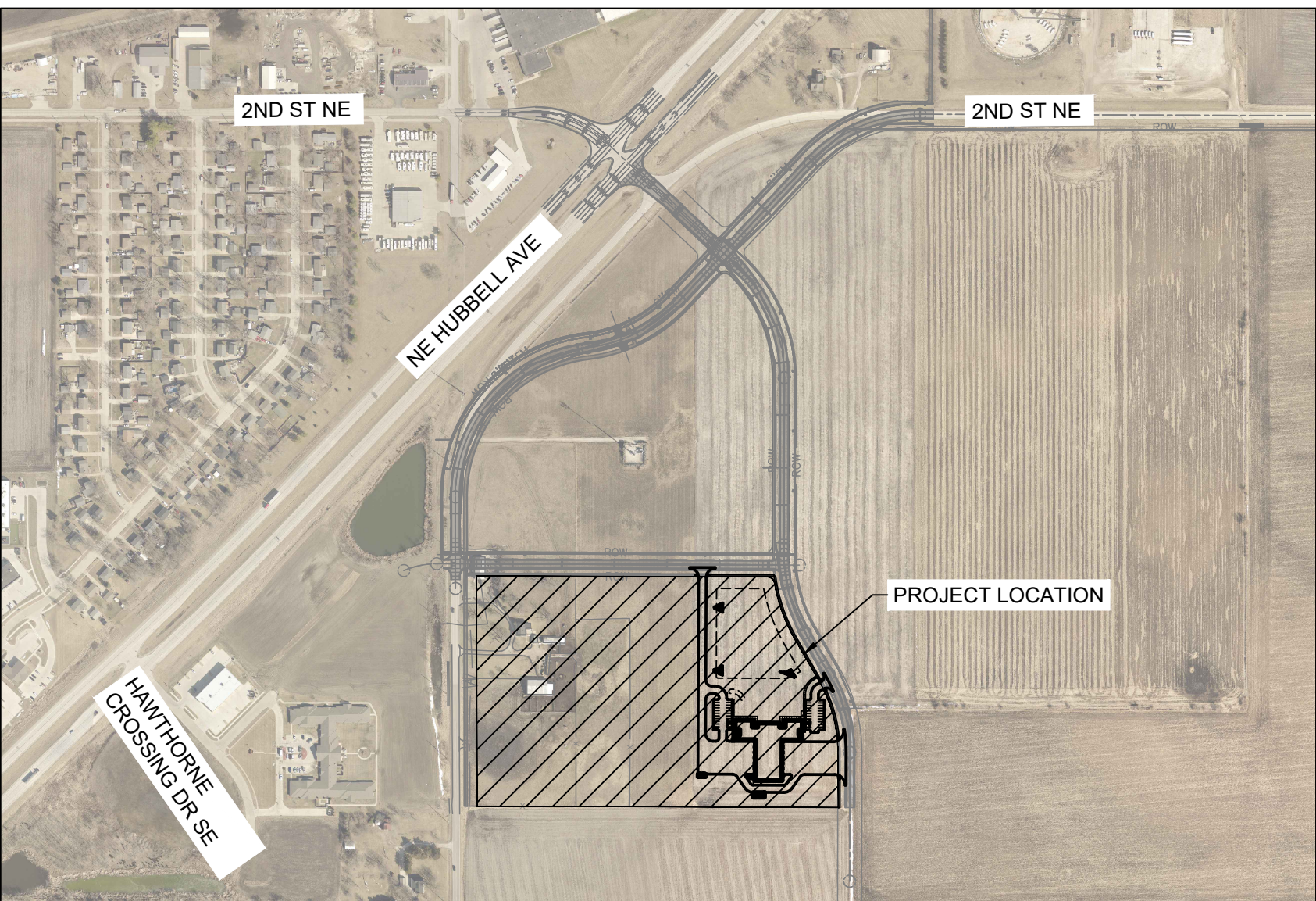
1. Bondurant Emergency Services Site Plan
2. Bondurant Emergency Services Exterior Elevations
3. RESOLUTION NO. PZ-240509-16

BONDURANT EMERGENCY SERVICES FACILITY

CITY OF BONDURANT

500 CAMPUS DRIVE SE

BONDURANT IA 50035



VICINITY MAP

1" = 500'



APPLICANT

THE CITY OF BONDURANT
200 2ND ST NE
BONDURANT, IA 50035
(515) 967-2418

ENGINEER

SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
(515) 223-8104
CONTACT: KELSEY SCALLON
KSCALLON@SHIVE-HATTERY.COM

ZONING & BULK REGULATIONS

M-2 - MEDIUM INDUSTRIAL DISTRICT

FRONT SETBACK	30 FT
SIDE SETBACK	20 FT OR 25 FT IF ADJACENT TO STREET, "R", OR "C-1" DISTRICT
REAR SETBACK	40 FT
MAXIMUM HEIGHT	80 FT WITH AN ADDITIONAL 12 FEET (1 STORY) OF HEIGHT PERMITTED FOR EVERY 10 FEET OF ADDITIONAL BUILDING SETBACK FOR AN OVERALL MAXIMUM OF NO MORE THAN AN AVERAGE OF 104 FEET BUILDING HEIGHT FROM FINISH FLOOR
MAXIMUM STORIES	3 STORIES WITH UP TO 5 WITH ADDITIONAL SETBACK
LOT AREA	NONE
OPEN SPACE	10%
SCREENING	NONE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	CIVIL GENERAL NOTES
CD01	EXISTING CONDITIONS AND DEMOLITION PLAN
CD02	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN ENLARGEMENTS
C301	UTILITY PLAN
C302	UTILITY PLAN ENLARGEMENT
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
L000	GENERAL NOTES
L100	PLANTING PLAN OVERVIEW
L101	GROUNDCOVER TREATMENT PLAN
L102	TREE PLANTING PLAN
L103	SHRUB AND PERENNIAL PLANTING PLAN ENLARGEMENT
L200	SITE FURNISHING PLAN
L300	PLANTING DETAILS

PROPOSED PARKING SUMMARY:

PROPOSED PARKING	= 38 SPACES
ACCESSIBLE PARKING	
REQUIRED ACCESSIBLE PARKING	= 2 SPACES
2 ACCESSIBLE PARKING SPACES PER 28-50 SPACES PROVIDED	
PROVIDED ACCESSIBLE PARKING	= 4 SPACES (4 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	= 42 SPACES

PROPOSED SITE SUMMARY

EXISTING SITE CALCULATIONS:		PROPOSED SITE CALCULATIONS:	
IMPERVIOUS AREA:	0 SF	IMPERVIOUS AREA:	93,343 SF
PERVIOUS AREA:	866,263 SF	PERVIOUS AREA:	772,920 SF
TOTAL EX. SITE AREA:	866,263 SF	TOTAL PROP. SITE AREA:	866,263 SF
OPEN SPACE REQUIRED = 29,003 SF (10.0%)			
OPEN SPACE PROVIDED = 772,920 SF (89.2%)			
TOTAL DISTURBED AREA = 701,524 SF			
BUILDING HEIGHT - APPROXIMATELY X' FROM TOP OF FINISH FLOOR AT HIGHEST PEAK			

CONTROL POINTS				
NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-103	620113.088	1656003.132	976.08	CP103 PK
CP-104	619518.186	1655447.169	976.59	CP104 CUTX PP
CP-105	618976.714	1655342.25	980.68	CP105 NRIM

CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR PROJECT SPECIFICATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).

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Des Moines, IA 50309
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Owner:
CITY OF BONDURANT
200 2ND STREET NE, BOX 37
BONDURANT, IA 50035

Project:
BONDURANT EMERGENCY SERVICES FACILITY
500 CAMPUS DRIVE SE
BONDURANT, IA 50035

Construction Manager:
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111 E GRAND AVENUE, SUITE 200
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P: 515-309-8500

Civil Engineer:
SHIVE-HATTERY
4125 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
P: 515-223-8104

Landscape Architect:
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
P: 515-288-4875

Structural Engineer:
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4717 GRAND AVENUE
DES MOINES, IA 50312
P: 515-277-0275

Mechanical Engineer:
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P: 402-491-4144

Electrical Engineer:
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P: 402-491-4144

Key Plan:

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW 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.	
Signature:	Date:
Printed or typed name: KELSEY A. SCALLON	
License Number: 25081	
My License Renewal Date is: DECEMBER 31, 2024	
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL 'C' SHEETS	

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN Project No:
23827000

Sheet Issue Date:
SITE PLAN SUBMITTAL 04/26/2024

Sheet Name:
COVER SHEET

Sheet Number:
C000
Page 50 of 120

GENERAL NOTES

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
4. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
7. PROTECT EXISTING UTILITIES AND ADJACENT PROPERTY DURING CONSTRUCTION.
8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEAN-UP SHALL BE PERFORMED AT THE END OF THE DAY AND PRIOR TO A RAIN EVENT. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
12. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
13. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
14. REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, PAVEMENT MARKINGS, UTILITIES, ETC.) TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
16. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
17. NO PONDING OF WATER WILL BE ACCEPTED ADJACENT TO OR ON ANY NEW PAVEMENT AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
18. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
19. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED. NOT ALL DIMENSIONS REQUIRED TO CONSTRUCT IMPROVEMENTS ARE SHOWN ON THE DRAWINGS.
20. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION TO MEET REQUIREMENTS OF ALL REGULATORY AGENCIES.
21. COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
22. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
23. COORDINATE AND MINIMIZE DISTURBANCES THROUGHOUT CONSTRUCTION TO ACCOMMODATE PUBLIC IMPROVEMENT PROJECT. COORDINATE STAGING AND SCHEDULE OF IMPROVEMENTS WITH THE OWNER'S REPRESENTATIVE. OWNER RESERVES THE RIGHT TO LIMIT CONSTRUCTION WORK AREA AS NEEDED TO FACILITATE OPERATIONS.
24. ALL DISTURBED AREAS NOT DESIGNATED AS PLANTED SHALL BE RESTORED BY SEEDING OR SODDING. REFER TO LANDSCAPE PLANS.
25. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
26. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND IOWA DNR GENERAL PERMIT #2 WILL BE AVAILABLE PRIOR TO CONSTRUCTION. COMPILe SAID DOCUMENTS PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING AND PRIOR TO EARTH DISTURBING ACTIVITIES.
27. ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, INCLUDING PEDESTRIAN FACILITIES. ALL STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
28. GEOTECHNICAL TESTING TO BE PERFORMED BY TESTING AGENCY RETAINED BY THE OWNER. COORDINATE ALL GEOTECHNICAL TESTING REQUIREMENTS.
29. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
30. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
31. REFER TO STRUCTURAL PLANS AND GEOTECHNICAL ENGINEERING REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS.

CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR PROJECT SPECIFICATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).

DEMOLITION NOTES

1. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
2. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS OR RECORDS MADE AVAILABLE RELATED TO THE PUBLIC IMPROVEMENT PROJECT. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
3. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.

UTILITY NOTES

1. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS OR RECORDS MADE AVAILABLE RELATED TO THE PUBLIC IMPROVEMENT PROJECT. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
2. SITEWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING AND CAP FOR CONNECTION BY BUILDING UTILITY CONTRACTOR. COORDINATE ALL INVERT ELEVATIONS AND PIPING LOCATIONS WITH BUILDING PLANS.
3. SEE DETAILS FOR UTILITY TRENCH CONSTRUCTION REQUIREMENTS. GEOTECHNICAL TESTING AGENCY TO OBSERVE UTILITY TRENCH BACKFILL AND COMPACTION PROCEDURES.
4. ALL HDPE PIPE SHALL BE DUAL-WALLED. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
5. PIPE LENGTHS SHOWN FOR SANITARY SEWERS ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
6. PIPE LENGTHS SHOWN FOR STORM SEWERS ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
7. RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS, AND PIPE TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO AID IN PAVEMENT SUBDRAINAGE.
8. WHERE RCP STORM SEWER CROSSES WATER LINES, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING ACCORDING TO CITY OF BONDURANT REQUIREMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA AT THE COMPLETION OF THE PROJECT.
10. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL STORM FLOW ONSITE UNTIL NEW STORM SYSTEM IS INSTALLED.

WATER NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
3. CONTACT THE CITY OF BONDURANT FIRE DEPARTMENT OF ANY CHANGES THAT EFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING FDC'S, HYDRANTS, AND FRONT DOORS.
4. ALL WATER PIPING SHALL BE AWWA C900, PVC.

GRADING AND EROSION CONTROL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
3. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD TO MINIMUM DEPTH OF 6 INCHES ON UNPAVED AREAS. EXCESS TOPSOIL, IF ANY, SHALL BE WASTED ON FORESLOPES, BACKSLOPES, AND SWALES.
4. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SITE GRADING AND FILL REQUIREMENTS.
5. COORDINATE GRADING OPERATIONS WITH PUBLIC IMPROVEMENT PROJECT. CONTOURS SHOWN REPRESENT TIE IN TO PROPOSED PUBLIC IMPROVEMENTS (BY OTHERS). TIE SITE GRADING INTO EXISTING CONTOURS WITH 3:1 SLOPES ON INTERIM BASIS IF NEEDED.
6. EXCESS MATERIAL FROM SITE GRADING OPERATIONS TO BE WASTED ON ADJACENT FUTURE PUBLIC WORKS SITE. REFER TO GRADING PLANS.
7. DO NOT BLOCK DRAINAGE OF OFF SITE WATER ONTO THIS SITE. PROVIDE TEMPORARY SWALES OR CHANNELS THROUGH PROPOSED GRADING TO ACCOMMODATE OFF SITE RUNOFF UNTIL PERMANENT IMPROVEMENTS ARE MADE.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED IMMEDIATELY. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED AND SHALL NOT RESUME WITHIN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. REMOVE SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
15. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
16. ADJUST THE SEDIMENT CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION AS NEEDED THROUGHOUT CONSTRUCTION.
17. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH AN INLET PROTECTION DEVICE.
18. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED, INSPECTED, AND MAINTAINED THROUGHOUT CONSTRUCTION, MEASURES SHALL MEET ALL REQUIREMENTS OF ALL REGULATORY AGENCIES, INCLUDING THE REQUIREMENTS OF THE IOWA DNR ASSOCIATED WITH THE NPDES GENERAL PERMIT #2.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	ELECTRICAL LINE - UNDERGROUND	
	STORM SEWER	
	WATER SERVICE	
	GAS SERVICE	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INTAKES	
	STORM OUTLET	
	FIRE HYDRANT	
	WATER VALVE	
	LIGHT FIXTURE	
	ELECTRIC TRANSFORMER	
	BOLLARD	
	SIGNAGE	
	BUILDING	
	TREE	
	MINOR CONTOUR	
	MAJOR CONTOUR	
	MODERATE DUTY P.C.C. PAVING	
	HEAVY DUTY P.C.C. PAVING	
	P.C.C. SIDEWALK PAVING	



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Owner:
CITY OF BONDURANT
200 2ND STREET NE, BOX 37
BONDURANT, IA 50035

Project:
BONDURANT EMERGENCY SERVICES FACILITY
500 CAMPUS DRIVE SE
BONDURANT, IA 50035

Construction Manager:
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DES MOINES, IA 50309
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Civil Engineer:
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4125 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
P. 515-223-8104

Landscape Architect:
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DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer:
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P. 515-277-0275

Mechanical Engineer:
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4940 N 118TH STREET
OMAHA, NE 68164
P. 402-491-4144

Electrical Engineer:
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P. 402-491-4144

Key Plan:

OPN Project No.
23827000

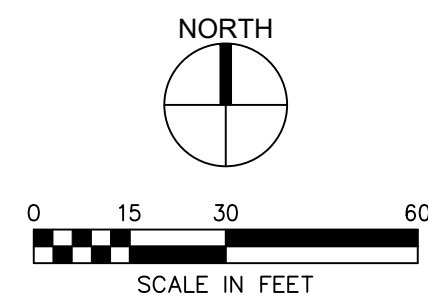
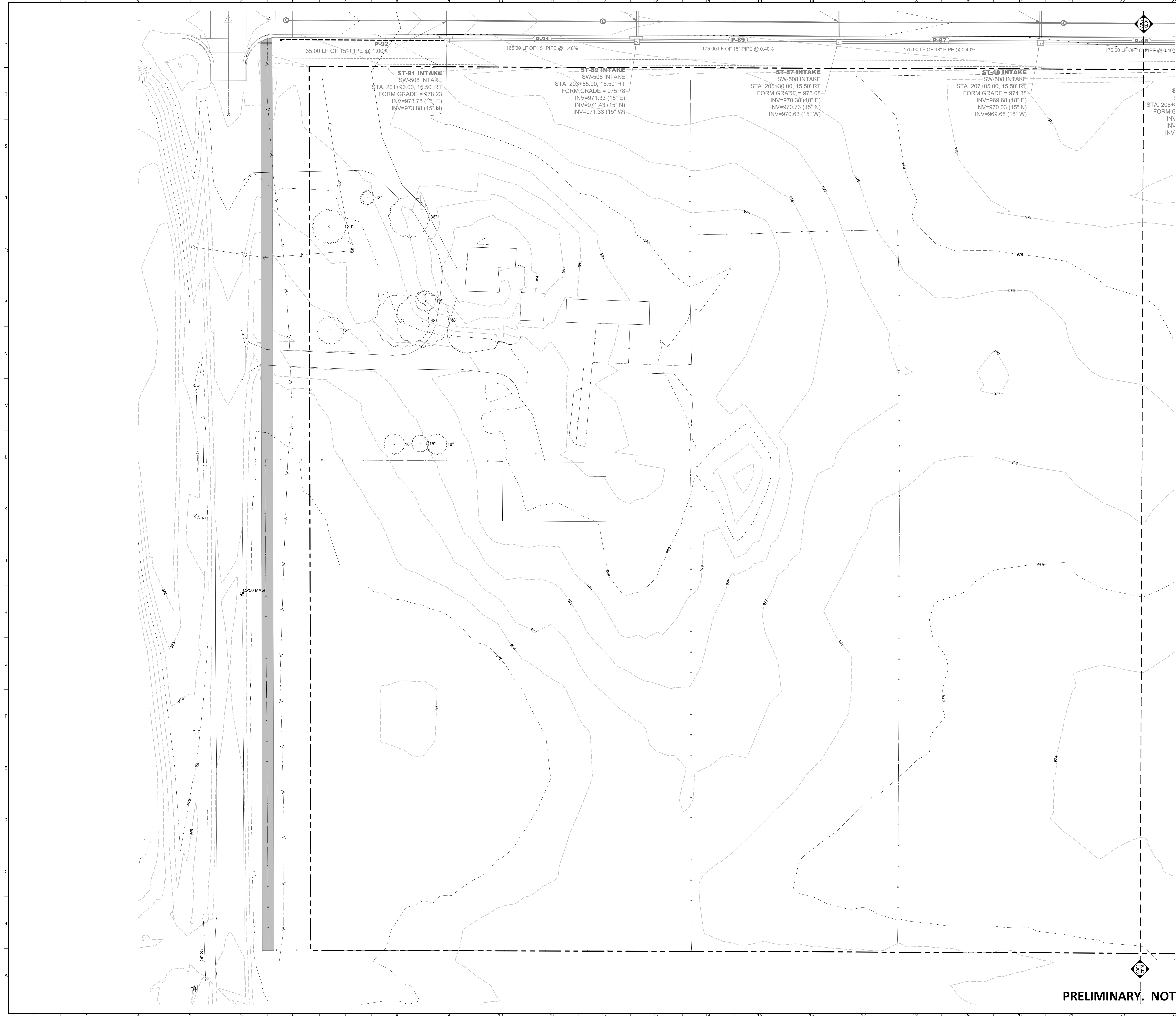
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Sheet Name
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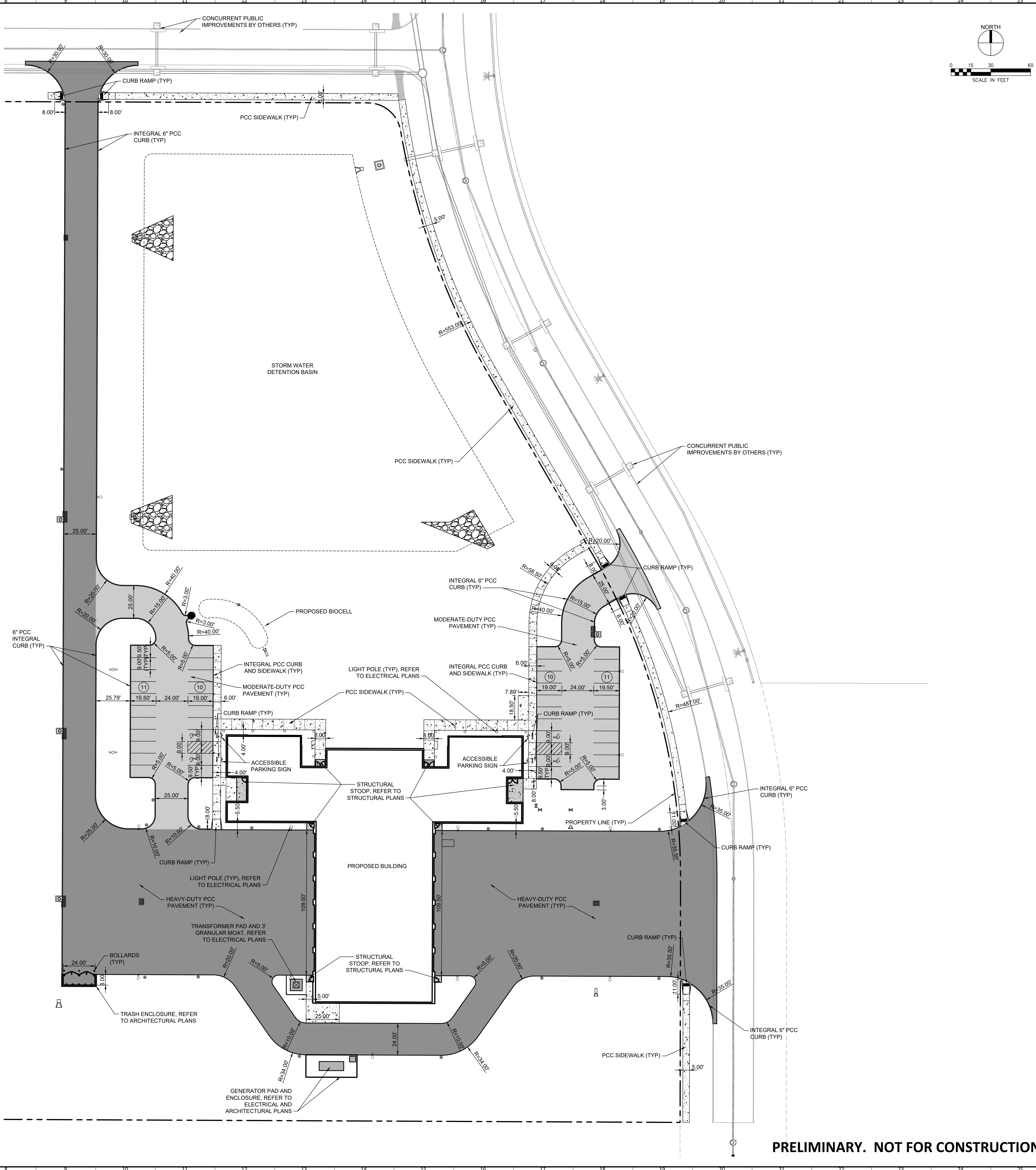
OPN Project No.
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Sheet Issue Date
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Sheet Name
EXISTING CONDITIONS AND DEMOLITION PLAN

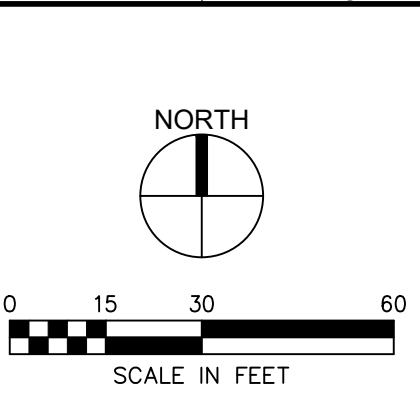
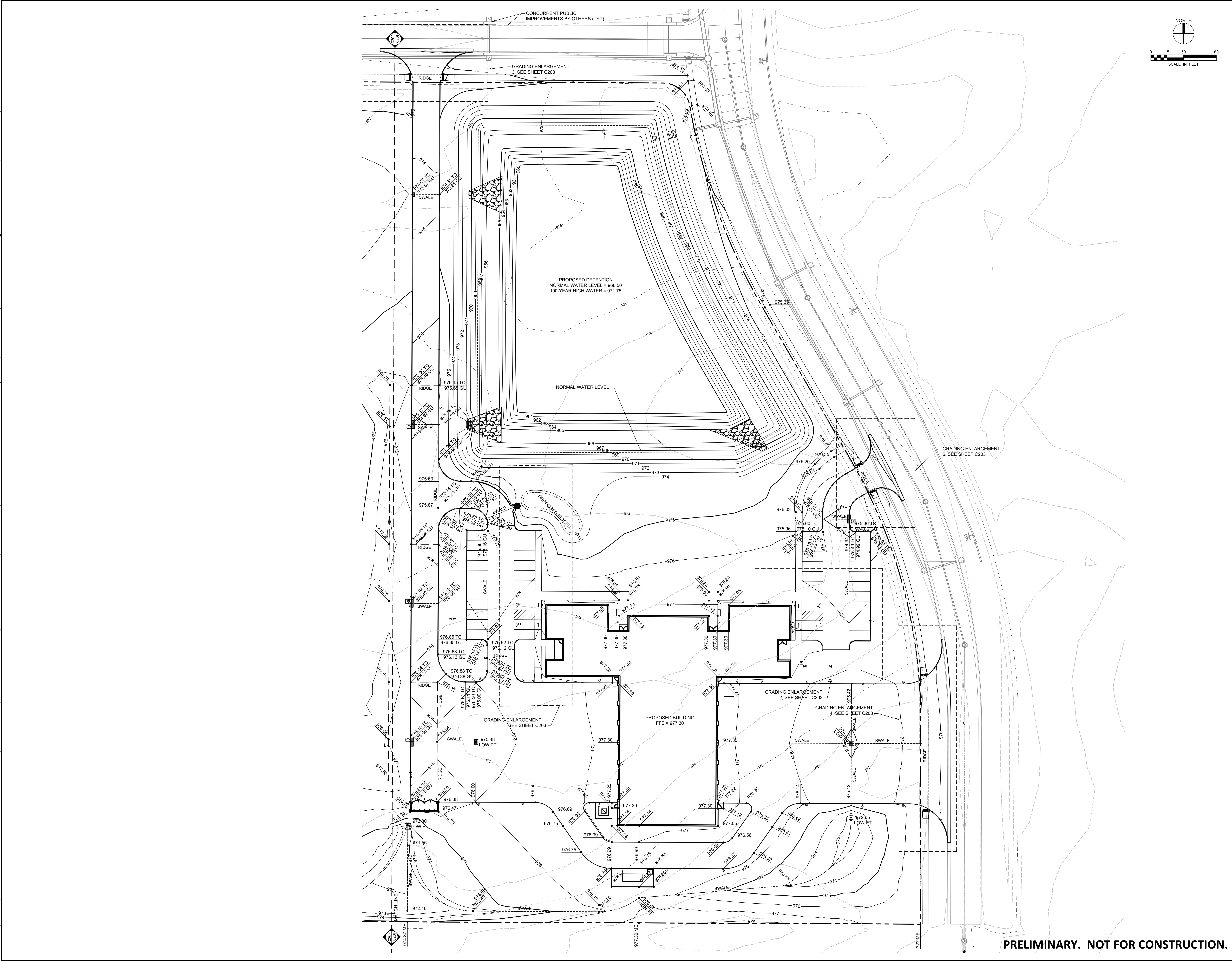
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GRADING PLAN

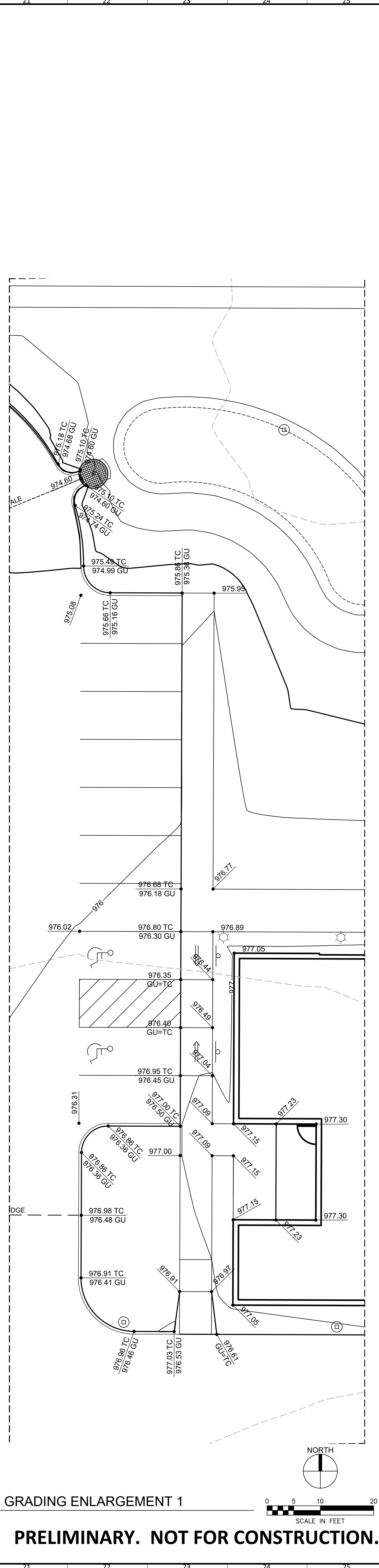
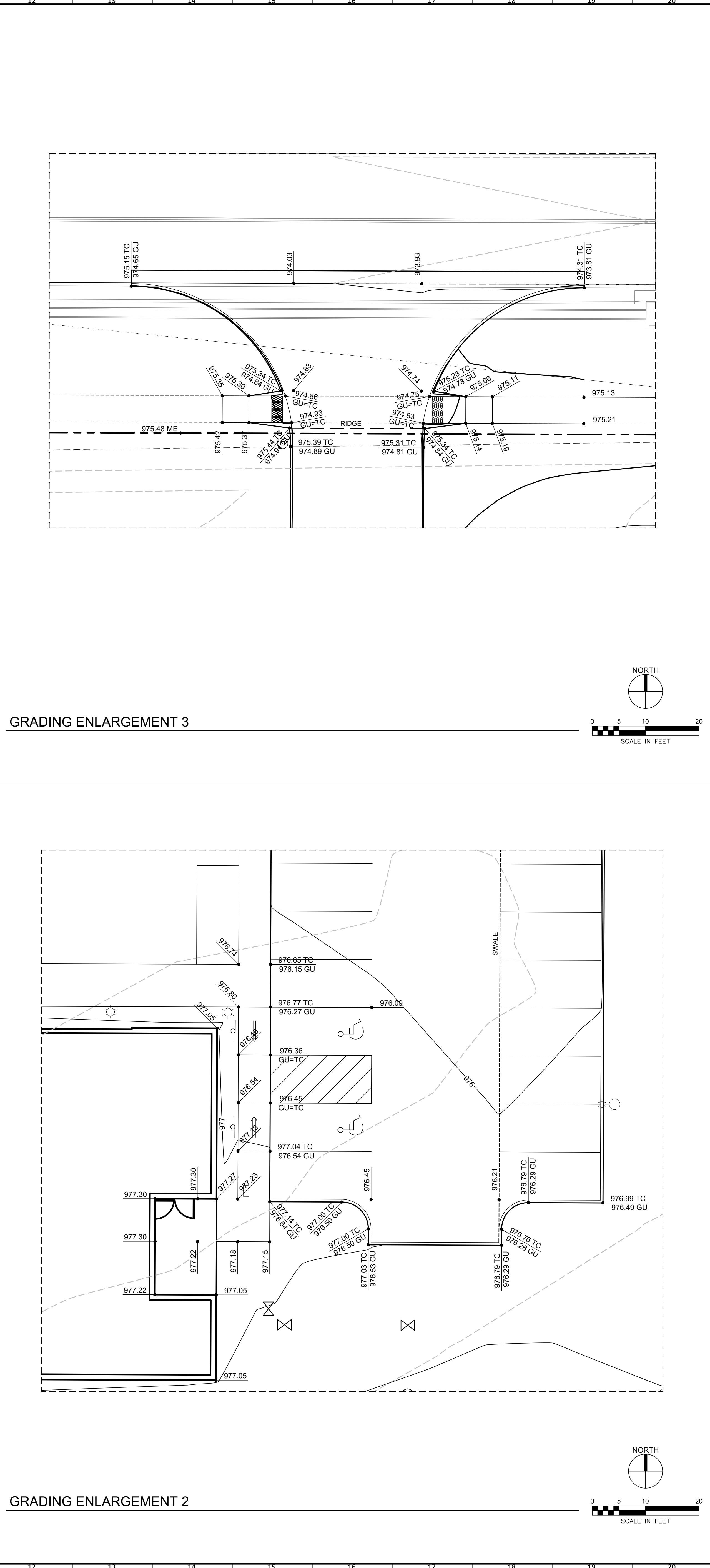
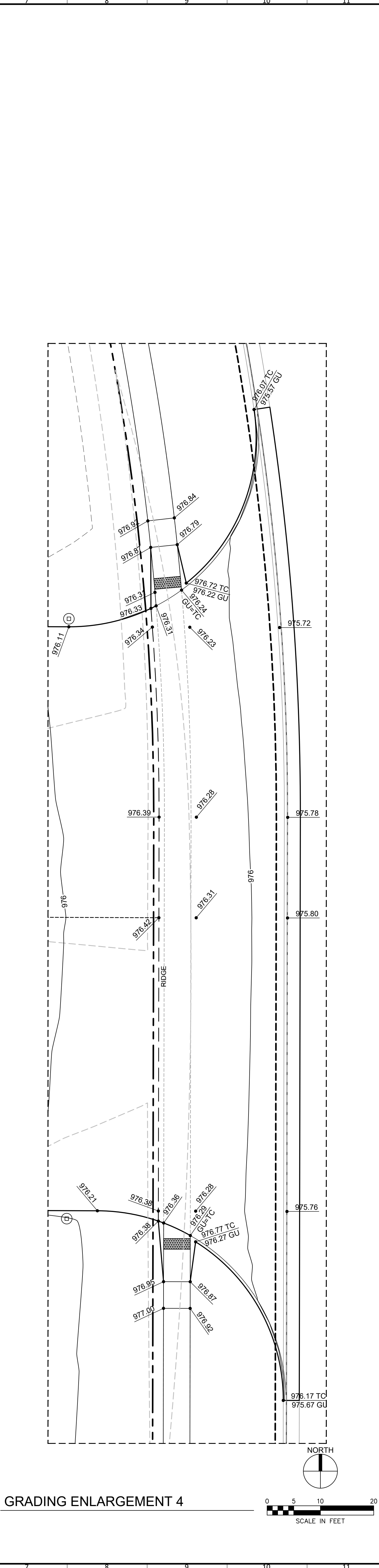
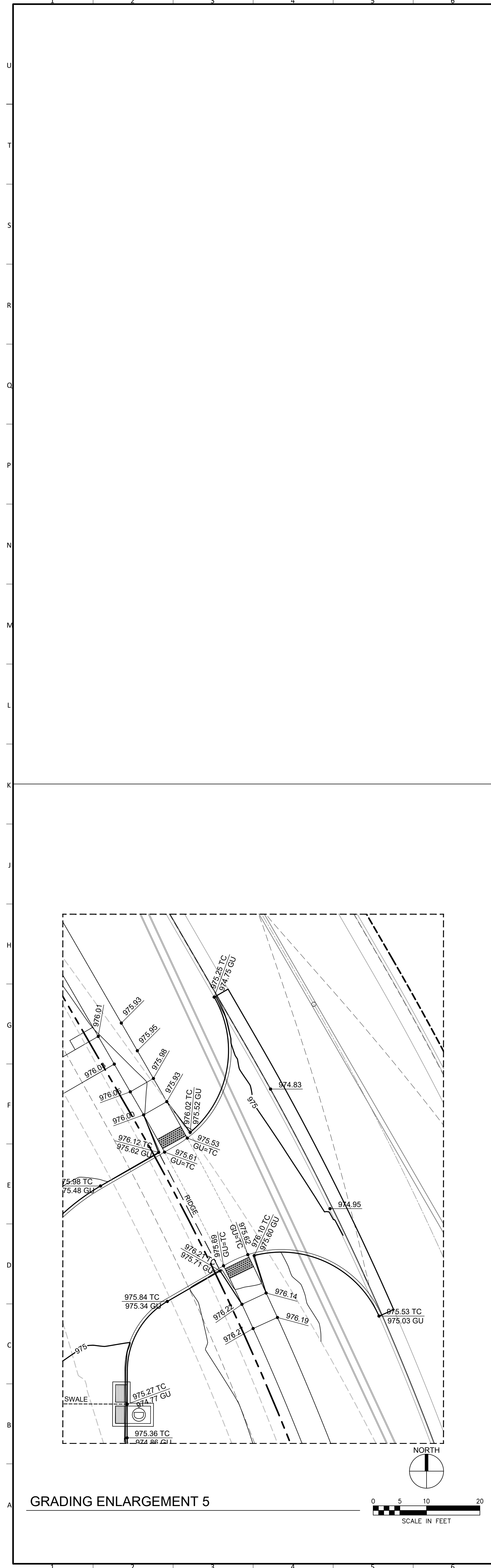
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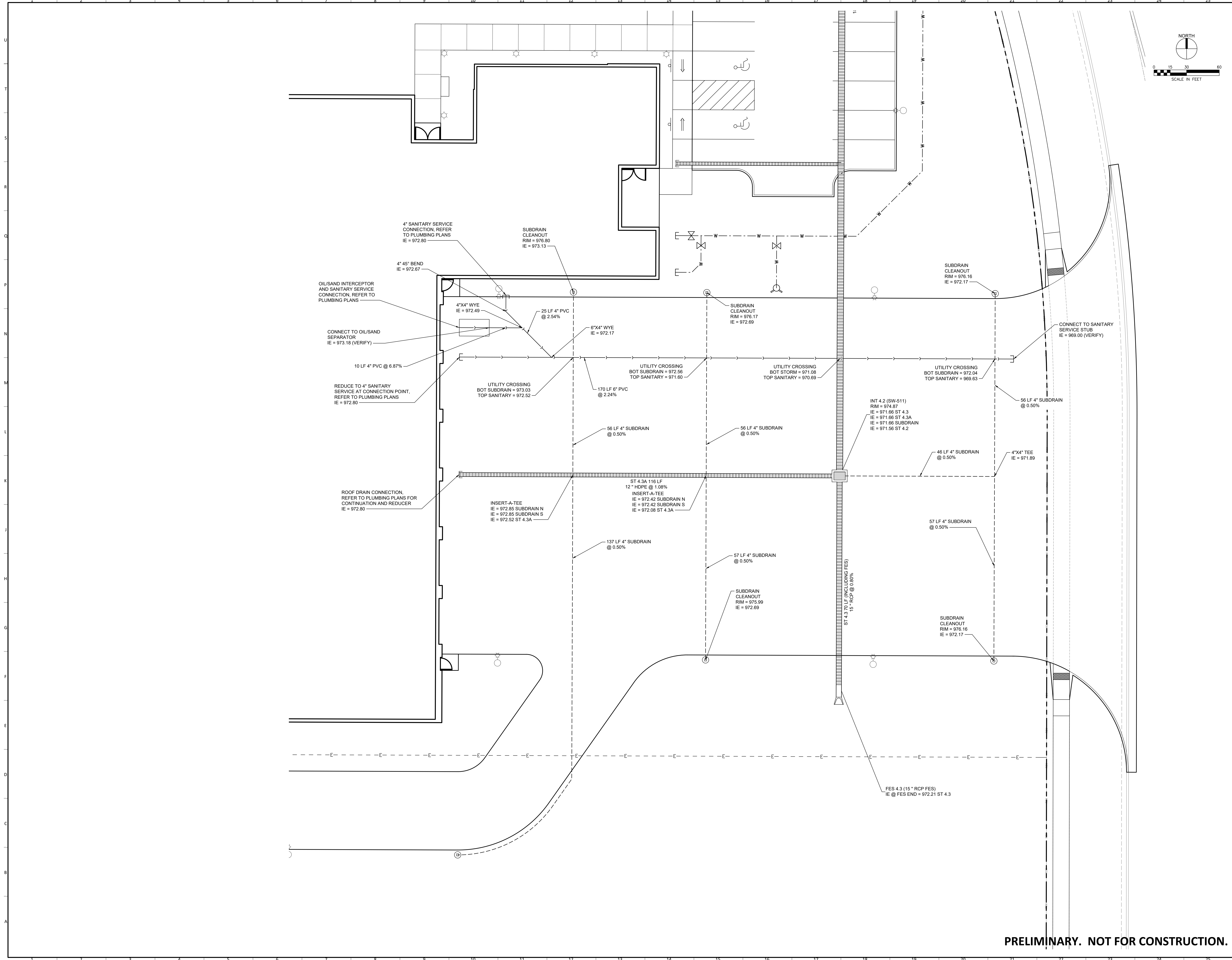
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SITE PLAN SUBMITTAL 04/26/2024

