

**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/82621258576>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
DECEMBER 12, 2024**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on December 12, 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. October 2, 2024 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-241212-31 - Resolution recommended approval of the 8295 NE Santiago Drive Plat of Survey located in unincorporated Polk County within two miles of Bondurant's city limits.
 - b. Resolution PZ-241212-32 - Resolution regarding recommended approval of the Plat of Survey creating Parcel '2024-191' in unincorporated Polk County within two miles of Bondurant's city limits.
 - c. Resolution PZ-241212-33 - Resolution considering recommended approval of the site plan for Shiloh Rose Business Park Phase 2.
7. Discussion Items -
 - a. Zoning Code Rewrite
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Council Liaison
 - c. City Administrator
 - d. City Staff
9. Adjournment

City of Bondurant

Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: October 2, 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), Brian Clayton, Ethan Pitt, Jesse Torres, Jason Vore

Members Absent: Kristin Brostrom

City Official & Staff Present: Isaac Pezley, Maggie Murray

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the October 2, 2024, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the September 12, 2024, meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

7. Discussion Items –

a. Zoning Code Kickoff

Chris Shires, Confluence, introduced himself and gave the Commission an overview of the Zoning Code Kickoff session. Shires shared a PowerPoint with the Commission and outlined the goals and process of the Zoning Code rewrite process.

Shires outlined the current zoning districts and discussed the possibility of simplifying the districts. Farver stated he wanted to see more fluidity in parking requirements across districts. Shires and the Commission had additional conversation about parking requirements. Clayton asked about including a sunset date for PUDs that are not immediately developed. Shires encouraged putting requirements in zoning districts to discourage the use of PUDs. Shires stated PUD could be used to require architectural standards for residential subdivisions.

Shires recommended stair stepping uses for zoning districts, especially residential districts. Shires stated this would include rewriting lot widths. Clayton disagreed with reducing lot width requirements in R-1 districts. Clayton was concerned with houses being built right on top of each other if lot width requirements are reduced. Commission continued this discussion on lot width requirement, square footage requirements and separation of residential development. Commission discussed the need for different types of housing and discussed separation of residential development types. Pezley asked the Commission if they would be interested in eliminating square footage requirements and instead enforcing density requirements. This may lead to mixing of lot sizes and houses sizes. The Commission has discussion about this suggestion and was ultimately split.

Shires stated the basement ordinance should be altered to not reference storm shelter as basements are not considered storm shelter. Shires stated if that is the intent would the Commission be interested in creating a separate portion talking about storm shelters. Clayton expressed his displeasure with the storm shelter that had been presented to the Commission. Clayton was in favor of requiring basements instead of storm shelters. Mains stated it is not just about storm shelter but also allowing for additional storage area for residents. Keeran and Murray stated there needs to be something requiring storm shelter for multi-residential buildings. There was conversation about requiring basements for townhome and multi-family developments. Shires acknowledged requiring basements for townhomes would eliminate the majority of townhome designs.

Shires brought up concern with the current restrictions for drive-thrus. The Commission discussed the topic and ultimately indicated they were okay with allowing them with some restrictions to protect residential neighborhoods that abut commercial districts.

Commission discussed architectural design standards and if any of the current code should be amended. Shires stated the trick is keeping it strict enough to create a look the Commission and Council is happy with without being so strict it will negatively impact local mom-and-pop shops. Commission moved on to discuss sheds, accessory structures and required setbacks.

Commission discusses fence regulations and allowing 6-foot tall fences in the street side yard. The Commission agreed they were okay with allowing 6' tall fences in the street side yard with some sort of setback requirement. Shires stated he would look

more into this and bring something back.

Shires started talking about accessory dwelling units and defined the different types of ADUs and different requirements that often come with ADUs. Murray stated the City is not ready to start allowing these until the City has a rental inspection program. Commission and staff agreed it would be a good idea to have a section drafted and then saved until the City was ready to move forward. Commission discussed ADUs and expressed concern about ensuring parking requirements were met.

Shires had a brief statement regarding in-home daycares and home occupations. Commission had brief comments, Shires stated he would draft something and bring it back.

Shires stated they have a pretty standard ordinance for renewable energy sources. Shires and the Commission discussed different requirements and allowing residential-style renewable energy systems and larger commercial-grade renewable energy systems. Shires asked the Commission if there were other subjects anyone wanted to discuss. Clayton asked about utility easements through front yards, Shires stated he could draft something. Commission discussed issues with utility companies failing to replace sod after performing work, Shires stated this is hard to write in and enforce.

Shires provided the Commission with a brief overview of how the sign code will be overhauled. Shires asked if the Commission wanted to keep prohibiting pole signs, Keeran asked about pole signs along the interstate. Shires stated an easy solution is allowing monument signs to be taller, Commission agreed this was a good solution. Shires talked about additional sign regulations.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – Absent.

Clayton – None.

Mains – none.

Pitt – none.

Torres – None.

Vore – None.

Commission Chair – None.

b. Community Development Director – It is National Planning Month, thanked Commission members for serving and their role in community planning.

- c. City Planner – none.
- d. City Administrator – Absent
- e. City County Liaison – None.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 8:10.



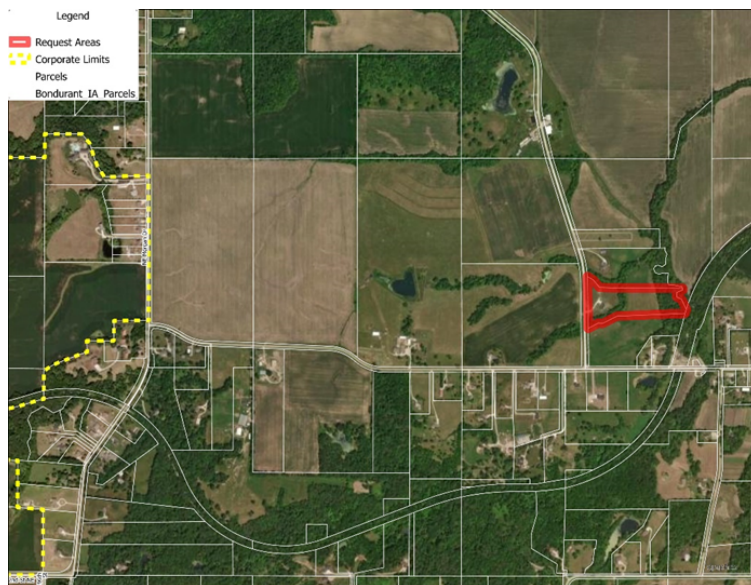
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 12/12/2024
Resolution

TITLE: Resolution PZ-241212-31 - Resolution recommended approval of the 8295 NE Santiago Drive Plat of Survey located in unincorporated Polk County within two miles of Bondurant's city limits.

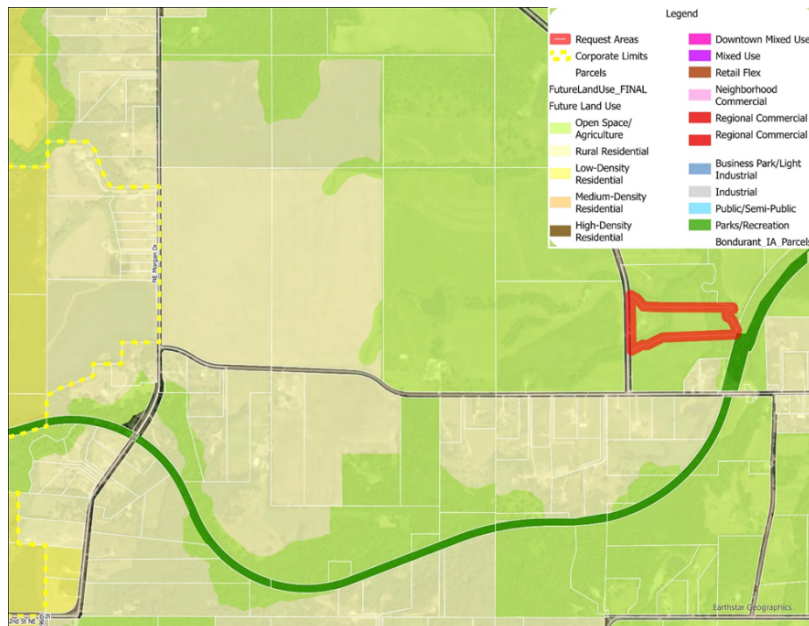
CONTACT PERSON:

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 east of the Bondurant's corporate limit, and south of the property located at 8295 NE Santiago Drive. The subject property is currently used for residential use. The proposed Plat of Survey will create a new lot the property owners plan to dig a pond on. The new parcel will then be lot-tied together with the residential property. The area in red shows the location of the proposed Plat of Survey.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial, Medium-Density Residential and Low-Density

Residential. The map below shows the property outlined in red on the Future Land Use Map.



Comments from City Officials: The following City departments were notified of the submitted site plan: City Engineering – no additional review comments. Public Works – no additional review comments. 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-241212-31.
2. Recommended approval of RESOLUTION NO. PZ-241212-31, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-241212-31.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Plat of Survey
2. RES. PZ-241212-31

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

PLAT OF SURVEY

(SHEET 1 OF 2)

Line Table (M)		
Line #	Direction	Length
L1	S15° 31' 44"E	20.65'
L2	S67° 05' 30"W	87.11'
L3	S5° 03' 49"E	56.21'
L4	S63° 15' 42"E	68.26'
L5	S24° 57' 09"E	137.49'
L6	N62° 54' 48"E	200.67'
L7	S85° 40' 27"E	55.03'
L8	N62° 19' 50"E	148.41'

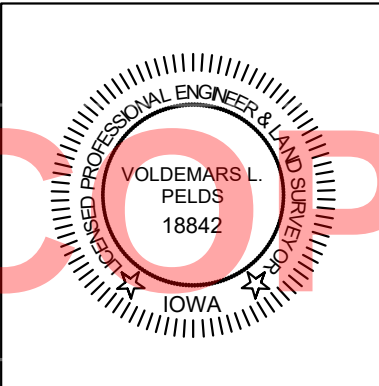
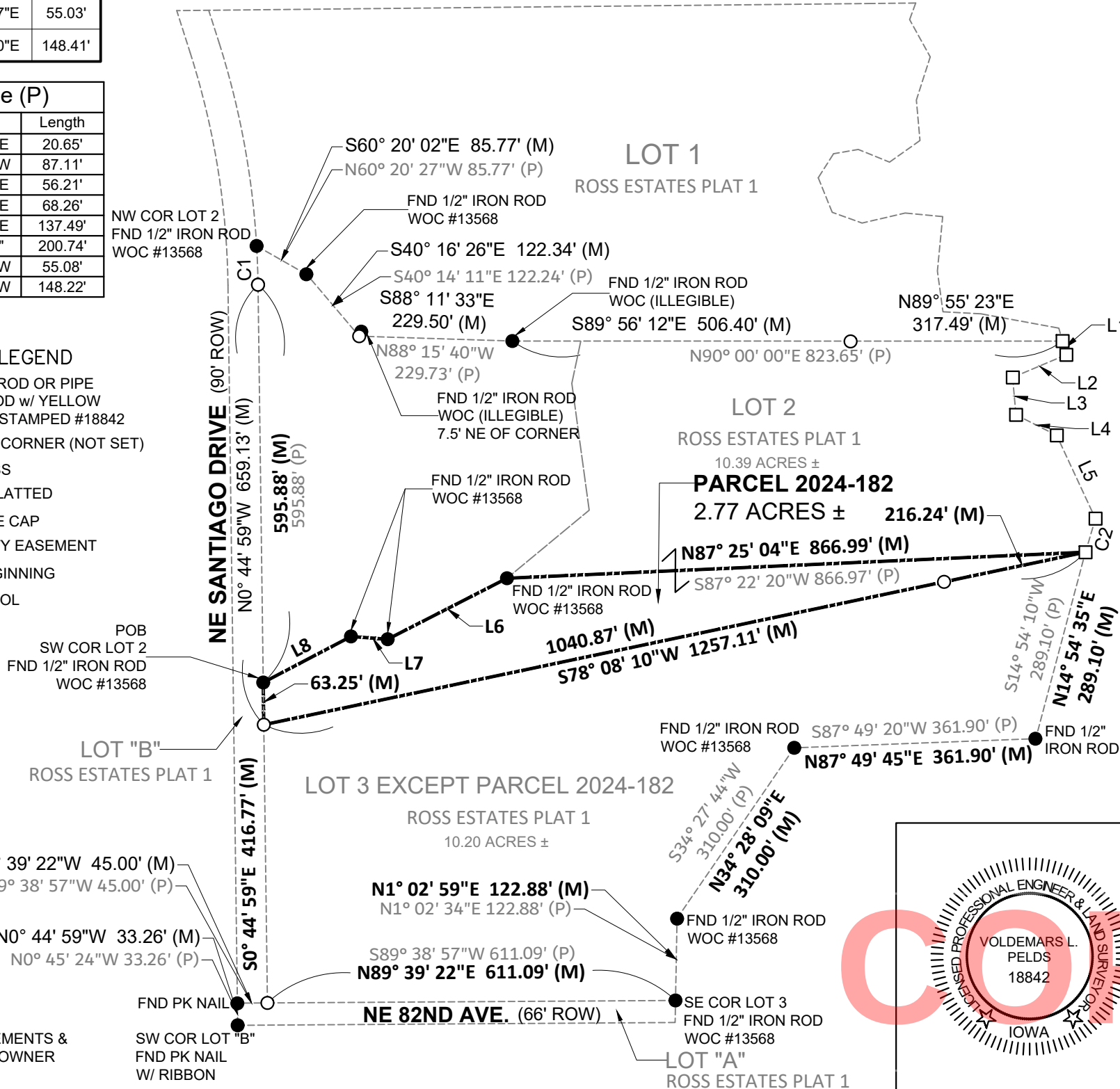
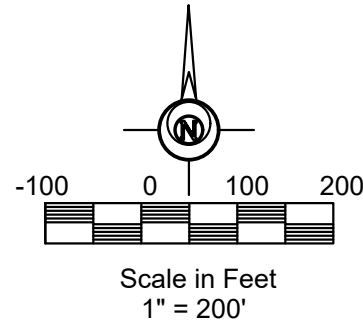
Line Table (P)		
Line #	Direction	Length
L1	S15°32'09"E	20.65'
L2	S67°05'05"W	87.11'
L3	S05°04'14"E	56.21'
L4	S63°16'07"E	68.26'
L5	S24°57'34"E	137.49'
L6	S62°54'59"	200.74'
L7	N85°36'05"W	55.08'
L8	S62°24'08"W	148.22'

- SYMBOLS LEGEND**
- FOUND IRON ROD OR PIPE
 - SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
 - CALCULATED CORNER (NOT SET)
 - ± MORE OR LESS
 - (M)/(P) MEASURED/PLATTED
 - WOC WITH ORANGE CAP
 - PUE PUBLIC UTILITY EASEMENT
 - POB POINT OF BEGINNING
 - ↖ LOT TIE SYMBOL

NOTE:
SEE SHEET 2 FOR EASEMENTS & ADJOINING PROPERTY OWNER INFORMATION

Curve Table (M)						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction	Tangent
C1	58.12'	1243.37'	2°40'41"	58.11'	N2° 05' 24"W	29.06'
C2	52.60'	2043.06'	1°28'31"	52.60'	N16° 31' 38"E	26.30'

Curve Table (P)						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction	Tangent
C1	58.11'	1242.10'	02°40'50"	58.11'	N02° 05' 49"E	29.06'
C2	52.60'	2043.06'	01°28'30"	52.60'	S16°31'13"W	26.30'



DATE OF SURVEY:

09.04.2024

RECORD INDEX:

LOCATION:

ROSS ESTATES PLAT 1

REQUESTOR/PROPRIETOR(S):

BRIAN J. & MEGAN N. PHILLIPS

PROPRIETOR/SITE ADDRESS:

8295 NE SANTIAGO DRIVE
BONDURANT, IA 50035

SURVEYOR:

VOLDEMARS PELDS

COMPANY:

PELDS DESIGN SERVICES

RETURN TO:

2323 DIXON STREET
DES MOINES, IA 50316

LEGAL DESCRIPTION:

PARCEL 2024-182

A part of Lot 2 and Lot 3, Ross Estates Plat 1, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County Iowa, is more particularly described as follows:

BEGINNING at the Southwest Corner of Said Lot 2; THENCE North 62°19'50" East, a distance of 148.81 feet along the South line of said Lot 2; THENCE South 85°40'27" East, a distance of 55.03 feet along the South Line of said Lot 2; THENCE North 62°54'48" East, a distance of 200.67 feet along the South line of said Lot 2; THENCE North 87°25'04" East, a distance of 866.99 feet along the South line of said Lot 2 to the East line of said Lot 2; THENCE South 78°08'10" West, a distance of 216.24 feet; THENCE South 78°08'10" West, a distance of 1040.87 feet to the West line of said Lot 3; THENCE North 0°44'59" West, a distance of 63.25 feet to the POINT OF BEGINNING.

Containing 2.77 acres, more or less.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE

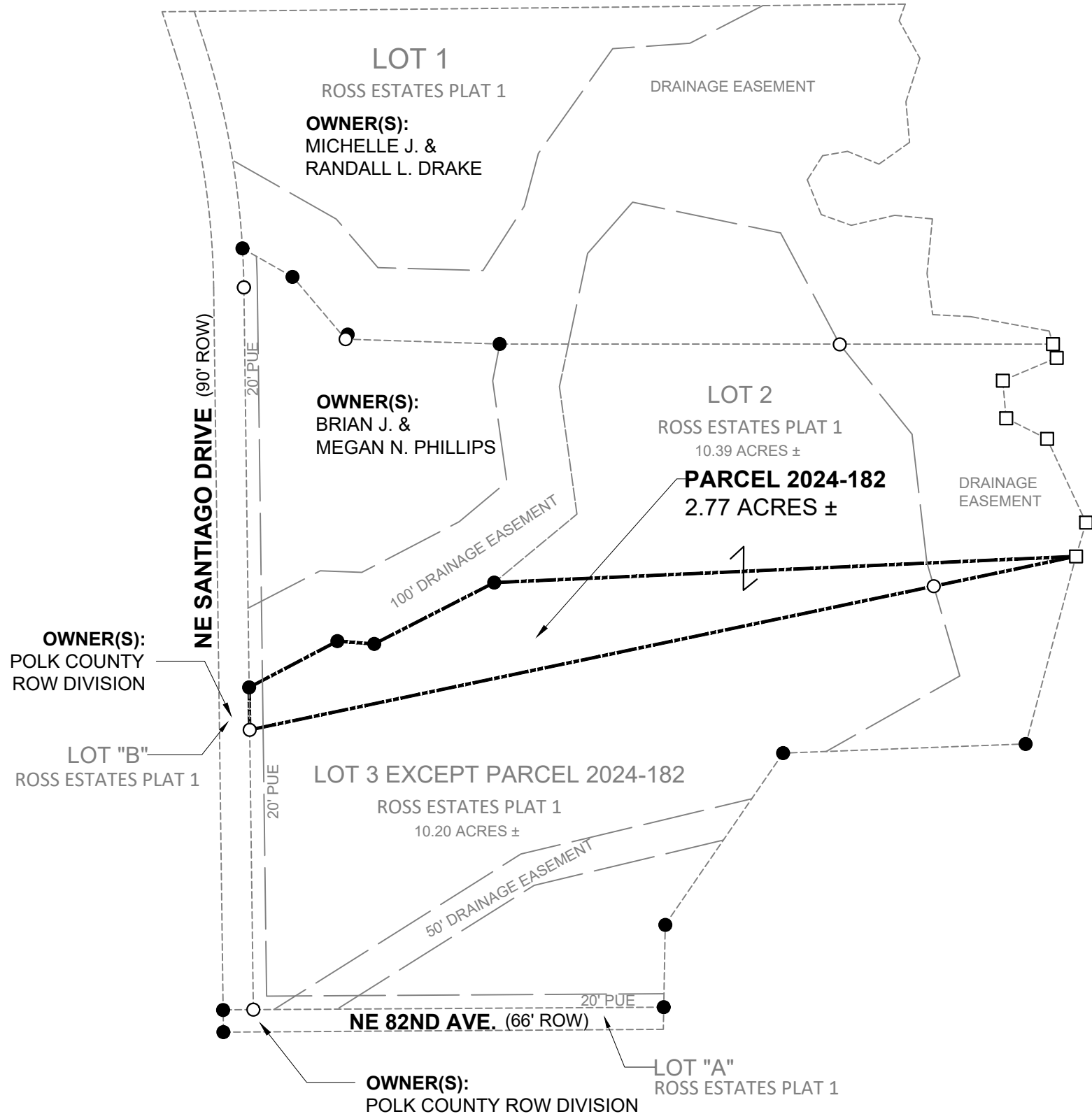
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

Architecture Engineering Surveying			
2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 8196			
PLAT OF SURVEY PARCEL 2024-182			
8295 NE SANTIAGO DRIVE			
BONDURANT IA , 50315			
Drawn by:	Check by:	Scale:	Sheet:
-----	A. BRADFIELD	1" = 200'	10.25.2024
Project:	23-129	4026 NE Santiago Dr., Bondurant, Iowa	23-129
			POS SHT 1

PLAT OF SURVEY

(SHEET 2 OF 2)



NOTE:
ORIENTATION OF THIS BEARING
SYSTEM IS IOWA STATE PLANE
SOUTH (NAD 83)
THIS SURVEY WAS PERFORMED
USING THE IOWA RTN NETWORK.

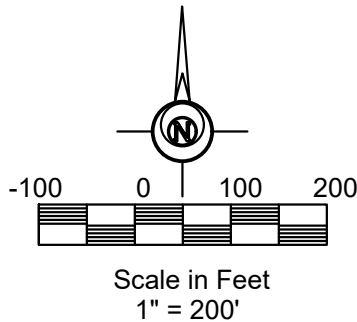
NOTE:
This survey was performed
without the benefit of a Title
Opinion, therefore all existing
easements may not be shown.

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY
PELDS DESIGN SERVICES (P.D.S.) FOR USE
ON THIS PROJECT IN ACCORDANCE WITH
P.D.S.'s AGREEMENT FOR PROFESSIONAL
SERVICES. P.D.S. ASSUMES NO
RESPONSIBILITY OR LIABILITY
(CONSEQUENTIAL OR OTHERWISE) FOR ANY
USE OF THESE DRAWINGS (OR ANY PART
THEREOF) EXCEPT IN ACCORDANCE WITH
THE TERMS OF SAID AGREEMENT.

NOTE:
THE EASEMENTS ARE EXISTING AND
ARE SHOWN ON FINAL PLAT OF
ROSS ESTATES PLAT 1 RECORDED IN
BOOK 17031 PAGES 755-767 IN THE
OFFICE OF THE POLK COUNTY
RECORDER.

SYMBOLS LEGEND

- FOUND IRON ROD OR PIPE
- SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
- CALCULATED CORNER (NOT SET)
- ± MORE OR LESS
- (M)/(P) MEASURED/PLATTED
- WOC WITH ORANGE CAP
- PUE PUBLIC UTILITY EASEMENT
- POB POINT OF BEGINNING
- ↪ LOT TIE SYMBOL



**ELDS DESIGN SERVICES**

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

PLAT OF SURVEY PARCEL 2024-182
8295 NE SANTIAGO DRIVE
BONDURANT IA , 50315

DATE	BY	DATE	BY
2024-10-25	A. BRADFIELD	2024-10-25	23-129

POS SHT 2

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-241212-31

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE 8295 NE
SANTIAGO DRIVE PLAT OF SURVEY IN UNINCORPORATED POLK COUNTY
WITHIN TWO MILES OF BONDURANT'S CITY LIMITS.

WHEREAS, Pelds Design Services, has submitted a plat of survey on the behalf of Brian & Megan Phillips to create Parcels '2024-182' out of 8295 NE Santiago Drive located in rural Polk County and further described as follows:

A PART OF LOT 2 AND LOT 3, ROSS ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 62°19'50" EAST, A DISTANCE OF 148.81 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°40'27" EAST, A DISTANCE OF 55.03 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 62°54'48" EAST, A DISTANCE OF 200.67 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 87°25'04" EAST, A DISTANCE OF 866.99 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 78°08'10" WEST, A DISTANCE OF 216.24 FEET; THENCE SOUTH 78°08'10" WEST, A DISTANCE OF 1040.87 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 0°44'59" WEST, A DISTANCE OF 63.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.77 ACRES, MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plat 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 December 12, 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**

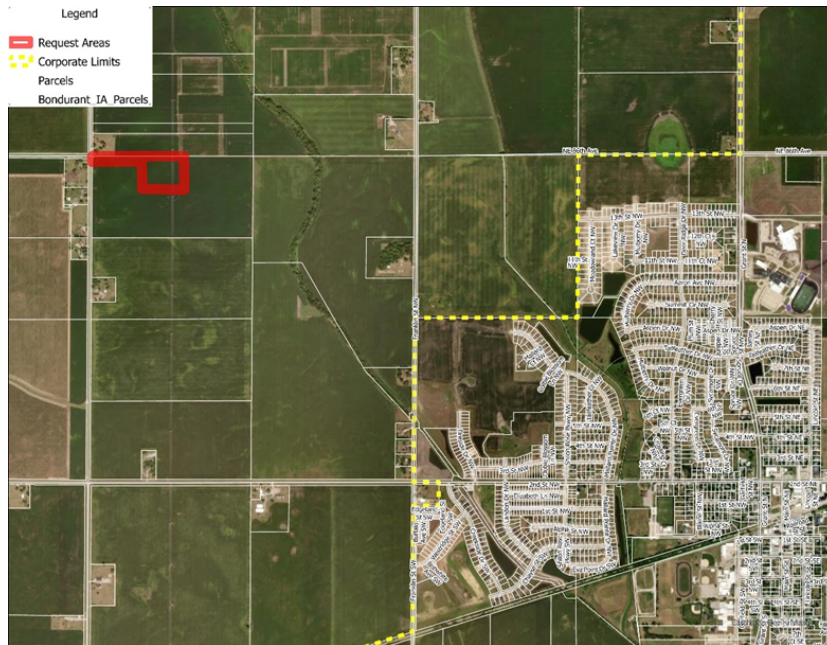
Item No. 6.b.
For Meeting of 12/12/2024
Resolution

TITLE: Resolution PZ-241212-32 - Resolution regarding recommended approval of the Plat of Survey creating Parcel '2024-191' in unincorporated Polk County within two miles of Bondurant's city limits.