Sheet Name
GRADING PLAN ENLARGEMENTS

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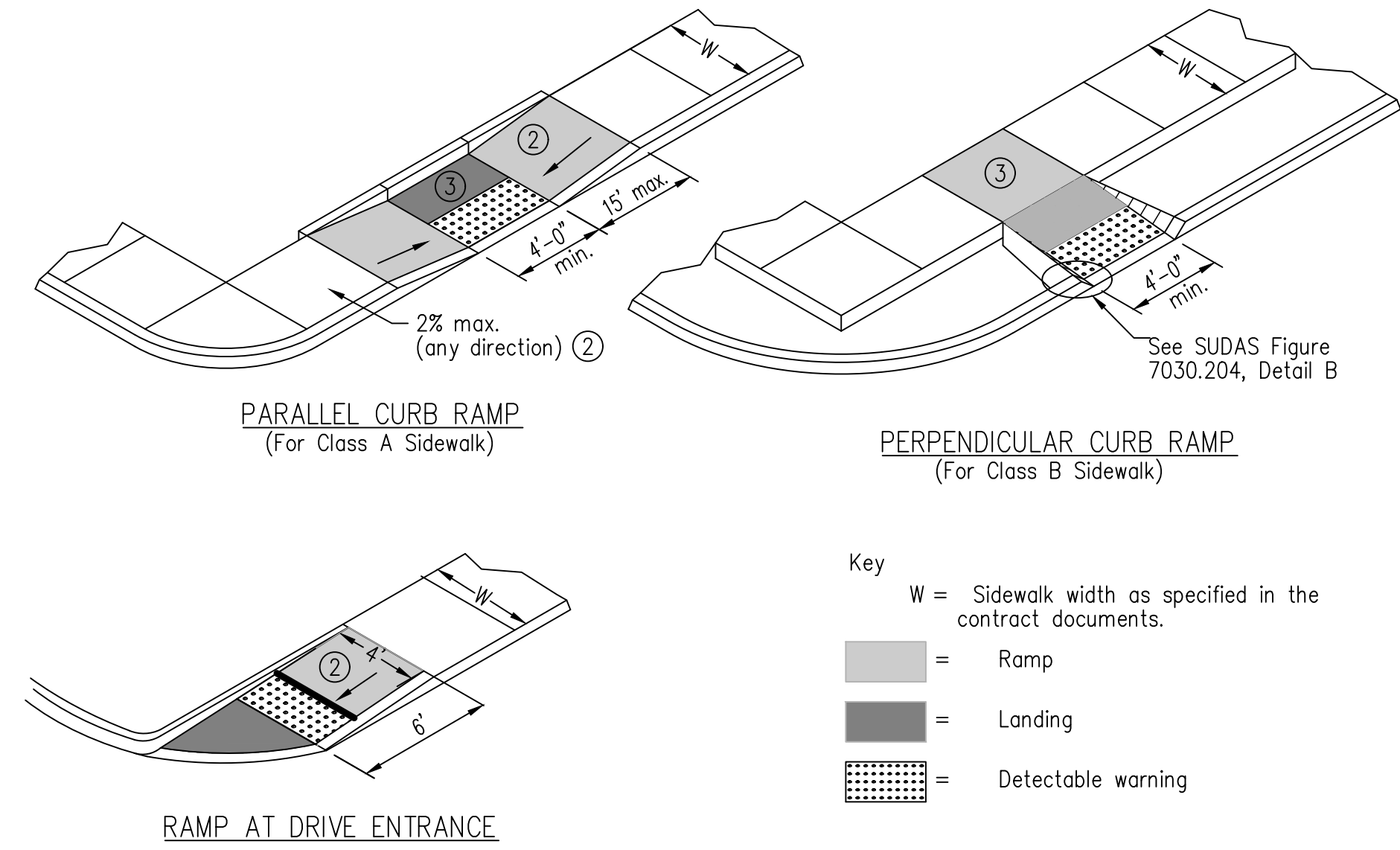
UTILITY PLAN ENLARGEMENT

Sheet Number

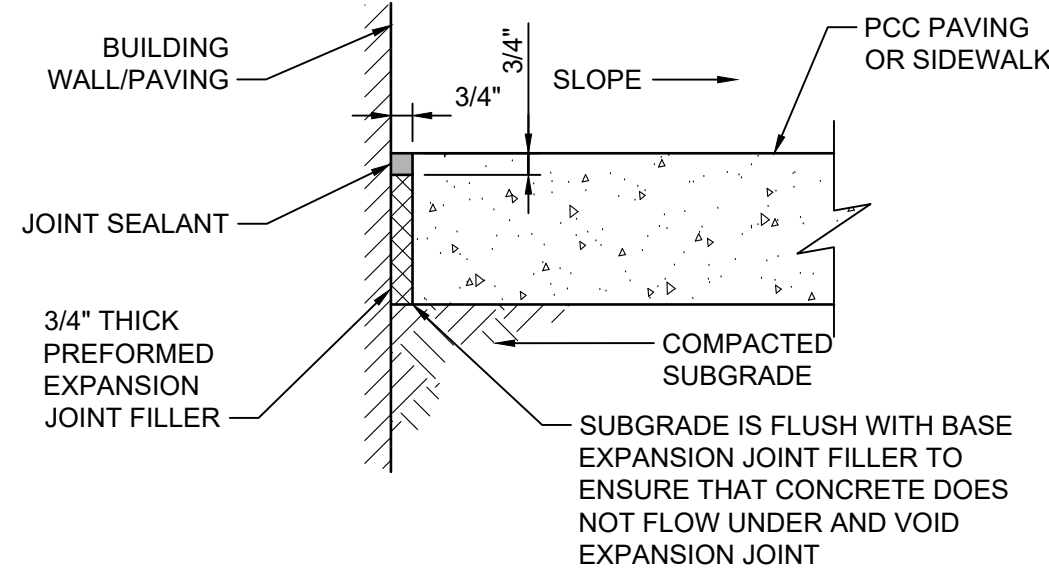
C302
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If crosswalks are marked, locate ramps, exclusive of flares, within the crosswalk markings.

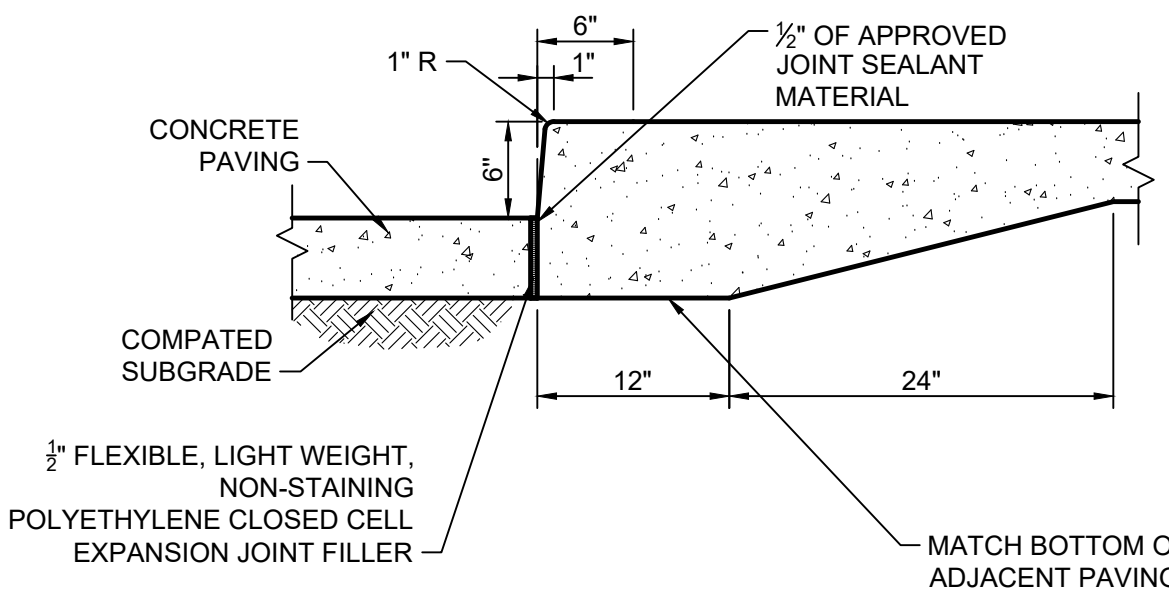
- ① Perpendicular curb ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Maximum cross slope of 2.0%.
- ② Parallel curb ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ③ Turning space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
- ④ Flare (10:1 max.) required if ramp is contiguous with sidewalk.



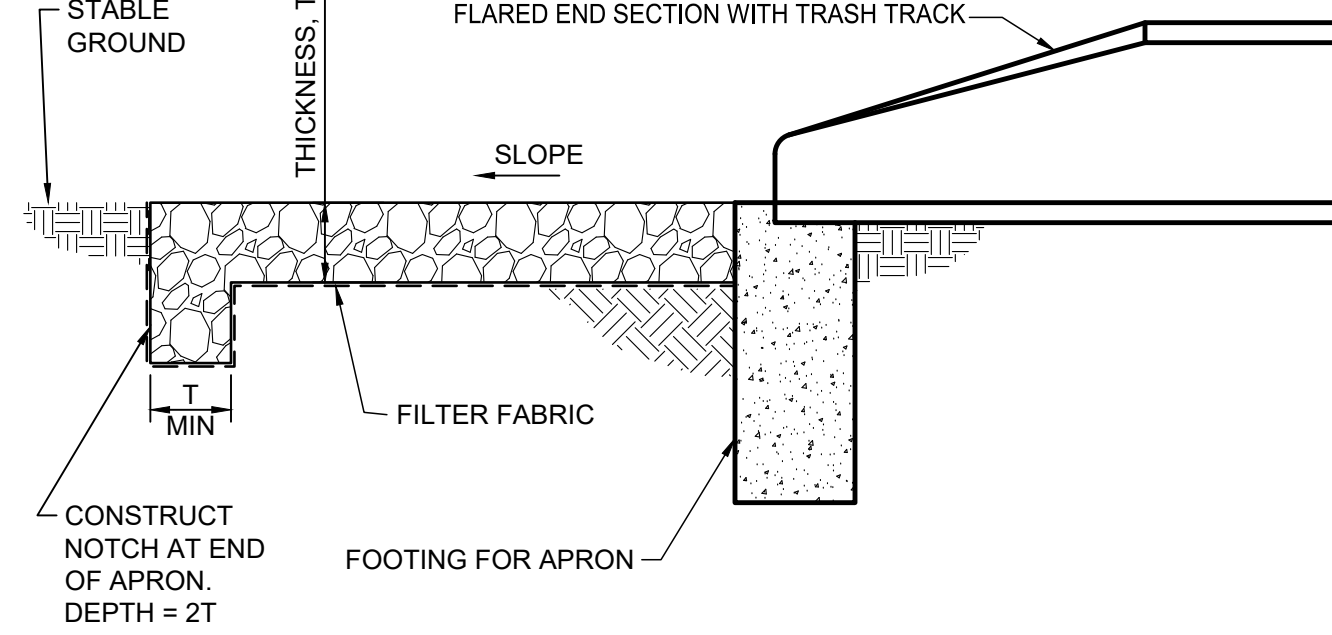
L1 SIDEWALK RAMPS
NOT TO SCALE



R1 ISOLATION JOINT
NOT TO SCALE

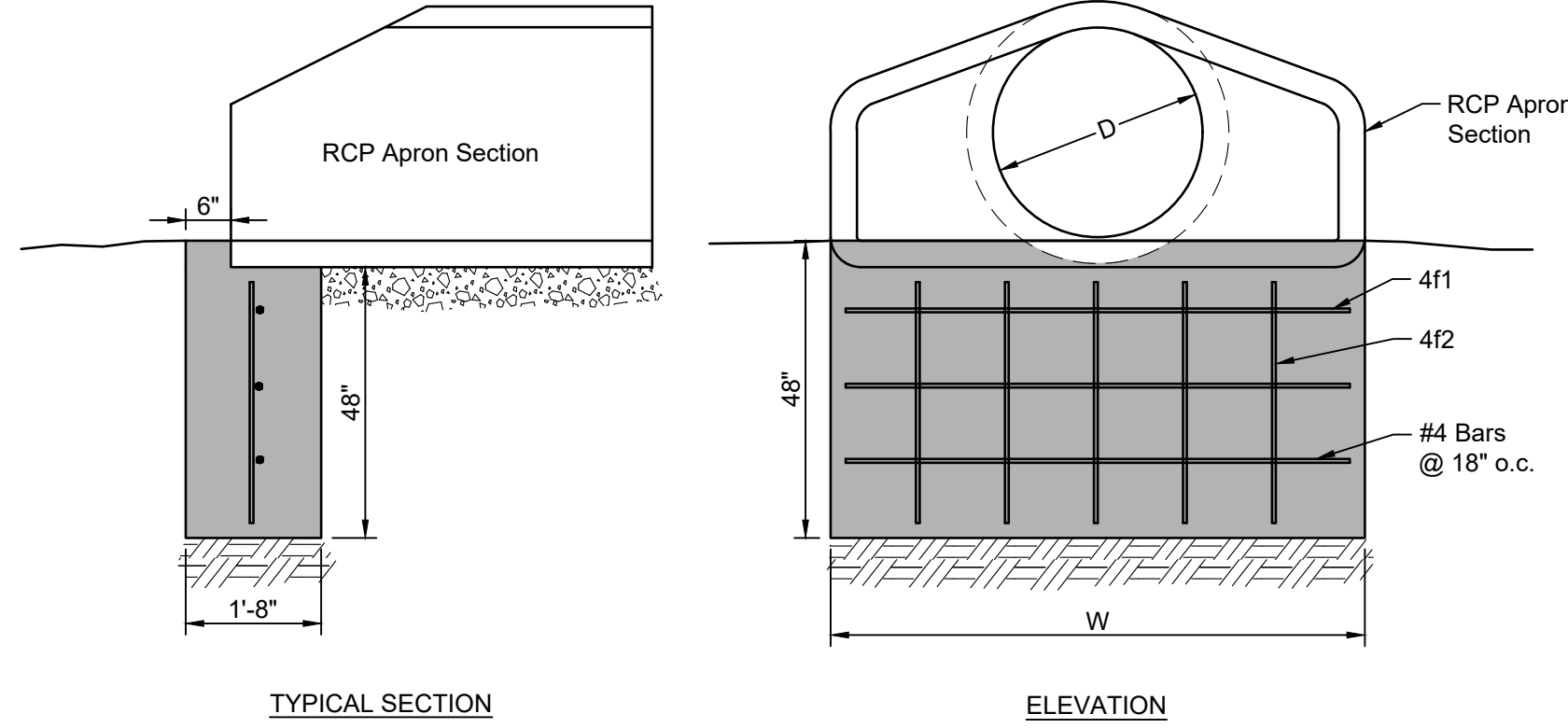


L1 INTEGRAL PCC CURB AND SIDEWALK
NOT TO SCALE

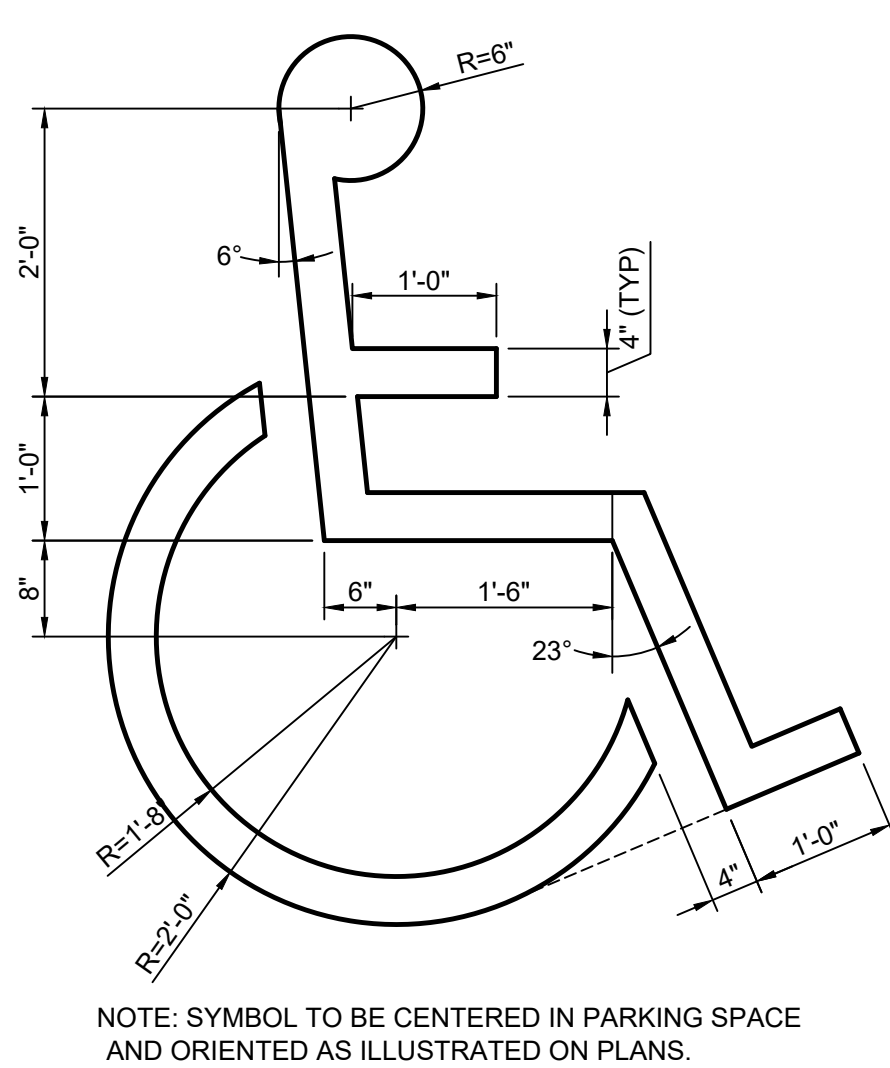


R16 FLARED END SECTION FOOTING W/ RIP-RAP
NOT TO SCALE

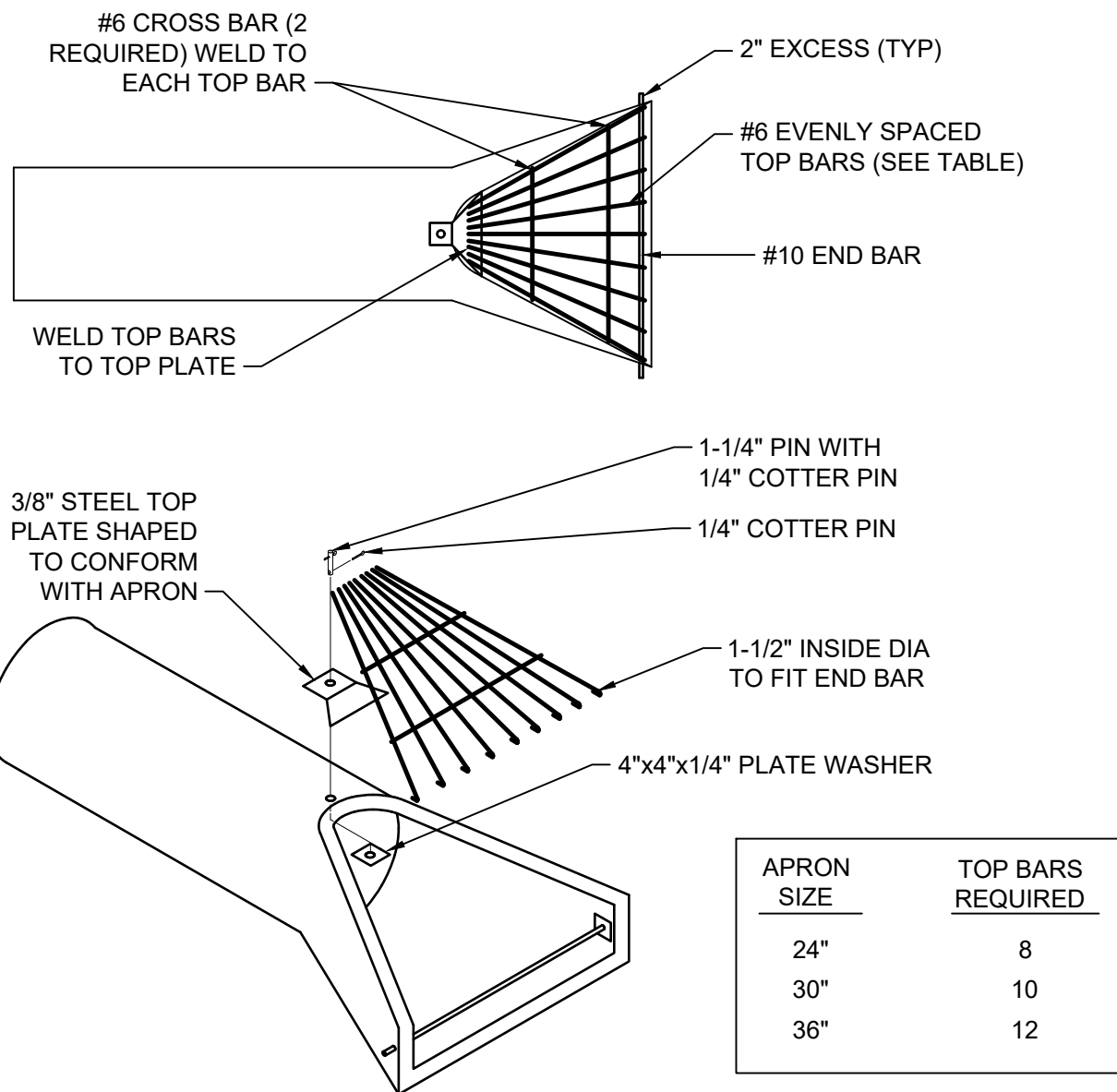
REINFORCING BAR LIST					
D	W	Mark	Size	Length	Count
12"	2'-4"	411	4	2'-0"	3
		412	4	3'-8"	2
15"	2'-10 1/2"	411	4	2'-6 1/2"	3
		412	4	3'-8"	2
18"	3'-5"	411	4	3'-1"	3
		412	4	3'-8"	3
24"	4'-6"	411	4	4'-2"	3
		412	4	3'-8"	3
30"	5'-7"	411	4	5'-3"	3
		412	4	3'-8"	4
36"	6'-8"	411	4	6'-4"	3
		412	4	3'-8"	5
42"	7'-3"	411	4	6'-11"	3
		412	4	3'-8"	5



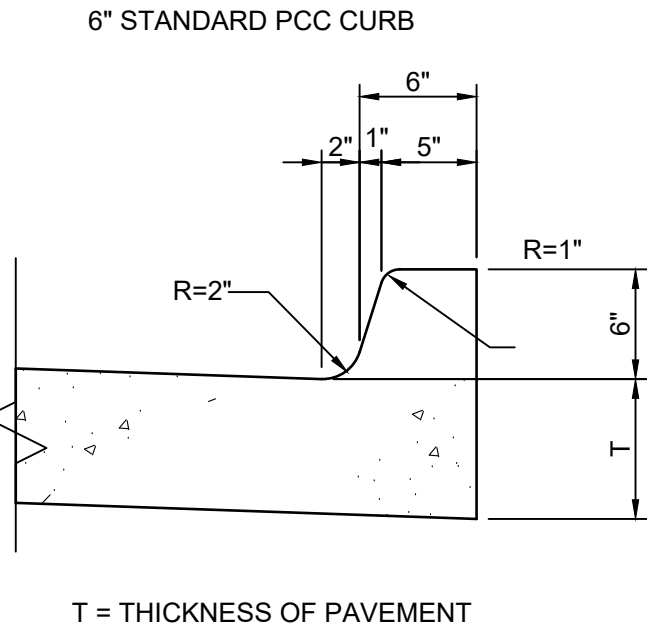
L16 RCP FLARED END SECTION FOOTING



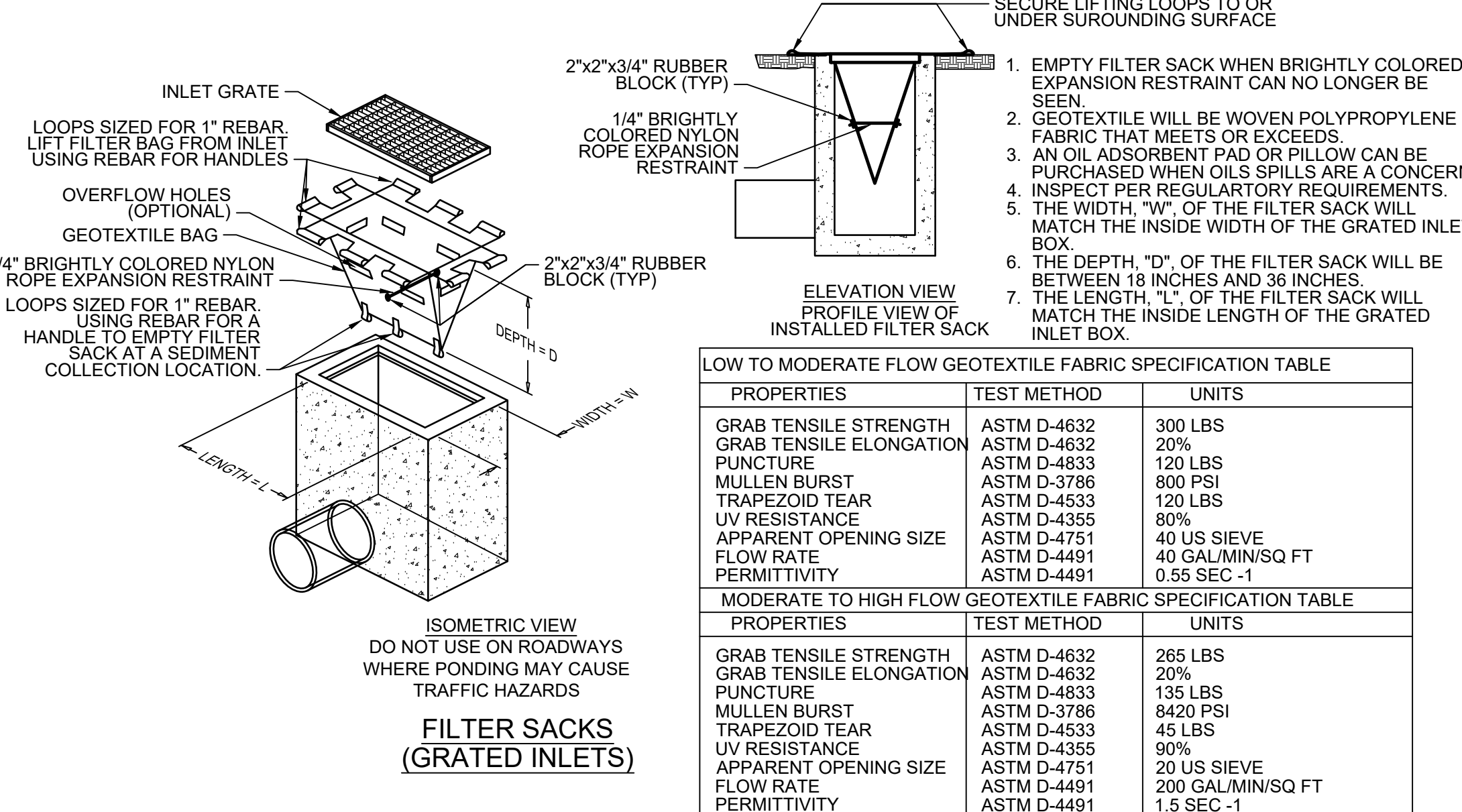
F1 ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



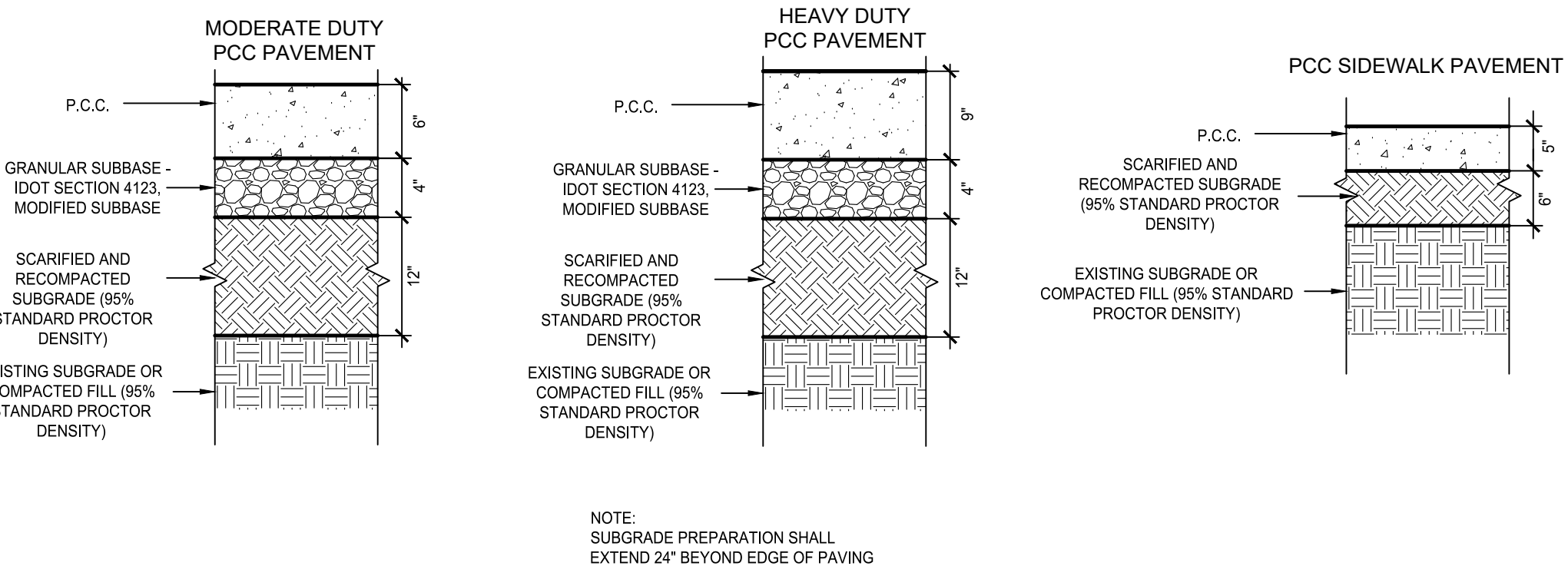
F6 FLARED END SECTION W/ TRASH GUARD
NOT TO SCALE



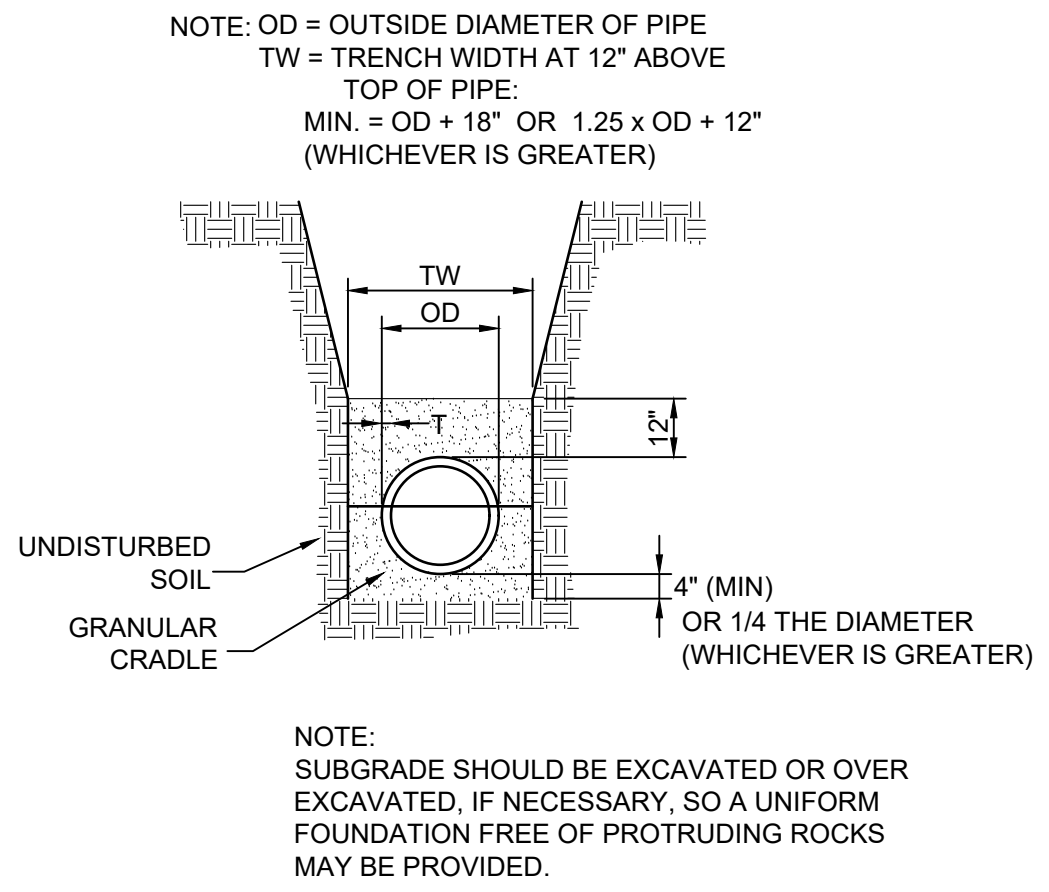
F1 PCC INTEGRAL CURB
NOT TO SCALE



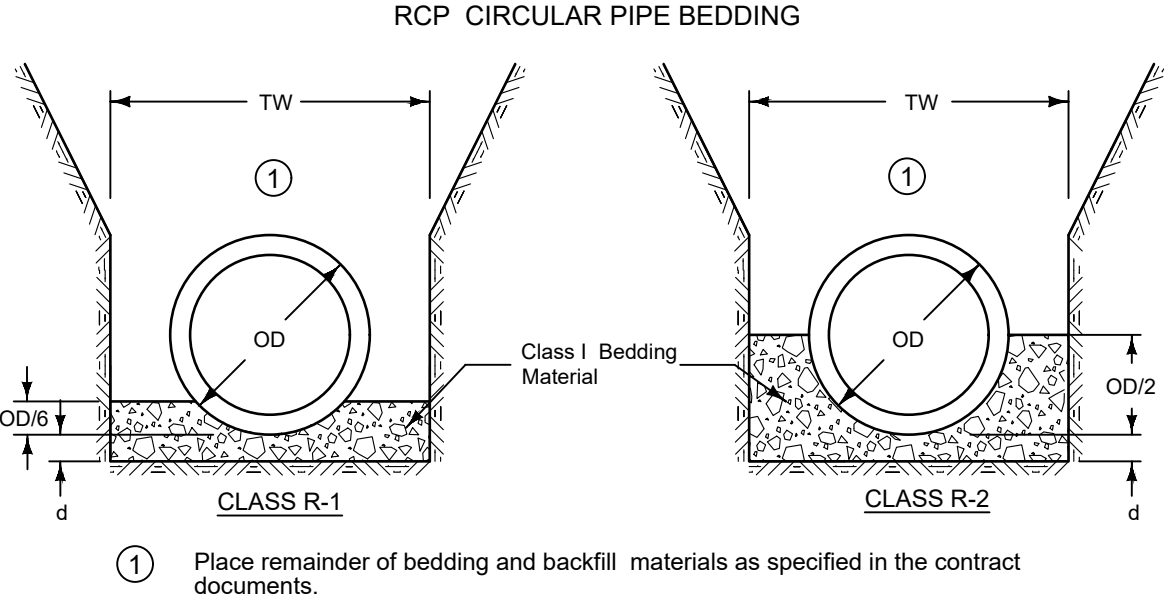
F16 INLET PROTECTION - FILTER SACKS
NOT TO SCALE



A1 PAVEMENT AND SURFACING CROSS SECTIONS
NOT TO SCALE



A11 FLEXIBLE PIPE BEDDING
NOT TO SCALE



A16 RIGID PIPE EXCAVATION BEDDING
NOT TO SCALE

ALLOWABLE BURY DEPTH		
CLASS III RCP		
Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding
12	7"	10"
15	8"	10"
18	8"	11"
21	8"	11"
24	8"	12"
27	10"	15"
30	11"	15"
33	11"	15"
36	11"	15"
42	11"	15"
48	11"	15"
54	11"	15"
60	11"	15"
66	11"	15"
72	11"	15"