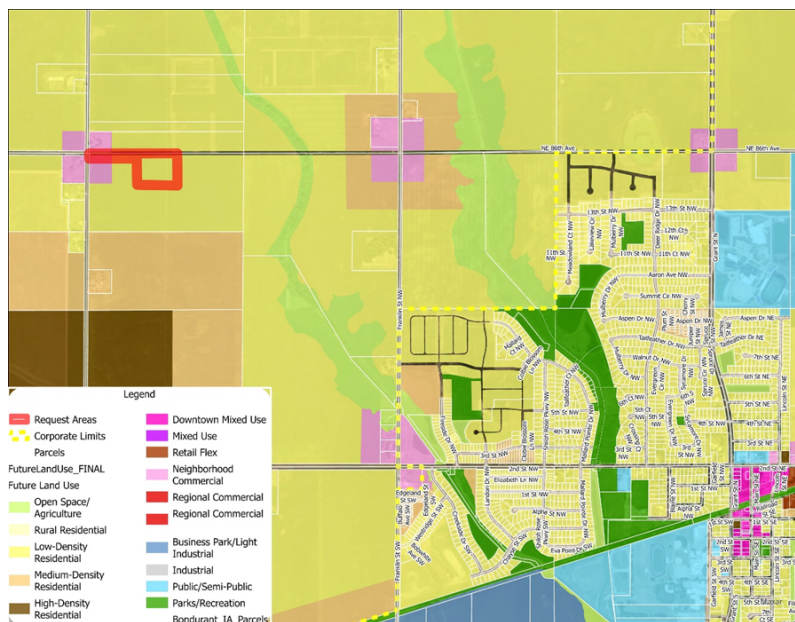
CONTACT PERSON:

Isaac Pezley, City Planner

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 west of the Bondurant's corporate limit the intersection of NE 56th Street and NE 86th Avenue. The subject property is currently used for agricultural use. The property is currently owned by the Robert K. White and Dorothy J. White Revocable Trust, however MidAmerican Energy is requesting the Plat of Survey. The newly created 'Parcel 2024-191' would be purchased by MidAmerican for future use. The area in red shows the location of the proposed Plat of Survey.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Low-Density Residential. The map below shows the property outlined in red on the Future Land Use Map.



Comments from City Officials: The following City departments were notified of the submitted plat of survey: City Engineering – plat of survey to be updated to include the following note, as this land is situated along an arterial street identified in the 2024-adopted Major Streets Master Plan: If annexed into the City of Bondurant, a 50' half right-of-way (easement or fee title) along NE 56th Street shall be provided. Additionally, acknowledgement that the City's Major Streets Master Plan calls for a future east/west

street generally in this area, but that the anticipated route of this future east/west street will be north of this current parcel proposed for splitting, so no need to include language related to this future east/west street on this plat of survey. Public Works – no review comments. Emergency Services – no review comments.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-241212-32.
2. Recommended approval of RESOLUTION NO. PZ-241212-32, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-241212-32.
4. Table pending additional information.

Staff recommends approval of the attached RESOLUTION NO. PZ-241212-32, which includes the following condition: that the plat of survey shall be updated to include the following language: If annexed into the City of Bondurant, a 50' half right-of-way (easement or fee title) along NE 56th Street shall be provided.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-241212-32
2. Plat of Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-241212-32

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF
SURVEY CREATING PARCEL '2024-191' IN UNINCORPORATED POLK COUNTY
WITHIN TWO MILES OF BONDURANT'S CITY LIMITS.

WHEREAS, Civil Engineering Consultants, Inc., has submitted a plat of survey on the behalf of MidAmerican Energy to create Parcels '2024-191' located in rural Polk County and further described as follows:

A PARCEL OF LAND IN THE N ½, NW ¼ OF SECTION 26, T-80N, R-23W OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 26; THENCE S89°58'09"E, 1393.00 FEET ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 26 TO A POINT; THENCE S00°10'07"W, 555.00 FEET TO A POINT; THENCE N89°58'09"W, 716.00 FEET TO A POINT; THENCE N00°10'07"E, 455.00 FEET TO A POINT; THENCE N89°58'09"W, 677.13 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE N00°14'36"E, 100.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.68 ACRES, MORE OR LESS, WHICH INCLUDES 0.08 ACRE, MORE OR LESS, OF EXISTING ROAD EASEMENT.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plat of Survey, subject to the following Subdivision Code condition of approval:

1. That the plat of survey shall be updated to include the following language: If annexed into the City of Bondurant, a 50' half right-of-way (easement or fee title) along NE 56th Street shall be provided.

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 December 12, 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

Q:\E-FILES\9000\E9261\C3D Drawings\POS\E9261 POS.dwg, 11/8/2024 10:22:12 AM, mdoatalik, 1:1

PLAT OF SURVEY
PARCEL 2024-191
OF
N 1/2, NW 1/4, SECTION 26-80-23
POLK COUNTY, IOWA

PARCEL 2024-191 LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE N 1/2, NW 1/4 OF SECTION 26, T-80N, R-23W OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 26; THENCE S89°58'09"E, 1393.00 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 26 TO A POINT; THENCE S00°10'07"W, 555.00 FEET TO A POINT; THENCE N89°58'09"W, 716.00 FEET TO A POINT; THENCE N00°10'07"E, 455.00 FEET TO A POINT; THENCE N89°58'09"W, 677.13 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE N00°14'36"E, 100.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.68 ACRES, MORE OR LESS, WHICH INCLUDES 0.08 ACRE, MORE OR LESS, OF EXISTING ROAD EASEMENT.

NOTE:

THE REMAINING DEVELOPMENT ON THE RESIDUAL PARCEL OF THIS SURVEY SHALL BE FOR OPEN SPACE USE ONLY AS PROVIDED FOR IN TABLE 4.2 (USES IN OPEN SPACE) OF THE POLK COUNTY ZONING ORDINANCE. THE AGRICULTURAL USE MAY CONSIST OF NOT MORE THAN 4.11 ACRES (178,940 SQUARE FEET) OF DEVELOPED AREA. THE REMAINING 62.07 AC. (2,703,836 SQUARE FEET) OF THE RESIDUAL PARCEL SHALL BE MAINTAINED AS PERMANENT OPEN SPACE UNTIL SUCH TIME AS SAID PARCEL IS REZONED. AS PARCEL 2024-191 OF THIS SURVEY WAS RECORDED AS A RURAL SURVEY AND WAS THUS EXEMPTED FROM PROVIDING THE REQUIRED OPEN SPACE, EXCEPT FOR 6.78 AC. (295,437 SQUARE FEET) WITHIN ITS BOUNDARIES.

OWNERS CERTIFICATION:

AS OWNER OF ALL LAND IN THIS SURVEY, I HEREBY AGREE TO A RESTRICTION OF THE DEVELOPMENT POTENTIAL ON THE RESIDUAL PARCEL, IN FAVOR OF POLK COUNTY AS INDICATED IN THE NOTE SHOWN ON THE RESIDUAL PARCEL.

ROBERT K. WHITE _____ DATE _____

DOROTHY J. WHITE _____ DATE _____

N 1/2, NW 1/4 26-80-23 OPEN SPACE

TOTAL AREA	3,469,349 S.F.	79.64 AC.
ROAD EASEMENT	46,451 S.F.	1.06 AC.
NET AREA	3,422,898 S.F.	78.58 AC.

MIN. REQUIRED OPEN SPACE	3,080,608 S.F.	70.72 AC.	(90.0%)
MAX. ALLOWABLE BUILDABLE AREA	342,290 S.F.	7.86 AC.	(10.0%)

MAX. PARCEL 2024-191 BUILDABLE AREA	163,350 S.F.	3.75 AC.
MAX. RESIDUAL PARCEL BUILDABLE AREA	178,940 S.F.	4.11 AC.
MIN. RESIDUAL PARCEL OPEN SPACE*	2,785,171 S.F.	63.94 AC.

*NOTES: -THE RESIDUAL PARCEL MAY BE SPLIT WITHOUT REZONING.
-THE BUILDING AREA CALCULATIONS SHOWN ON THIS PLAT ARE FOR NON-RESIDENTIAL DEVELOPMENT (90% OPEN SPACE)
-IF THE PARCEL IS SPLIT FOR RESIDENTIAL DEVELOPMENT, THE OPEN SPACE REQUIREMENT IS 95%

PROPERTY OWNER:

ROBERT K. WHITE REVOCABLE TRUST &
DOROTHY J. WHITE REVOCABLE TRUST
ROBERT K. WHITE & DOROTHY J. WHITE
(CO-TRUSTEES OF EACH TRUST)
1108 35TH STREET CT
MOLINE, IL 61265-2416

PREPARED FOR:

MIDAMERICAN ENERGY
P.O. BOX 657
DES MOINES, IA 50306-0657+

PROFESSIONAL
LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: (515) 276-4884
EMAIL: SHEPARD@CECLAC.COM

PROPERTY ADDRESS:

TO BE DETERMINED

ZONING

AG - AGRICULTURAL DISTRICT

PURPOSE FOR SURVEY:

THIS PLAT IS BEING PREPARED TO CREATE A
PARCEL FOR TRANSFER.

AREA TABLE

ALIQUOT PART SEC. 26-80-23	GROSS (ACRES)	PUBLIC R.O.W. EASEMENT (ACRES)	NET (ACRES)
NW 1/4 NW 1/4	10.04	0.08	9.96
NE 1/4 NW 1/4	0.64	0	0.64
TOTAL	10.68	0.08	10.60

SURVEYOR'S NOTES:

- BEARINGS ON THIS PLAT ARE BASED ON THE NORTH LINE OF SECTION 26-80-23 BEING MEASURED AS S89°57'51"E DERIVED FROM THE NAD83 IOWA STATE PLANES, SOUTH ZONE, US FOOT COORDINATE SYSTEM CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.
- A EASEMENT IN THE N 1/2, NW 1/4 OF 26-80-23 TO GREAT LAKES PIPE LINE COMPANY WAS RECORDED IN BOOK 1120, PAGE 567 BUT IS NOT PLOTTABLE.
- A EASEMENT IN THE N 1/2, NW 1/4 OF 26-80-23 TO NORTHERN NATURAL GAS COMPANY WAS RECORDED IN BOOK 2680, PAGE 191 BUT IS NOT PLOTTABLE.

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER SHEET
2	PLAT DETAILS

CERTIFICATION

PROFESSIONAL LAND SURVEYOR

PATRICK J. SHEPARD
12265

I O W A

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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
1 & 2

INDEX LEGEND					
COUNTY: POLK					
GEOPARCEL: 802326100001					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	26	80	23	NW, NW NE, NW	
ASSOCIATED DOCUMENTS:	QCD BOOK 15089, PAGE 348				
PROPRIETOR (S):	ROBERT K. WHITE & DOROTHY J. WHITE (CO-TRUSTEES)				
REQUESTED BY:	MIDAMERICAN ENERGY COMPANY				
COMPANY LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, UNIT 12, URBANDALE, IA 50322 PHONE: 515-276-4884				

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
▲	FOUND SECTION CORNER
△	SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
— — — — —	PROPERTY BOUNDARY LINES
=====	PARCEL LINES
— — — — —	EXISTING LOT OR TAX PARCEL LINES
— — — — —	EASEMENT LINES
—X—X—X—X—	FENCE LINES
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
G.L.O.	GOVERNMENT LAND OFFICE

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



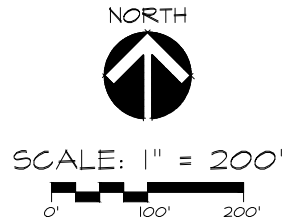
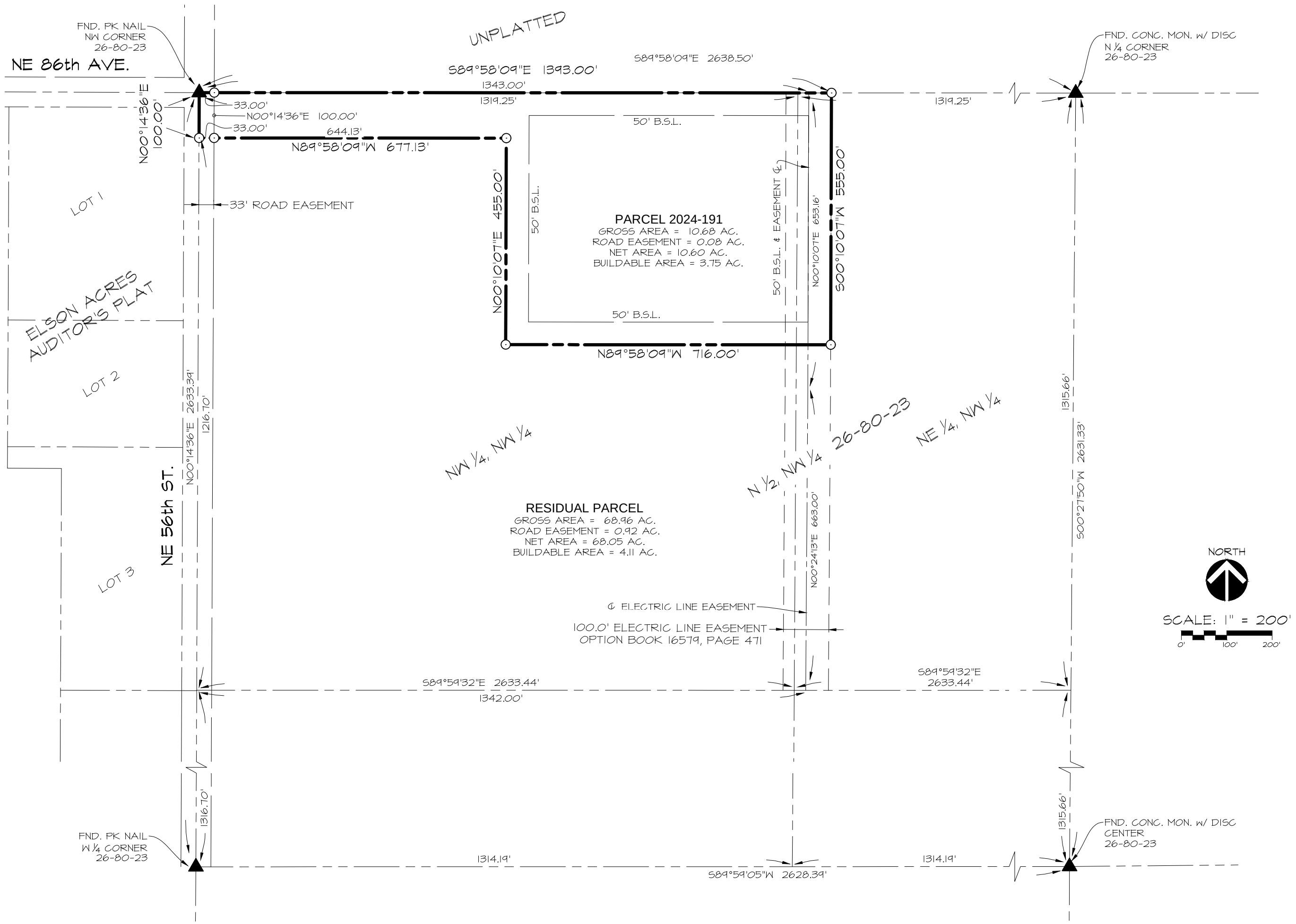
DATE:	11-08-2024	..	:	:	:
DATE OF SURVEY:	11-04-2024	:	:	:	:
DESIGNED BY:	PJS	:	:	:	:
DRAWN BY:	MD	:	:	:	:

PARCEL 2024-191
N 1/2, NW 1/4 SECTION 26-80-23
POLK COUNTY, IOWA
COVER SHEET

SHEET	1
OF	2

E-9261

Q:\E-FILES-E-9000\E9261\C3D Drawings\POS\E9261 POS.dwg, 11/8/2024 10:22:13 AM, mdoetalik, 1:1



SHEET 2 OF 2 E-9261	PARCEL 2024-191 N 1/2, NW 1/4 SECTION 26-80-23 POLK COUNTY, IOWA		DATE: 11-08-2024 DATE OF SURVEY: 11-04-2024 DESIGNED BY: FJS DRAWN BY: MMD	Civil Engineering Consultants, Inc. 2400 86th Street, Unit 12, Des Moines, Iowa 50322 515.276.4884, Fax: 515.276.7084, mail@cecinc.com
	PLAT OF SURVEY			



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

Item No. 6.c.
For Meeting of 12/12/2024
Resolution

TITLE: Resolution PZ-241212-33 - Resolution considering recommended approval of the site plan for Shiloh Rose Business Park Phase 2.

CONTACT PERSON:

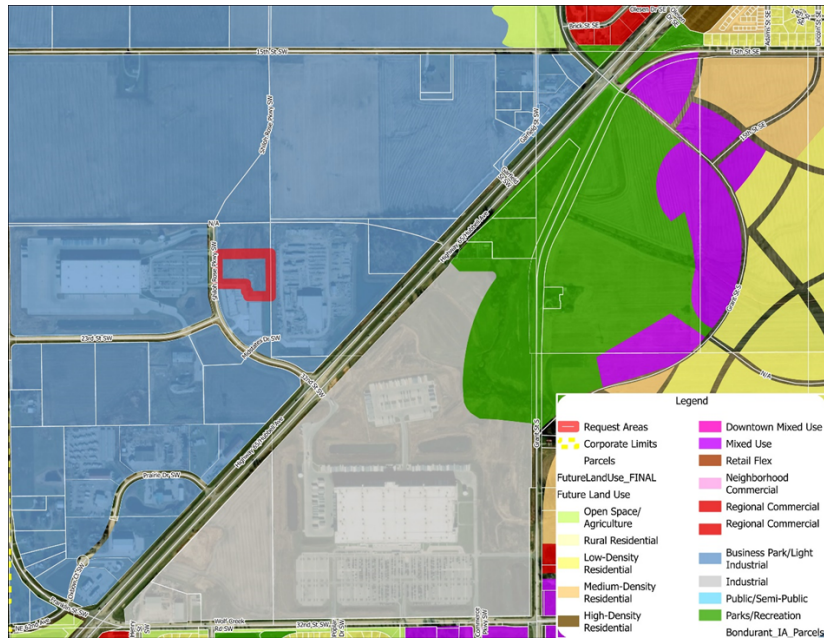
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed phase 2 of the Shiloh Rose Business Park. The site plan applicant and owner of the property is Shiloh BP, LLC. The site plan was prepared by Snyder & Associates, Inc. The applicant is proposing 8 warehouse flex buildings. This property is zoned as being within the City's Light Industrial (M-1) District. The property in question is outlined below in red.



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-1 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 50' front yard setback along Shiloh Rose Parkway SW, a 50' rear yard setback along the eastern property line and 20' side yard setbacks.
- The site plan currently shows no outdoor storage areas.

Parking/Drive Areas

- Access to the site is proposed from Shiloh Rose Parkway SW.
- The site plan shows 2 flex warehouse buildings. The building fronting Shiloh Rose Parkway SW is 22,500 square feet and the rear building is 32,160 square feet.
- The site plan shows the parking/drive/loading area as being at least 10' from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6" P.C.C. which meets code requirements.
- The site plan does show a total of 62 parking spaces on site. The site plan states there will be 55 employees on site, requiring 55 parking stalls.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer has submitted comments to Snyder & Associates, Inc.
- This property is located within the Highway 65 Utility Extension Sanitary Sewer Connection Fee District. An invoice has been sent to the applicant
- This property is located within the Highway 65 Utility Extension Water Connection Fee District. An invoice has been sent to the applicant.
- The 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.
- The submitted elevations show the majority of the building will have vertical metal panel exterior. A combination of brick CMU veneer, CMU veneer, windows/doors, and various trims will make up the remainder of the exterior of the building.
- The submitted architectural elevations break down the exterior materials for each side of the two proposed buildings.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.

Comments from City Officials:

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

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and comments have been provided to the applicant.
3. Fire Department - reviewed and no comments have been received at this time.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-241212-33.
2. Recommended approval of RESOLUTION NO. PZ-241212-33, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-241212-33.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:**ATTACHMENTS:**

1. RESOLUTION NO. PZ-241212-33 - Shiloh Rose BP 2Site Plan
2. Site Plan
3. Architectural Design Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-241212-33

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
SHILOH ROSE BUSINESS PARK PHASE 2.

WHEREAS, Snyder & Associates, Inc, on behalf of the applicant Shiloh BP, LLC, has submitted the site plan for Shiloh Rose Business Park Phase 2 described as follows;

OUTLOT Y SHILOH ROSE BUSINESS PARK PLAT 1.

WHEREAS, the zoning for the property is Light Industrial (M-1) and storage facility use is a permitted use per Sections 178.14. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Shiloh Rose Business Park Phase 2 subject to the following City Code/Policy clarification recommendation items;

1. Address any comments from Veenstra & Kimm.
2. Address any comments from Emergency Services
3. Pay outstanding Water and Sanitary Sewer Connection Fee District Invoices

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 December 12, 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

15TH ST SW

SHILOH ROSE PARKWAY SW

PRAIRIE DR

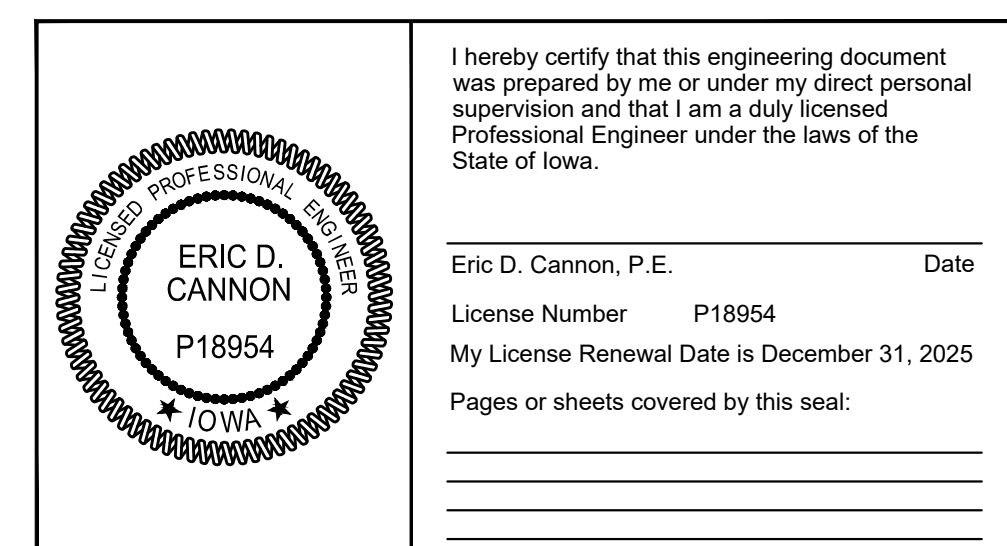
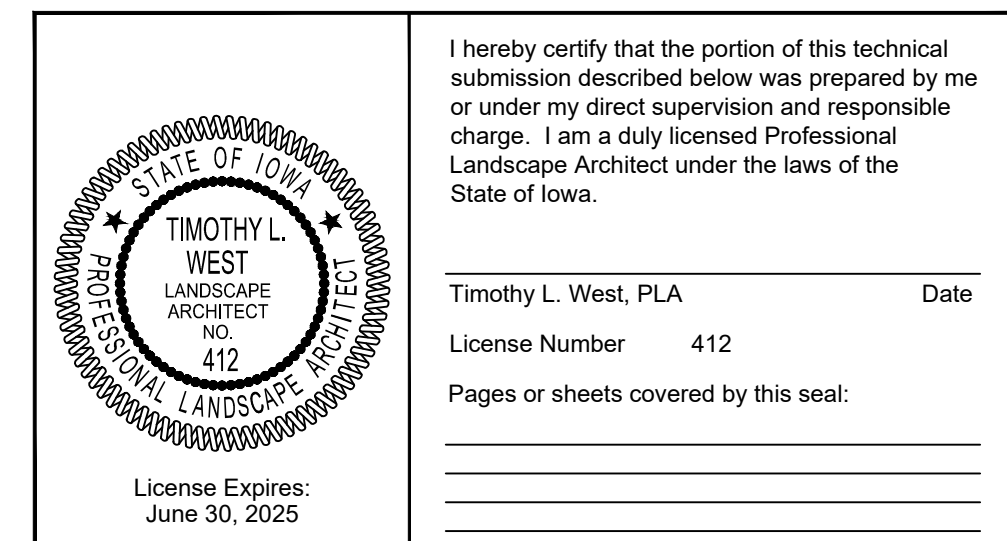
PROJECT LOCATION

HWY 65 / NE HUBBELL AVE

SCALE: 1" = 500'

SHILOH BP, LLC
1015 NW 10TH ST
WAUKEE, IA, 50322
CONTACT: DEREK TEMPLE
PHONE: 515-601-5989

C100	TITLE SHEET
C200	PROJECT INFORMATION
C300	OVERALL SITE LAYOUT
C400	DIMENSION PLAN
C500	OVERALL GRADING AND EROSION CONTROL PLAN
C501	DETAILED GRADING PLAN
C502	DETAILED GRADING PLAN
C600	UTILITY PLAN
C700	PLANTING PLAN
C701	PLANTING DETAILS



TITLE SHEET

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



SNYDER
& ASSOCIATES

Sheet C100

[illegible]

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Spot Elevation	X (1225.25)
Contour Elevation	_____ X
Fence (Barbed, Field, Hog)	_____ X
Fence (Chain Link)	_____ //
Fence (Wood)	_____ □
Fence (Silt)	_____ ○
Tree Line	_____ ~~~~~
Tree Removal Limits	_____ (hat)
Tree Stump	_____ (circle with cross)
Deciduous Tree \ Shrub	_____ (leafy circle) _____ (small circle)
Coniferous Tree \ Shrub	_____ (needle circle) _____ (small star)
Communication	_____ C(+)
Overhead Communication	_____ OC(+)
Fiber Optic	_____ FO(+)
Underground Electric	_____ E(+)
Overhead Electric	_____ OE(+)
Duct Bank	_____ DUCT(+)
Gas Main with Size	_____ G(+)
High Pressure Gas Main with Size	_____ HPG(+)
Water Main with Size	_____ W(+)
Sanitary Sewer with Size	_____ S(+)
Sanitary Manhole	_____ (circle with cross)
Storm Sewer with Size	_____ ST(+)
Storm Manhole	_____ (circle with cross)
Single Storm Sewer Intake	_____ (square)
Double Storm Sewer Intake	_____ (double square)

Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve		
Soil Boring		
Test Hole Location for SUE w/ID		

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

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

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE CURRENT URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

5. NOTIFY OWNER, ENGINEER, AND CITY OF BONDRANT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TIES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

- A. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- B. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- C. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- D. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENOTING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- E. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- F. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THE PROJECT SITE AND ALL PER-SITE GROWER OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY. INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE THE NECESSARY STEPS TO REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES INTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF ALL DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES, ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

- a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL, AND EXISTING STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- e. RECORD THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL AUTHORIZED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

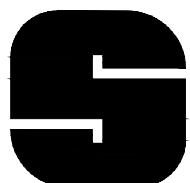
h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

- i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS; FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

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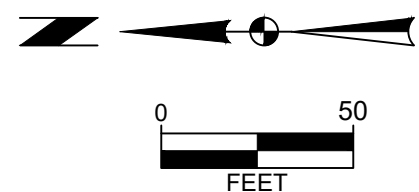
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& ASSOCIATES

Project No: 124.1263.01

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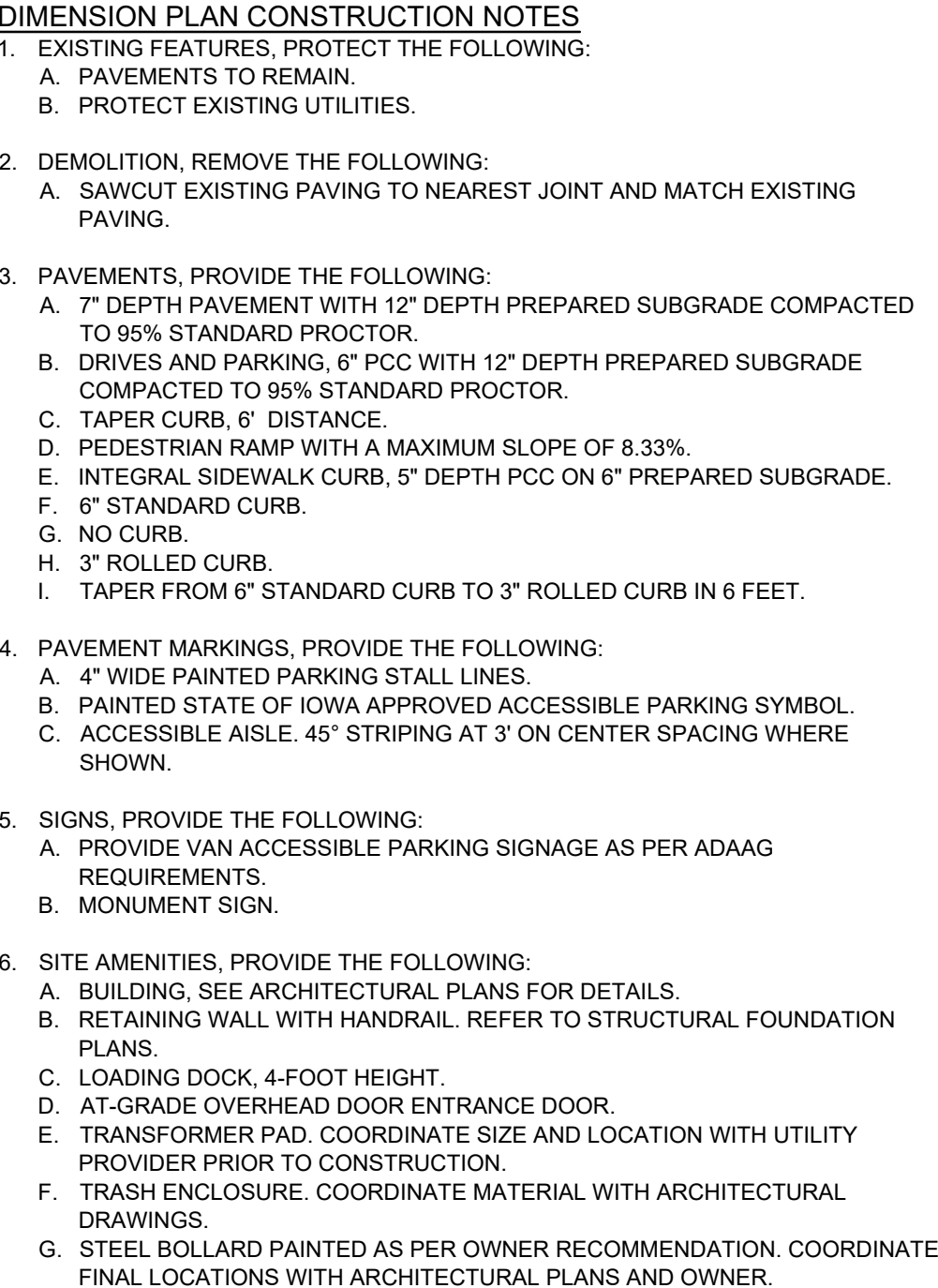
OVERALL SITE LAYOUT

BONDURANT, IA

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Project No: 124.1263.01

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SHILOH BUSINESS PARK PHASE 2

DIMENSION PLAN

BONDURANT, IA



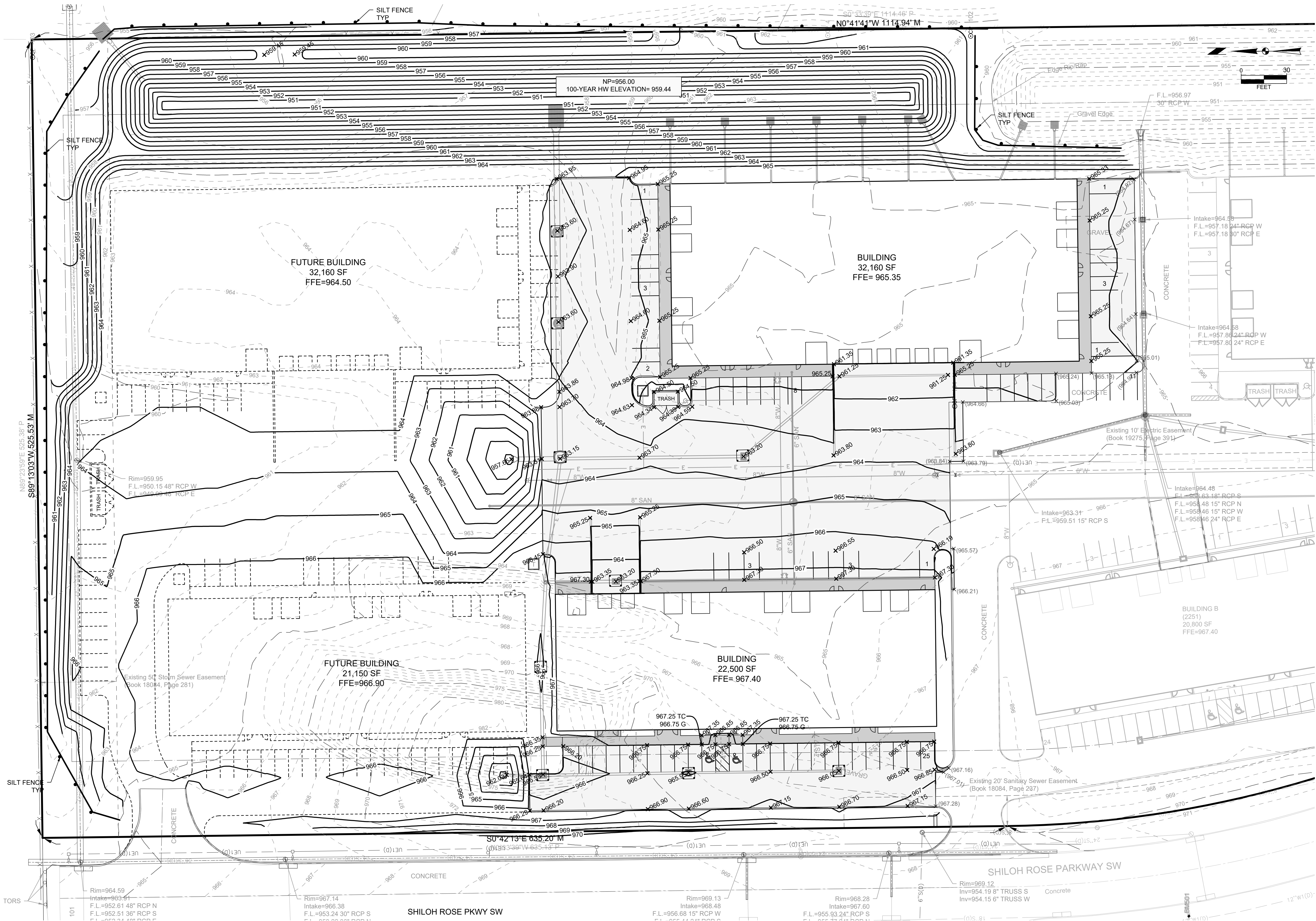
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SHILOH BUSINESS PARK PHASE 2

OVERALL GRADING AND EROSION CONTROL PLAN

BONDURANT, IA

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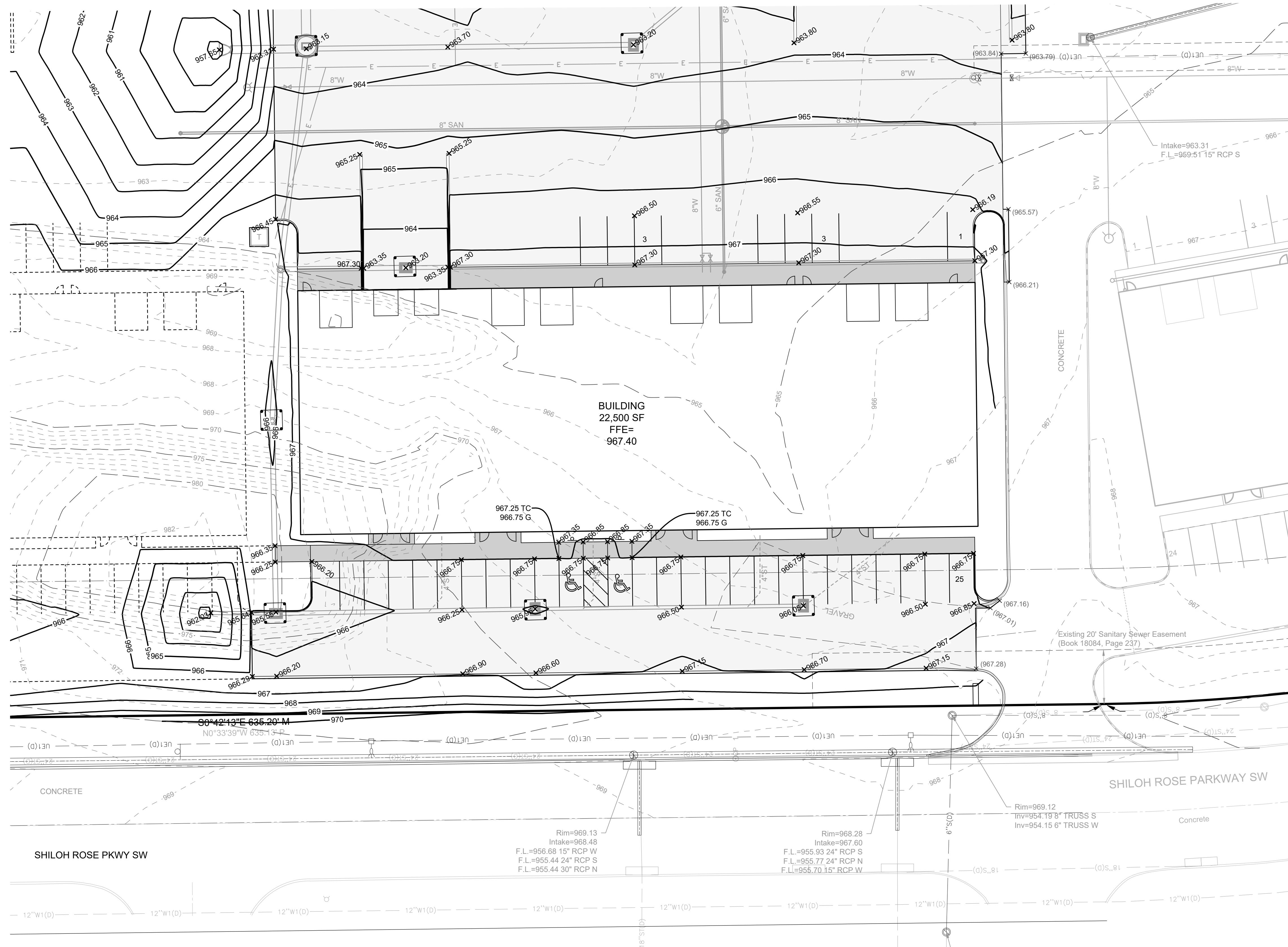
Project No: 124.1263.01

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Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	