As = Area of Steel Reinforcing

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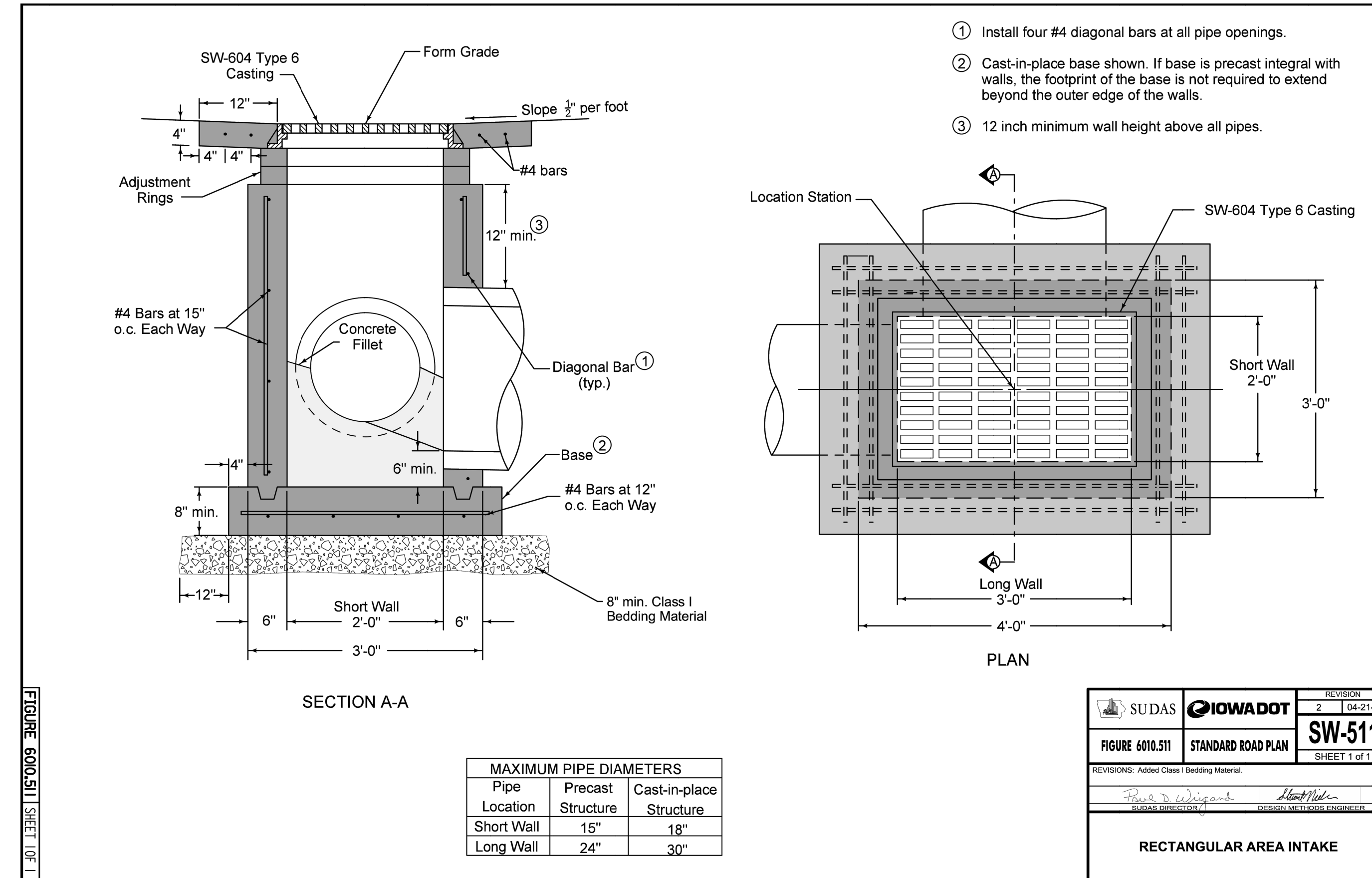
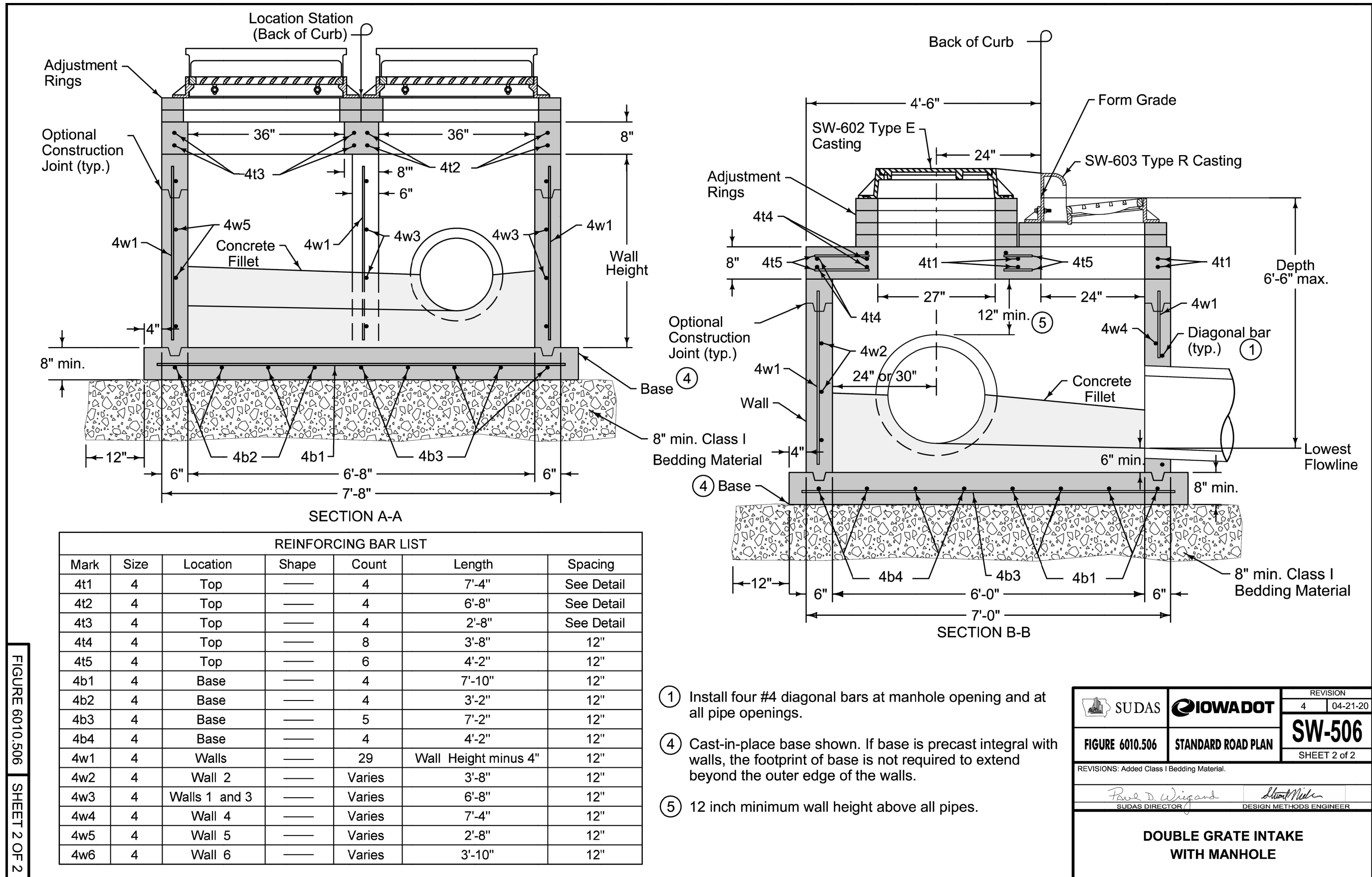
Key Plan:

OPN Project No:
23827000

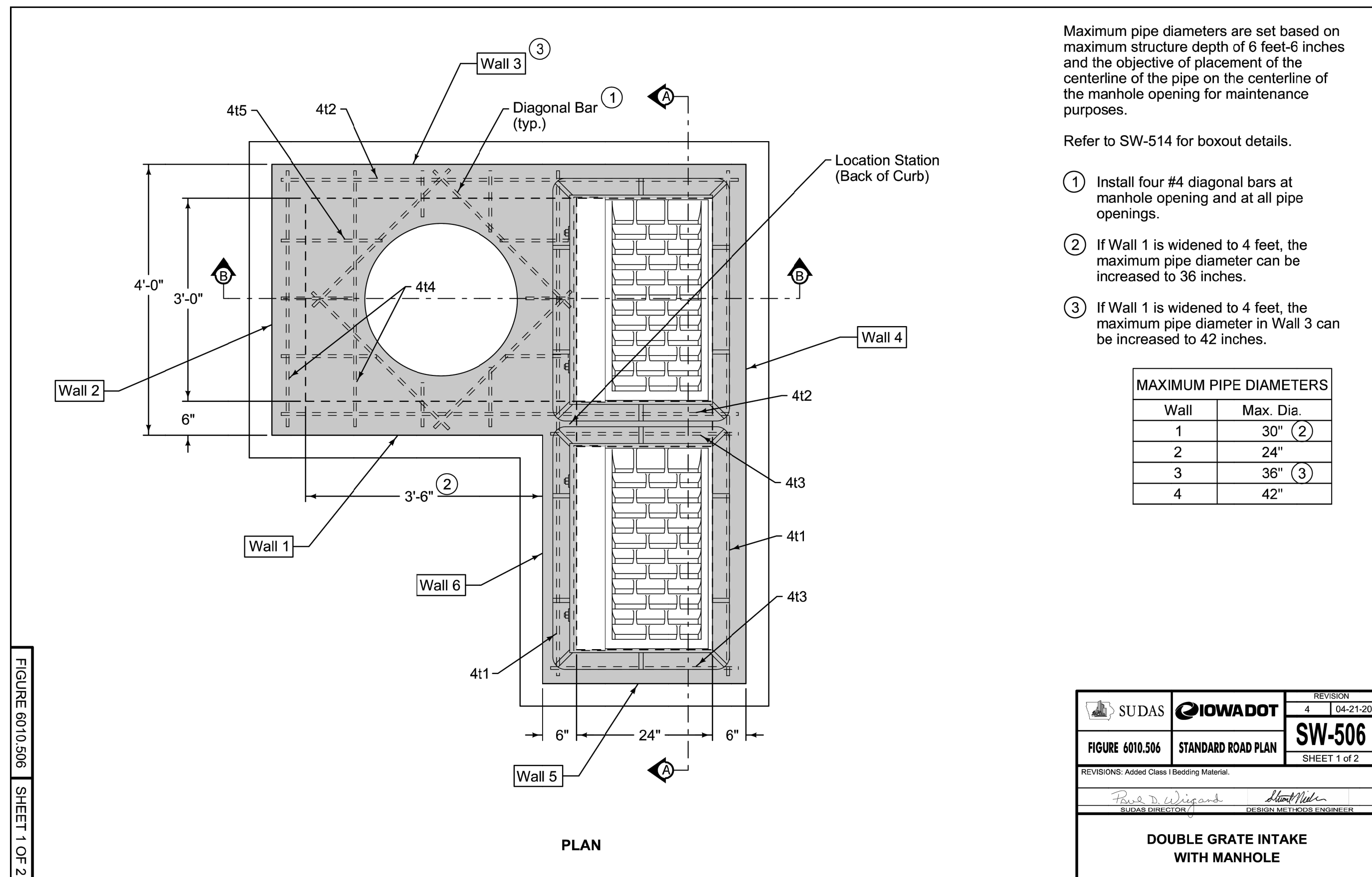
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Sheet Name:
CONSTRUCTION DETAILS

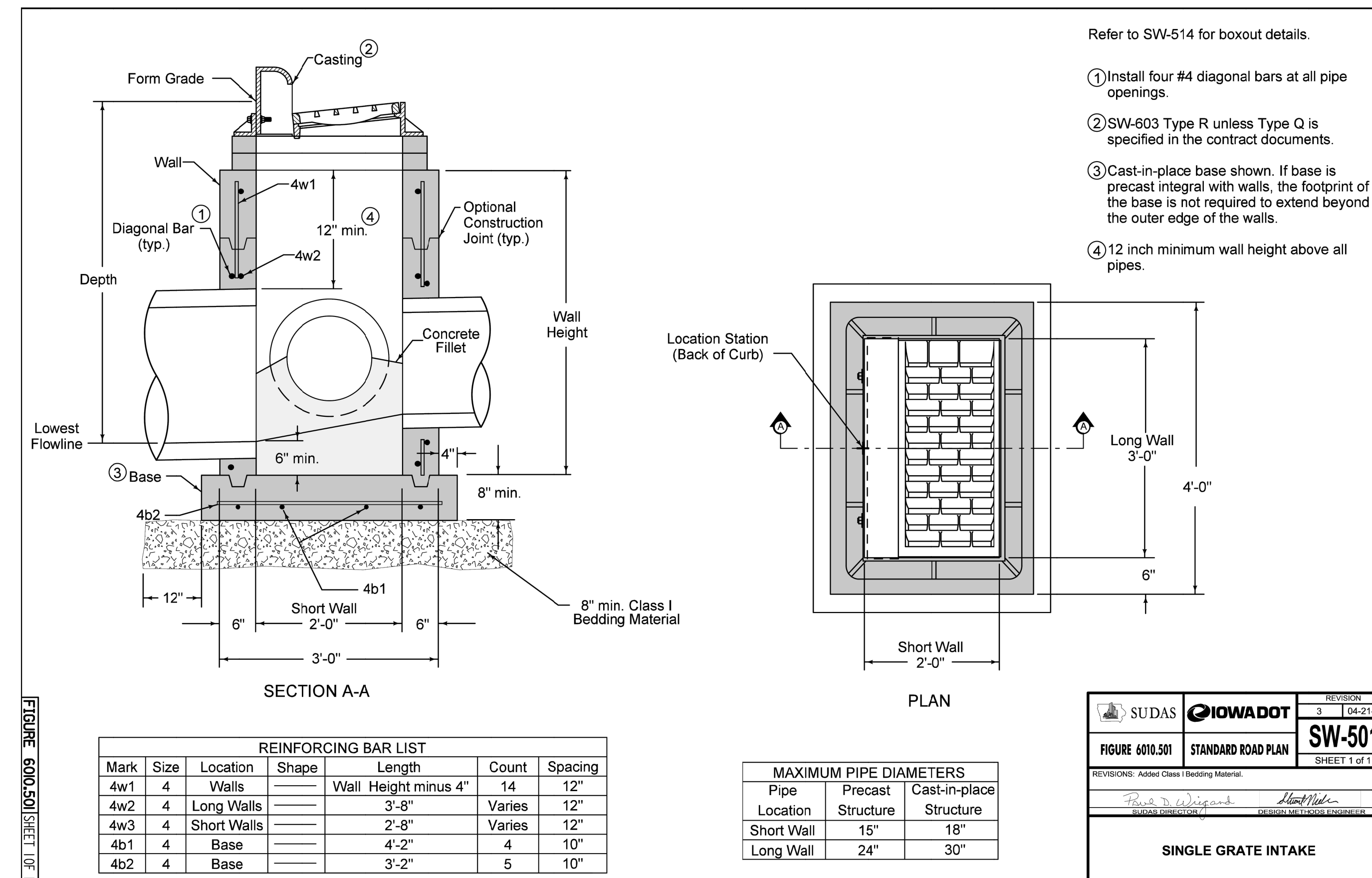
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16 RECTANGULAR AREA INTAKE (SW 511)
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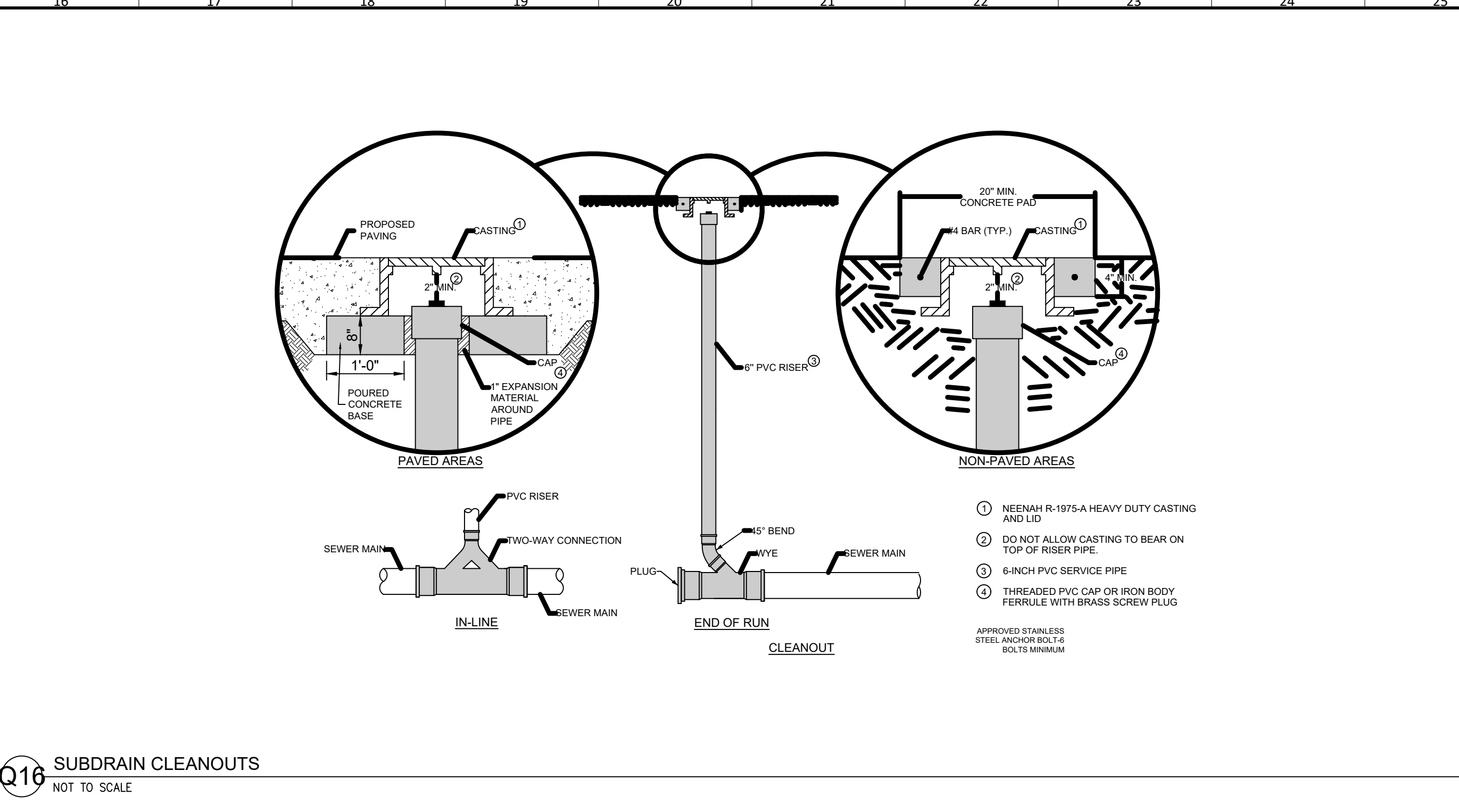
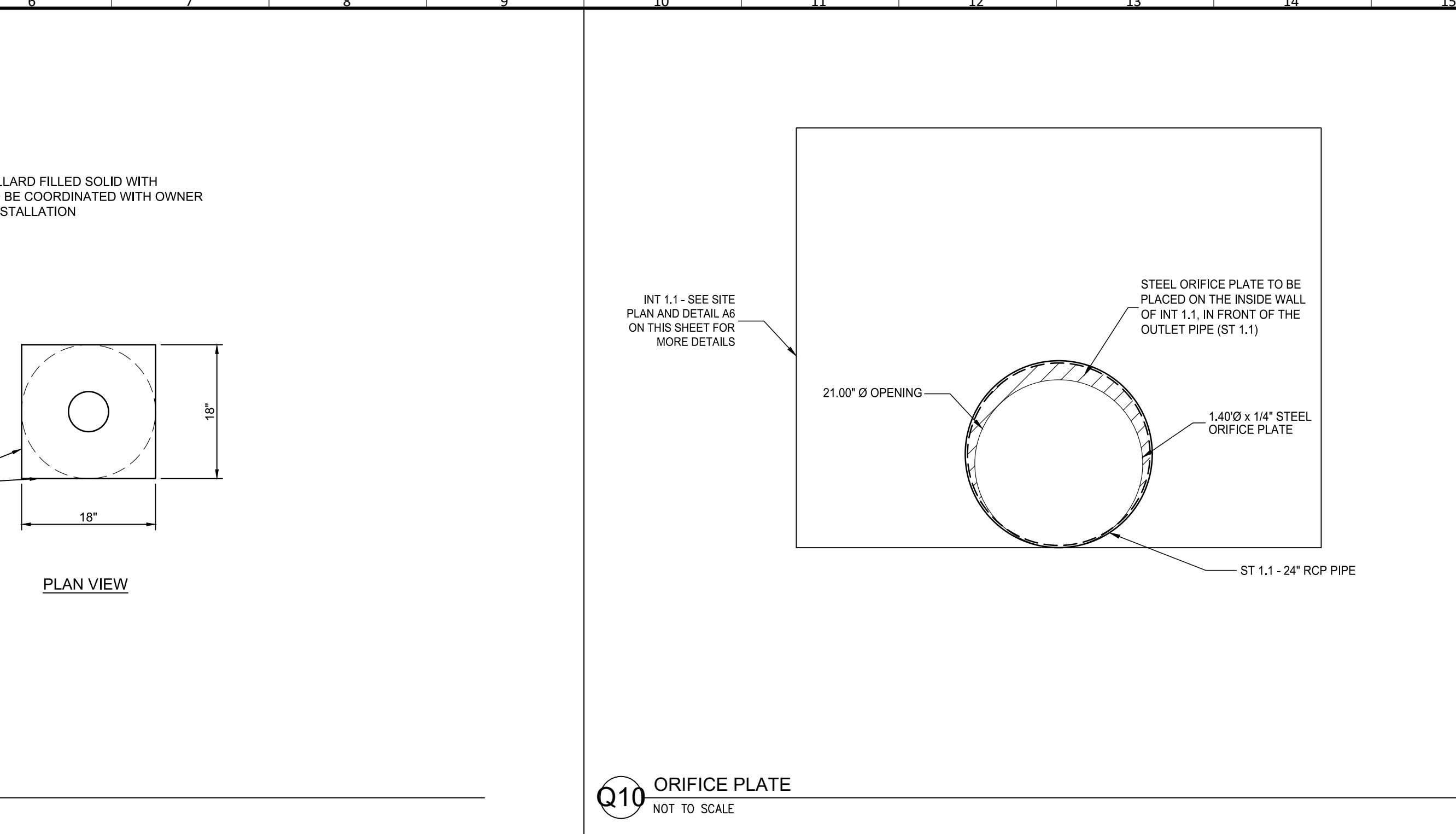


A6 DOUBLE GRATE INTAKE WITH MANHOLE (SW 506)
NOT TO SCALE



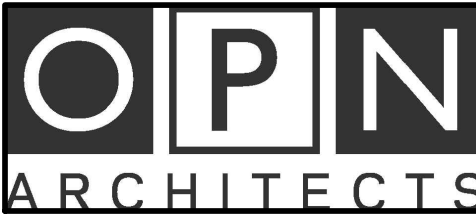
A16 SINGLE GRATE INTAKE (SW 501)
NOT TO SCALE

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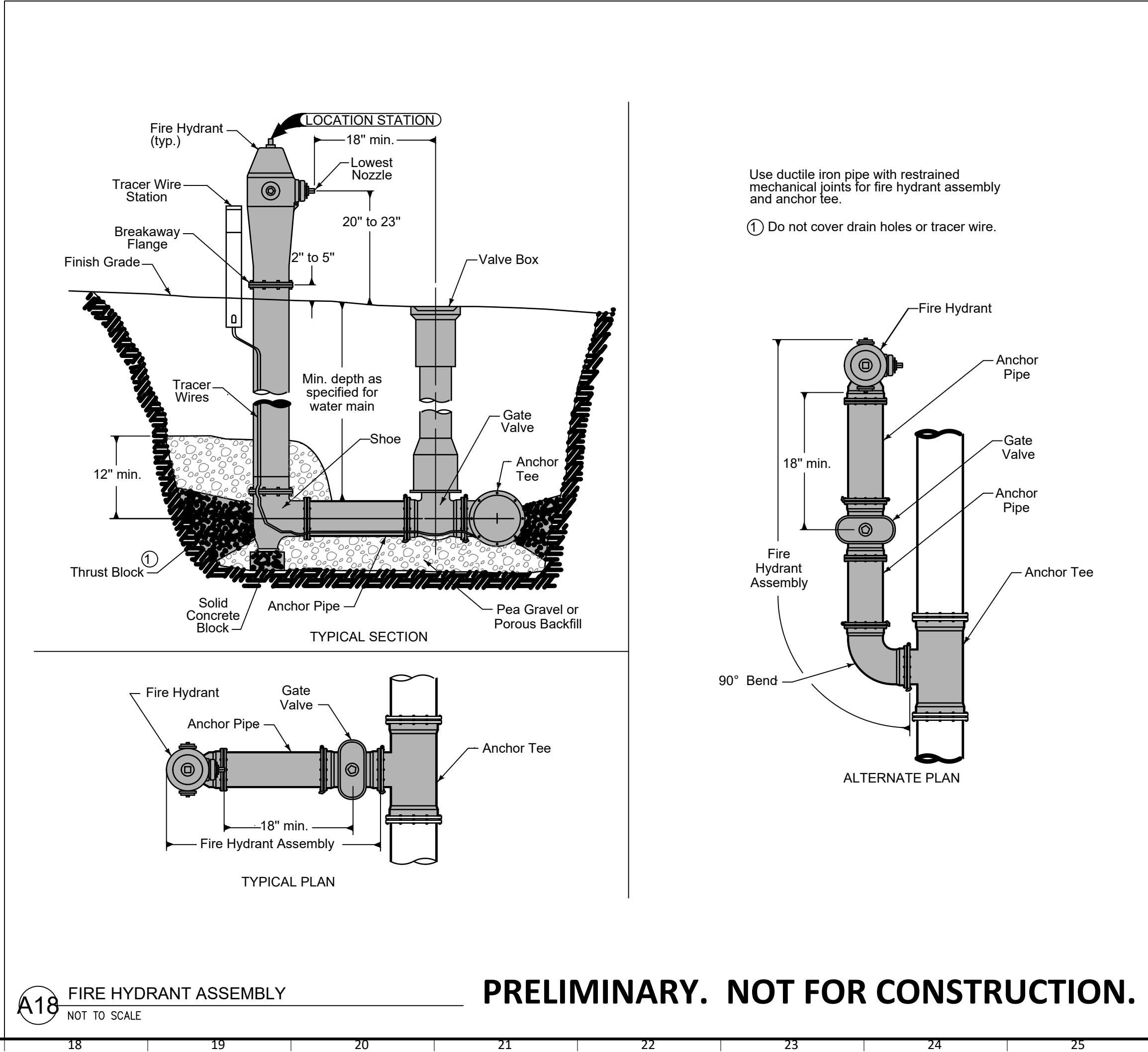
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CONSTRUCTION DETAILS

Sheet Number

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GENERAL NOTES

- A. SHIVE-HATTERY, INC. ARCHITECTURE & ENGINEERING, 4125 WESTOWN PKWY STE 100, WEST DES MOINES, IA, 50266 (515-223-8104) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE FURNISHING NOTES

- A. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.
- B. FINAL SIGNAGE TO BE APPROVED BY THE CITY OF BONDURANT.

PLANTING GENERAL NOTES

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

J

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F

E

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C

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A

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Key Plan

Revision

Description

Date

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Sheet Issue Date

SITE PLAN SUBMITTAL

04/26/24

Sheet Name

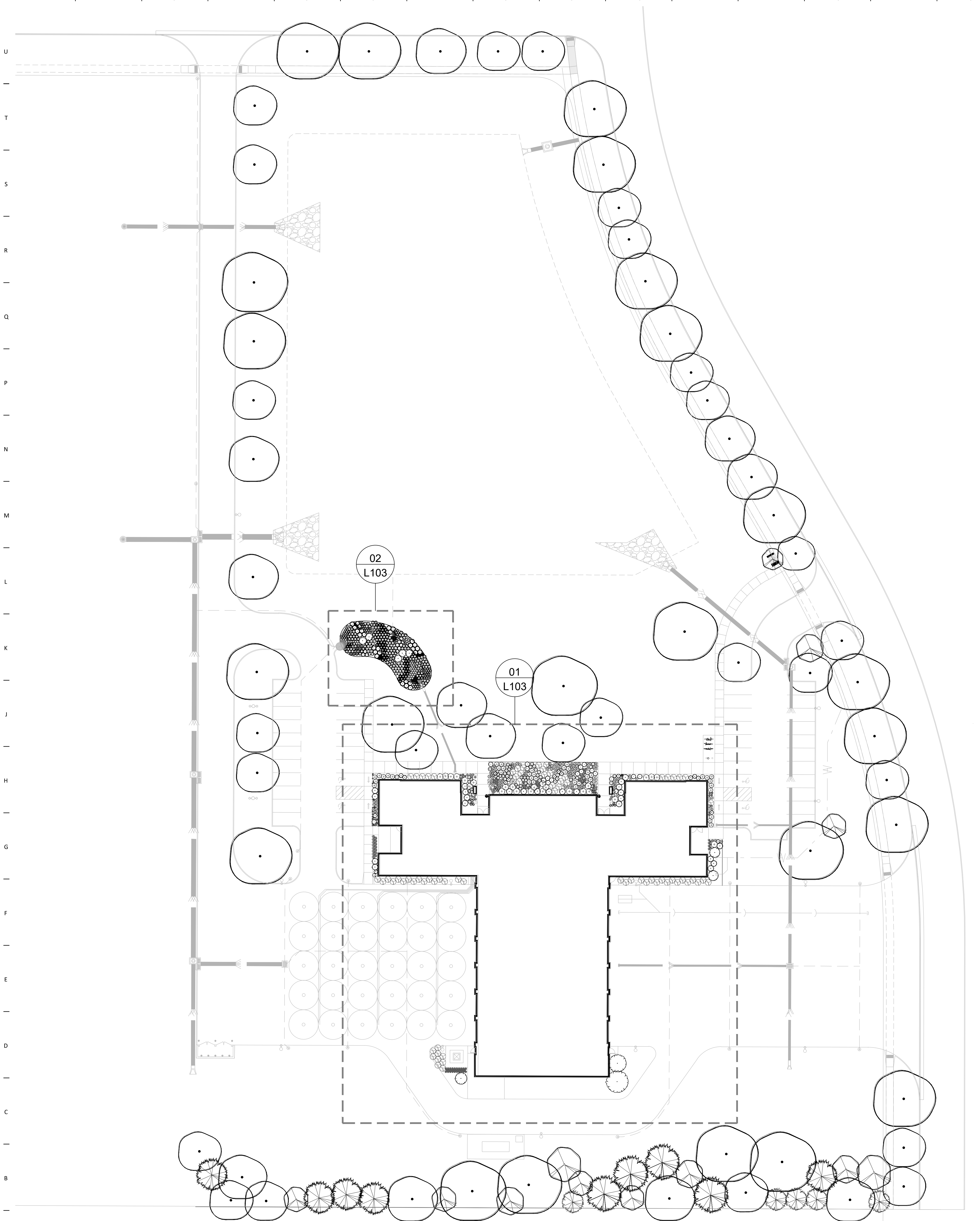
GENERAL NOTES

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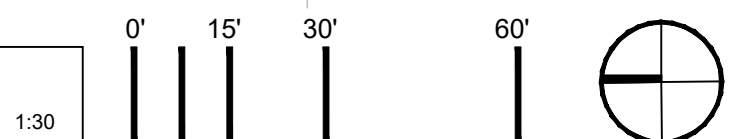
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01 L100 PLANTING PLAN



NOTES:

1. SEE NOTES ON SHEET L001, THROUGHOUT THE DRAWING SET, AND IN THE SPECIFICATIONS MANUAL.

BONDURANT EMERGENCY SERVICES FACILITY OVERALL PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
BN	4	Betula nigra	RIVER BIRCH	2" CAL.	B&B	SPECIMEN QUALITY
CO	2	Celtis occidentalis	COMMON HACKBERRY	2" CAL.	B&B	SPECIMEN QUALITY
TH	7	Corylus columa	TURKISH HAZEL	2" CAL.	B&B	SPECIMEN QUALITY
LT	10	Liriodendron tulipifera	TULIP TREE	2" CAL.	B&B	SPECIMEN QUALITY
MA	6	Magnolia acuminata	CUCUMBER TREE	2" CAL.	B&B	SPECIMEN QUALITY
NS	18	Nyssa sylvatica	BLACK GUM	2" CAL.	B&B	SPECIMEN QUALITY
TA	3	Tilia americana	AMERICAN LINDEN	5" CAL.	B&B	SPECIMEN QUALITY
TC	5	Tilia cordata	LITTLE-LEAF LINDEN	2" CAL.	B&B	SPECIMEN QUALITY
SA	4	Sassafras albidum	SASSAFRAS	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
PM	3	Acer griseum	PAPERBARK MAPLE	1 1/2" CAL.	B&B	
AG	1	Aesculus glabra	OHIO BUCKEYE	1 1/2" CAL.	B&B	
SS	1	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL.	B&B	
AH	2	Carpinus caroliniana	AMERICAN HORNBEAM	1 1/2" CAL.	B&B	
CC	4	Cercis Canadensis	EASTERN REDBUD	1 1/2" CAL.	B&B	CLUMP FORM
HV	1	Hamamelis virginiana	COMMON WITCHHAZEL			
OV	1	Ostrya virginiana	EASTERN HOP HORNBEEAM	1 1/2" CAL.	B&B	
EVERGREEN TREES						
AC	3	Abies concolor	WHITE FIR	6' HT	B&B	AS SHOWN ON PLAN
PG	4	Picea glauca 'Densa'	BLACK HILLS WHITE SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PO	4	Picea omorika	SERBIAN SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PP	1	Picea pungens	COLORADO SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PS	2	Pinus strobus	EASTERN WHITE PINE	6' HT	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
LP	56	Amorpha canescens	LEAD PLANT	#3	CONT.	AS SHOWN ON PLAN
SB	1	Cotinus coggygia 'Royal Purple'	SMOKEBUSH / SMOKETREE	#3	CONT.	AS SHOWN ON PLAN
FG	6	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	AS SHOWN ON PLAN
HQ	11	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
NB	7	Physocarpus opulifolius 'Little Devil'	LITTLE DEVIL NINEBARK	#3	CONT.	AS SHOWN ON PLAN
ST	5	Spiraea tomentosa	STEEPLEBUSH	#3	CONT.	AS SHOWN ON PLAN
VC	4	Viburnum carlesii	KOREANSPICE VIBURNUM	#3	CONT.	AS SHOWN ON PLAN
PERENNIALS						
GB	38	Aruncus dioicus	GOATS BEARD	#1	CONT.	AS SHOWN ON PLAN
AD	32	Astilbe 'Deutschland'	DEUTSCHLAND ASTILBE	#1	CONT.	AS SHOWN ON PLAN
WT	22	Cheilone glabra	WHITE TURTLEHEAD			
DP	50	Dodecatheon pulchellum	SIERRA SHOOTING STAR			
PC	97	Echinacea palida	PALE PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
EP	73	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
GT	44	Geum triflorum	PRAIRIE SMOKE			
HO	18	Heuchera 'Obsidian'	OBESIDIAN CORAL BELLS	#1	CONT.	AS SHOWN ON PLAN
RP	8	Ratibida pinnata	GREY-HEAD CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
LA	33	Liatris aspera	ROUGH BLAZING STAR			
MD	7	Monarda didyma	Bee Balm	#1	CONT.	AS SHOWN ON PLAN
OL	18	Oenothera lindheimeri	WANDFLOWER	#1	CONT.	AS SHOWN ON PLAN
PA	40	Perovskia atriplicifolia	RUSSIAN SAFE	#1	CONT.	AS SHOWN ON PLAN
RH	68	Rudbeckia hirta	Black-Eyed Susan	#1	CONT.	AS SHOWN ON PLAN
SR	18	Solidago rigida	STILL GOLDENROD	#1	CONT.	AS SHOWN ON PLAN
SL	9	Symphoricarum laeve	SMOOTH BLUE ASTER	#1	CONT.	AS SHOWN ON PLAN
SN	26	Symphotrichum novae-angliae	NEW ENGLAND ASTER	#1	CONT.	AS SHOWN ON PLAN
VH	8	Verbena hastata	BLUE VERVAIN			
VS	29	Verbena stricta	HOARY VERVAIN			
GRASSES AND SEDGES						
BC	18	Bouteloua curtipendula	SIDE OATS GRAMA	#1	CONT.	AS SHOWN ON PLAN
KF	15	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	AS SHOWN ON PLAN
AF	36	Carex stipata	AWL-FRUITED SEDGE	#1	CONT.	AS SHOWN ON PLAN
CV	25	Carex vulpinoidea	FOX SEDGE	#1	CONT.	AS SHOWN ON PLAN
EB	26	Festuca glauca 'Elijah Blue'	BLUE FESCUE	#1	CONT.	AS SHOWN ON PLAN
HM	55	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	#1	CONT.	AS SHOWN ON PLAN
PV	6	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	#1	CONT.	AS SHOWN ON PLAN
LB	159	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	AS SHOWN ON PLAN

GROUND COVER SCHEDULE				
SQ.FT.	DRESSING TYPE	NAME	SUPPLIER	SEEDING RATE
104,285	LOW-GROW TURFF GRASS	LOW GROW GRASS MIXTURE	UNITED SEED	.75 LBS PER 1,000 SF
16,000	NATIVE TALL GRASS PRAIRIE	NOT TOO TALL WILDFLOWER MIXTURE	UNITED SEED	.5 LBS PER 1,000 SF
15,995	SOD		SEE SPEC	N/A
4,676	WOOD MULCH	HARDWOOD MULCH	SEE SPEC	N/A
17,770	DETENTION PLANTING	DETENTION BASIN SEED MIX	PRAIRIE MOON NURSERY	9.39 LBS PER ACRE



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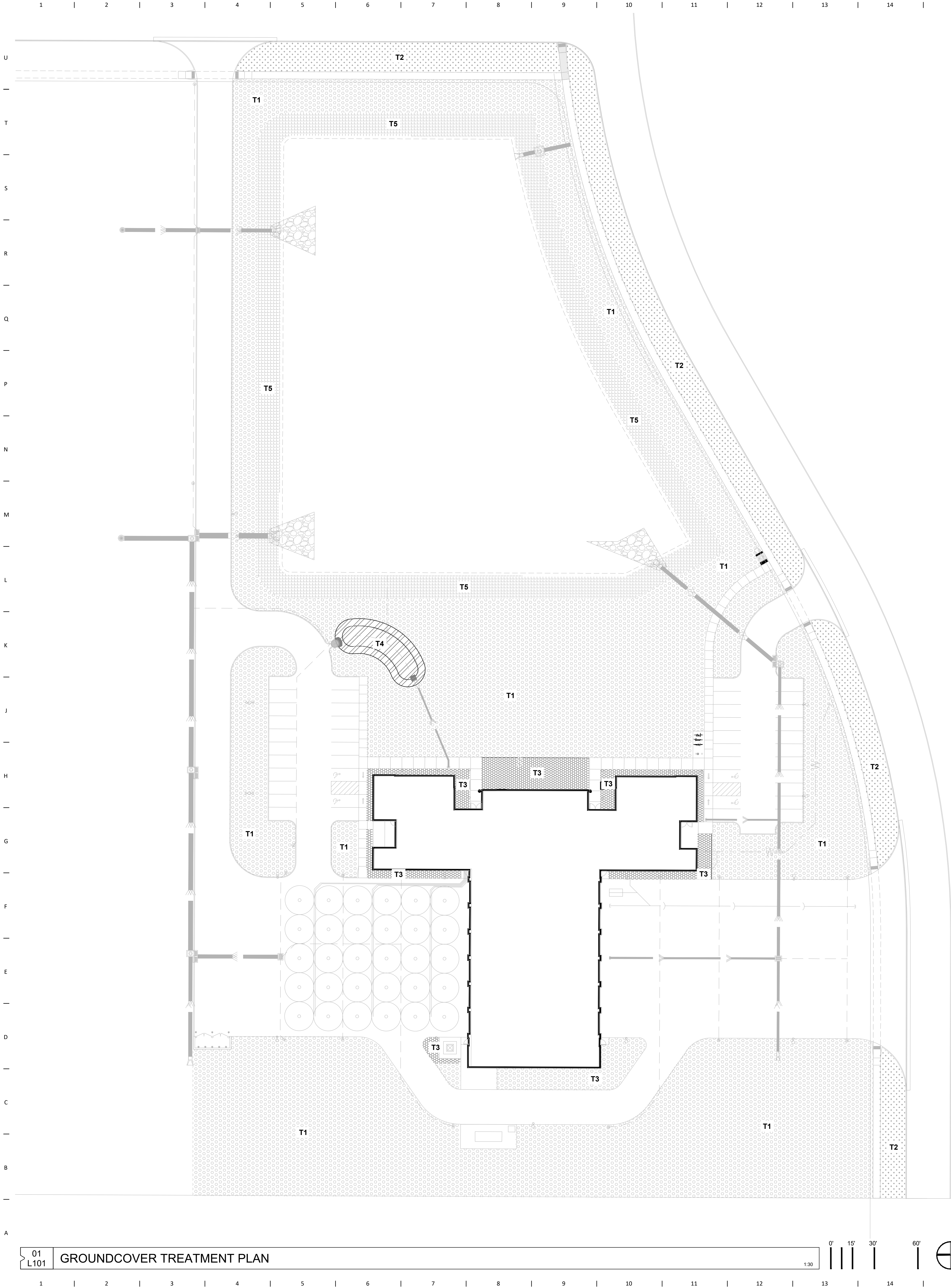
Sheet Issue Date
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Sheet Name
PLANTING PLANTING PLAN OVERVIEW

Sheet Number

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01
L101 GROUND COVER TREATMENT PLAN

NOTES:

1. SEE NOTES ON SHEET L001, THROUGHOUT THE DRAWING SET, AND IN THE SPECIFICATIONS MANUAL.

PLANTING LEGEND:

	T1	LOW-GROW TURF GRASS SEEDING SEE SPECIFICATIONS
	T2	LAWN GRASS (SOD)
	T3	HARDWOOD MULCH
	T4	RAIN GARDEN MIX
	T5	DETENTION MIX

GROUND COVER SCHEDULE				
SQ.FT.	DRESSING TYPE	NAME	SUPPLIER	SEEDING RATE
102.433	LOW-GROW TURFF GRASS	LOW GROW GRASS MIXTURE	UNITED SEED	.75 LBS PER 1,000 SF
15.995	SOD	SOD	SEE SPEC	N/A
5.948	WOOD MULCH	HARDWOOD MULCH	SEE SPEC	N/A
16.000	RAIN GARDEN MIX	NOT TOO TALL WILDFLOWER MIXTURE	UNITED SEED	.5 LBS PER 1,000 SF
17.770	DETENTION PLANTING	DETENTION BASIN SEED MIX	PRAIRIE MOON NURSERY	9.39 LBS PER ACRE



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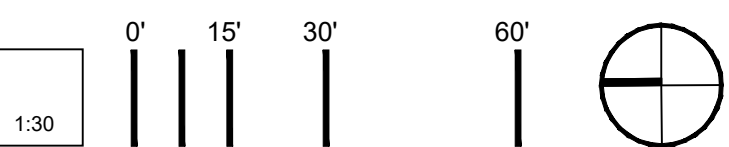
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Sheet Name

GROUND COVER TREATMENT PLAN

Sheet Number

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L102

1. MONUMENT SIGNAGE, SEE DETAIL 09/L300
2. CAPITOL BIKE RACK BY FORMS+SURFACES
3. TONYO LITTER & RECYCLING RECEPTACLE BY FORMS+SURFACES(36 GALLON SINGLE STEM)
4. STRATA BENCH BY LANDSCAPE FORMS
5. STEEL EDGING, SEE DETAIL 04/L300
6. BIOCELL, SEE DETAIL 08/L300
7. FLAGPOLE, SEE SPECIFICATIONS
8. "RAIN" DESIGN TREE GRATE BY IRON AGE DESIGN

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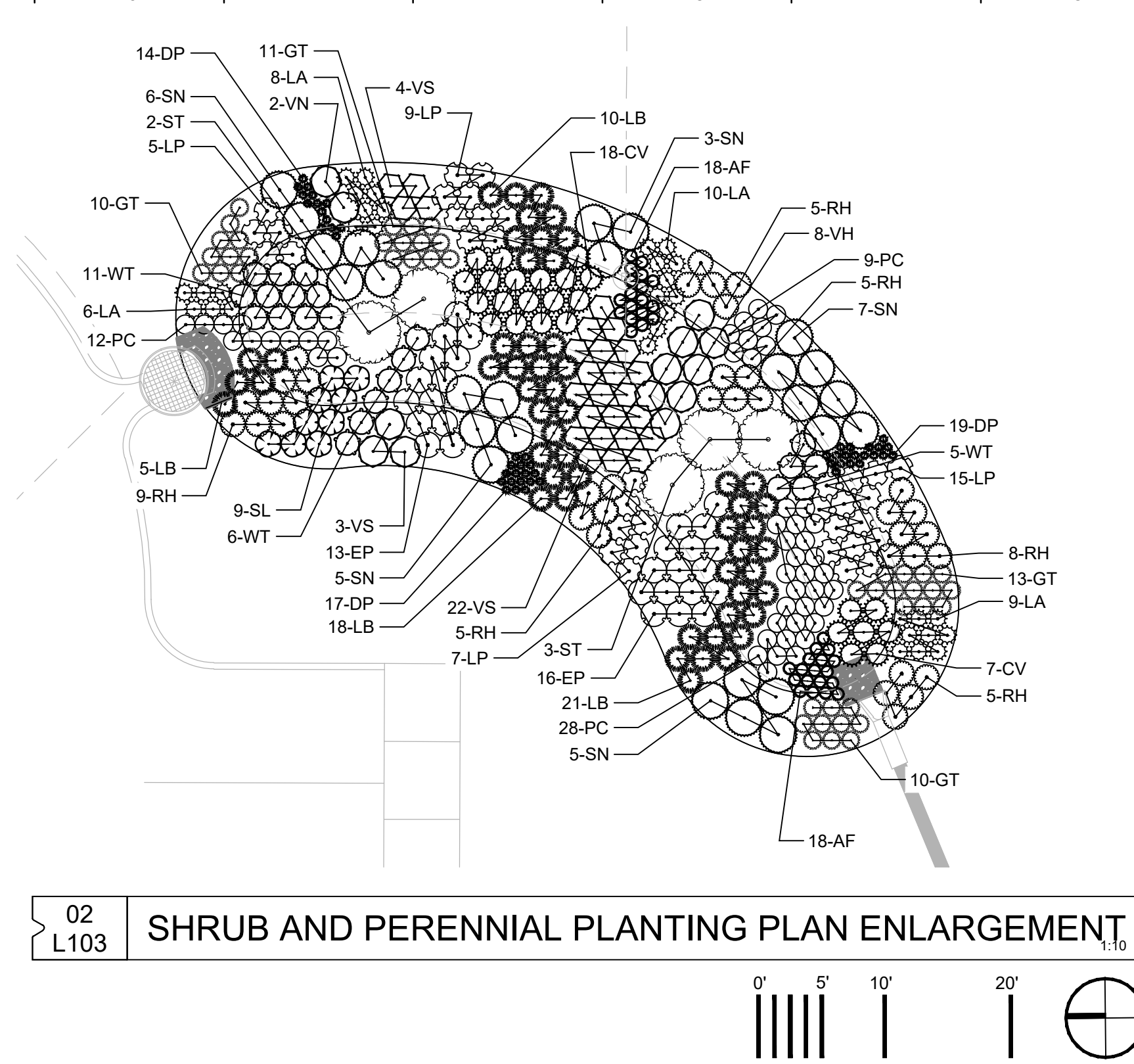
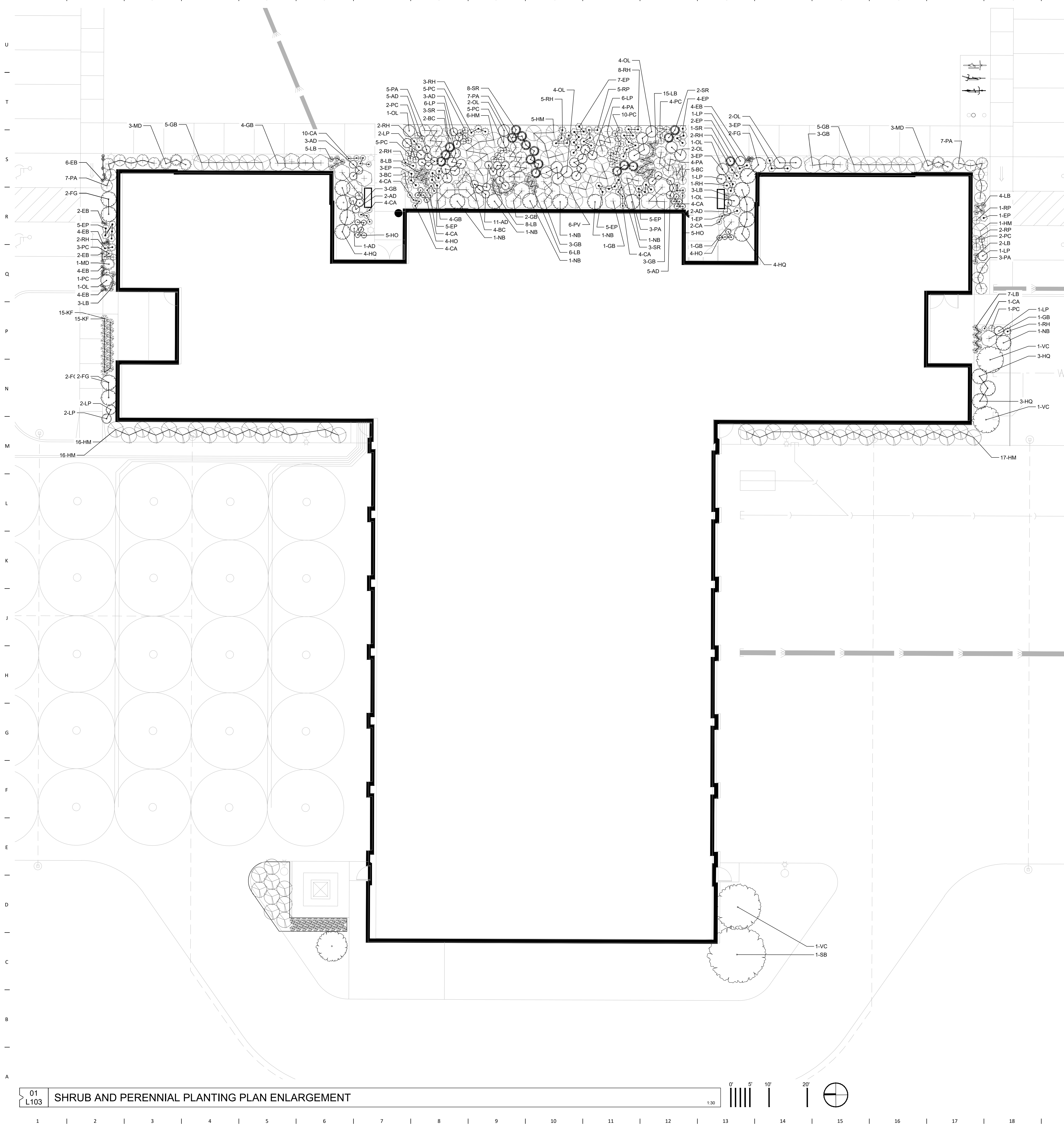
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TREE PLANTING PLAN

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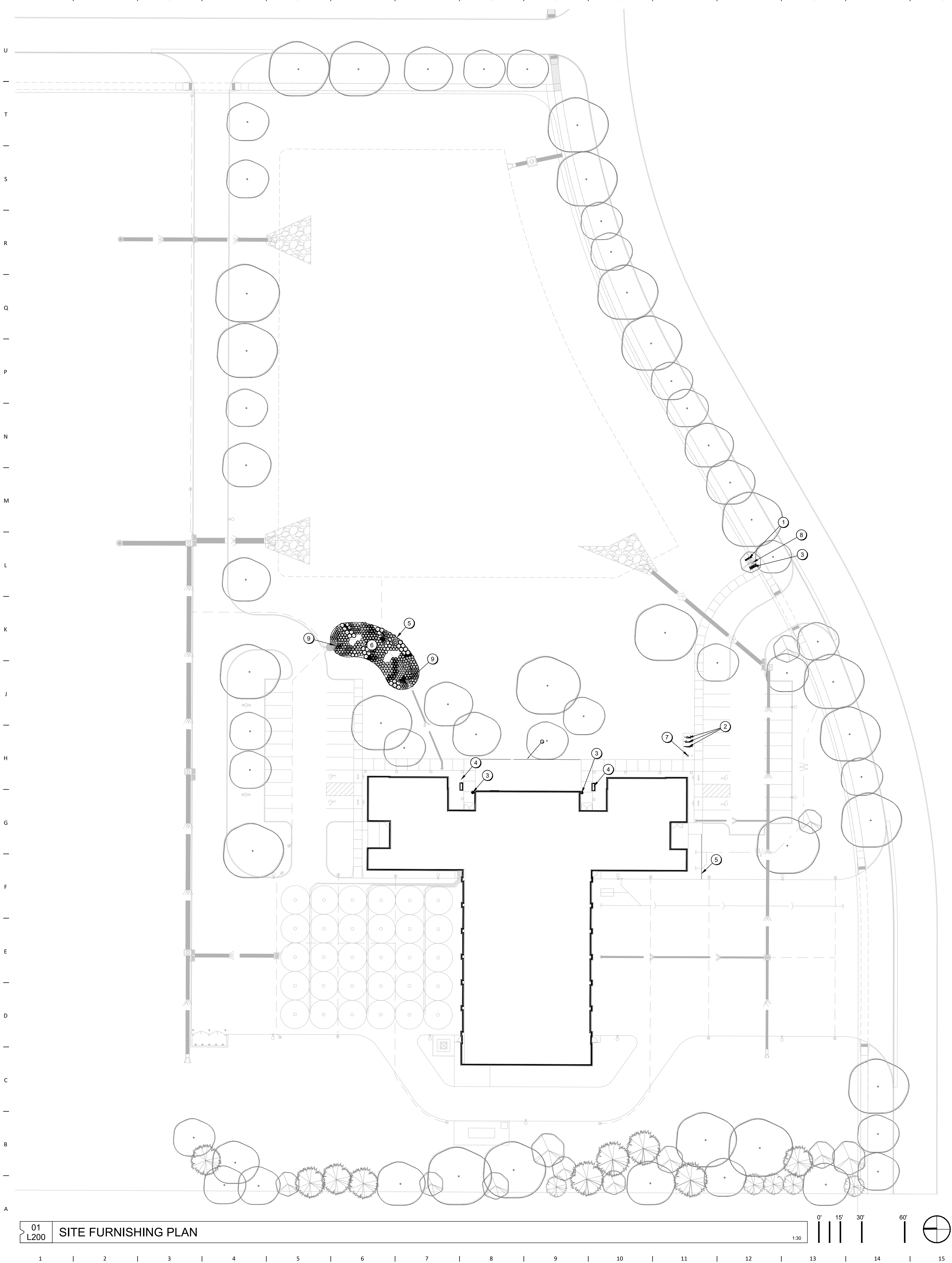
SHRUB AND PERENNIAL PLANTING PLAN ENLARGEMENT

Sheet Number

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L103

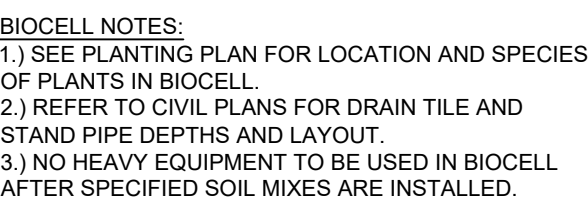
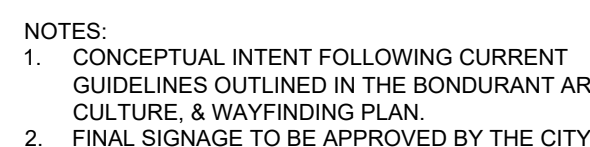
Page 68 of 120



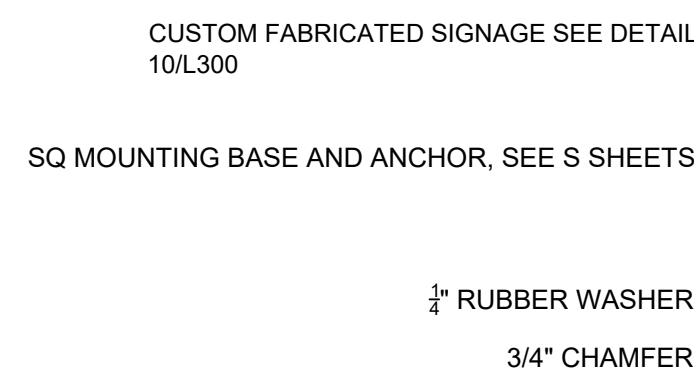
1. SEE NOTES ON SHEET L001, THROUGHOUT THE DRAWING SET, AND IN THE SPECIFICATIONS MANUAL.

KEYNOTES

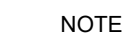
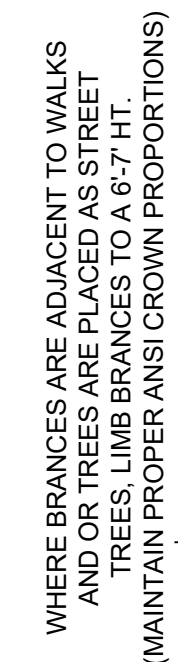
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7. FLAGPOLE, SEE SPECIFICATIONS
8. "RAIN" DESIGN TREE GRATE BY IRON AGE DESIGN

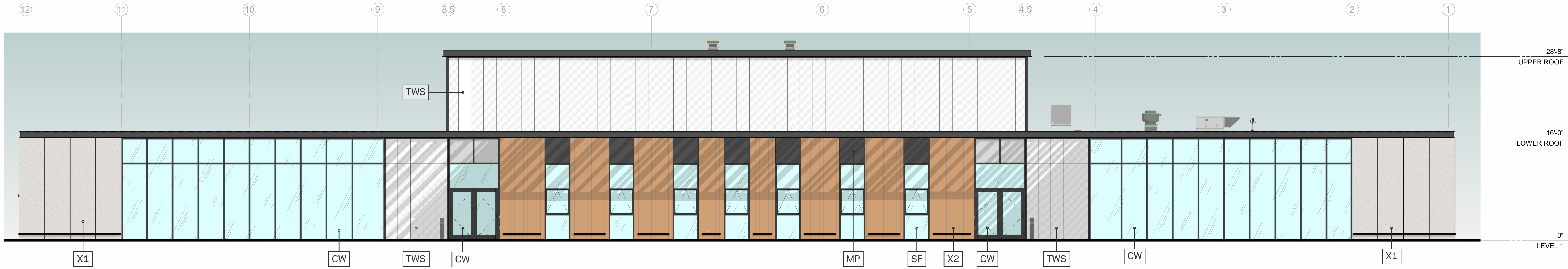
 $1/4" = 1'-0"$ 

1/4" = 1'-0"

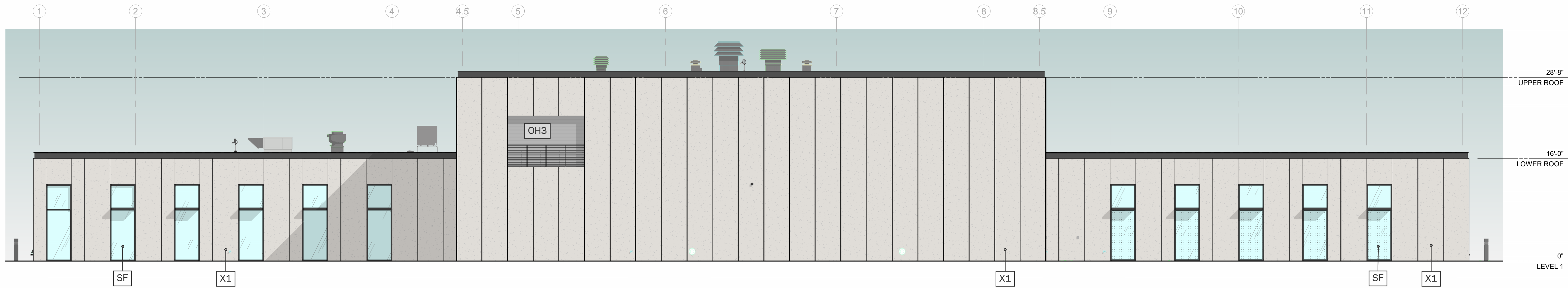

$$\frac{3}{8}'' = 1'-0''$$


06

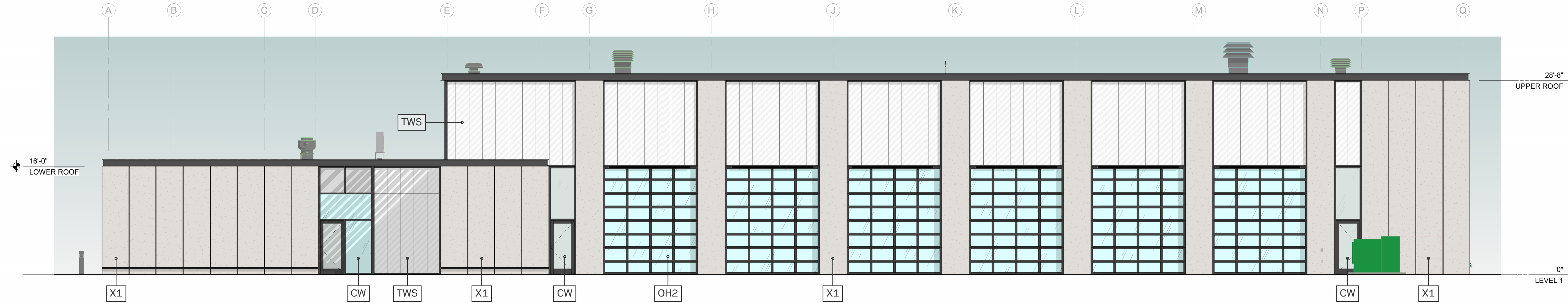
 $1/4^{\circ} = 1^{\circ}-0^{\circ}$ 
$$3/4" = 1'-0"$$

1 EXTERIOR ELEVATION - NORTH - PRESENTATION
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH - PRESENTATION
1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST - PRESENTATION
1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST - PRESENTATION
1/8" = 1'-0"

MATERIAL TOTALS	
ARCHITECTURAL PRECAST CONCRETE PANELS	X1: 8702 SF (45%)
VERTICAL COMPOSITE WOOD-LOOK PLANK	X2: 738 SF (4%)
TRANSLUCENT WALL PANEL SYSTEM	TWS: 4,101 SF (21%)
METAL PANEL INFILL	MP: 113 SF (1%)
ALUMINUM CURTAINWALL (DARK BRONZE)	CW: 2,080 SF (11%)
ALUMINUM STOREFRONT (DARK BRONZE)	SF: 864 SF (4%)
FAST-FOLD SECTIONAL DOOR (PAINTED)	OH1: 1,344 SF (7%)
ALUMINUM SECTIONAL DOOR (PAINTED)	OH2: 1,344 SF (7%)
INSULATED COILING DOOR (PAINTED)	OH3: 96 SF (1%)
TOTAL: 19,382 SF	

NORTH ELEVATION - 4,323 SF TOTAL

ARCHITECTURAL PRECAST CONCRETE PANELS	X1: 511 SF (12%)
VERTICAL COMPOSITE WOOD-LOOK PLANK	X2: 738 SF (17%)
TRANSLUCENT WALL PANEL SYSTEM	TWS: 1,057 SF (24%)
METAL PANEL INFILL	MP: 113 SF (3%)
ALUMINUM CURTAINWALL (DARK BRONZE)	CW: 1,568 SF (36%)
ALUMINUM STOREFRONT (DARK BRONZE)	SF: 336 SF (8%)

SOUTH ELEVATION - 4,757 SF TOTAL

ARCHITECTURAL PRECAST CONCRETE PANELS	X1: 4,133 SF (87%)
ALUMINUM STOREFRONT (DARK BRONZE)	SF: 528 SF (11%)
INSULATED COILING DOOR (PAINTED)	OH3: 96 SF (2%)

WEST ELEVATION - 5,151 SF TOTAL

ARCHITECTURAL PRECAST CONCRETE PANELS	X1: 2,029 SF (39%)
ALUMINUM CURTAINWALL (DARK BRONZE)	CW: 256 SF (5%)
TRANSLUCENT WALL PANEL SYSTEM	TWS: 1,522 SF (30%)
ALUMINUM SECTIONAL DOOR (PAINTED)	OH2: 1,344 (26%)

EAST ELEVATION - 5,151 SF TOTAL

ARCHITECTURAL PRECAST CONCRETE PANELS	X1: 2,029 SF (39%)
ALUMINUM CURTAINWALL (DARK BRONZE)	CW: 256 SF (5%)
TRANSLUCENT WALL PANEL SYSTEM	TWS: 1,522 SF (30%)
FAST-FOLD SECTIONAL DOOR (PAINTED)	OH1: 1,344 (26%)

OPNARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF BONDURANT
200 2ND STREET NE, BOX 37
BONDURANT, IA 50035

Project
BONDURANT EMERGENCY SERVICES FACILITY
500 CAMPUS DRIVE SE
BONDURANT, IA 50035

Construction Manager
RYAN COMPANIES
111 E GRAND AVENUE, SUITE 200
DES MOINES, IA 50309
P. 515-309-8500

Civil Engineer
SHIVE-HATTERY
4125 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
P. 515-223-8104

Landscape Architect
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
RAKER RHODES ENGINEERING
4717 GRAND AVENUE
DES MOINES, IA 50312
P. 515-277-0275

Mechanical Engineer
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P. 402-491-4144

Electrical Engineer
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P. 402-491-4144

Key Plan

Revision Description Date

OPN Project No.
23827000

Sheet Issue Date
SITE PLAN SUBMITTAL 04/26/2024

Sheet Name
ARCHITECTURAL EXTERIOR ELEVATIONS

Sheet Number
EX-100
Page 71 of 120

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240509-16

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
BONDURANT EMERGENCY SERVICES AT 500 CAMPUS DRIVE SE.

WHEREAS, Shive-Hattery, Inc has submitted the site plan, on behalf of the City of Bondurant, for 500 Campus Drive SE described as follows; AND

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 0°08'00" EAST A DISTANCE OF 917.55 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE NORTH 43°22'00" EAST A DISTANCE OF 1258.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTH 89°49'00" EAST, ALONG THIS LINE, A DISTANCE OF 233.35 FEET TO A POINT; THENCE SOUTH 0°02'30" WEST A DISTANCE OF 1980.00 FEET TO A POINT; THENCE SOUTH 89°49'00" EAST A DISTANCE OF 220.00 FEET TO A POINT; THENCE SOUTH 0°06'14" WEST A DISTANCE OF 331.60 FEET TO A POINT; THENCE NORTH 89°49'10" WEST A DISTANCE OF 912.30 FEET TO A POINT; THENCE NORTH 0°08'00" WEST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE SOUTH 89°52'00" WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 0°08'00" WEST ALONG THIS LINE A DISTANCE OF 186.04 FEET TO THE POINT OF BEGINNING, CONTAINING 39.615 ACRES, MORE OR LESS, INCLUDING 3.803 ACRES, MORE OR LESS NOW USED FOR ROAD PURPOSES, INCLUDING PART OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32-80-22, AN OFFICIAL PLAT, NOTE: BEING CONTINUE FROM JULY 21, 2010 AT 10:46.21 A.M.

AND

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 0°09'00" EAST A DISTANCE OF 1103.59 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE NORTH 89°52'00" EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 0°08'00" EAST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE NORTH 89°49'10" WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 0°08'00" WEST ALONG THIS LINE A DISTANCE OF 1207.941 FEET TO THE POINT OF BEGINNING, CONTAINING 11.102 ACRES, MORE OR LESS, (INCLUDING 1.102 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES), INCLUDING PART OF LOT 1 OF THE OFFICIAL PLAT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32-80-22, AN OFFICIAL PLAT, NOTE: BEING CONTINUE FROM DECEMBER 22, 1998 AT 2:26.8 P.M.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and emergency services use is a permitted use per Sections 178.14.1. of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for the Bondurant Emergency Services Building at 500 Campus Drive SE.

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 May 9, 2024; 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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.e.
For Meeting of 5/9/2024
Resolution

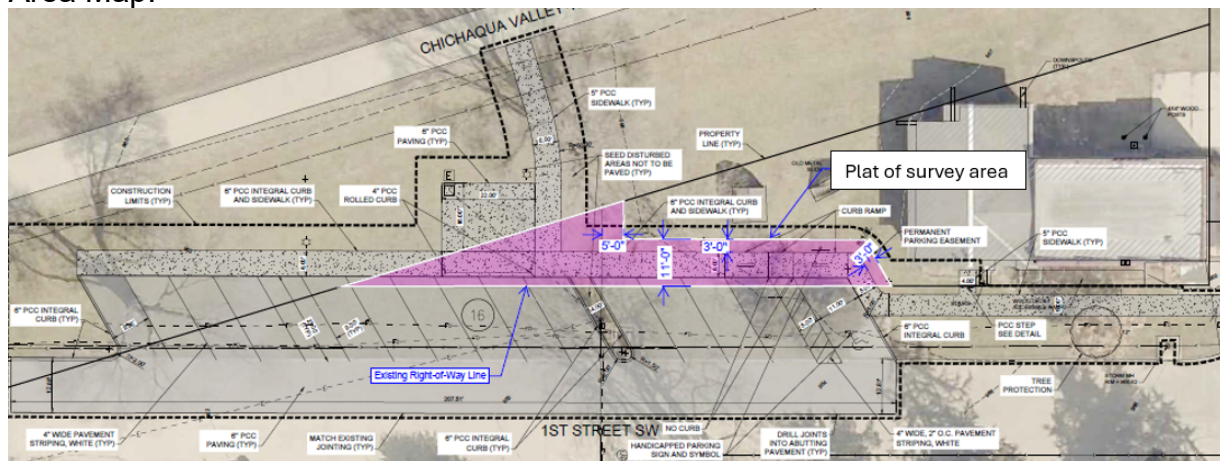
TITLE: Resolution PZ-240509-17 - regarding recommended approval of 1st Street SW Plat of Survey

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The enclosed P&Z resolution recommends approval of the 1st Street SW Plat of Survey. This is a City of Bondurant-initiated request as a result of an upcoming public parking project to be constructed by the City along the 1st Street SW corridor west of Grant Street South. This plat of survey, prepared by Shive-Hattery, will split land from the existing parcel at 98 Grant Street South to create a parcel to be owned by the City to utilize in conjunction with the City's existing Chichaqua Valley Trail land to the north. This public parking project will create 16 paved, angled parking stalls for use by downtown patrons and users of the regional trail system. This City parking space project will also include a 16'x22' paved concrete pad where the City can consider leasing for use by food trucks, a public sidewalk along 1st Street SW, and a direct paved connection to the Chichaqua Valley Trail.

Area Map:



This plat of survey/parking project is supported by Chapter 7 of the Building Bondurant Comprehensive Plan, titled Community Character + Downtown. Goal 15 of Chapter 7

reads: Enhance the downtown through strategic public projects to attract quality private redevelopment projects. The corresponding Policy 15C reads: Increase opportunities for additional on-street parking.

Sufficient street frontage will remain at 98 Grant Street South as a result of this plat of survey. 98 Grant Street South is zoned as being within the City's Central Business (C-4) District; the C-4 District has no minimum lot size or width requirement. The new parcel being created will be owned and maintained by the City of Bondurant.

Comments from City Officials:

1. City Engineering - information here.
2. Public Works - information here.
3. Emergency Services - information here.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240509-17.
2. Recommended approval of RESOLUTION NO. PZ-240509-17, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240509-17.
4. Table pending additional information.

Staff recommends approval of the enclosed RESOLUTION NO.-240509-17, regarding recommended approval of the 1st Street SW Plat of Survey.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION 240509-17 - 1st Street SW Plat of Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240506-17

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE 1ST STREET SW
PLAT OF SURVEY

WHEREAS, Shive-Hattery has submitted a plat of survey on the behalf of the City of Bondurant, to create Parcel 'PARCEL REFERENCE HERE', described as follows:

LEGAL DESCRIPTION HERE

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plats of Survey:

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 May 6, 2024; 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				
Clayton				
Keeran				
Mains				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.f.
For Meeting of 5/9/2024
Public Hearing

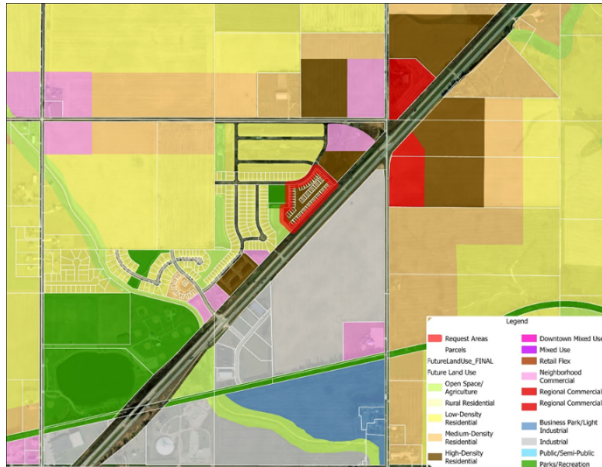
TITLE: PUBLIC HEARING - regarding recommended approval of the request for modification of Featherstone "Outlot W" Planned Unit Development Area.

CONTACT PERSON:

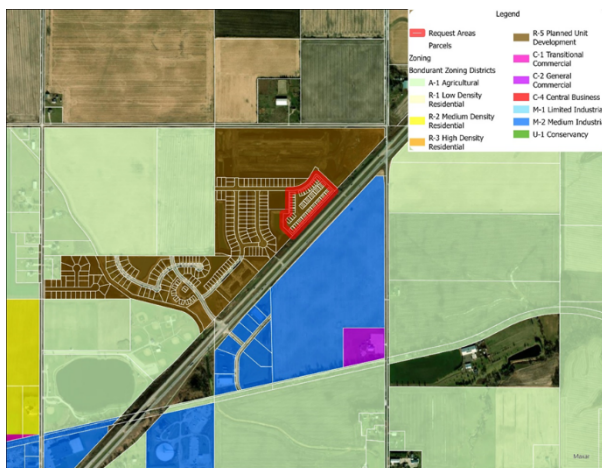
BRIEF HISTORY & ANALYSIS: The City has received a request to amend the approved Featherstone Planned Unit Development. The request would reduce the square footage of townhome units and proposes to construct 64 of the 74 residential units in "Outlot W" as slab-on-grade. An aerial of "Outlot W" can be found below:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides these parcels as High-Density Residential. The property is outlined in red below. There is Low Density Residential to the north, northwest and west of the property. Neighborhood Commercial is to the northeast and additional high-density residential is to the northeast of the property. There is Parks/Recreation and Open Space/Agricultural to the west of the property. These properties represent parkland and stormwater detention basin areas approved in the Featherstone PUD. The area proposed to be amended is currently located in High-Density Residential.



The property in question is currently zoned R-5 Planned Unit Development. The requested amendment would not change the zoning of the property. The property is outlined in red on the City Zoning Map below:



Analysis: City staff has received a request to amend “Outlot W” of the Featherstone Planned Unit Development. The requested amendment is to reduce the square footage of a portion of the townhome units and construct 64 of the proposed 74 residential units as slab-on-grade units. Featherstone Townhome Plat 1 was approved by City Council at their November 7, 2022 meeting, the approving resolution is attached for Commission review. Item 7 of the resolution states the following:

7. That as noted on the resolution approving the Featherstone Townhomes Preliminary Plat/Site Plan, that all units within the Featherstone Townhomes Plat 1 development area shall include basements unless granted an accessibility waiver by Council, as authorized by Section 178.06.4.P. of the Zoning Code.

The applicant is proposing Lots 7-8 and 11-58 to be constructed slab-on-grade with additional bi-attached units to be constructed as slab-on-grade if desired by the home

buyer.