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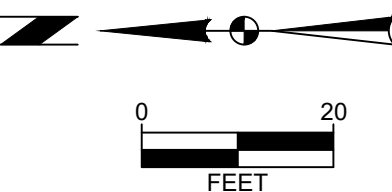
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SHILOH BUSINESS PARK PHASE 2

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Project No: 124.1263.01



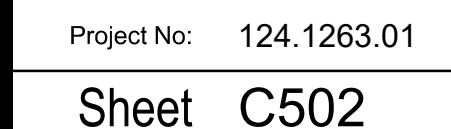
SHILOH BUSINESS PARK PHASE 2

DETAILED GRADING PLAN

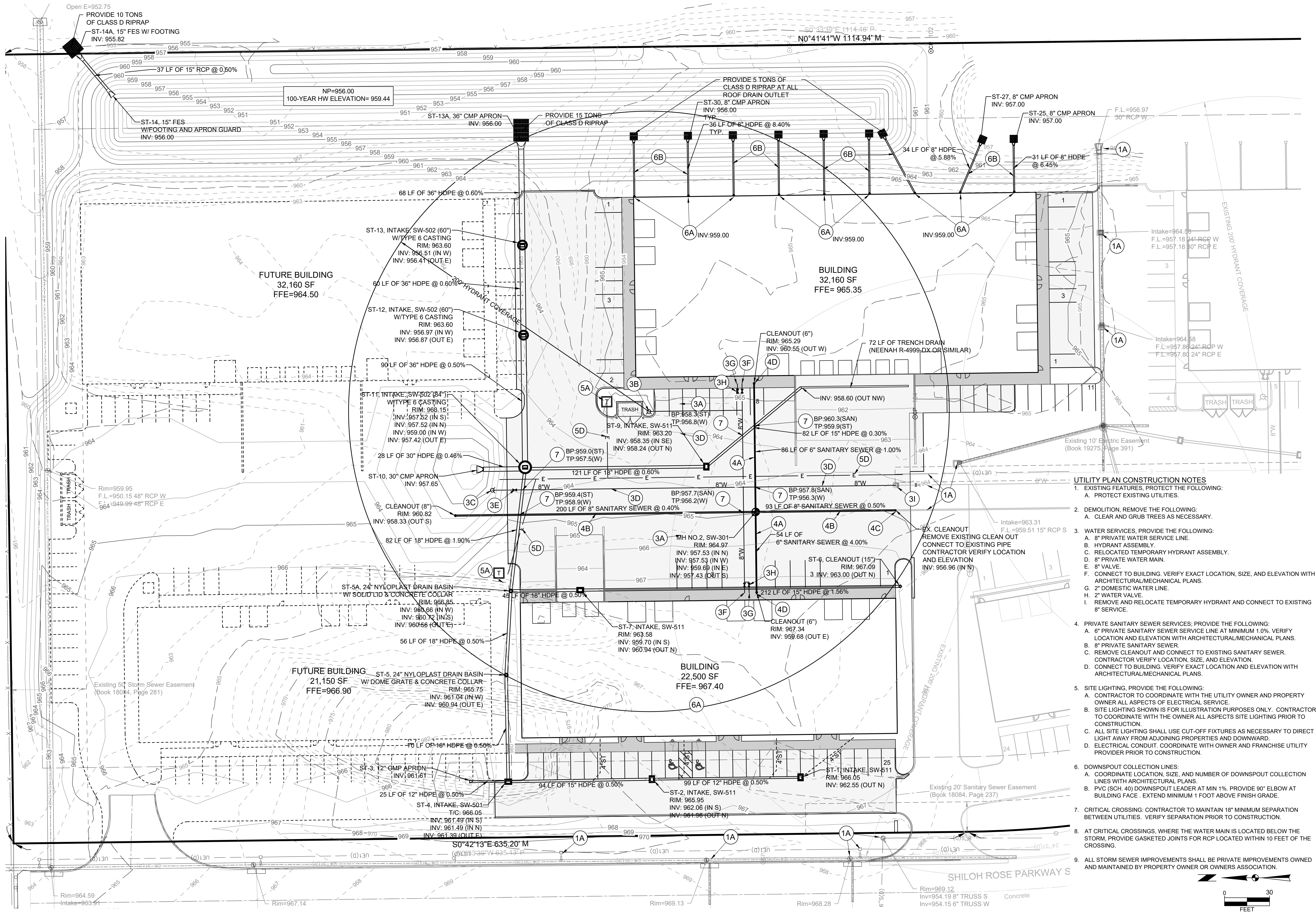
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UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES.
- DEMOLITION, REMOVE THE FOLLOWING:
 - CLEAR AND GRUB TREES AS NECESSARY.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - 8" PRIVATE WATER SERVICE LINE.
 - HYDRANT ASSEMBLY.
 - RELOCATED TEMPORARY HYDRANT ASSEMBLY.
 - 8" PRIVATE WATER MAIN.
 - 8" VALVE.
 - CONNECT TO BUILDING. VERIFY EXACT LOCATION, SIZE, AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - 2" DOMESTIC WATER LINE.
 - 2" WATER VALVE.
 - REMOVE AND RELOCATE TEMPORARY HYDRANT AND CONNECT TO EXISTING 8" SERVICE.
- PRIVATE SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - 6" PRIVATE SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - 8" PRIVATE SANITARY SEWER.
 - REMOVE CLEANOUT AND CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR VERIFY LOCATION, SIZE, AND ELEVATION.
 - CONNECT TO BUILDING. VERIFY EXACT LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
- SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
 - ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
 - ELECTRICAL CONDUIT. COORDINATE WITH OWNER AND FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- DOWNSPOUT COLLECTION LINES:
 - COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS.
 - PVC (SCH. 40) DOWNSPOUT LEADER AT MIN 1%. PROVIDE 90° ELBOW AT BUILDING FACE. EXTEND MINIMUM 1 FOOT ABOVE FINISH GRADE.
- CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
- AT CRITICAL CROSSINGS, WHERE THE WATER MAIN IS LOCATED BELOW THE STORM, PROVIDE GASKETED JOINTS FOR RCP LOCATED WITHIN 10 FEET OF THE CROSSING.
- ALL STORM SEWER IMPROVEMENTS SHALL BE PRIVATE IMPROVEMENTS OWNED AND MAINTAINED BY PROPERTY OWNER OR OWNERS ASSOCIATION.

SHILOH BUSINESS PARK PHASE 2

UTILITY PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC.



Project No: 124.1263.01

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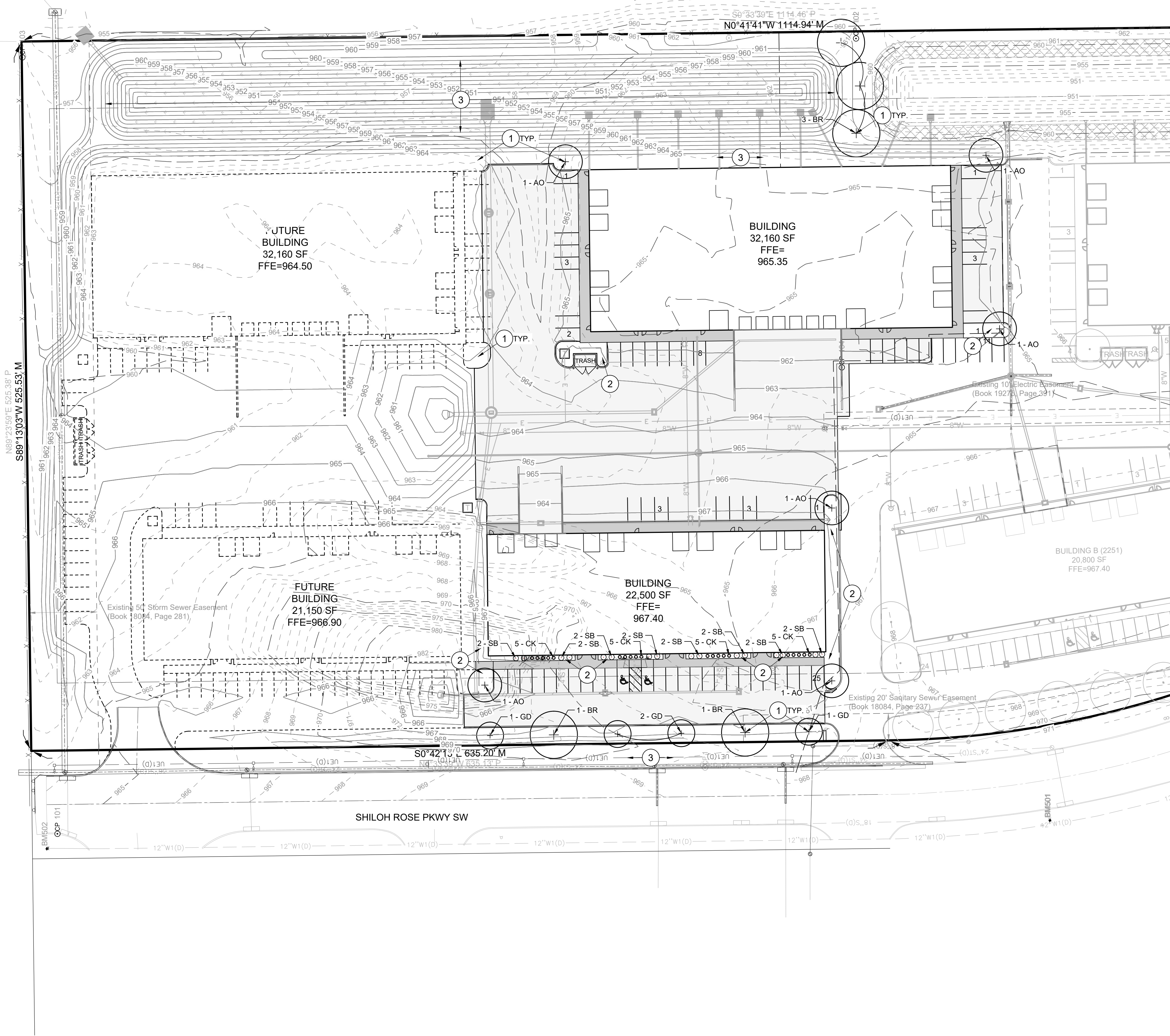
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Engineer: KMM	Checked By: EDC	Scale: 1" = 30'	
Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	

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Project No: 124.1263.01

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PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 2-INCH RIVER GRAVEL PLACED TO ADEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT UNLESS OTHERSIDE DIRECTED BY OWNER.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 2 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
5. PROVIDE MECHANICALLY-BONDED FIBER MATRIX IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
P: 1-900-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
153,684 SF X 15% MIN. OPEN SPACE = 23,052.60 SF REQUIRED (XXXX SF PROVIDED = XX%)

GENERAL TREE REQUIREMENTS:
1 TREE PER 50 LF OF FRONTAGE (268 LF) -OR-
1 TREE PER 6 PARKING STALLS (62 STALLS VERIFY), WHICHEVER IS GREATER

268 LF FRONTAGE / 50 = 5.36 TREES -OR-
62 STALLS / 6 = 10.33 TREES
PARKING STALL REQUIREMENTS ARE GREATER
11 TREES PROVIDED

1 TREE PER 50 LF OF FRONTAGE IS IS REQUIRED IN THE FRONT YARD BACK.
268 LF / 50 LF = 5.36 TREES REQUIRED IN THE FRONT YARD SETBACK.(6 OF THE 10 GENERAL TREES REQUIRED ARE IN THE FRONT YARD SETBACK.)