The applicant has submitted plans to potentially include tornado safe rooms into the residential units, these documents have been attached for Commission review. The applicant has also submitted updated square footage layouts for the submitted townhome units. These square footages meet minimum requirements and no additional residential units have been requested.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested planned unit development area. No comment has been received by staff at the time of writing this agenda statement.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Featherstone Townhomes Plat 2 Final Plat
2. Featherstone Townhomes Plat 2 - Slab on Grade Exhibit
3. Emerson Duplex Layout
4. Redfield-Lacona Layout
5. RESOLUTION NO. 221107-XXX Approving Featherstone Townhomes Plat 1 Final Plat
6. Featherstone Townhomes Plat 1_Final Plat_2022-10-13
7. Featherstone Approved PUD Conceptual Plan
8. Proposed Storm Shelter Packet

FILE: A:\2023\2204276 UNO\2204276-FINAL PLAT 2.DWG
DATE: 07/27/2023 11:04 AM
COMMENTS:
ENR:
PLOTED BY: LON EROHIL
TECH:

INDEX LEGEND

LOCATION: LOTS 1 THROUGH 74 AND OUTLOT 'Z'
FEATHERSTONE TOWNHOMES PLAT 1
BONDURANT, POLK COUNTY, IOWA

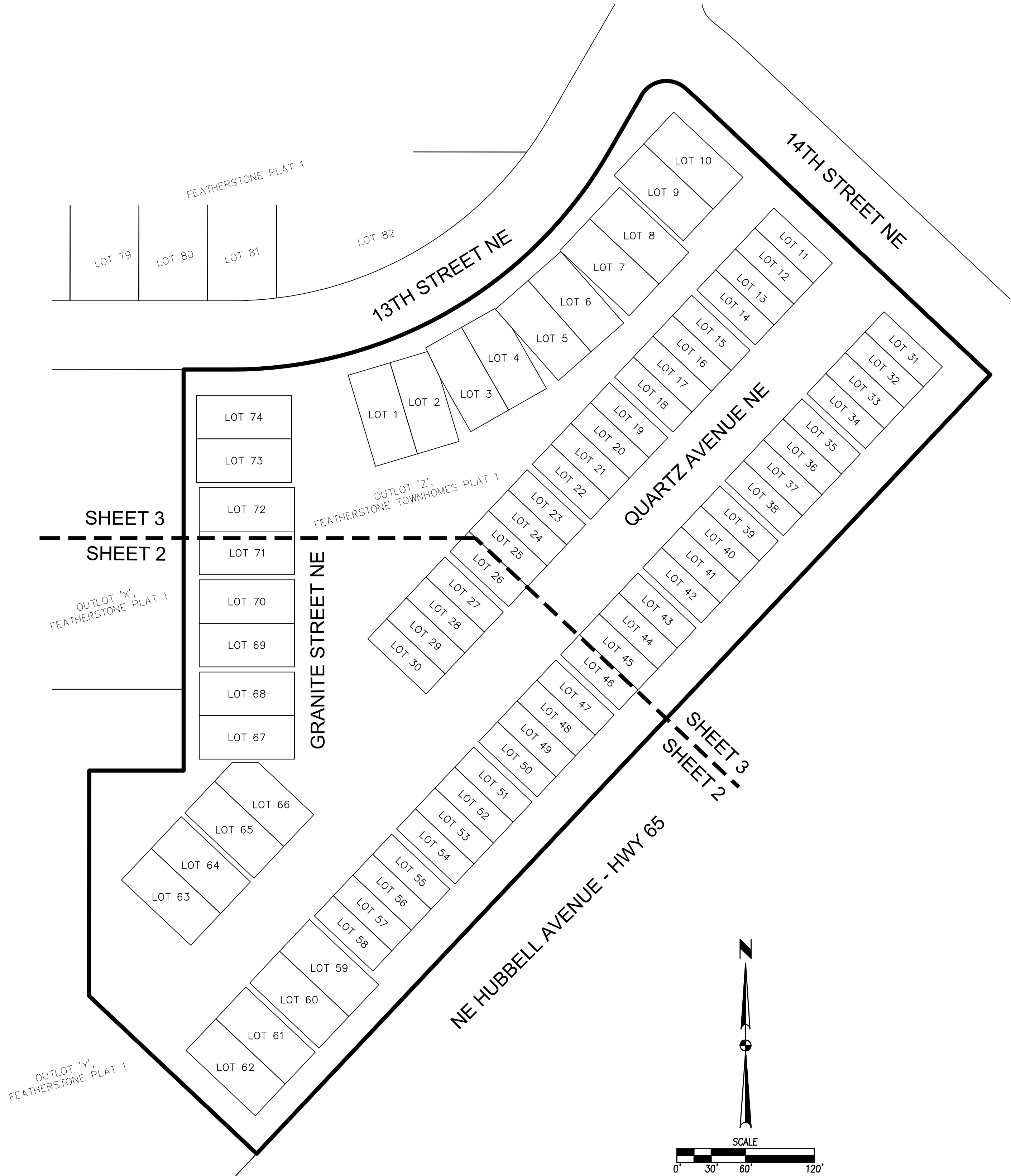
REQUESTOR BY: HRC BONDURANT LLC
PROPRIETOR: 6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

FEATHERSTONE TOWNHOMES PLAT 2

FINAL PLAT



OWNER / DEVELOPER

HRC BONDURANT LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 20, 2022

PLAT DESCRIPTION

LOTS 1 THROUGH 74 AND OUTLOT 'Z', FEATHERSTONE TOWNHOMES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 7.97 ACRES (347,253 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE SEPARATELY-RECORDED MPE TABLE.
3. ANY USE OF A PUBLIC UTILITY EASEMENT IN AN AREA OVERLAPPING A DESIGNATED CITY OF BONDURANT EASEMENT IS SUBORDINATE TO THE CITY'S USE OF THAT EASEMENT AND ANY USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST TO THE CITY IF THE USE OF THE EASEMENT IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENT AT ANY TIME.
4. LOTS 1 THROUGH 74 AND OUTLOT 'Z', FEATHERSTONE TOWNHOMES PLAT 1 ARE TO BE REPLACED BY LOTS 1 THROUGH 74 AND OUTLOT 'Z' OF THIS PLAT.
5. LOTS 11 THROUGH 60 OF THIS PLAT ARE IN A DIFFERENT LOCATION THAN LOTS 11 THROUGH 60 OF FEATHERSTONE TOWNHOMES PLAT 1.
6. THE LOCATION OF LOTS 1 THROUGH 10 AND 61 THROUGH 74 ON THIS PLAT ARE UNCHANGED FROM THE LOCATION OF LOTS 1 THROUGH 10 AND 61 THROUGH 74 OF FEATHERSTONE TOWNHOMES PLAT 1.
7. EXISTING LOT LINES AND MONUMENTS FROM FEATHERSTONE TOWNHOMES PLAT 1 ARE NOT SHOWN FOR CLARITY.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

BULK REGULATIONS

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

PARKING PROVIDED = 316 SPACES
(INCLUDES GARAGES AND DRIVEWAYS)



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 IOWA.

MATTHEW J. THOMAS, P.L.S. DATE
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

DATE

03/22/24

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ENGINEER: REVIEW:

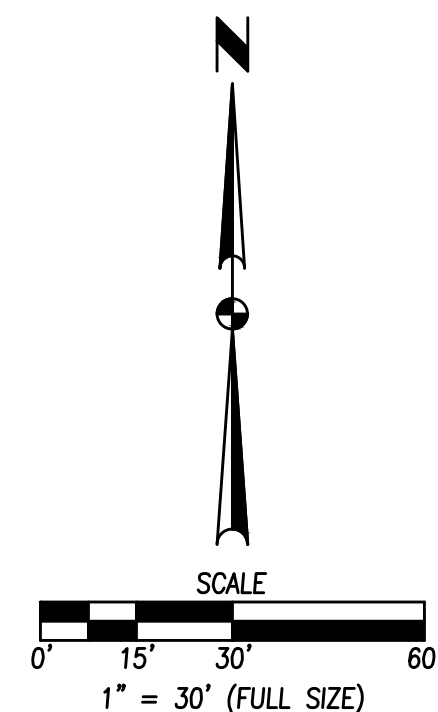
FEATHERSTONE
TOWNHOMES PLAT 2
FINAL PLAT

BONDURANT, IOWA

1/3

2204.276

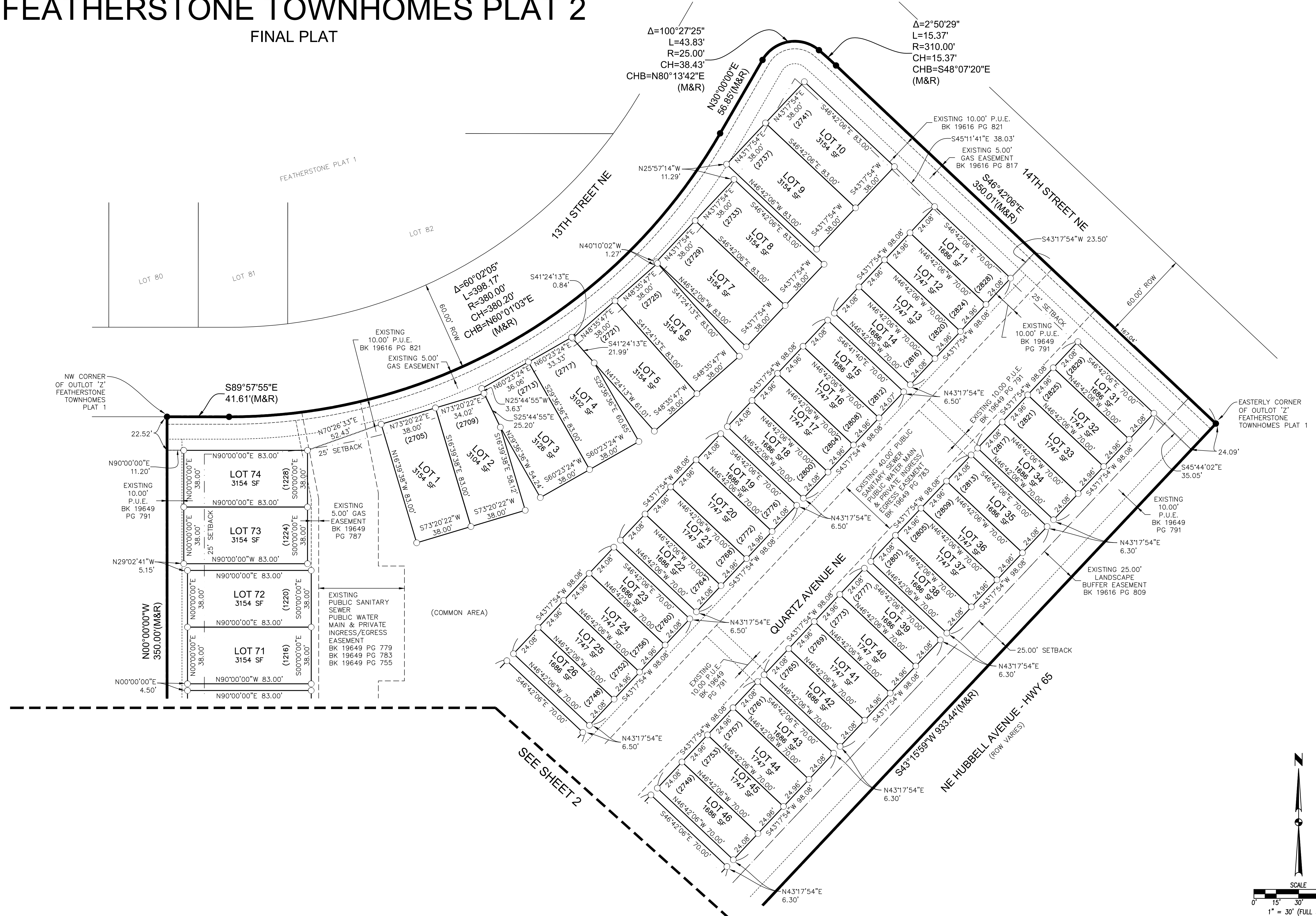
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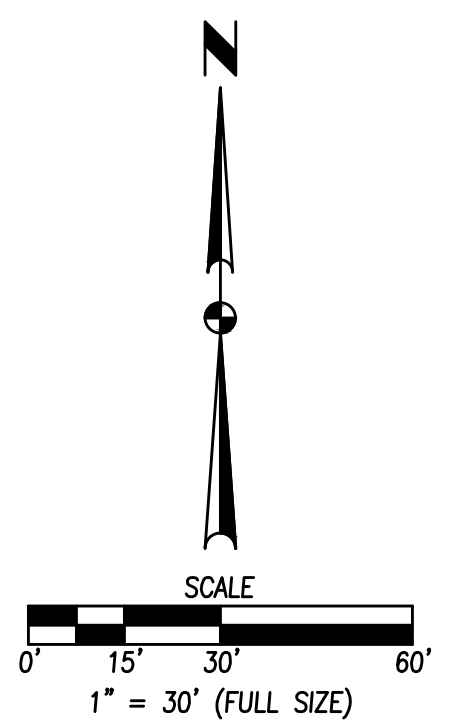
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FEATHERSTONE TOWNHOMES PLAT 2

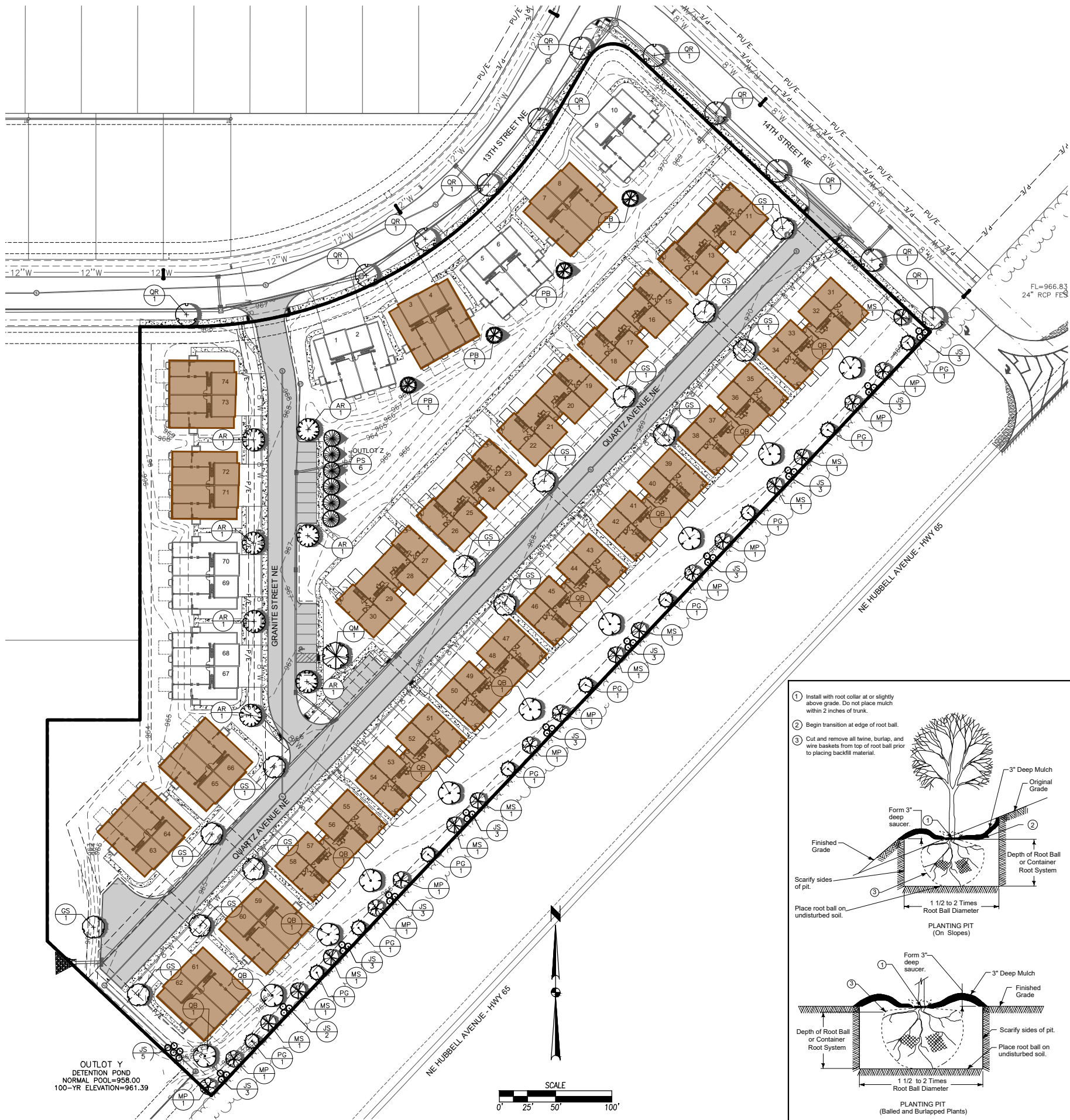
FINAL PLAT



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PLOT DATE: 5/27/2024 11:04 AM
PLOT BY: JON EROHIL
COMMENTS: ENC.



		FEATHERSTONE TOWNHOMES PLAT 2 FINAL PLAT		3 3 2204.276
BONDURANT, IOWA		CIVIL DESIGN ADVANTAGE		ENGINEER:
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		TECH:		REVIEW:
REVISIONS		PREPARED		DATE
03/22/24		03/22/24		03/22/24



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL STEEL.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.
1,839 LF OF FRONTAGE = 37 TREES
TREES PROVIDED = 43 TREES

BUFFER

1. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
2. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.

BUFFER LENGTH = 933 LF (ALONG NE HUBBELL AVE.)

REQUIRED:
OVERSTORY TREES = 10
CONIFER TREE = 10
UNDERSTORY TREES = 20
SHRUBS/ GRASSES = 38

PROVIDED:
OVERSTORY TREES = 10
CONIFER TREE = 10
UNDERSTORY TREES = 20
SHRUBS/ GRASSES = 38

151.04

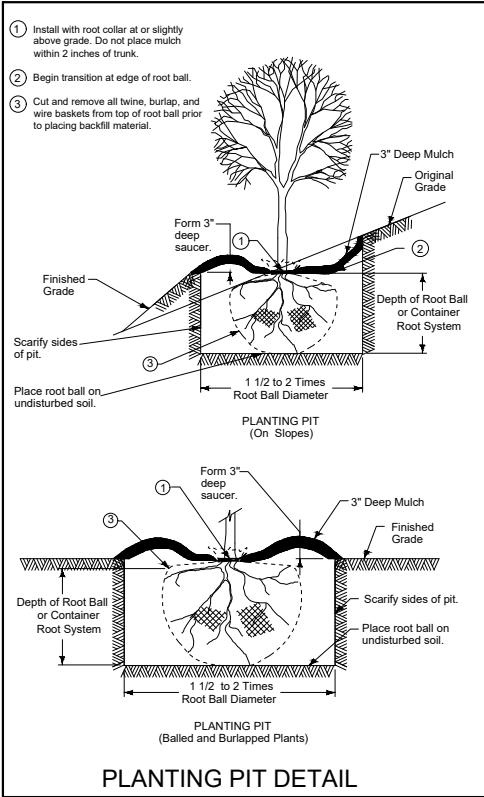
STREET TREE PLANTING RESTRICTIONS. NO STREET TREE SHALL BE PLANTED IN ANY PARKING EXCEPT IN ACCORDANCE WITH THE FOLLOWING:

1. NO STREET TREE SHALL BE PLANTED UNLESS THE PARKING IS AT LEAST NINE (9) FEET IN WIDTH.
2. NO STREET TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET TO THE CURB OR CURBLINE AND NO CLOSER THAN FOUR (4) FEET TO THE SIDEWALK. WHENEVER POSSIBLE TREES SHALL BE CENTERED BETWEEN THE CURB OR CURBLINE AND THE SIDEWALK OR PROPERTY LINE. IF NO PUBLIC SIDEWALK EXISTS, THE STREET TREE SHALL AVOID THE LOCATION OF THE FUTURE PUBLIC SIDEWALK AREA, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.
3. NO STREET TREE SHALL BE PLANTED WITHIN FIFTEEN (15) LATERAL FEET OF AN OVERHEAD UTILITY LINE.
4. NO STREET TREES SHALL BE PLANTED CLOSER THAN THIRTY-FIVE (35) FEET TO THE INTERSECTING LOT LINES OF A CORNER LOT.
5. ON A CORNER LOT, NO STREET TREE SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO AND-HALF (2 1/2) FEET ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS IN THE AREA BOUNDED BY THE STREET LINES OF SUCH CORNER LOTS AND A LINE JOINING ALONG SAID STREET LINES TWENTY-FIVE FEET FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES.
6. NO STREET TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET FROM ALLEYS OR DRIVEWAYS.
7. NO STREET TREE SHALL BE PLANTED WITHIN FIVE (5) LATERAL FEET FROM A WATER MAIN OR SANITARY SEWER MAIN.
8. NO STREET TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A FIRE HYDRANT OR UTILITY POLE.
9. NO STREET TREE SHALL BE PLANTED WITHIN TWENTY-FIVE (25) FEET OF ANOTHER STREET TREE.

SEEDBED PREPARATION SUDAS SECTION 7E-24 - PERMANENT SEEDING

TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	4	Black Hills Spruce	Picea glauca densata	B&B, 5' HEIGHT
PG	10	Colorado Blue Spruce	Picea pungens 'Glaucia'	B&B, 6' HEIGHT
PS	6	White Pine	Pinus strobus	B&B, 5' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	10	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	7	Red Maple	Acer rubrum	B&B, 2" CALIPER
GS	14	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	10	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QM	1	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
QR	11	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
JS	38	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HEIGHT



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Emerson Duplex Base



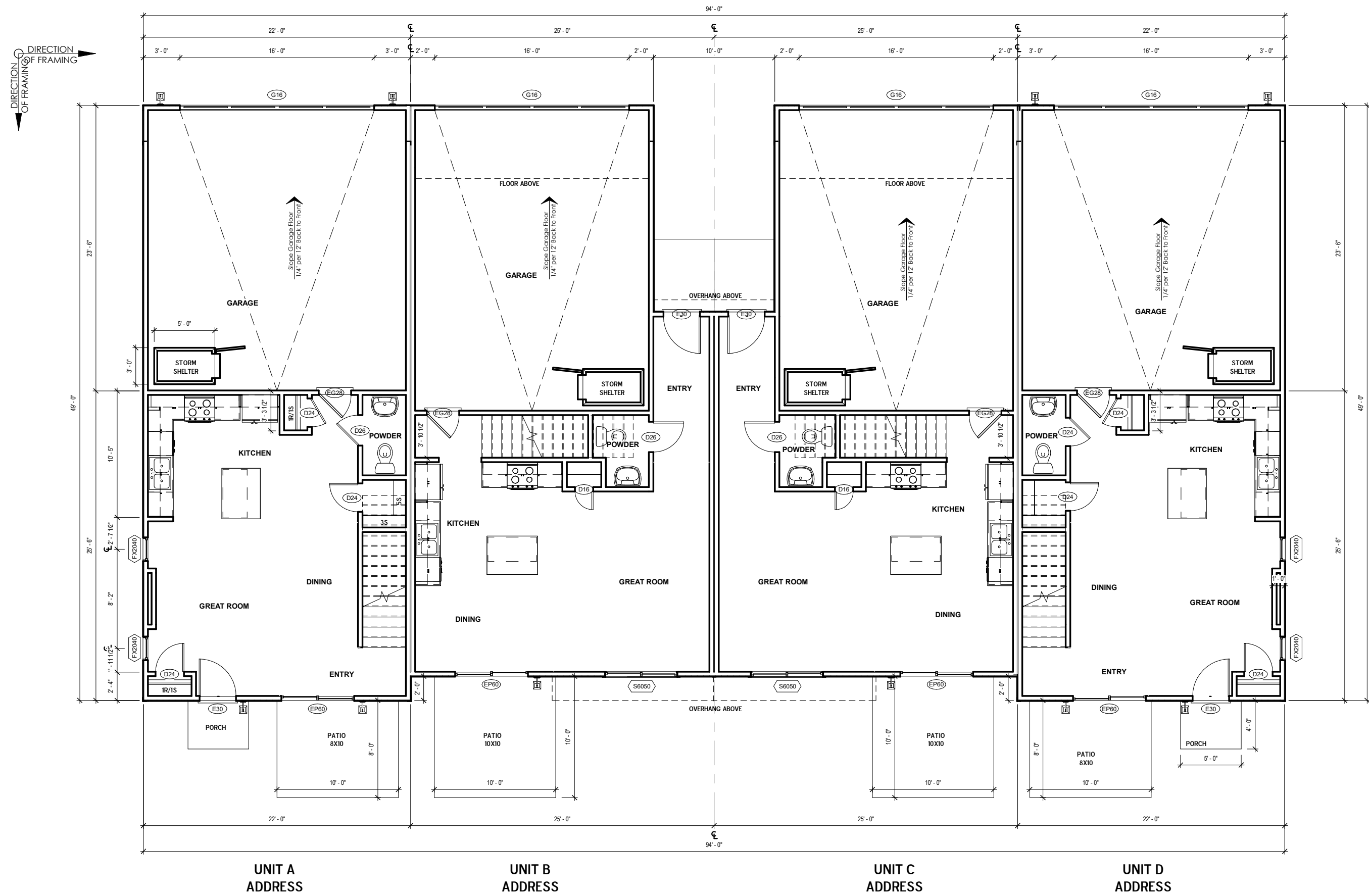
① Main Level Footprint
1/8" = 1'-0"

Client: _____ Date: _____

Issue Date: 5/8/2024 5:14:57 PM

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Redfield-Lacona Plan



1 Main Level Footprint
1/8" = 1'-0"

Client: _____ Date: _____
Issue Date: 5/8/2024 5:10:04 PM

CITY OF BONDURANT
RESOLUTION NO. 221107-XX

RESOLUTION APPROVING THE FEATHERSTONE TOWNHOMES PLAT 1 FINAL
PLAT

WHEREAS, Civil Design Advantage submitted the Featherstone Townhomes Plat 1 Final Plat; AND

WHEREAS, the Owner/Developer is HRC Bondurant LLC; AND

WHEREAS, this is a subdivision within Bondurant's city limits described as follows:

OUTLOT "W", FEATHERSTONE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 7.97 ACRES (347,253 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, the Featherstone Townhomes Plat 1 Final Plat area was included as part of the Featherstone (Top Farms) Preliminary Plat approved by City Council on December 20, 2021; AND

WHEREAS, the Featherstone Townhomes Plat 1 Final Plat area was included as part of the Featherstone Townhomes Preliminary Plat/Site Plan approved by City Council on June 6, 2022; AND

WHEREAS, the Featherstone Townhomes Plat 1 Final Plat area is zoned Planned Unit Development (R-5).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Featherstone Townhomes Plat 1 Final Plat is hereby approved subject to the following Code items being addressed and that such items shall be addressed prior to the City releasing this resolution for recording:

1. That all public improvements shall be completed and inspected by the Public Works Director
2. That the required as-builts shall be submitted to the City.
3. That the 4-year maintenance bonds are submitted to the City.
4. That the developer pays the water and sanitary sewer connection fee district invoices.
5. That the developer pay the fee in lieu of public parkland dedication fee for the equivalent of 0.81 acres.
6. That the developer and the City of Bondurant enter into a development agreement regarding the following topics – cost share the 16th Street NE public street improvements and water main upsizing

7. That as noted on the resolution approving the Featherstone Townhomes Preliminary Plat/Site Plan, that all units within the Featherstone Townhomes Plat 1 development area shall include basements unless granted an accessibility waiver by Council, as authorized by Section 178.06.4.P of the Zoning Code.

Passed this 7th day of November, 2022

By: _____
Doug Elrod, 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 _____

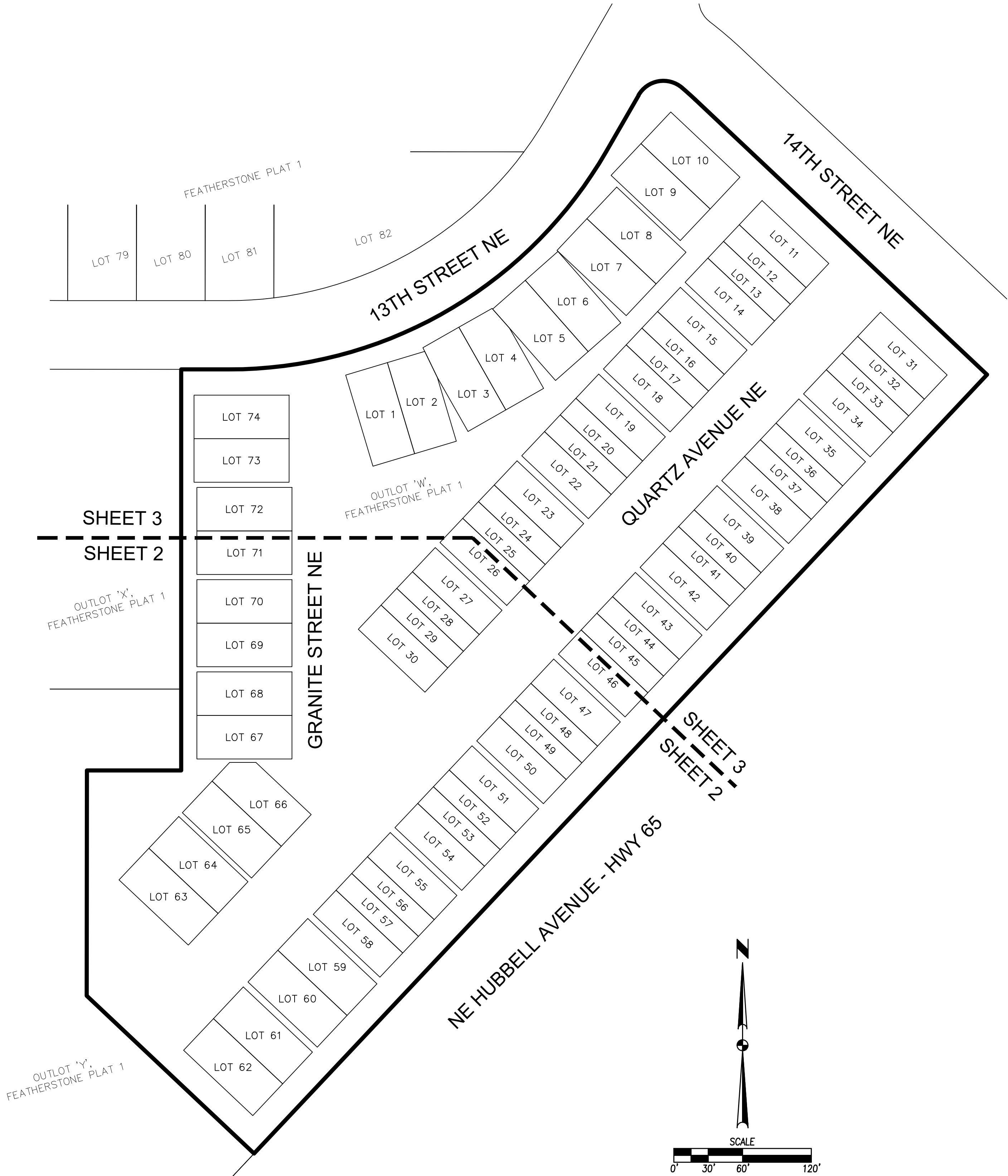
Council Action	Ayes	Nays	Abstain	Absent
Cox				
Peffer				
Sillanpaa				
McKenzie				
Driscoll				

FILE: IA_2204.276.DWG DATE PLOTTED: 10/13/2022 10:27 AM COMMENT: PLOTTED BY: CIVIL DESIGN ADVANTAGE

INDEX LEGEND
LOCATION: OUTLOT 'W', FEATHERSTONE PLAT 1
BONDURANT, POLK COUNTY, IOWA
REQUESTOR: HRC BONDURANT LLC
PROPRIETOR: HRC BONDURANT LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
SURVEYOR: MATTHEW J. THOMAS
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

FEATHERSTONE TOWNHOMES PLAT 1

FINAL PLAT



OWNER / DEVELOPER

HRC BONDURANT LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 20, 2022

PLAT DESCRIPTION

OUTLOT 'W', FEATHERSTONE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 7.97 ACRES (347,253 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE SEPARATELY-RECORDED MPE TABLE.
- ANY USE OF A PUBLIC UTILITY EASEMENT IN AN AREA OVERLAPPING A DESIGNATED CITY OF BONDURANT EASEMENT IS SUBORDINATE TO THE CITY'S USE OF THAT EASEMENT AND ANY USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST TO THE CITY IF THE USE OF THE EASEMENT IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENT AT ANY TIME.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	26.00'	40.84'	N88°17'54"E	36.77'
C2	6°02'04"	380.00'	40.02'	N79°39'16"E	40.00'
C3	7°21'47"	380.00'	48.83'	N86°21'11"E	48.80'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

BULK REGULATIONS

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR.
SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR.
SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

PARKING PROVIDED = 316 SPACES
(INCLUDES GARAGES AND DRIVEWAYS)

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 IOWA.

MATTHEW J. THOMAS, P.L.S.
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

PRELIMINARY

NOT FOR CONSTRUCTION

DATE

10/13/2022

19/26/2022

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER: CIVIL DESIGN ADVANTAGE

FEATHERSTONE TOWNHOMES PLAT 1

FINAL PLAT

1/3

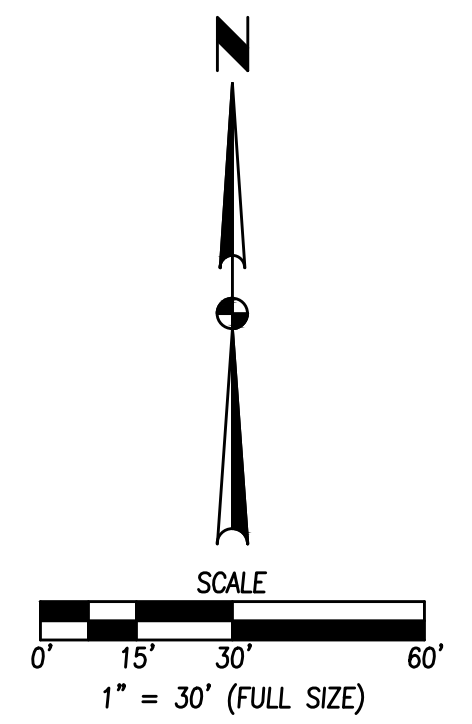
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1

3

2204.276

FINAL PLAT



SLAT 1

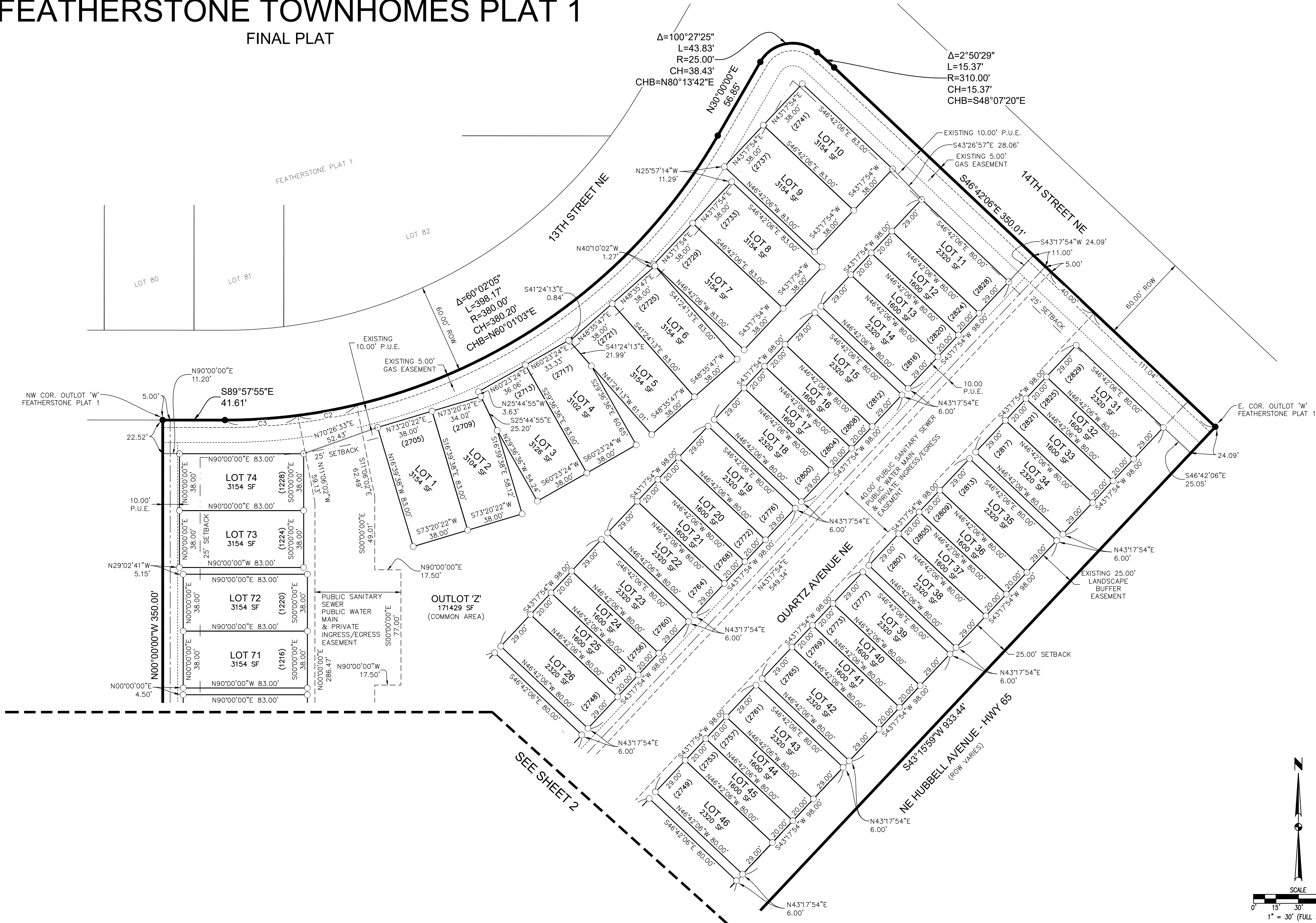
FINAL PLAT

Page 89 of

FEATHERSTONE TOWNHOMES PLAT 1
FINAL PLAT

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PLOTTER: HP DesignJet T1200
DESK: 11x17

COMMENTS:



3

FEATHERSTONE TOWHOMES PLAT 1

FINAL PLAT

3

2204.276

DATE

10/13/2022

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

REVIEW:

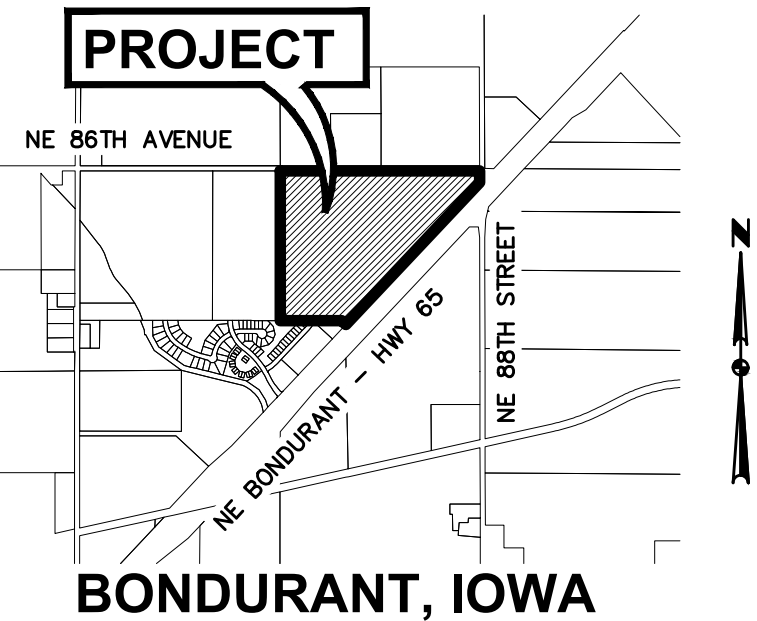
ENGINEER:

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT TOP FARMS PROPERTY

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

NOTES

1. ALL HOMES ON LOTS 1 - 178 SHALL HAVE A MINIMUM 2-CAR GARAGE.
2. A MINIMUM OF 30% OF THE LOTS WITHIN LOTS 1 - 178 SHALL BE 65' WIDE OR LARGER.
3. WINDOW WELLS CANNOT ENCR OACH INTO SIDE YARD SETBACKS WHEN SIDE YARD SETBACK IS 5'.
4. THE LANDSCAPE BUFFER YARD ON THE LOTS WITHIN AREA 'A' THAT ARE ADJACENT TO NE 86TH AVENUE SHALL BE 25 FEET WIDE WITH 1 OVERSTORY TREE, 2 CONIFER TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET TO BE INSTALLED AT THE TIME EACH LOT CONSTRUCTS A HOME.
5. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
6. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.
7. THE PRELIMINARY PLAT IS CONSISTENT WITH THE CITY'S FUTURE LAND USE MAP, THE PARKS, TRAILS & GREENWAY MASTER PLAN, AND THE COMPREHENSIVE PLAN BASED ON THE PROPOSED LAND USE AND PARKLAND DEDICATION.
8. PROPOSED EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.