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:
1 TREE PER 18 PARKING STALLS
56 STALLS / 18 = 3.11 TREES REQUIRED
4 TREES PROVIDED

INTERIOR GREENSPACE:
5% INTERIOR GREENSPACE REQUIRED
60,670 SF x 5% = 3,033.5 SF REQUIRED
3,138 SF PROVIDED (5.17%)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
SHADE TREES					
AO	6	Acer rubrum 'October Glory'	October Glory Red Maple	1.75" Cal.	B&B
BR	5	Betula nigra	River Birch	1.75" Cal.	B&B
GD	4	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	1.75" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
SB	16	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	1.5' Ht.	Pot
GRASSES					
CK	20	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

SHILOH BUSINESS PARK PHASE 2

PLANTING PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1263.01

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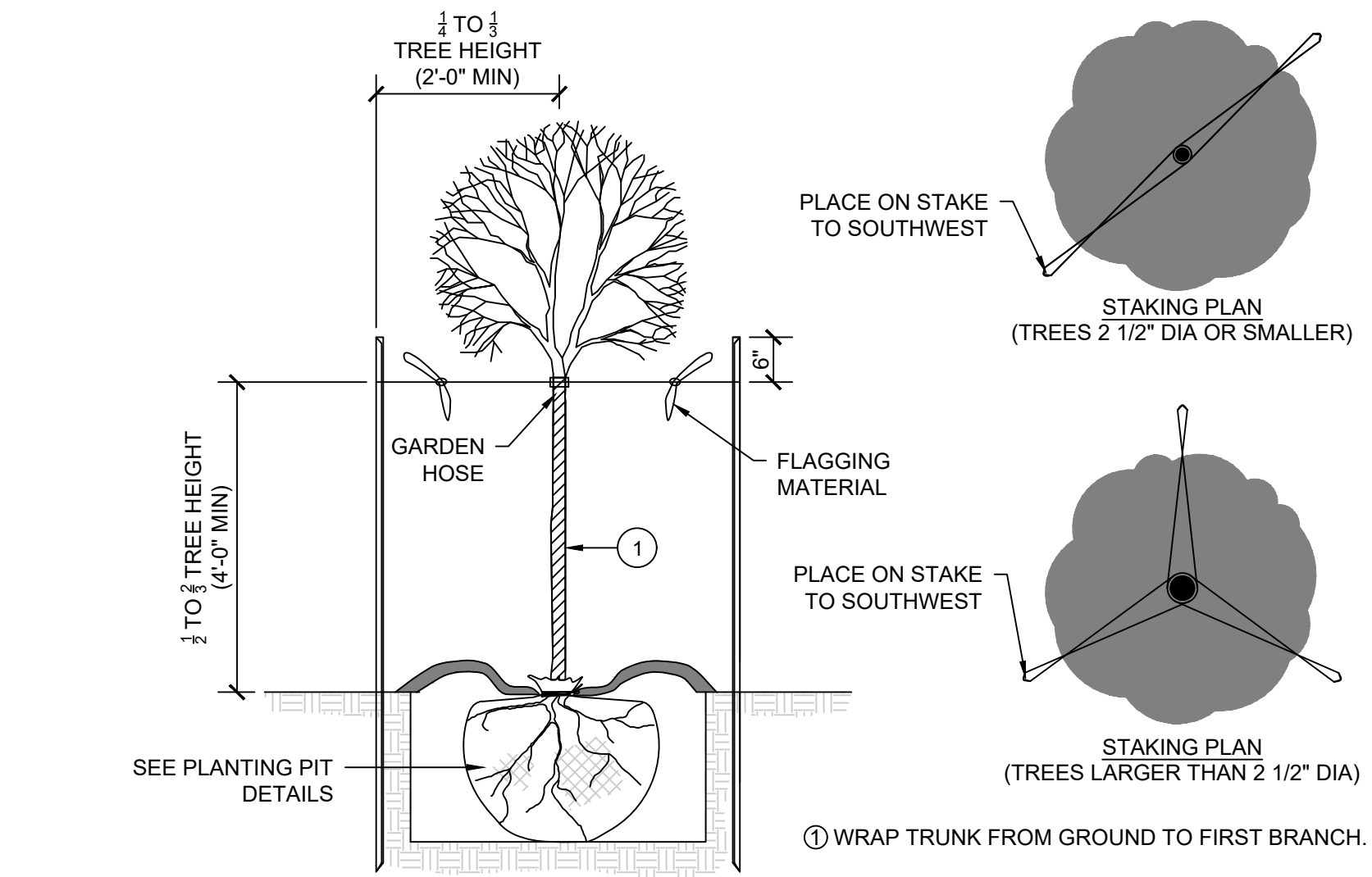
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Sheet C700

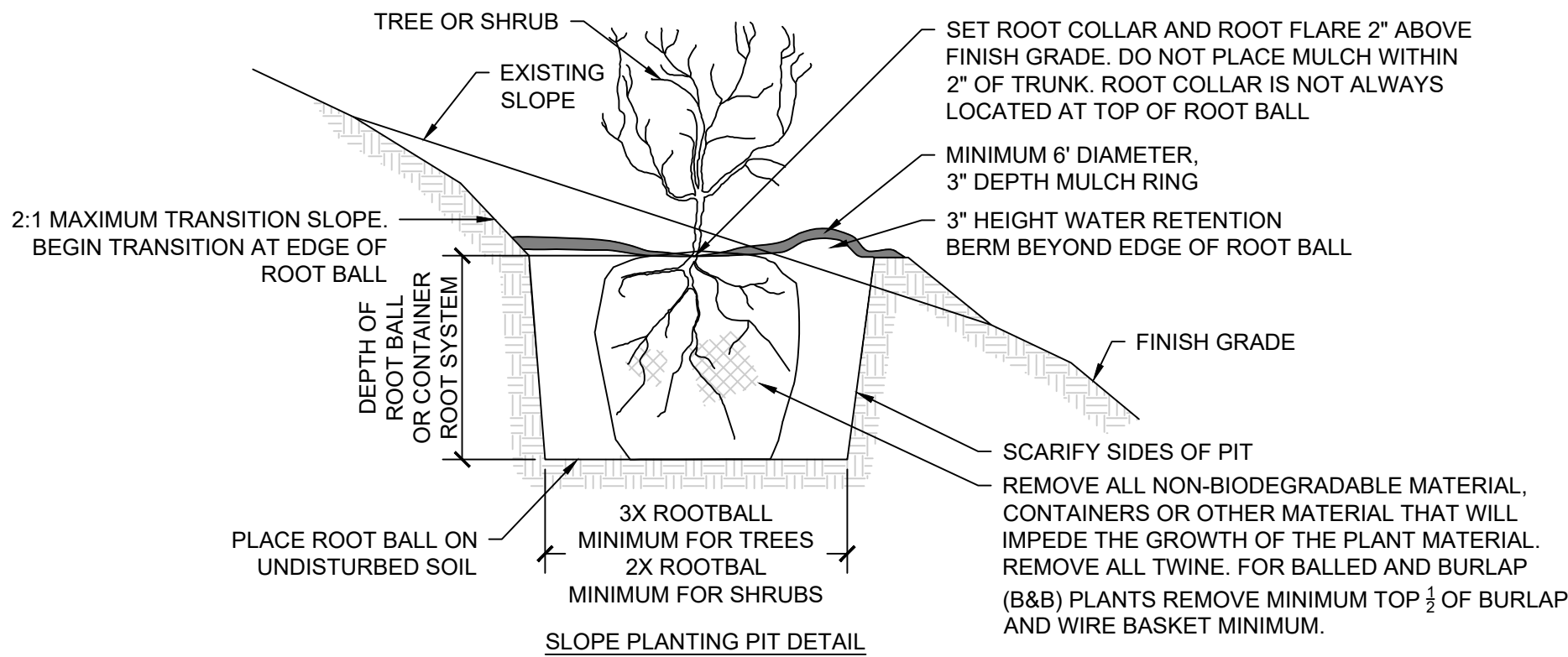
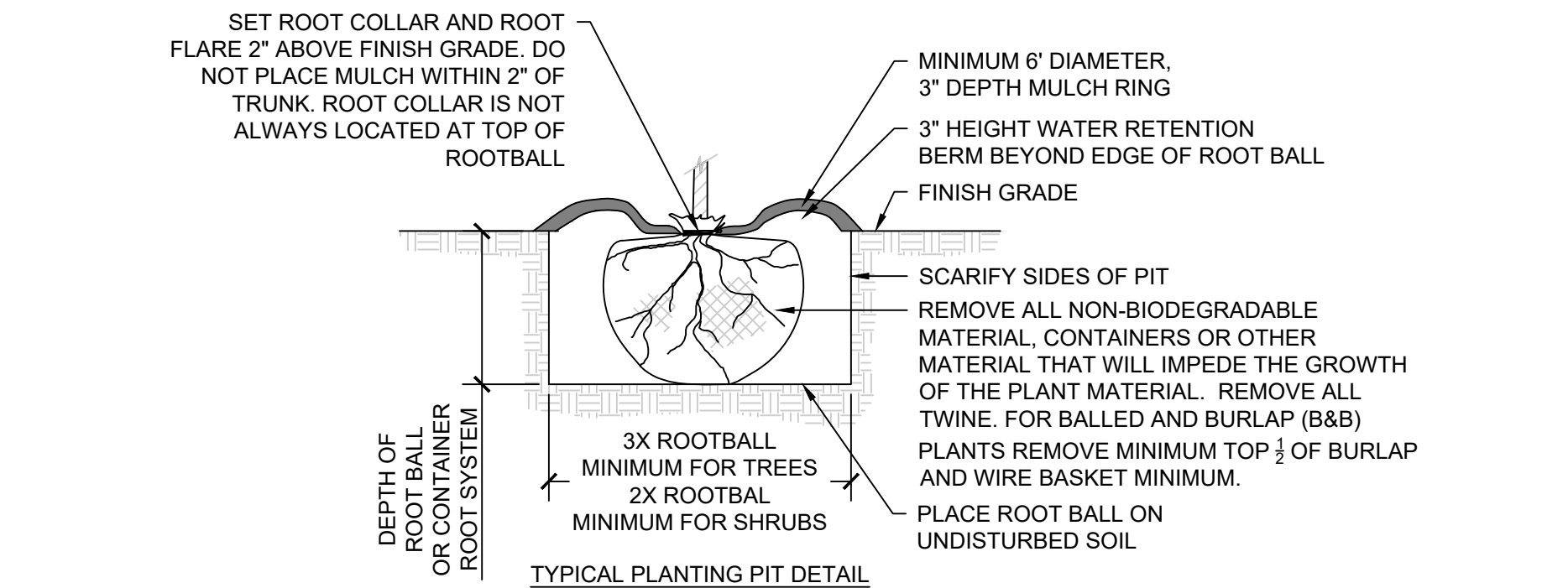
Project No: 124.1263.01

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1
C701
DECIDUOUS TREES STAKING DETAIL
NO SCALE



2
C701
PLANTING PIT DETAILS
NO SCALE

SHILOH BUSINESS PARK PHASE 2

PLANTING DETAILS

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1263.01

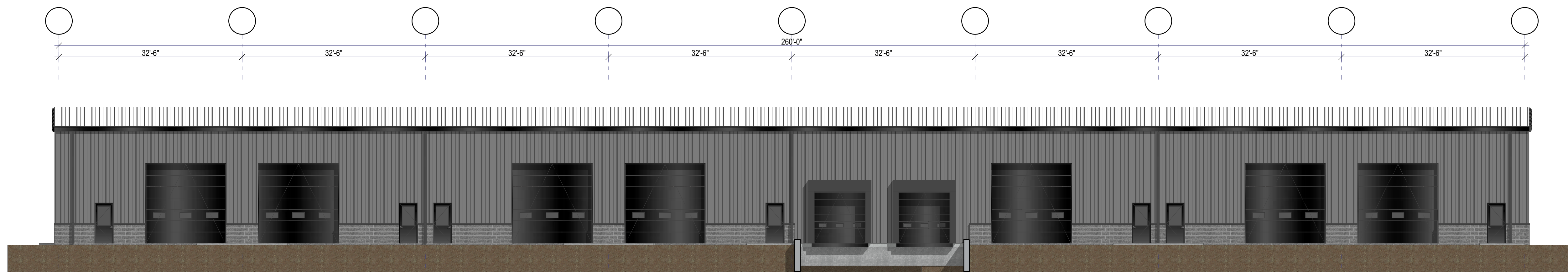
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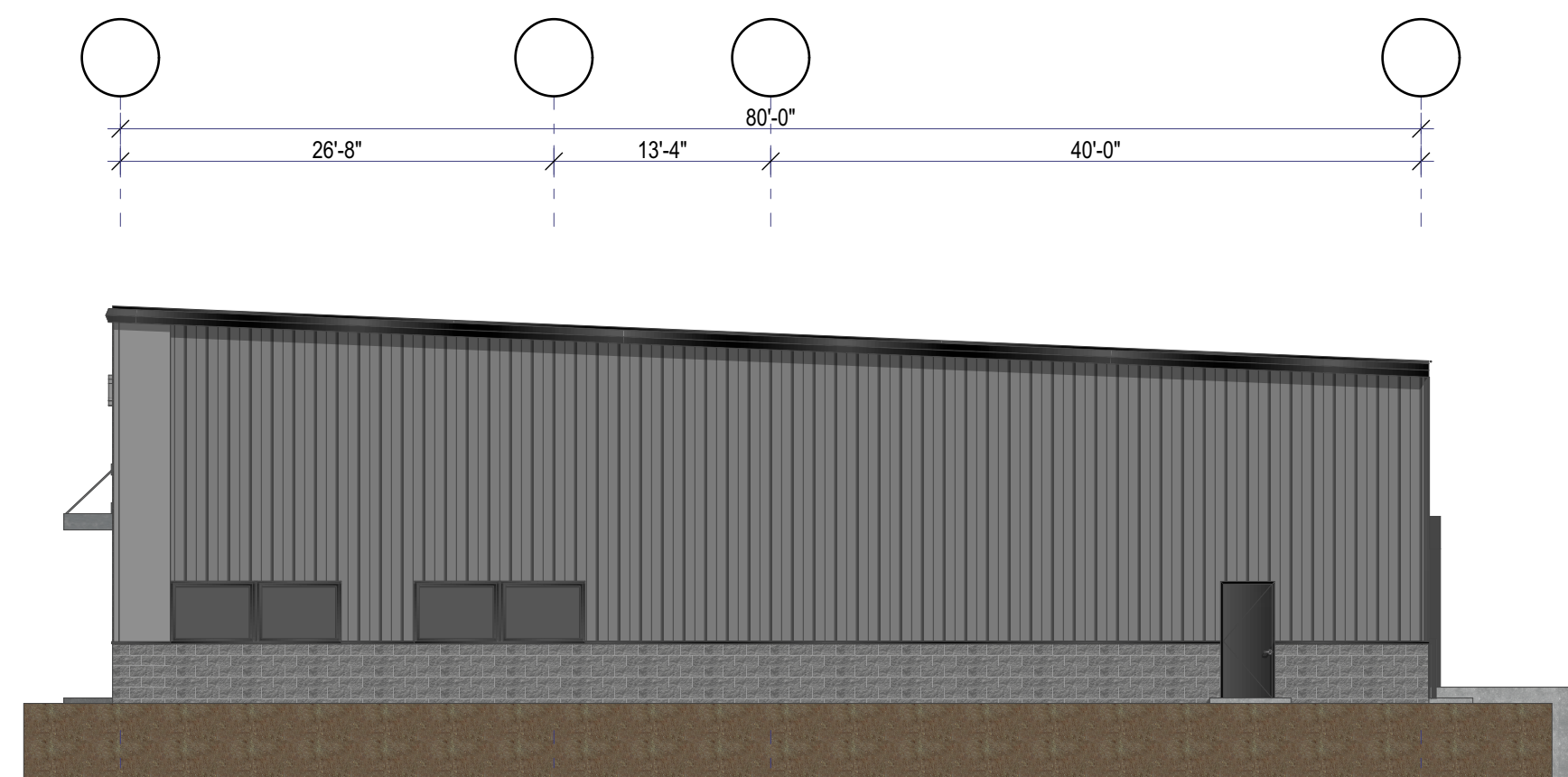
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MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 20'	
Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	