OWNER

TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

EXISTING: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

DATE OF SURVEY

NOVEMBER 1, 2021

BENCHMARKS

1. BURY BOLT ON HYDRANT AT SW CORNER OF TOP FARMS PROPERTY
ELEVATION=945.14
2. BURY BOLT ON HYDRANT AT SW CORNER OF MALLARD & 3RD STREET
ELEVATION=963.51

PARKLAND DEDICATION

OUTLOT X WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT. PAYMENT IN LIEU OF PARKLAND WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE. PUBLIC PARKLAND DEDICATION SHALL ADHERE TO SECTION 180.06 OF THE SUBDIVISION CODE.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL TO LOCATE THEIR UTILITIES IN THE FIELD.

LEGEND

PROPOSED

- 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
SANITARY SEWER WITH SIZE
STORM SEWER
WATERMAIN WITH SIZE

- EXISTING
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
ELECTRIC POWER POLE
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
TELEPHONE JUNCTION BOX
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

- T ---
--- E ---
--- 8" S ---
--- 15" ST ---
--- 8" W ---

BULK REGULATIONS

LOTS 1 - 178
SINGLE FAMILY DETACHED LOTS

PERMITTED USES - PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.

- SETBACKS
FRONT YARD = 30 FT
REAR YARD = 30 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING

SIDE YARD (65'-WIDE LOTS) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE
WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.

UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.

MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

- MINIMUM FLOOR AREA
RANCH = 950 SF
TWO STORY = 1,000 SF OF LIVABLE SPACE
SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
SPLIT FOYER = 850 SF ON THE MAIN FLOOR

OUTLOT W
MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):
SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

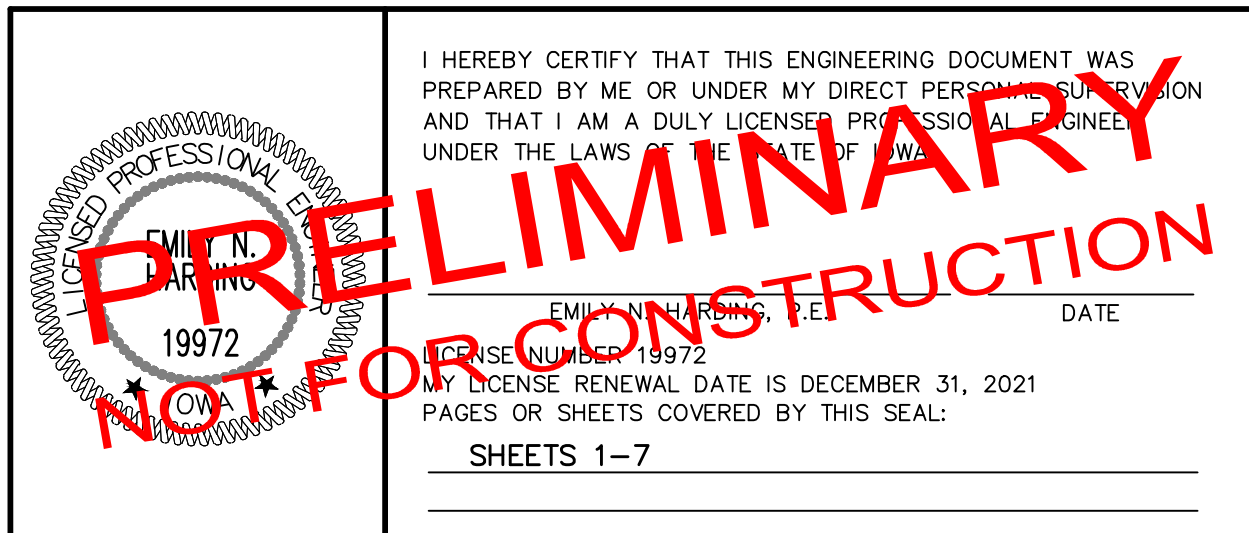
APARTMENTS (MAX. 20 DU/AC.):
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

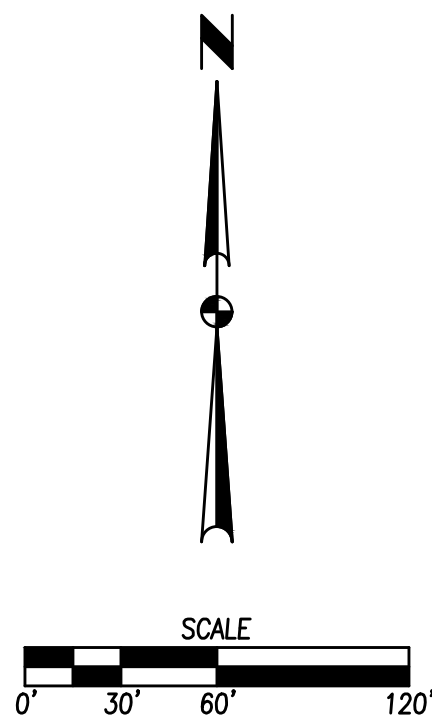
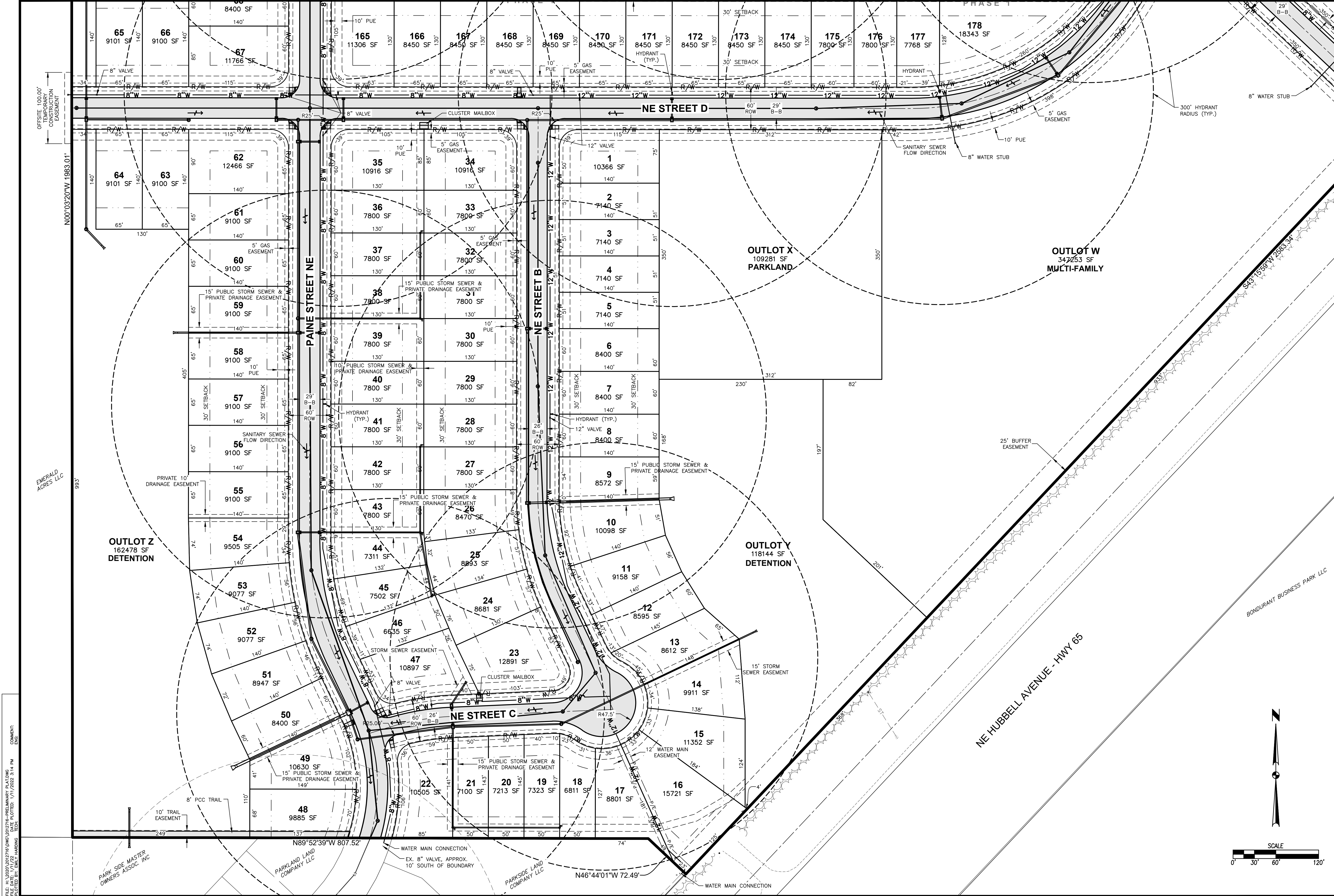
OUTLOT T & U
COMMERCIAL OR MULTI-FAMILY

MULTI-FAMILY:
OUTLOT W BULK REGULATIONS SHALL ALSO APPLY.

COMMERCIAL:
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 25 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD SETBACKS SHALL BE NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.

THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 10%.
GENERAL COMMERCIAL (C-2) DISTRICT USES ARE ALLOWED.





DATE: 1-11-2022
11-08-2021

REVISIONS:
SECOND SUBMITTAL
FIRST SUBMITTAL

TECH: MDM
ENGINEER: ENH

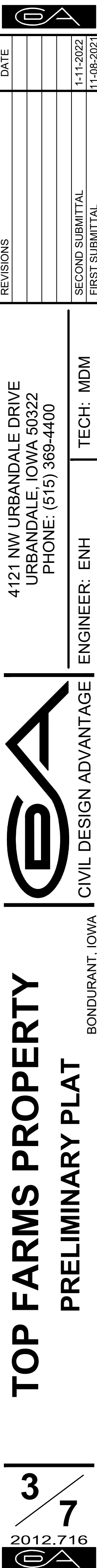
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

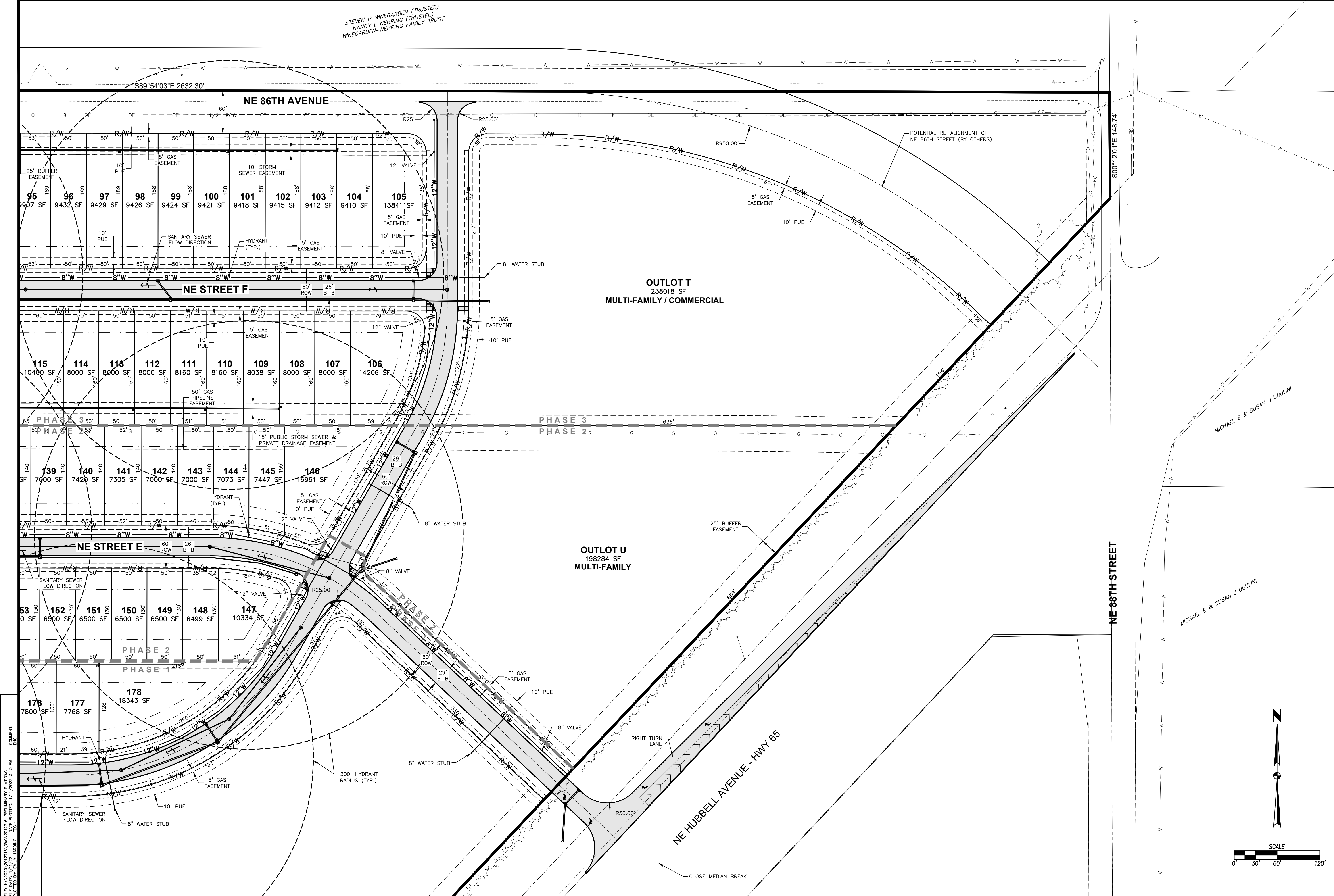
CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

TOP FARMS PROPERTY
PRELIMINARY PLAT

2
7
2012.716





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DRAWN BY: J. H. HARDING
PLOTTED BY: J. H. HARDING
DATE: 1/11/2022 3:15 PM
SCALE: 1"=40'

STEVEN P. WINEGARDEN (TRUSTEE)
NANCY L. NEHRING (TRUSTEE)
WINEGARDEN-NEHRING FAMILY TRUST

DATE

1-11-2022

REVISIONS

SECOND SUBMITTAL
FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

TECH: MDM
ENGINEER: ENH

TOP FARMS PROPERTY
PRELIMINARY PLAT

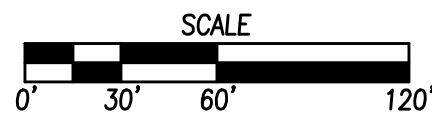
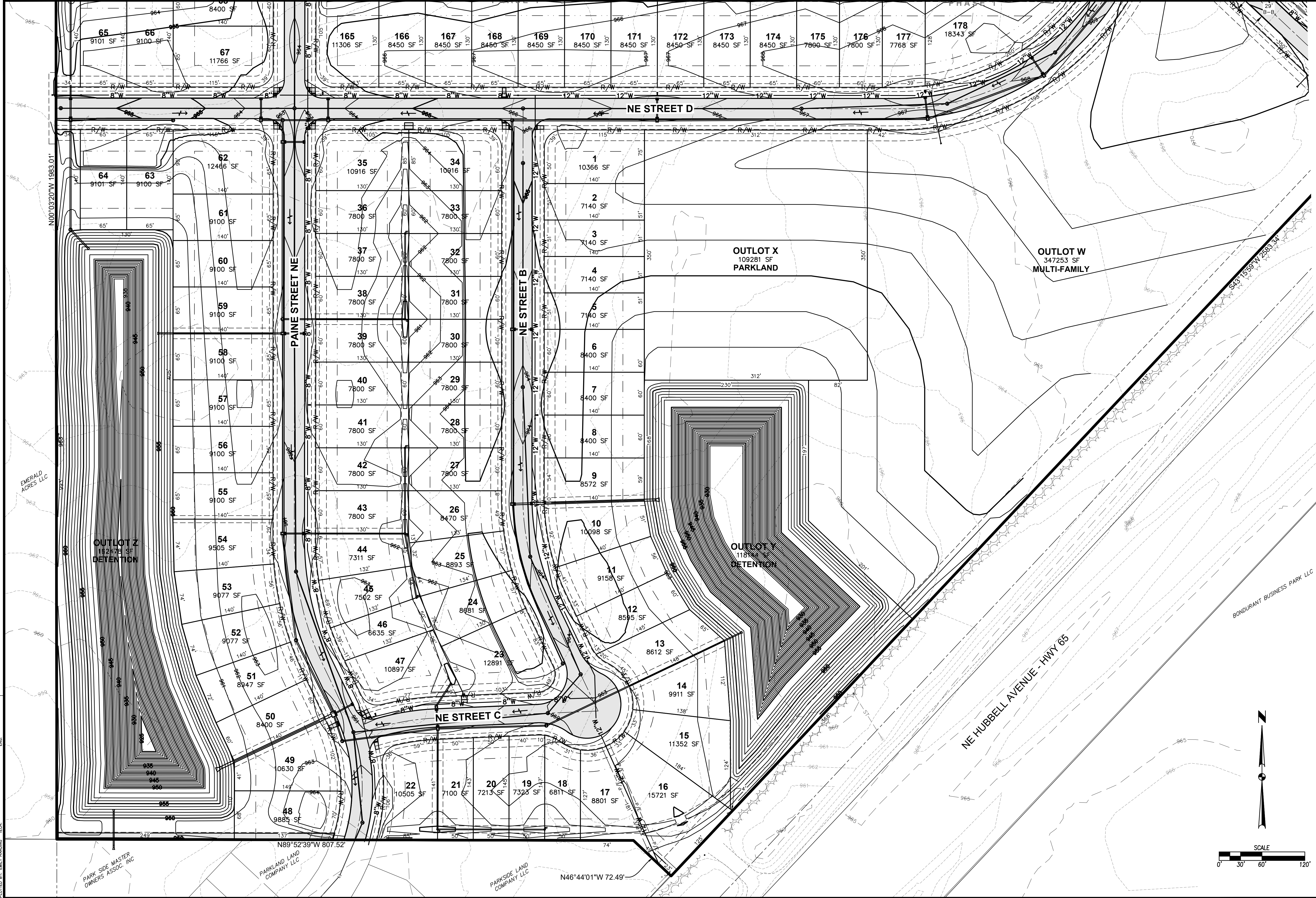
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CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

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DRAWN BY: T.M.H. HARDING
CHECKED BY: T.M.H. HARDING

COMMENTS:
END



TOP FARMS PROPERTY PRELIMINARY PLAT

5
7
2012.716

BONDURANT, IOWA

CA
CIVIL DESIGN ADVANTAGE

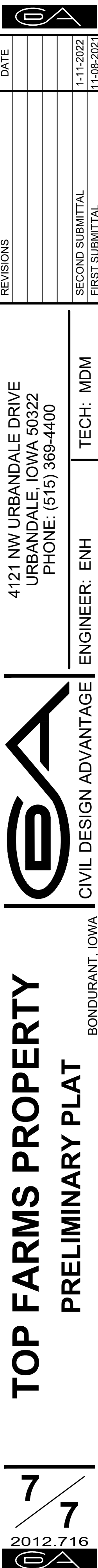
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TECH: MDM

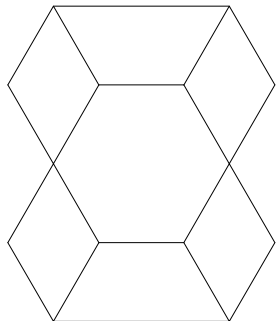
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

REVISIONS

DATE	REVISIONS
1-11-2022	SECOND SUBMITTAL
11-08-2021	FIRST SUBMITTAL







REDGUARD®

DIVERSIFIED STRUCTURES
121 INDUSTRIAL BLVD.

THOMASVILLE GA. 31792

3X5 EXTREME RESIDENTIAL SHELTER

DRAWING INDEX	DESIGN CRITERIA	PROJECT INFORMATION	STRUCTURAL STEEL
C1 - COVER SHEET F1 - FOUNDATION PLAN S1 - FLOOR PLAN S2 - LEFT PANEL DETAILS S3 - REAR PANEL DETAILS S4 - RIGHT PANEL DETAILS S5 - DOOR FRAME PANELS S6 - DOOR FRAME DETAILS S7 - INTERNAL SUPPORT DETAILS S8 - DOOR DETAILS S9 - DOOR ASSEMBLY DETAILS S10 - BENCH DETAILS	1. BUILDING CODE: FEMA 320 (2021) and ICC 500 (2020) 2. LIVE LOADS: a. FLOOR = 100 PSF b. ROOF = 100 PSF 3. WIND DESIGN DATA FOR COMMUNITY TORNADO SHELTER: a. BASIC WIND SPEED = V = 250 MPH (IN ACCORDANCE WITH ICC500, SECTION 304.2) b. WIND IMPORTANCE FACTOR: I = 1.0 c. WIND EXPOSURE CATEGORY = C (IN ACCORDANCE WITH ICC500, SECTION 304.4) d. DIRECTIONALITY FACTOR = Kd = 1.0 (IN ACCORDANCE WITH ICC500, SECTION 304.3) e. TOPOGRAPHIC FACTOR = Kzt = 1.0 (IN ACCORDANCE WITH ICC500, SECTION 304.5) f. HEIGHT ADJUSTMENT FACTOR = Kz = 0.85 g. ENCLOSURE CLASSIFICATION = PARTIAL PER FEMA h. INTERNAL PRESSURE COEFFICIENT = GCpf = +/- 0.55 (IN ACCORDANCE WITH ICC500, SECTION 304.7) i. BASIC WIND PRESSURE = qh = 160 PSF (3 SECOND GUST) 4. FOUNDATION DESIGN DATA: FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWING BEARING CAPACITY OF 2000 PSF. 5. ALL OPENINGS OF SAFE ROOM SHALL BE PROTECTED BY IMPACT PROTECTIVE DEVICES AND ALLOWABLE LOADS AS SHOWN IN ICC-500 CHAPTER 3. 6. MISSILE SPEED AND SHELTER IMPACT: a. DEBRIS IMPACT TEST MISSILE: 15-POUND SAWN LUMBER 2 X 4. b. VERTICAL SURFACES: 90 MILES PER HOUR. c. HORIZONTAL SURFACES: 60 MILES PER HOUR.	TYPE: STAND- ALONE, SINGLE-USE, RESIDENTIAL TORNADO SHELTER PER ICC 500-2020 & FEMA 320-2021 CONSTRUCTION TYPE -IIB NON SPRINKLED- EXITS - 1 EXIT ACCESS TRAVEL DISTANCE- 5' MAXIMUM EGRESS DOOR WIDTH- 24" ACCESSIBLE PATH OF EGRESS- 24" USABLE AREA = 14 SQ FT OCCUPANT LOAD = 4 PERSONS VENT REQUIREMENTS = MINIMUM 20 SQ IN SHELTER IS NOT DESIGNED FOR FLOOD PRONE AREA	1. BUILDING CODE: AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) LRFD 3rd EDITION. 2. W-SHAPES SHALL BE ASTM A 992, GRADE 50. 3. CHANNELS AND ANGLES SHALL BE ASTM A 36. 4. PLATE AND BAR SHALL BE ASTM A 36. 5. RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A 500, GRADE B. 6. WELDING ELECTRODES SHALL BE E70XX. 7. EXTERIOR PLATE SHALL BE 1/4" THICK, Fy = 36 KSI MINIMUM. 8. SHALL BE COATED WITH SHERWIN WILLIAMS POWDURA POLYESTER POWDER COATING (DWS4-20028 2604 BRITE WHITE) OR APPROVED EQUIVALENT. 9. STANDALONE SHELTER SHALL COMPLY WITH IBC 2018 1403.2, 1405.4 AND DESIGNED AS "OPEN CONSTRUCTION WITH NO WALL CAVITIES".
	DESIGN RESPONSIBILITY 1. THERMAL AND MOISTURE PROTECTION ARE BY OTHERS. 2. SITE WORK INCLUDING GRADING, DRAINAGE, SITE UTILITIES, ARE BY OTHERS. 3. SIGNAGE: SIGNAGE SHALL BE PROVIDED PER ICC 500 508.1 4. SHELTER HAS BEEN DESIGNED CONSIDERING THE IMPACT OF HOST AND NEARBY BUILDINGS PER ICC-500 304.8 AND 305.3	FOUNDATION PLAN NOTES 1.. PER ICC500, SECTION 308.1, CONNECTION OF STORM SHELTERS TO FOUNDATIONS OR SLABS: SHELTERS SHALL BE DESIGNED TO RESIST ALL LOADS SPECIFIED IN CHAPTER 3 OF THE ICC500 AND TO TRANSFER THE RESULTANT FORCES IN TO THE GROUND. 2. PER ICC500, SECTION 308.1.1, SLABS ON GRADE: EXISTING SLABS-ON-GRADE SHALL BE DESIGNED FOR THE APPLICABLE LOADS IN ACCORDANCE WITH SECTION 301. 3. PER ICC500, SECTION 308.1.1.2, JOINTS IN CONCRETE SLABS-ON-GRADE: DESIGN CALCULATIONS FOR CONCRETE SLABS-ON-GRADE SUPPORTING STORM SHELTERS SHALL INCLUDE THE EFFECT OF EXPANSION JOINTS, CONTRACTION JOINTS OR CONSTRUCTION JOINTS WHERE SUCH SLABS-ON-GRADE ARE UTILIZED TO RESIST TENSILE AND SHEAR LOADS FROM THE SUPPORTED STORM SHELTERS.	

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DIVERSIFIED STRUCTURES
RESIDENTIAL TORNADO SHELTER
TYPE: 3X5 EXTREME COVER PAGE

Drawn By: MARK INSLEY
Checked By:
Date Drawn: 08/16/2023

Project #:

REV #	DATE	REVISION DESCRIPTION

C1

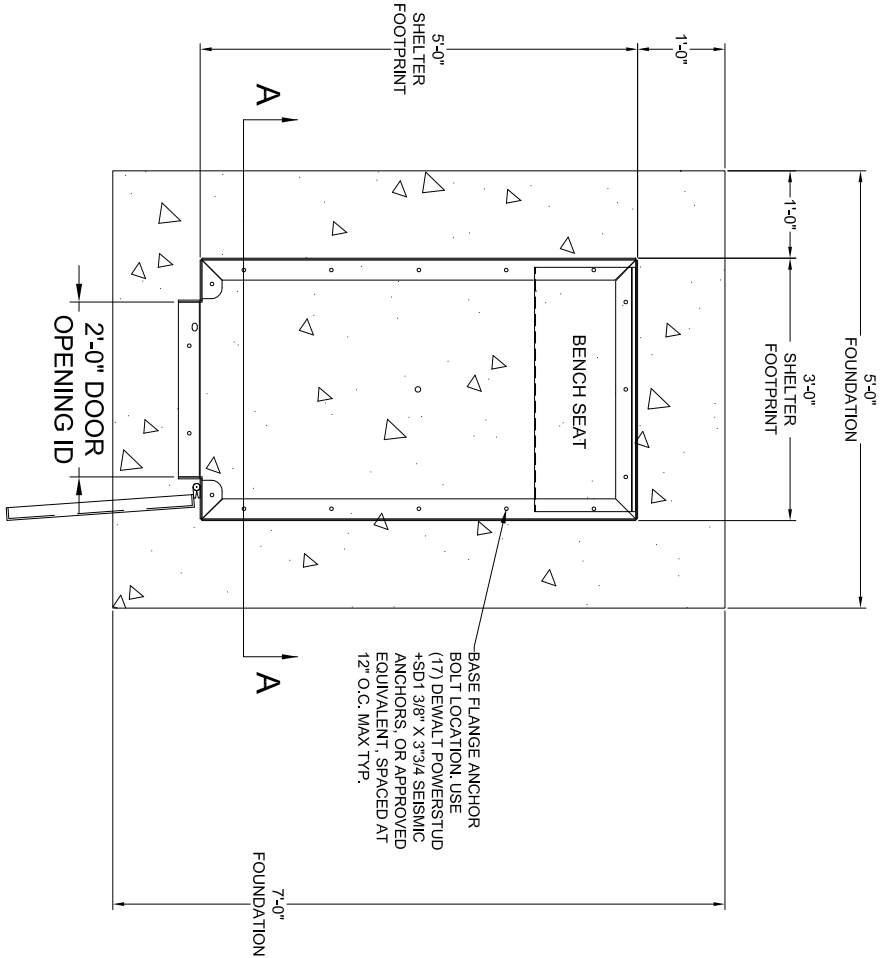
Sheet Number

CONCRETE MAT FOUNDATION:

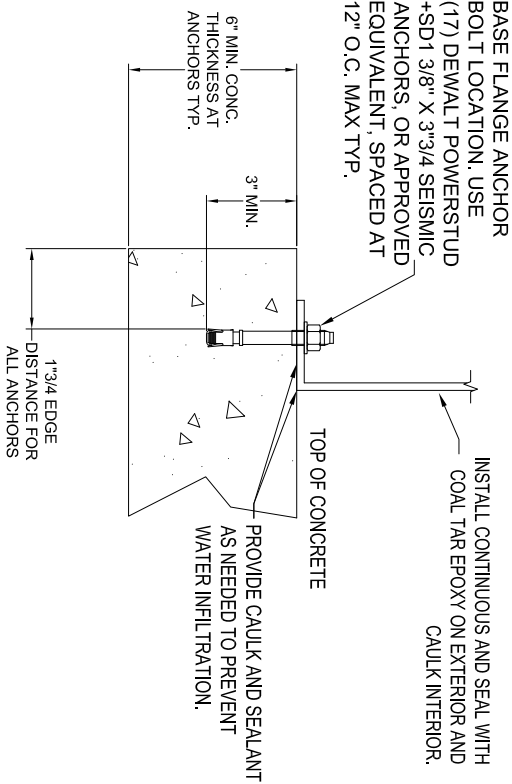
- 1. 3000 PSI CONCRETE
- 2. REINFORCE #5 REBAR AT 16" EACH WAY TOP WITH 180 DEGREE HOOK TURN DOWN
- 3. FINISH TOP WITH STEEL TROWEL
- 4. PROVIDE FLATNESS AND LEVELNESS AS NEEDED TO ANCHOR SHELTER TO CONCRETE
- 5. 24" FOOTER ON PERIMETER WITH 12" CONTINUOUS THICKNESS THROUGHOUT

SITE NOTES:

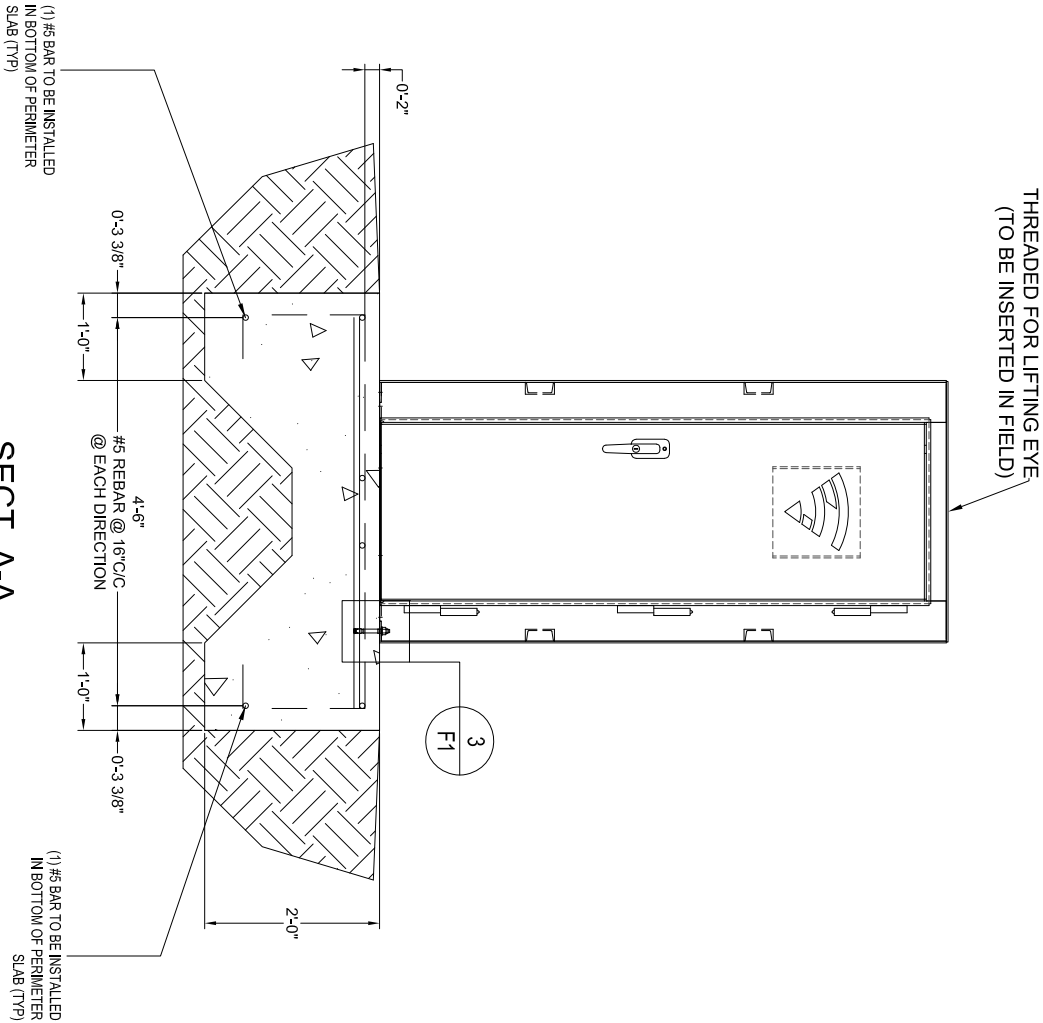
- 1. SAFE ALLOWABLE BEARING PRESSURE OF 2000 PSF MINIMUM.
- 2. SITE GRADING AND DRAINAGE IS BY OTHERS. SLOPE GRADE AWAY FROM FOUNDATION AS NEEDED TO DIVERT WATER AWAY FROM FOUNDATION.



1 FOUNDATION PLAN - TOP VIEW
F1



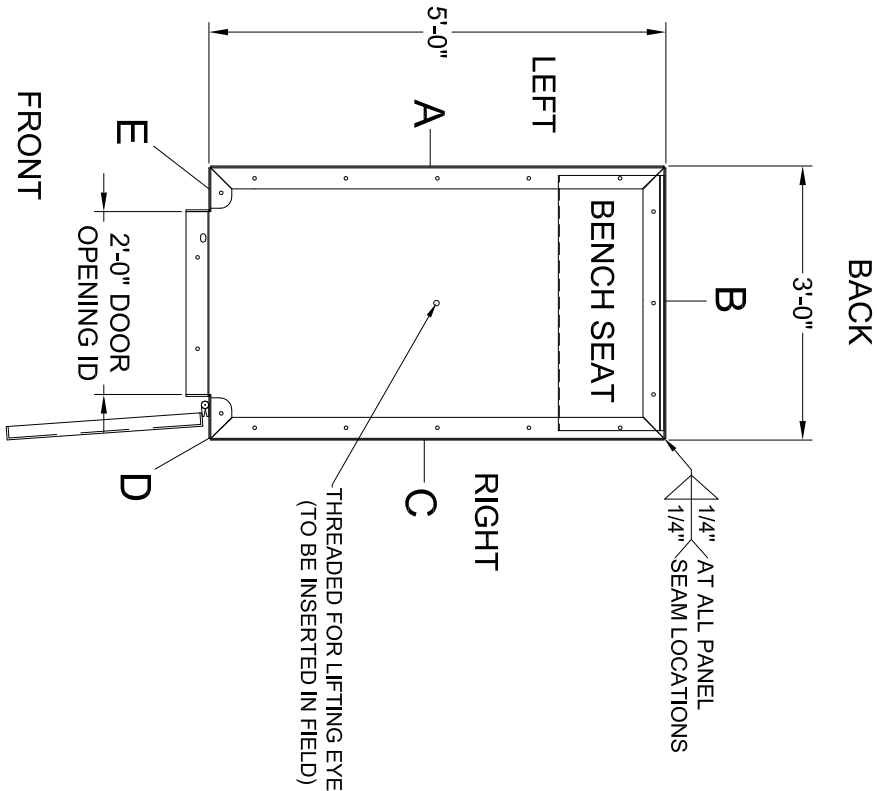
3 ANCHOR BOLT DETAIL
F1



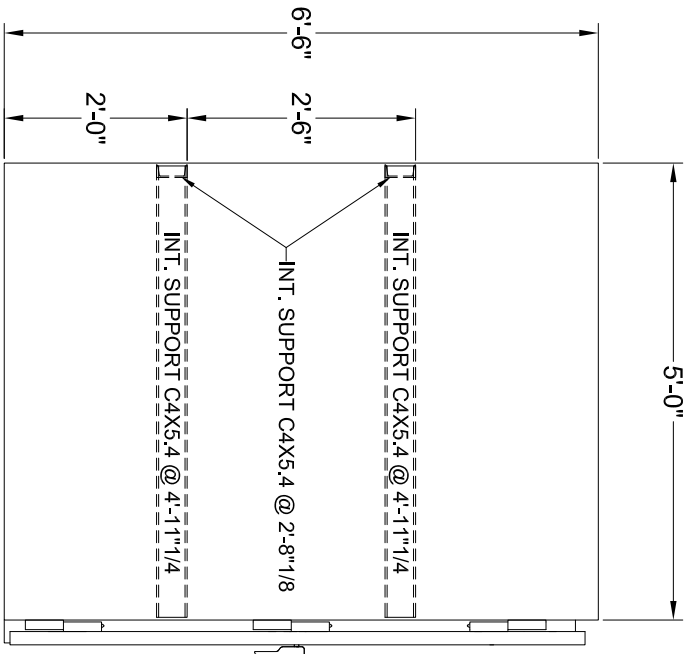
2 FOUNDATION PLAN - SECTION A-A
F1

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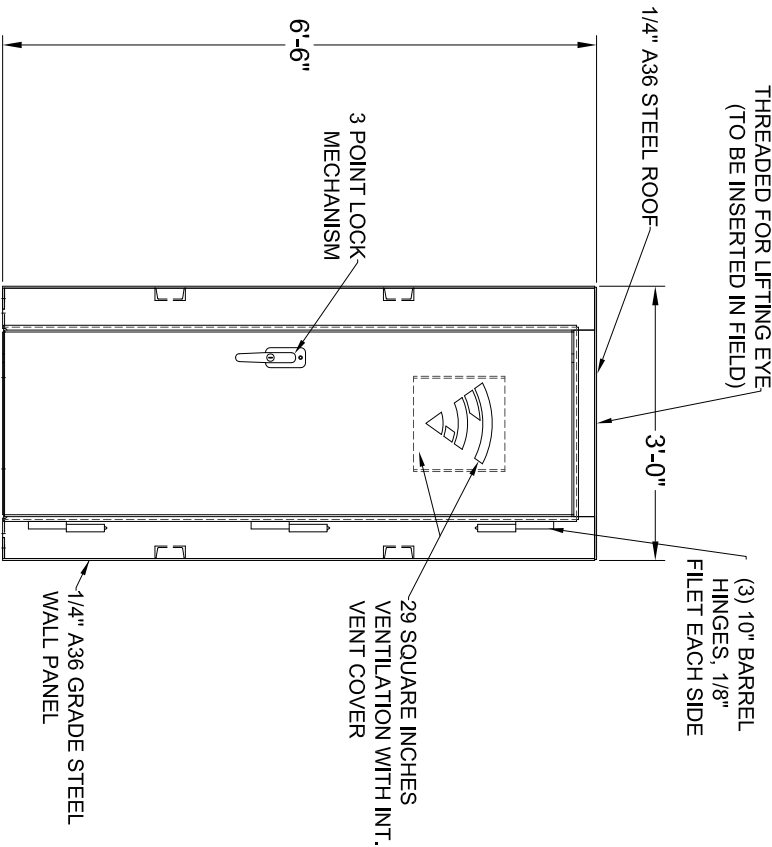
C4X5.4 INT. SUPPORT
C4X5.4 (4) @ 4'-11"1/4
C4X5.4 (2) @ 2'-8"1/8



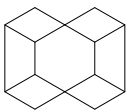
1 TOP INT. VIEW
S1



2 LEFT VIEW
S1



3 FRONT VIEW
S1



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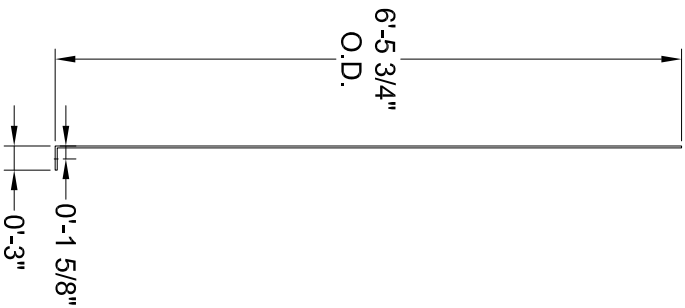
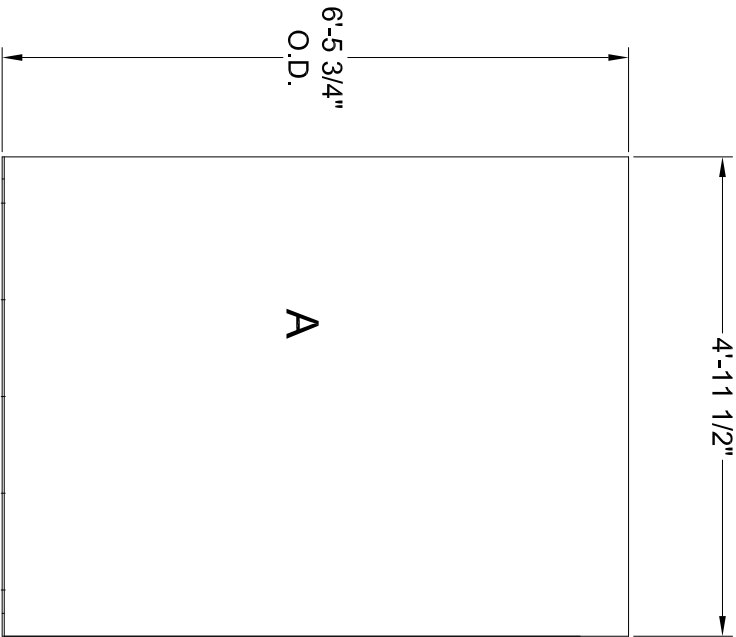
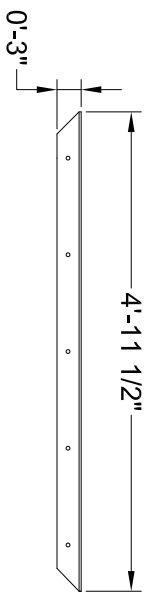
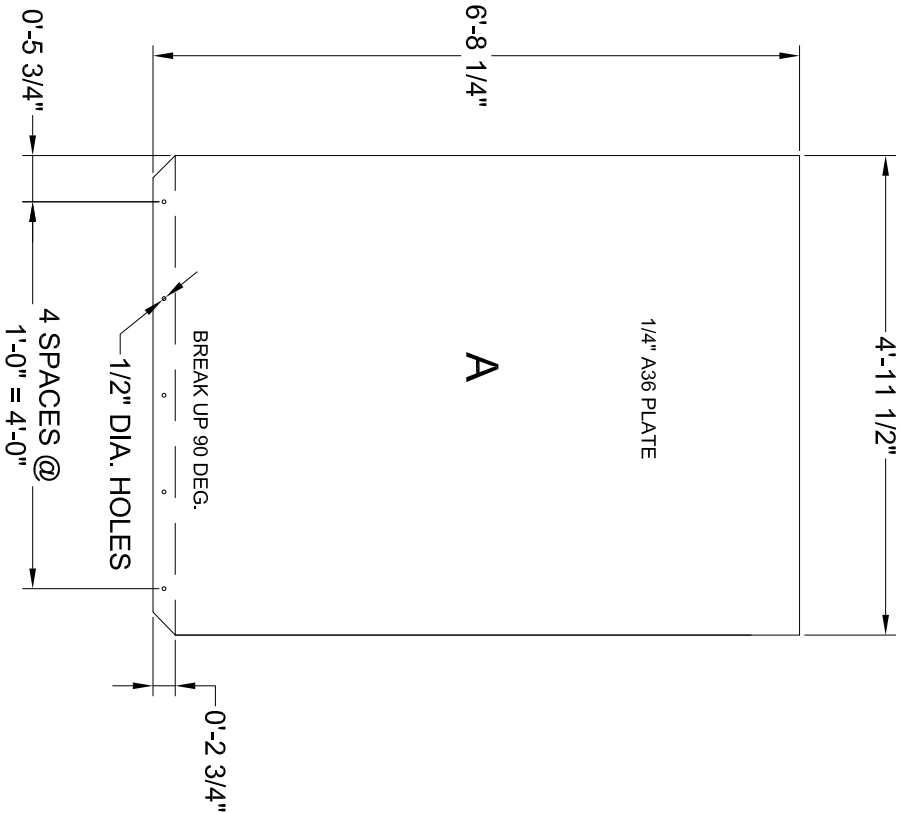
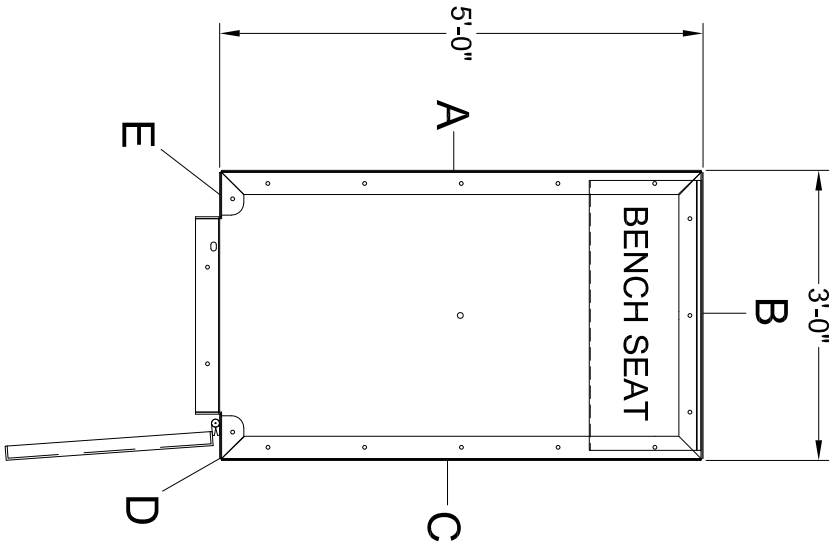
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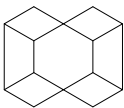
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S1

Sheet Number



1 LEFT PANEL
S2



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RESIDENTIAL TORNADO SHELTER
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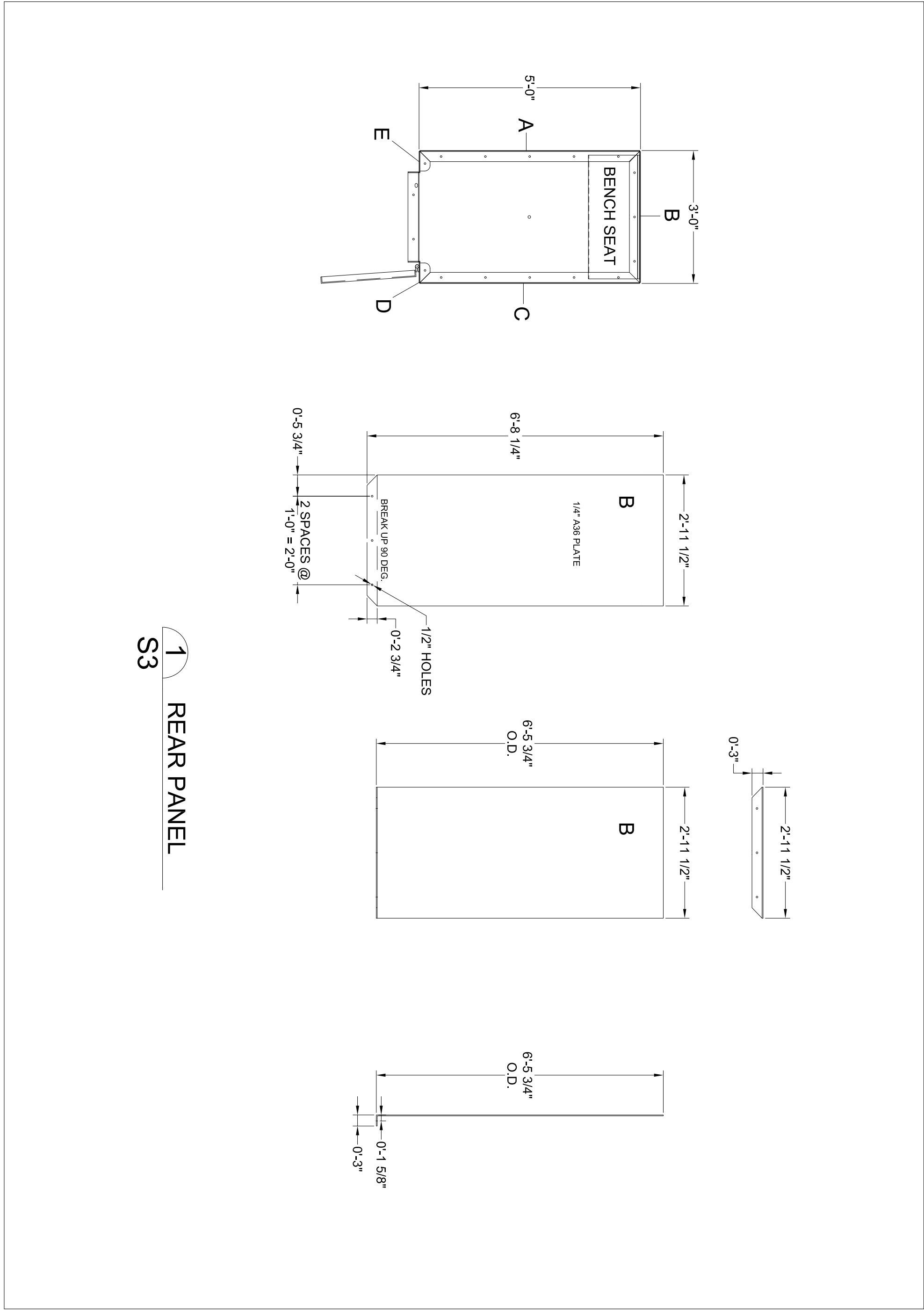
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S2

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REV #

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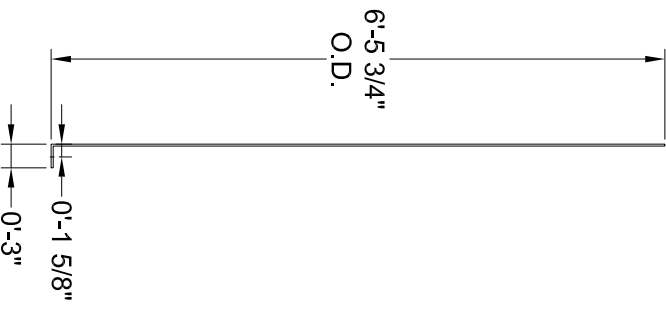
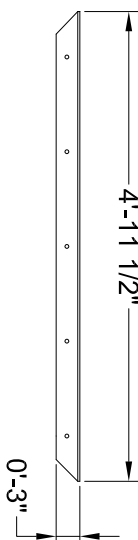
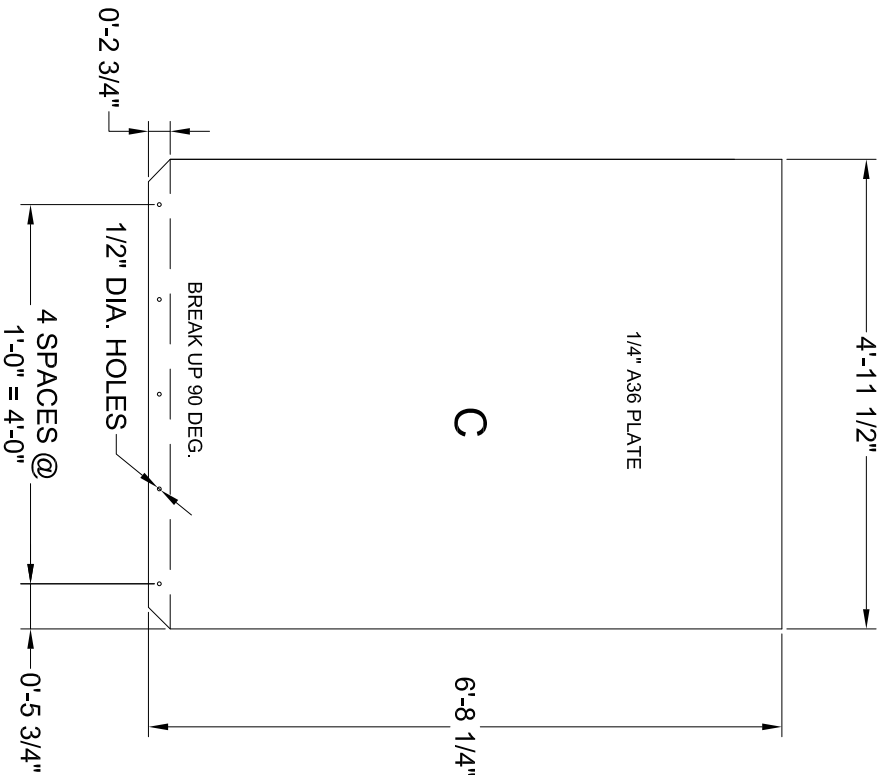
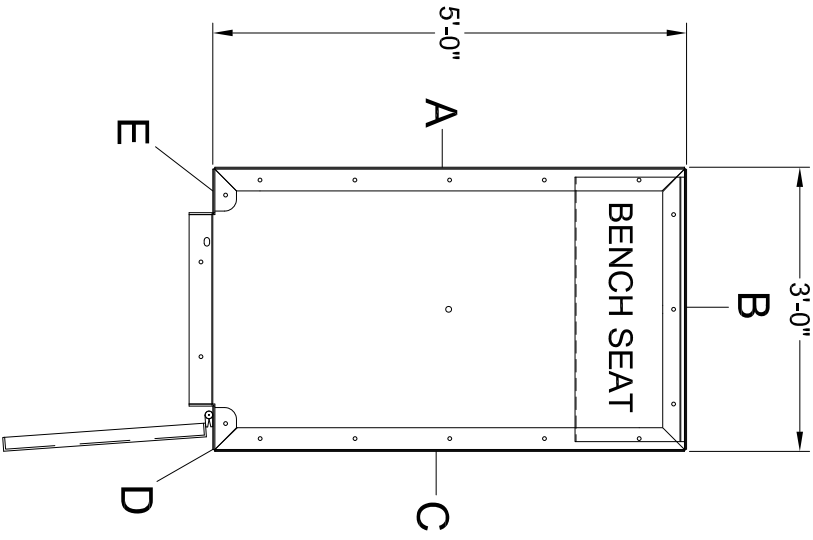
DIVERSIFIED STRUCTURES

RESIDENTIAL TORNADO SHELTER

TYPE: 3X5 EXTREME REAR PANEL DETAILS

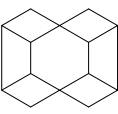
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Sheet Number



1 RIGHT PANEL

S4

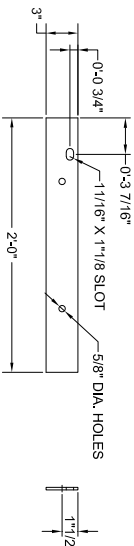
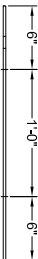
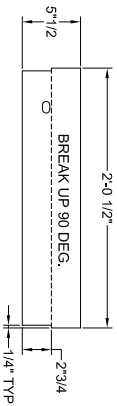
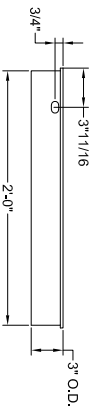
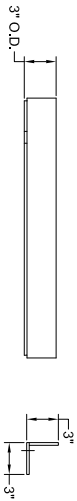


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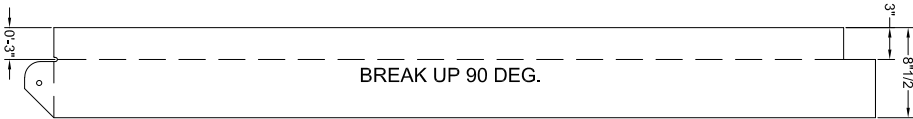
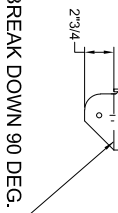
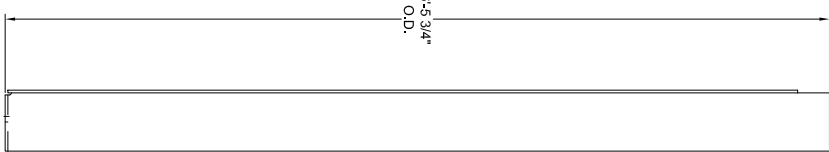
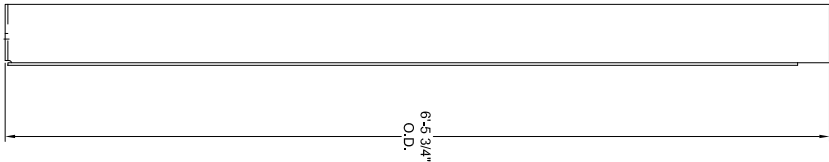
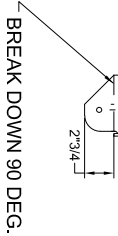
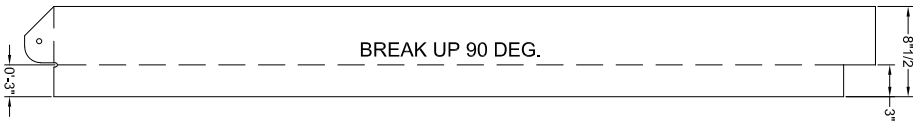
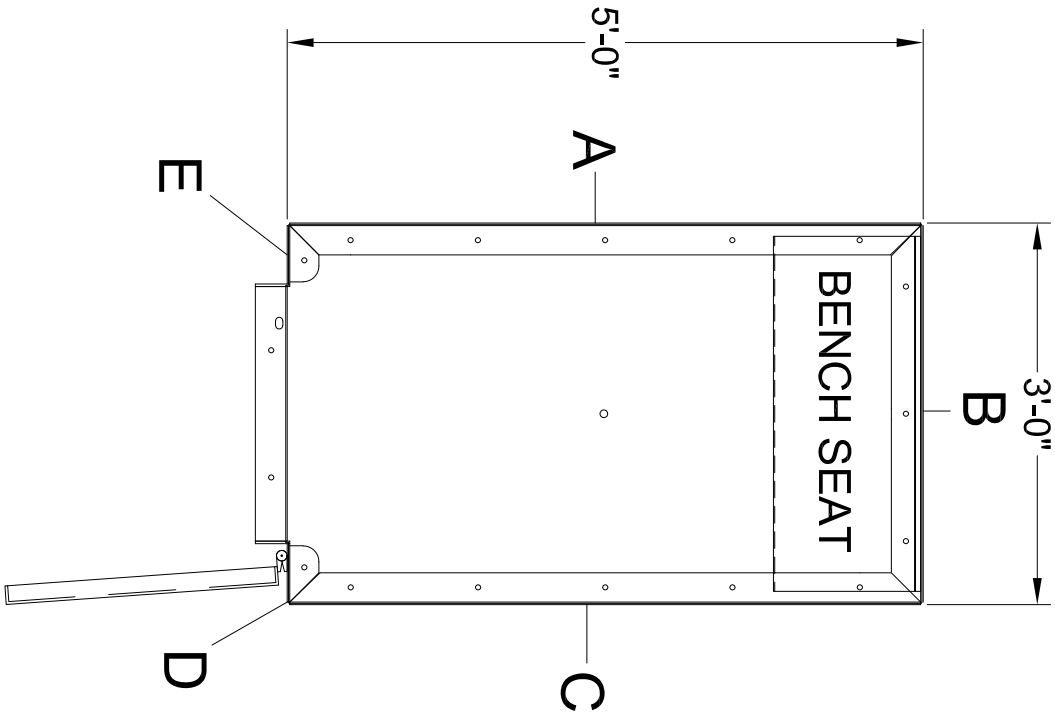
S4

Sheet Number



1 DOOR FRAME (HEADER)
S5

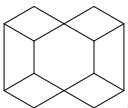
2 DOOR FRAME (THRESHOLD PLATE)
S5



3 DOOR FRAME PANEL DETAILS
S5

4 DOOR FRAME (E)
S5

5 DOOR FRAME (D)
S5



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TYPE: 3X5 EXTREME DOOR FRAME PANEL DETAILS

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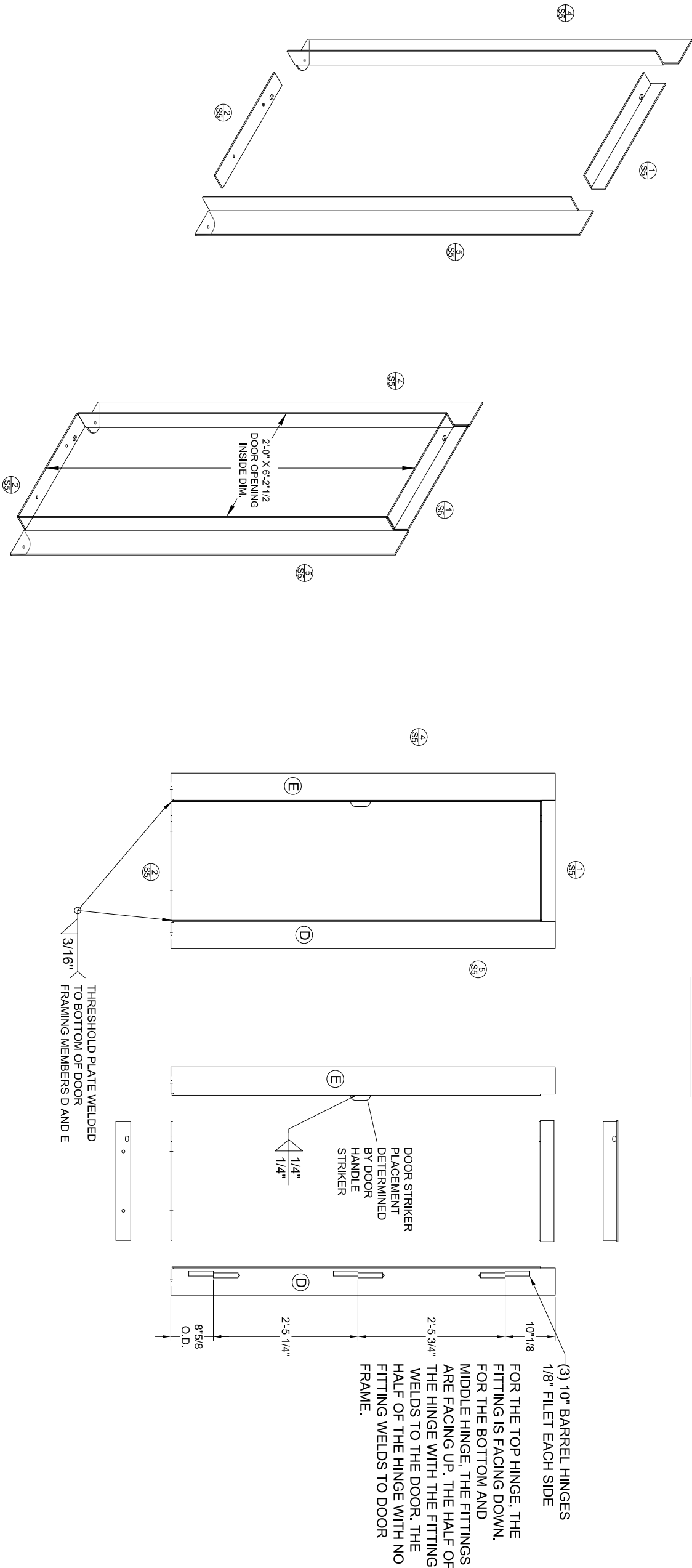
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REV #	DATE	REVISION DESCRIPTION

S5

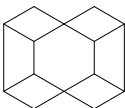
Sheet Number

OUTSIDE VIEW



DOOR FRAME DETAILS

1
S6



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TYPE: 3X5 EXTREME DOOR FRAME DETAILS

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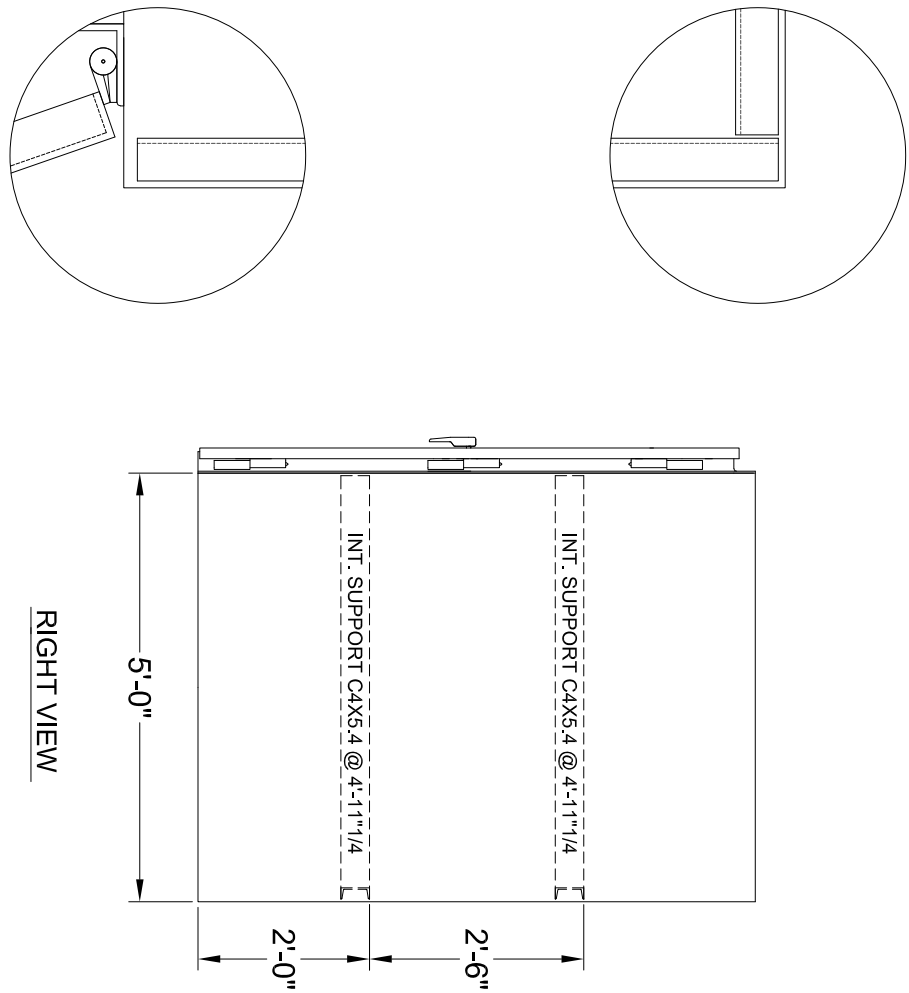
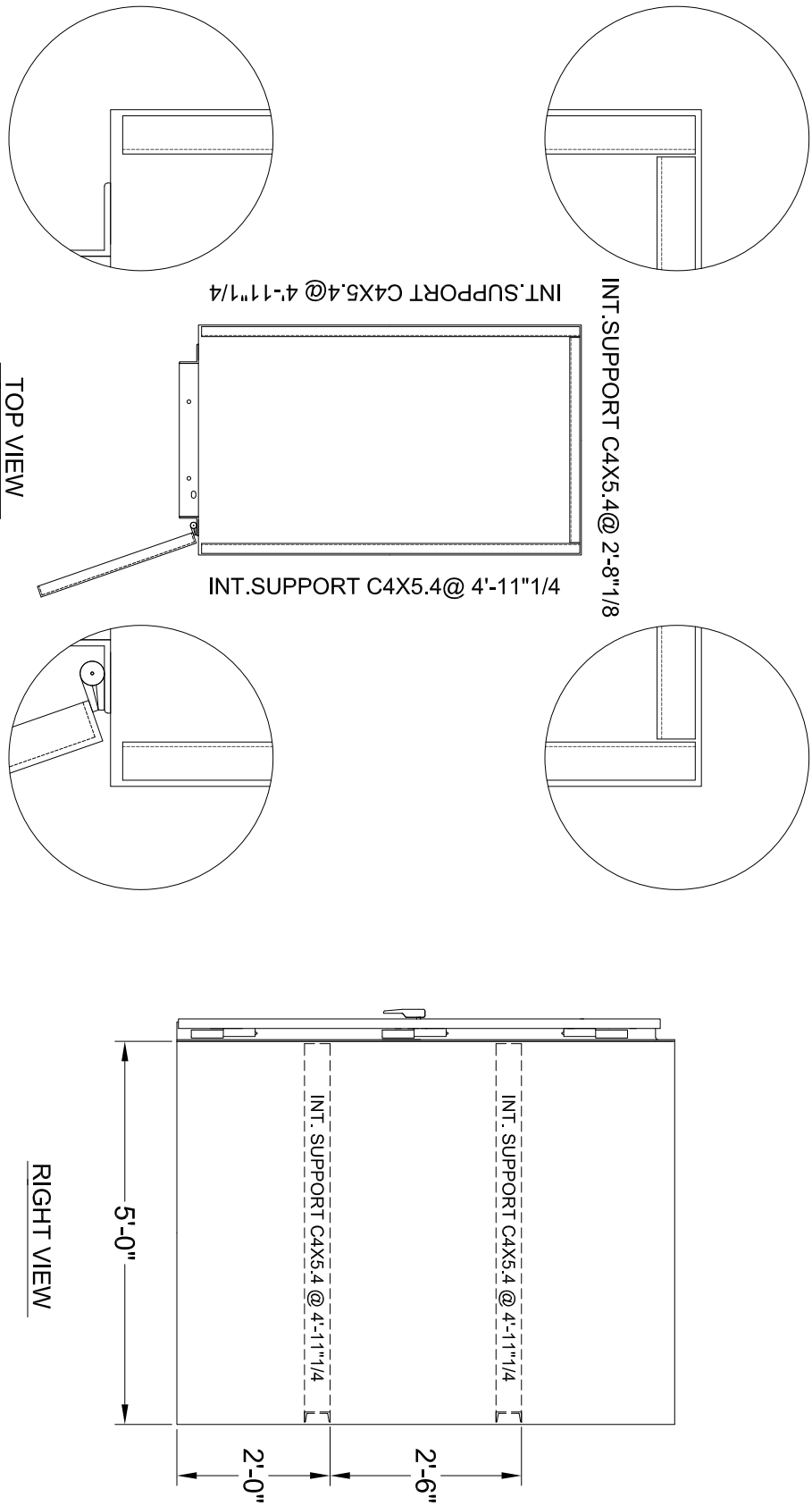
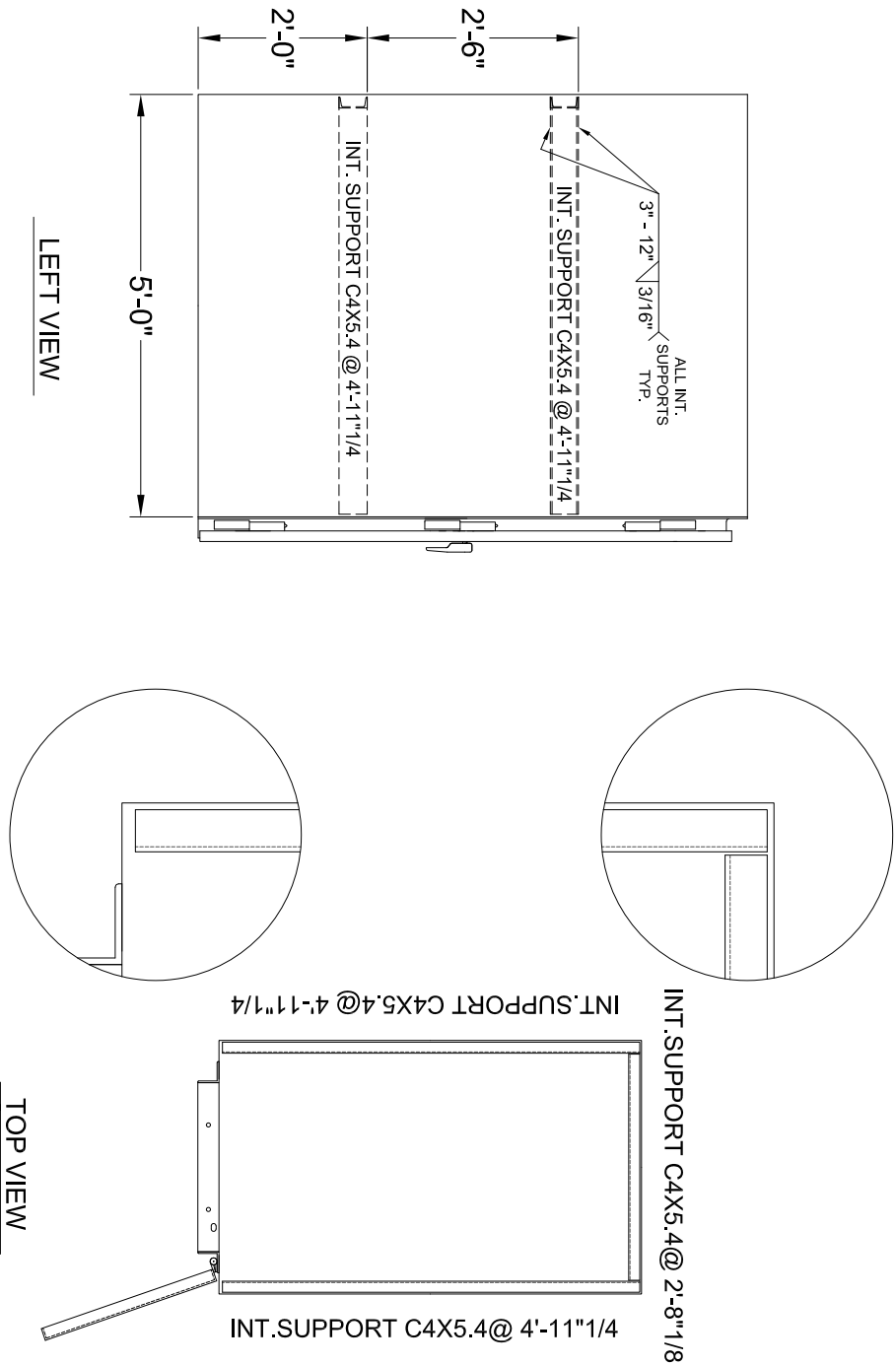
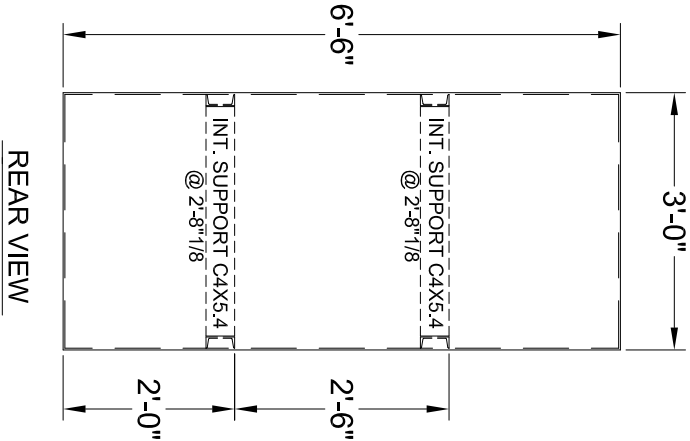
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S6