MATERIAL	SF	PER
BRICK VENEER		0%
CMU VENEER	385	7%
ALUM WINDOWS/DOORS	2922	54%
VERT METAL PANELS		0%
INSULATED METAL PANELS		0%
CANOPY TRIM	256	5%
FASCIA TRIM	168	3%
HM DOORS	1669	31%
OH DOORS	5400	69%

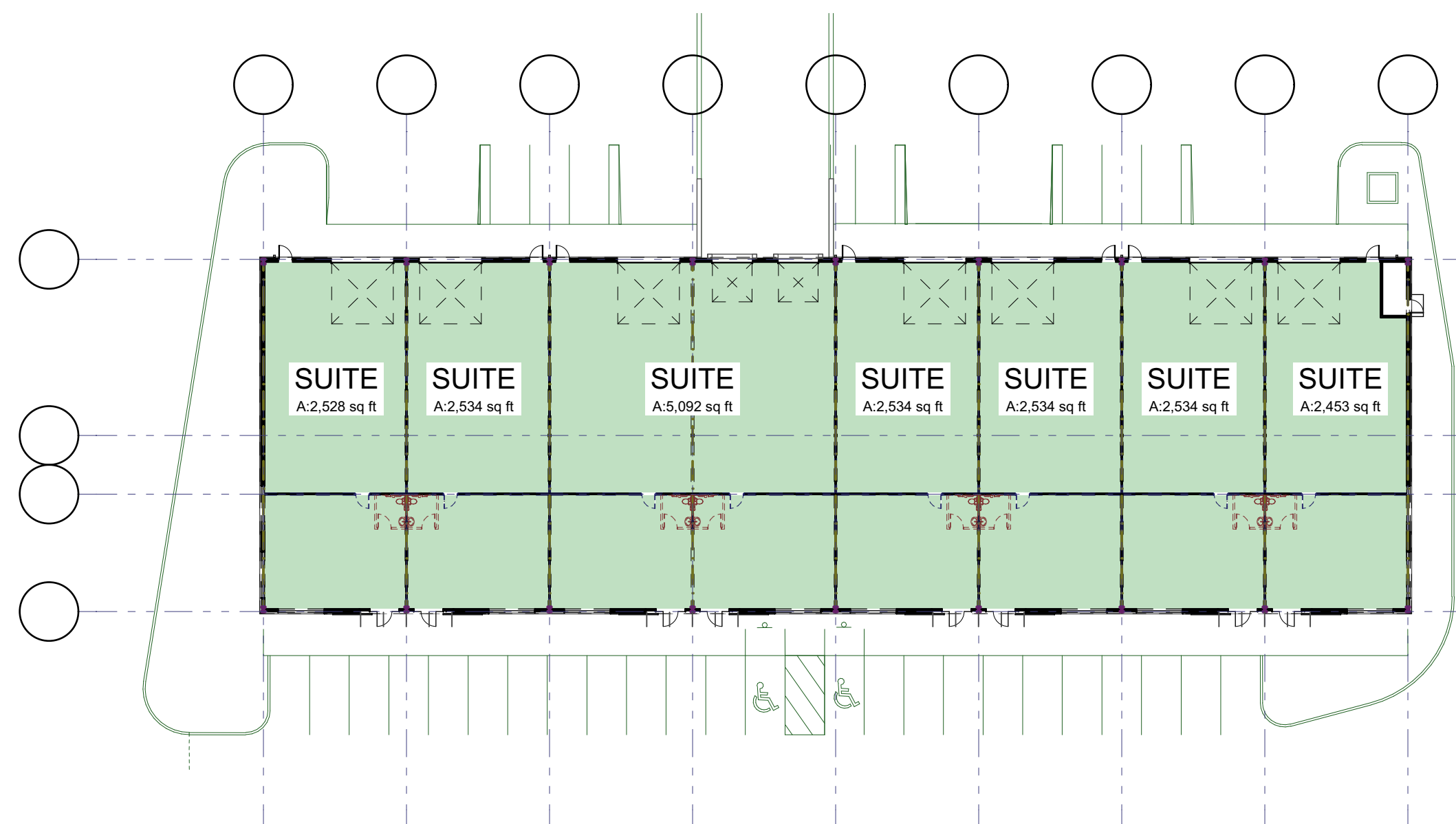
East (Rear)
SCALE: 3/32" = 1'-0"



MATERIAL	SF	PER
BRICK VENEER	295	0%
CMU VENEER	82	16%
ALUM WINDOWS/DOORS	1281	4%
VERT METAL PANELS	69	70%
INSULATED METAL PANELS		4%
CANOPY TRIM		0%
FASCIA TRIM	82	4%
HM /OH DOOR	21	1%
	1830	100%

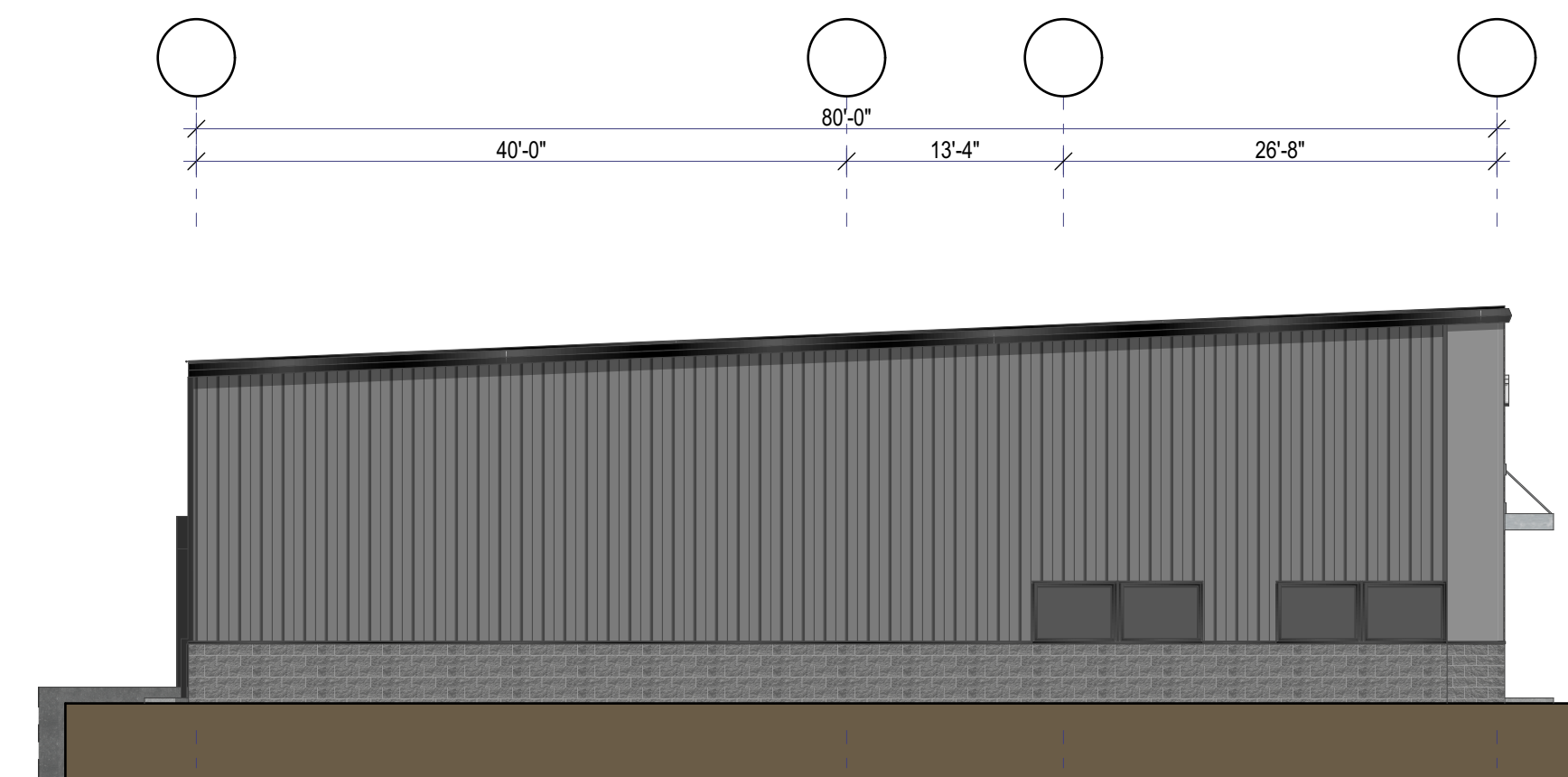
South

SCALE: 3/32" = 1'-0"



Floor Plan

SCALE: 1" = 30'



North

SCALE: 3/32" = 1'-0"

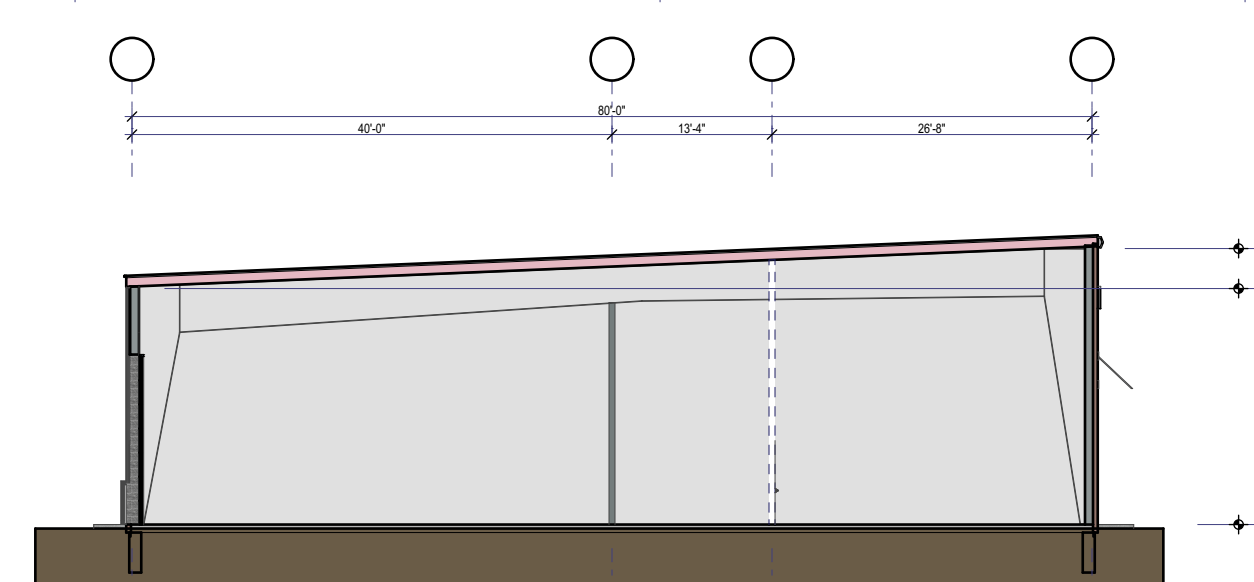
MATERIAL	SF	PER
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CMU VENEER	82	16%
ALUM WINDOWS/DOORS	1302	4%
VERT METAL PANELS	69	71%
INSULATED METAL PANELS		4%
CANOPY TRIM		0%
FASCIA TRIM	82	4%
HM /OH DOOR	0	0%
	1830	100%



West (Front)

SCALE: 3/32" = 1'-0"

MATERIAL	SF	PER
BRICK VENEER	2472	39%
CMU VENEER	416	7%
ALUM WINDOWS/DOORS	704	11%
VERT METAL PANELS	496	8%
INSULATED METAL PANELS	1872	29%
CANOPY TRIM	144	2%
FASCIA TRIM	256	4%
	6360	100%



B Building Section

SCALE: 1/16" = 1'-0"

All roof mounted mechanical units and other similar equipment shall be screened from view of the public right-of-way by parapet walls or other screening materials of similar design to building.



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

Item No. 7.a.
For Meeting of 12/12/2024
Discussion Item

TITLE: Zoning Code Rewrite

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None