Sheet Number

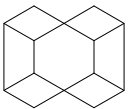
MATERIALS LIST				
Pl. No.	Qty.	DESCRIPTION	DATE	APPROVED
EX0305RISC	2	REAR INT. SUPPORT C4X5.4 @ 2' 8-1/8"	8/15/2023	
EX0305LRISC	4	LEFT AND RIGHT INT. SUPPORT C4X5.4 @ 4' 11-1/4"	8/15/2023	



1

INT. SUPPORT CHANNEL LOCATIONS

S7

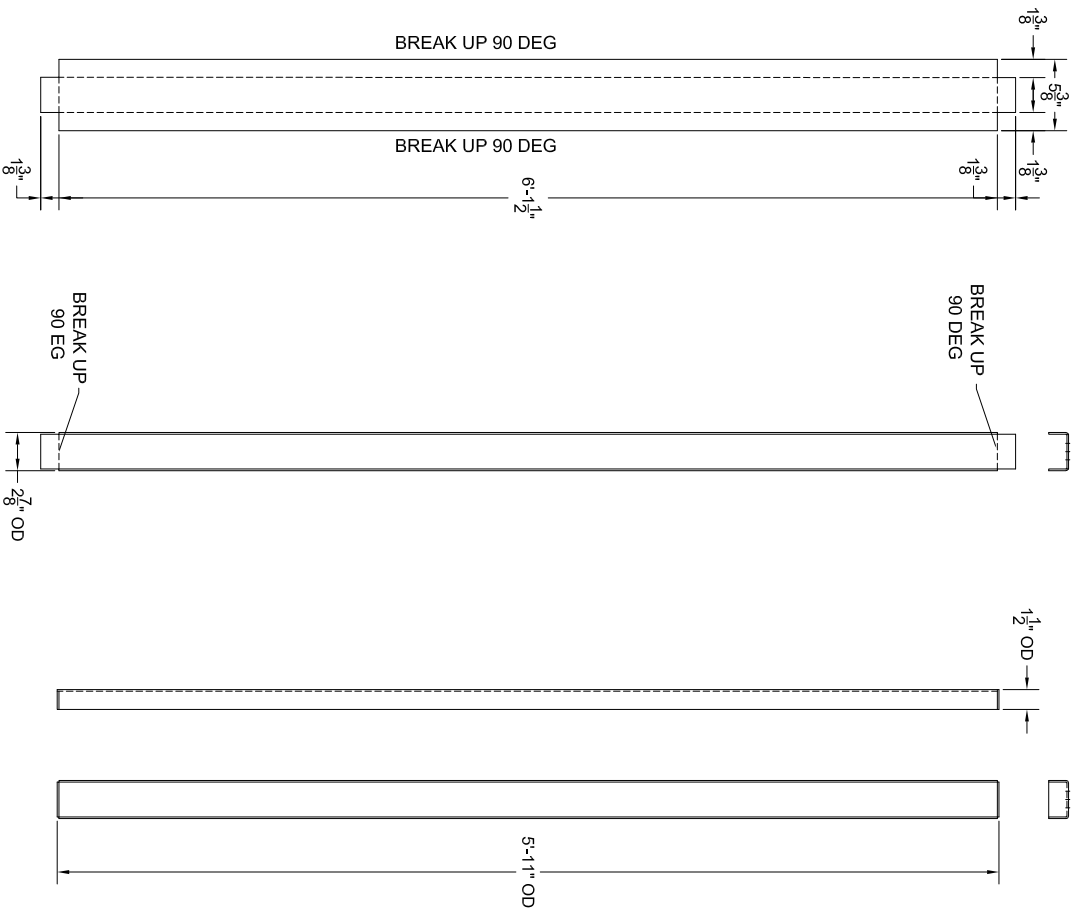
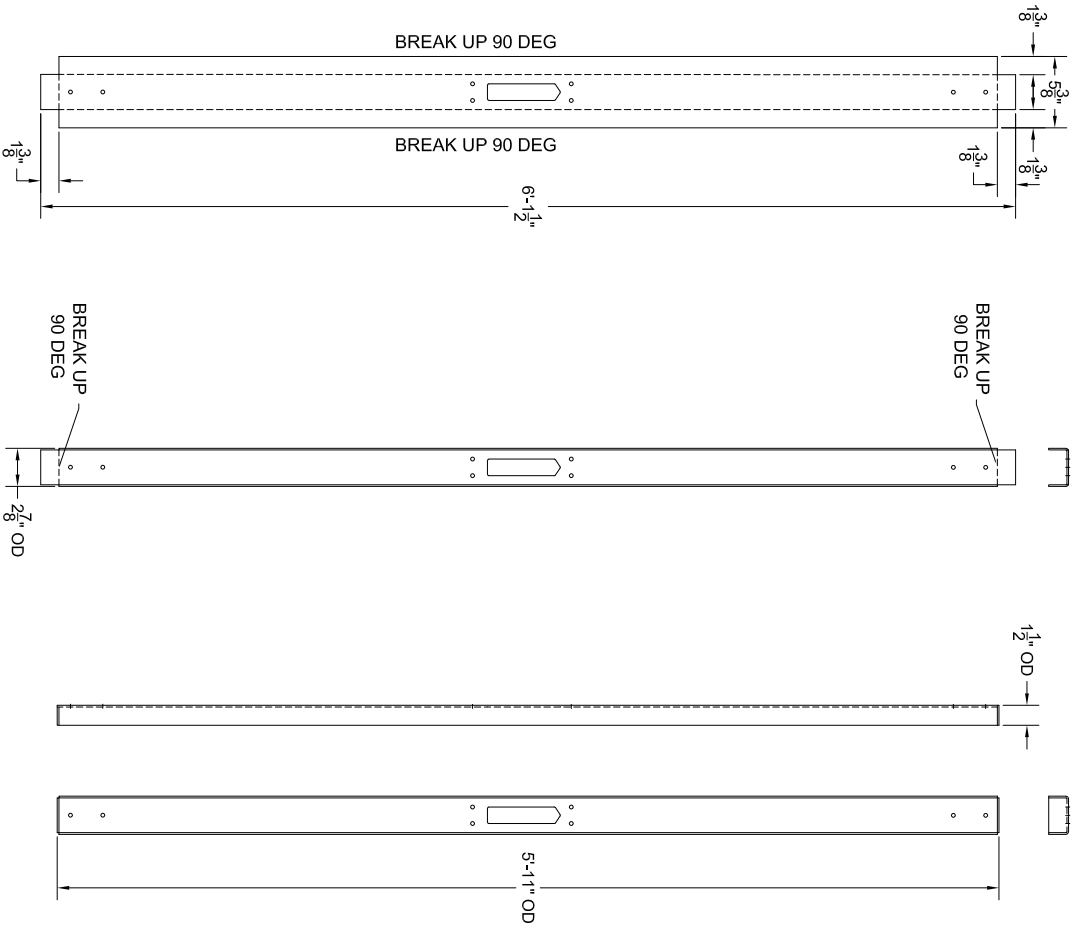


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TYPE: 3X5 EXTREME INT. SUPPORT DETAIL

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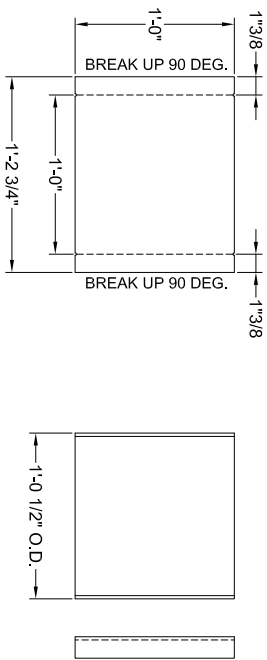
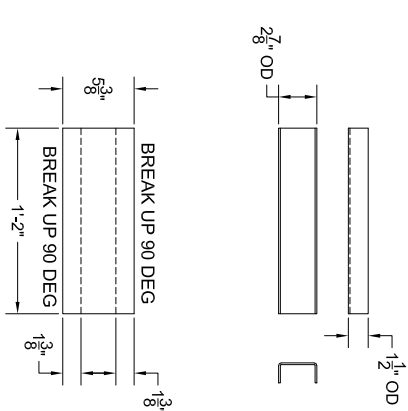
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Sheet Number



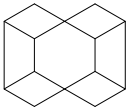
1 DOOR STIFFNER (A)
S8

2 DOOR STIFFNER (B)
S8



4 VENT SHROUD
S8

3 DOOR STIFFNER (C)
S8



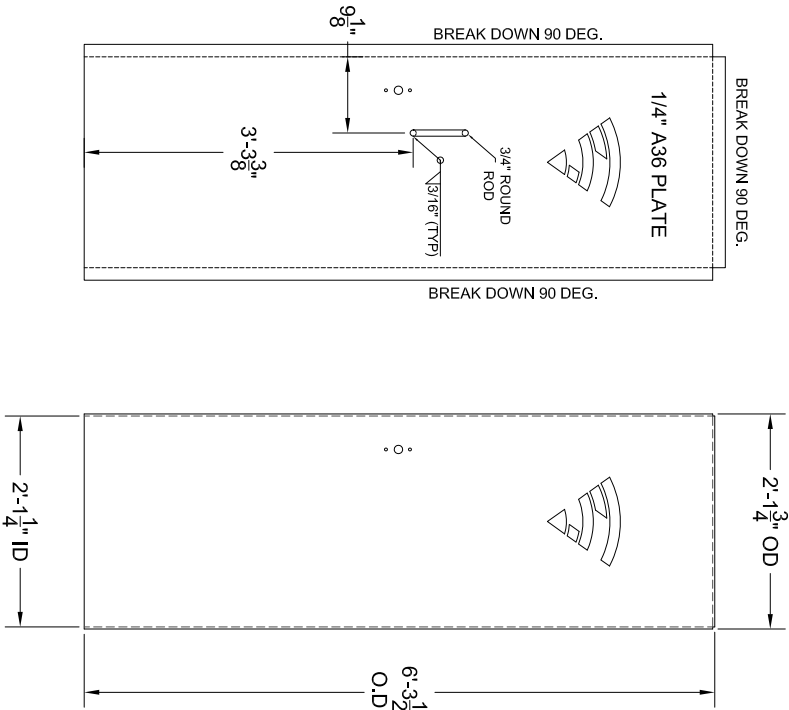
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RESIDENTIAL TORNADO SHELTER
TYPE: 3X5 EXTREME DOOR MEMBER DETAILS

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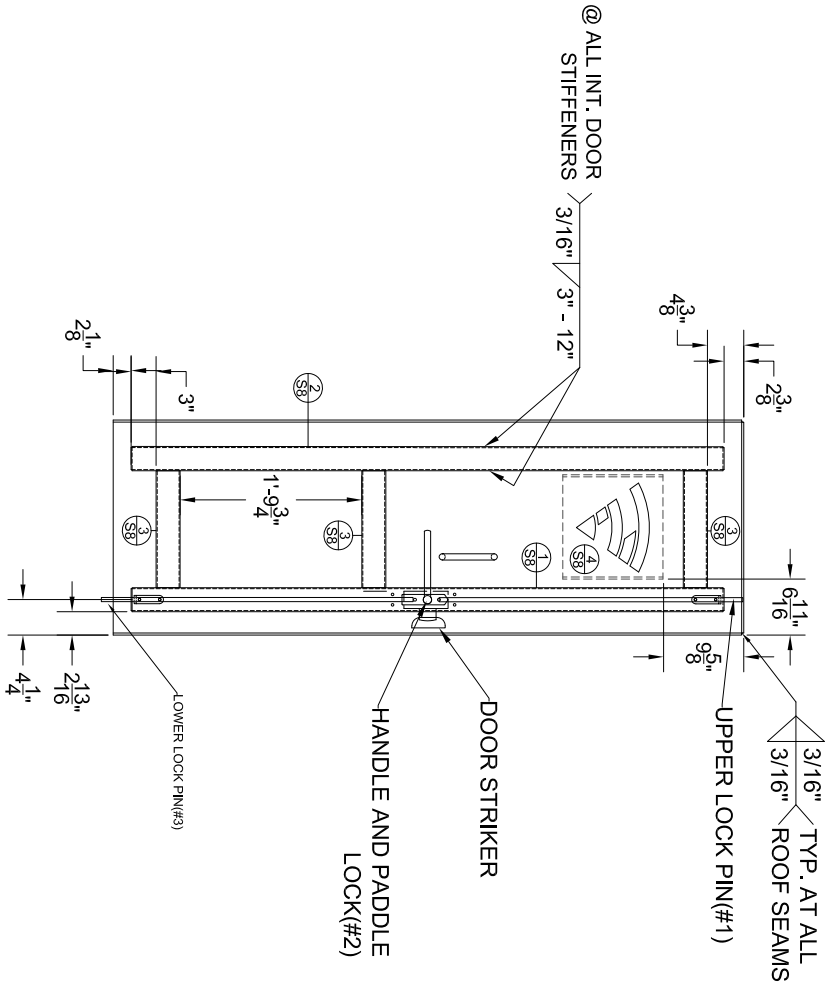
S8

Sheet Number

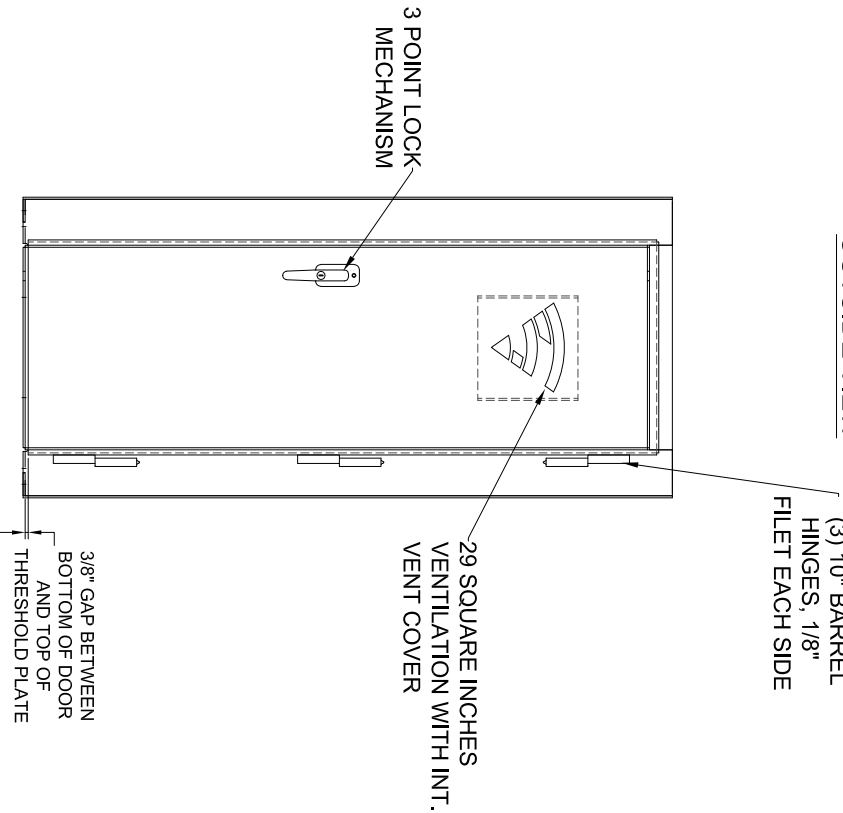
OUTSIDE VIEW



INSIDE VIEW

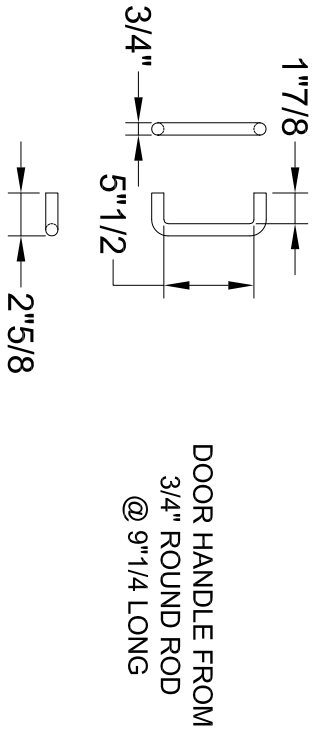


OUTSIDE VIEW



1 DOOR ASSEMBLY DETAIL

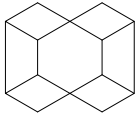
S9



DOOR HANDLE FROM
3/4" ROUND ROD
@ 9" 1/4" LONG

2 INSIDE DOOR HANDLE

S9 NTS

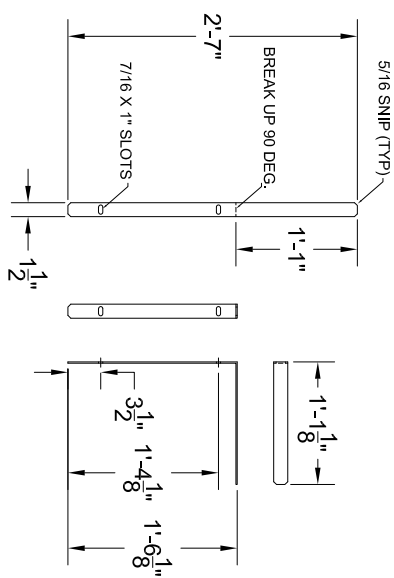


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RESIDENTIAL TORNADO SHELTER
TYPE: 3X5 EXTREME DOOR ASSEMBLY DETAIL

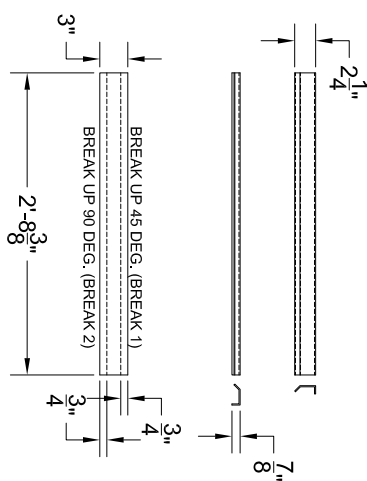
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REV #	

S9

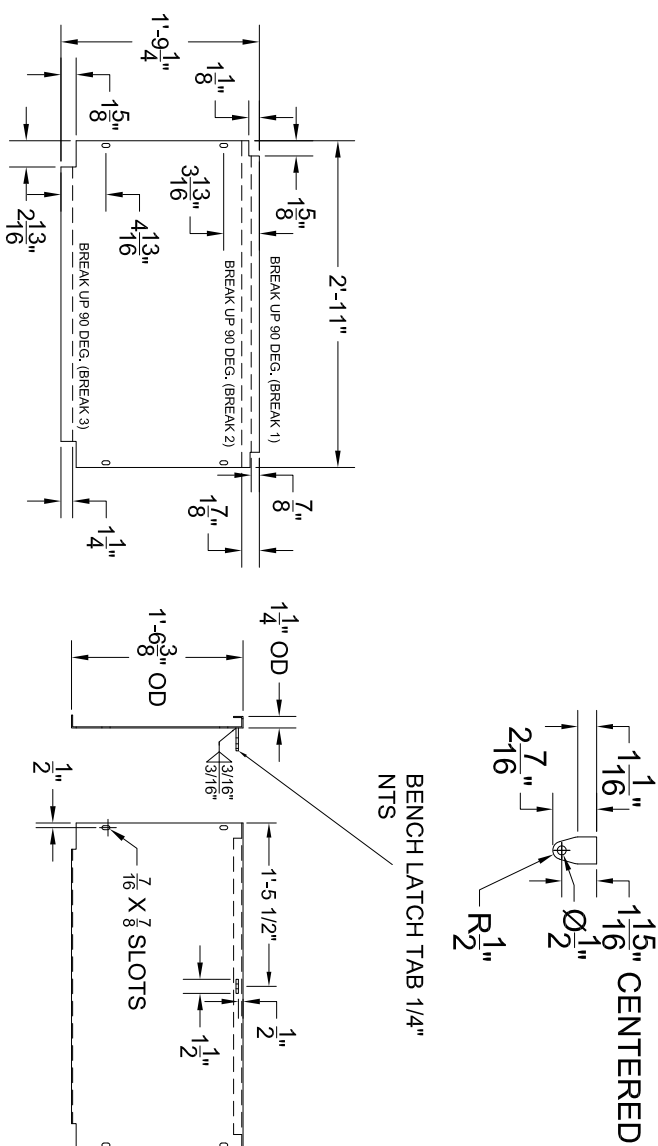
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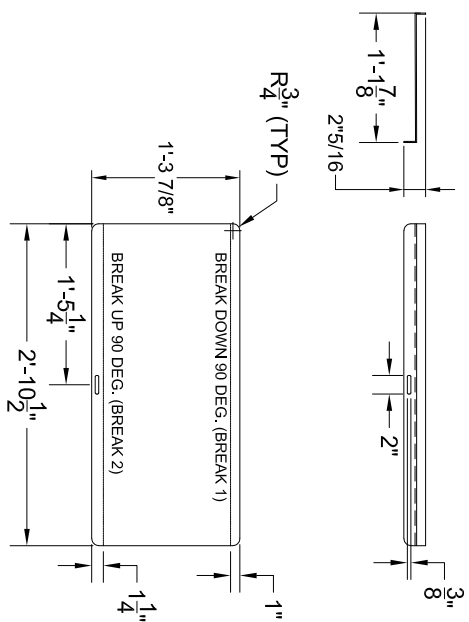
BENCH MOUNT (SIDES)
1
S10



2 BENCH MOUNT (REAR)
S10

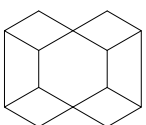
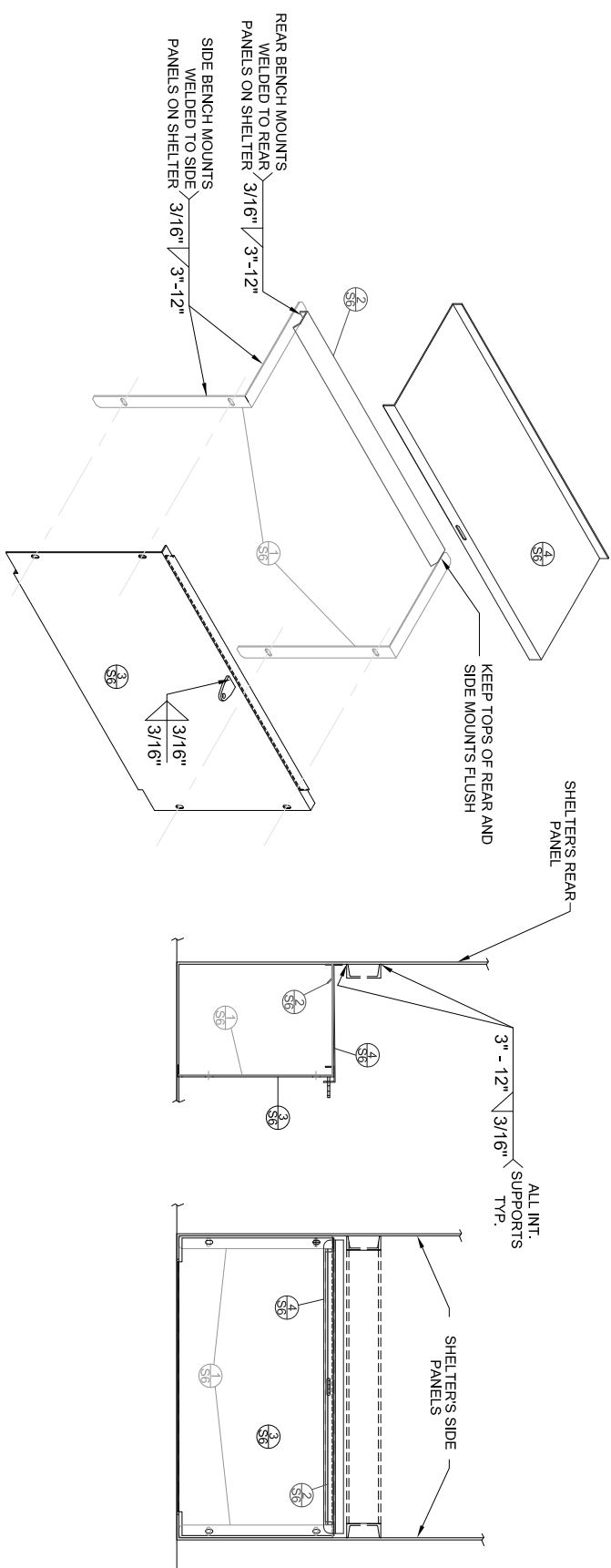


3 BENCH FRONT COVER PLATE
S10



4

BENCH TOP



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RESIDENTIAL TORNADO SHELTER
TYPE: 3X5 EXTREME BENCH DETAILS

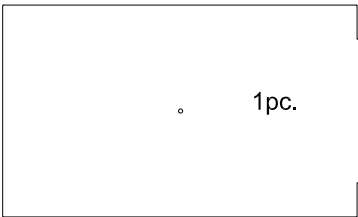
Defined By: MARK TINSLEY Checked By: Date Drawn: 8/16/2023				Project #:
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Sheet Number

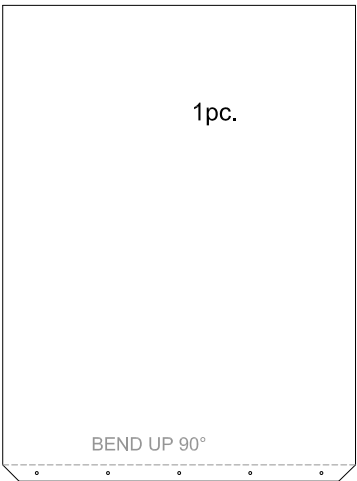
Sto

CUT PARTS
(ONLY IMPORT LAYER 0)

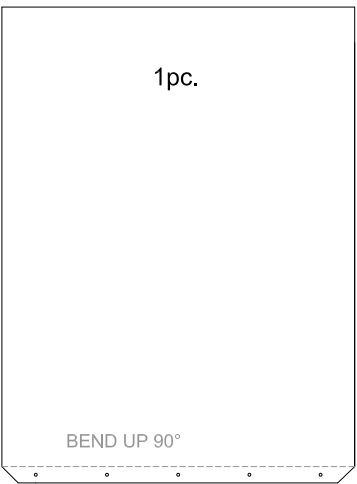
EX35ROOF



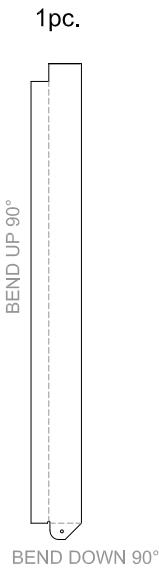
EX35C



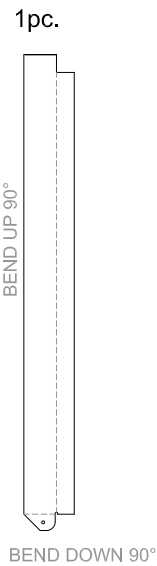
EX35A



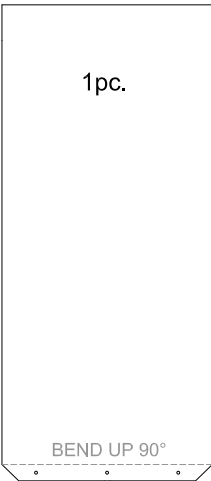
EX35D



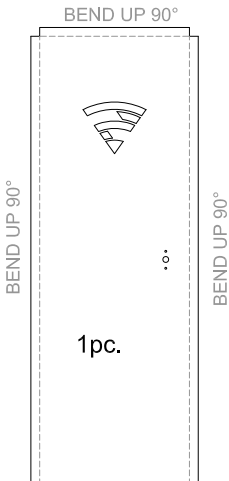
EX35E



EX35B



EX35DOOR



PART LOCATION PER PANEL

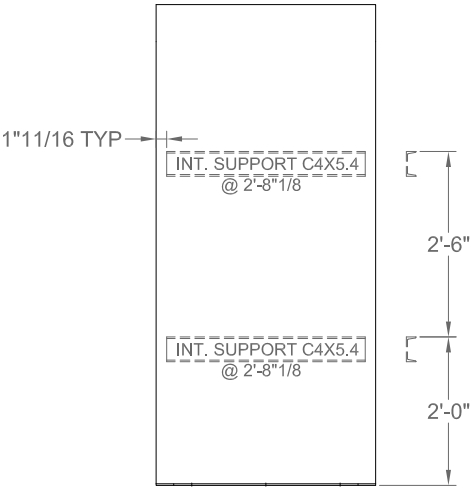
EX35A



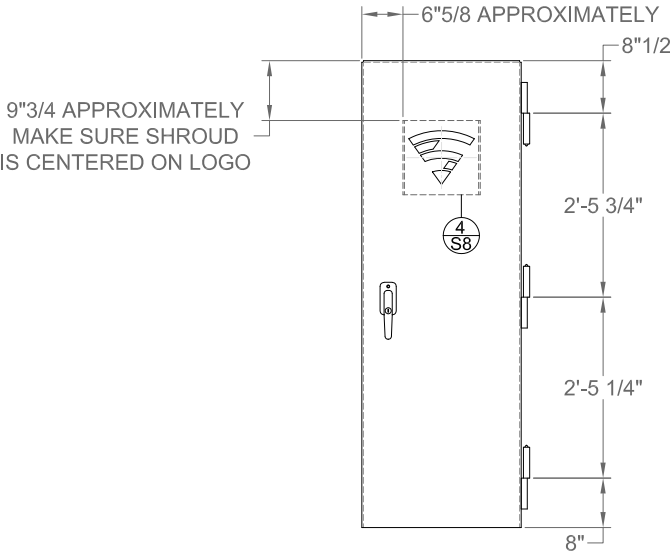
EX35C



EX35B



EX35DOOR



SHEET LIST

(3)-60X82X1/4 "

(1)-72X82X1/4 "

(1/3)-60X96X10GA

(1/2)-48X96X12GA

C4X5.4 CHANNEL

4 @ 59 1/4"

2 @ 32 1/8"

3/4" ROUND ROD

1 @ 9"1/4

MS25 PARTS

1pc.

1pc. 

1pc. 

1pc.

VENT SHROUD

1pc.

HEADER

1pc.

THRESH PLATE

MS10 PARTS

2pcs.

1

S10

BENCH MOUNT (SIDES)

1pc.

REAR BENCH FLANGE

1pc.

DOOR STIFFENERS

1pc.

BENCH MOUNT (SIDES) MULTI(SHEAR)

3pcs.

DOOR STIFFENERS

1pc.

BENCH MOUNT (SIDES) MULTI(SHEAR)

1pc.

BENCH MOUNT (SIDES) MULTI(SHEAR)

1pc.

BENCH MOUNT (SIDES) MULTI(SHEAR)

MS12 PARTS

BENCH COVER

1pc.

BENCH TOP

1pc.

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LIMITED LIFETIME WARRANTY

This product has been manufactured and tested to the highest quality standards by RedGuard Diversified Services, LLC, dba Survive-a-Storm Shelters (SAS). This warranty covers defects in material or workmanship for new products. This warranty extends to the original purchaser only and is nontransferable. Only consumers purchasing our products from authorized dealers, retailers, or resellers, or through our website may obtain coverage under our limited warranties.

We warrant this product against defects in material or workmanship as follows:

We will replace at no charge for parts only or, at its option, replace any product or part of the product that proves defective because of improper workmanship and/or material, under normal installation, use, service and maintenance. If we is unable to provide a replacement and repair is not practical or cannot be made in a timely fashion, we may elect to refund the purchase price in exchange for the return of the product.

This warranty is in effect for the lifetime of the product from the documented date of purchase as established by a written sales order or receipt. In order for this warranty to remain in-force after the first anniversary of purchase, purchaser must within 30 days of each anniversary of purchase, submit to manufacturer a minimum of five color photographs showing the exterior of the door, the stairway(s) if an underground safe room, the door hinges, the floor, and the sidewalls of the safe room. Purchaser should take special care to photograph any damage to the safe room so that the manufacturer may, at its sole and exclusive option, take steps to mitigate such damage.

Our warranty does not cover any problem that is caused by:

- A. Conditions, malfunctions, or damage not resulting from defects in materials or workmanship.
- B. Conditions, malfunctions, or damage resulting from normal wear and tear, improper installation, improper maintenance, misuse, abuse, negligence, accident, or alteration.
- C. Accessories, connected materials and products, or related products not manufactured by us.

We will only provide coverage under this warranty if proof of purchase can be established to its satisfaction through receipt or sales order. Defects in installation will be covered under this warranty only if the product is installed by the manufacturer or factory authorized installer. This warranty is void if, in the sole and exclusive assessment of the manufacture, the product has been altered or modified in such a way as to affect the structure or soundness of the product or if such alterations or modifications are found by manufacturer to have contributed to the failure of the product.

To obtain service under this warranty, please
contact us by writing at the following address:

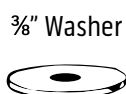
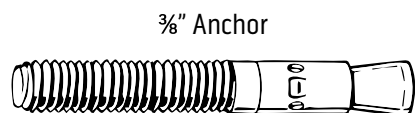
Warranty Claim
Survive-a-Storm
1207 Sunset Drive
Thomasville, GA 31792

In your claim, please provide a copy of the original proof of purchase including the address at which the product is situated. Provide your contact phone number along with e-mail address (if available), a written description of the problem, and photographs depicting the defect in materials or workmanship. You can expect to hear from a representative of our company within two weeks of receipt of your warranty claim.

Manufacturer specifically disclaims and will be held harmless for any incidental or consequential damages, including but not limited to, loss of use of the shelter and any injury or loss that may arise pursuant thereto.

Purchaser acknowledges receipt of this warranty at the time of purchase and agrees to be bound by the terms and conditions included herein. Any dispute arising from this Limited Lifetime Warranty shall be adjudicated in the County of THOMAS State of GEORGIA, USA. This warranty gives you specific legal rights, and you may also have other rights that vary from state to state. Our warranties do not affect any additional rights consumers have under laws in their jurisdictions governing the sale of consumer goods. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions in our warranty may not apply. You may be required by law to give us a reasonable opportunity to correct or cure any failure before you can bring any action in court against us under the Magnuson-Moss Warranty Act.

Assembly Hardware Included



3/8" Anchor, Washer, Nut Quantities

4x4	4x6	4x8	6x4	6x6	6x8	8x4	8x6
16	20	24	20	24	28	24	28

Tools Needed

Hammer
 Utility Knife
 9/16" Socket & Ratchet
 Torque Wrench
 3/8" Masonry Bit
 Hammer Drill

1 - Determine the location to install the shelter. The concrete slab it is to be installed on must be free of major cracks and defects that could compromise the foundation. It is imperative that the foundation meet the engineered specifications. The concrete used in the foundation must be a minimum of 2500 psi concrete. This is generally the minimum psi concrete available, and most concrete is 3000 psi plus by code. If there is doubt about the concrete, consult a local concrete company for testing. The minimum distance an anchor bolt can be from the edge of foundation is 4".

2 - Unbolt the shelter from the inside to remove it from the skid. With a pallet jack, forklift or tractor, place the shelter in its desired location. Notice the holes in the bottom interior flange of the shelter. After the shelter is in the desired location, use a hammerdrill with a 3/8" masonry bit to drill through the holes in the shelters bottom flange. Drill the holes to approximately 3 1/4" deep into the concrete. (Most hammer drills have a depth guide that can be set to a desired depth). Do not drill too deep. You do not want to drill completely through the concrete.

3 - Take the provided anchors, washers, and nuts and place one flat washer on each anchor and then thread the nut on until it is about flush with the top of anchor. Put the anchor into each of the holes and tap completely in with a hammer.

4 - Use a torque wrench and 9/16" socket to torque the anchors to 25 lbs/ft. After torquing all anchors, it is recommended to repeat the torque process a second time to ensure that all anchors are to 25 lbs/ft.

5 - Remove the lifting eyelet from the roof of the shelter and replace it with the provided 3/8" bolt and washer. This is done to eliminate leaking if the shelter is placed outside in the elements.





INSTALLER APPLICATION

Installers are persons, firms, corporations or partnerships who are engaged in the installation of safe rooms and who certify they install safe rooms in compliance with the Manufacturer's specifications, ICC/NSSA 500 Standard and the FEMA P-361 criteria in the design, manufacture, installation and inspection of Pre-manufactured Residential and/or Community/Commercial safe room produced.

Applicant Name: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

E-mail: _____ Web Address: _____

The information above will appear on the NSSA website once approved for membership

- 1A. **Installers:** Describe the safe room product(s) that you will be installing. Include the prevalent materials used in the process of the installation, whether it is an above-ground or below-ground and the sizes of the safe room(s) you will install. (*You may attach promotional brochures or copies of web pages*).

- 1B. **Installers:** Describe the types of end-users you are providing safe room(s), i.e., residential, "other" residential (small business), commercial or community. (*You may attach photographs and/or additional sheets describing products*).

2. Who referred or encouraged you to apply for membership with the NSSA?

3. I submit with this application a signed copy of a Producer Member Endorsement.
4. I submit with this application a signed commitment that I have received and reviewed a Producer Member's installation specifications.

5. I agree and understand the NSSA may implement quality assurance measures in order to monitor MEMBER'S compliance with the latest NSSA Standard, including but not limited to: (i) affixing of a safe room "seal" on all products sold; (ii) filing "Inspection Checklist" and "Certificate of Installation" for all safe room(s); (iii) maintaining record serial numbers; (iv) perform periodic review and independent inspection of safe room(s) products and materials; and (v) other means of assisting members in complying with the NSSA Standard and Bylaws.
6. I will install only the safe room(s) that meet or exceed the NSSA Standard and I will meet the highest standards for business practices. Copies of all marketing brochures and product warranties will be filed with NSSA.
7. I enclose a membership application processing deposit of \$175. I understand that this deposit will be applied to my NSSA membership dues when membership is approved. The deposit will be retained by NSSA until membership is approved.
8. I have read the NSSA Bylaws which include the *Code of Ethics* and agree to abide by them. I also agree to support the purpose and objectives of NSSA and uphold its principles of maintaining quality in the safe room/storm shelter industry.

Signature

Title

Company

Date

STATE OF _____

COUNTY OF _____

SUBSCRIBED BEFORE ME on this the _____ day of _____, the year of _____

Do certify with my hand and seal of office.

(SEAL)

Signature of Notary

Print Name





PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240509-12

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
MODIFICATION OF FEATHERSTONE "OUTLOT W" PLANNED UNIT
DEVELOPMENT AREA

WHEREAS, on May 9, 2024, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Featherstone 'Outlot W' Planned Unit Development area, on property described as follows:

LOTS 1 THROUGH 74 AND OUTLOT 'Z', FEATHERSTONE TOWNHOMES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 7.97 ACRES (347,253 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AND;

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to modify the Featherstone 'Outlot W' Planned Unit Development.

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 May 9, 2024, among other proceedings the above was adopted.

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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				

Vore				
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Karen Keeran, Commission Chair