**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/84884075654*

NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MARCH 13, 2025

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 13, 2025, 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. February 11, 2025 Minutes.
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
   a. Resolution PZ-250313-05 - regarding site plan for Lot 4 of Commerce Crossing Plat 1.
   b. Public Hearing - considering rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District.
   c. Resolution PZ-250313-06 - considering rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District
   d. Resolution PZ-250313-07 - considering approval for the Bondurant-Farrar Community School District Baseball, Softball and Tennis Site Plan.
   e. Resolution PZ-250313-08 - regarding Plat of Survey to create Parcel 2025-25.
   f. Public Hearing - Considering rezoning of multiple properties located within the Grain District Master Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD).
   g. Resolution - PZ-250313-09 - Considering rezoning of multiple properties located within the Grain District Master Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)
   h. Resolution PZ-250313-10 regarding 1920 2nd Street NE Plat of Survey to create Parcel '2025-2' and '2025-3'.
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: February 11, 2025 Karen Keeran, Chair

1. Call to Order **5:17 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: Maggie Murray, Isaac Pezley, Marketa Oliver, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Torres to approve of the February 11, 2025, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the January 9, 2025, 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-250211-04 – Resolution regarding Plat of Survey at 8997 NE 72nd Street to create parcels '2025-6' and '2025-13'.

Terry Coady, Snyder & Associates, on behalf of the applicant, Jared Burton, addressed the Commission. Coady stated that due to recent developments the applicant is requesting to table this Plat of Survey. Burton stated the City

is requiring the proposed parcel must share access to Grant Stret North with the existing 8997 Ne 72nd Street residence. The owner of the property has refused to grant an access easement to the new parcel.

Burton asked the Commission if they would consider approving the Plat of Survey allowing access to Grant Street North through the required frontage area. Clayton stated he was concerned about allowing additional residential driveways on Grant Street. Clayton stated it seemed peculiar the property owner is agreeable to parcel off a portion of their land but was not willing to grant an access easement. Burton stated the existing house is a century farm and the owner does not want a driveway to take away from the view of the farm house.

Pezley stated staff is trying to limit additional residential access to major thoroughfares, such as Grant Street North. Pezley stated staff will discuss the Plat of Survey again and reach out to the applicants on potential paths forward.

Motion by Commission Member Mains, seconded by Commission Member Pitt to table Resolution PZ - 250211-04.

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

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – none.

Mains – none.

Pitt – none.

Torres – none.

Vore – none.

Commission Chair – none.

b. Community Development Director – none.

c. City Planner – none.

d. City Administrator – The City has received results from the Special Census.

Bondurant's new population is 9,393.

e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Torres to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 5:30.

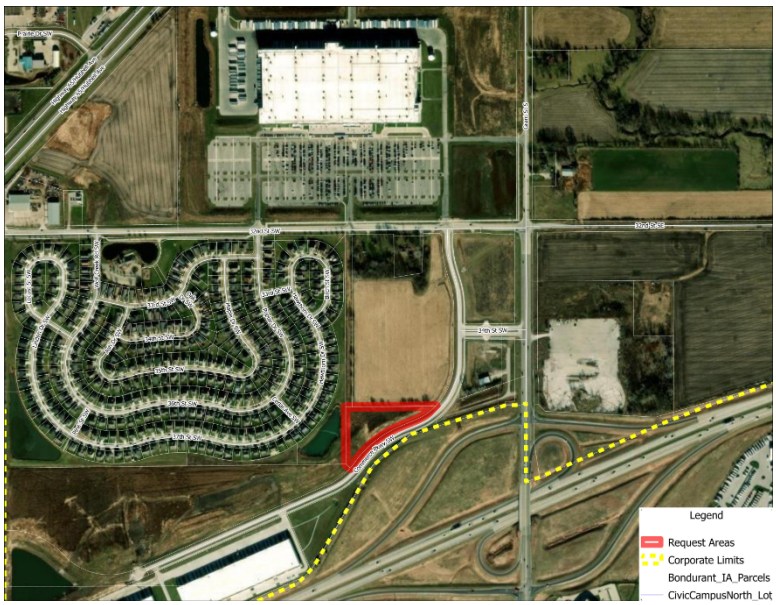
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.a.
For Meeting of 3/13/2025
Resolution

TITLE: Resolution PZ-250313-05 - regarding site plan for Lot 4 of Commerce Crossing Plat 1.

CONTACT PERSON:

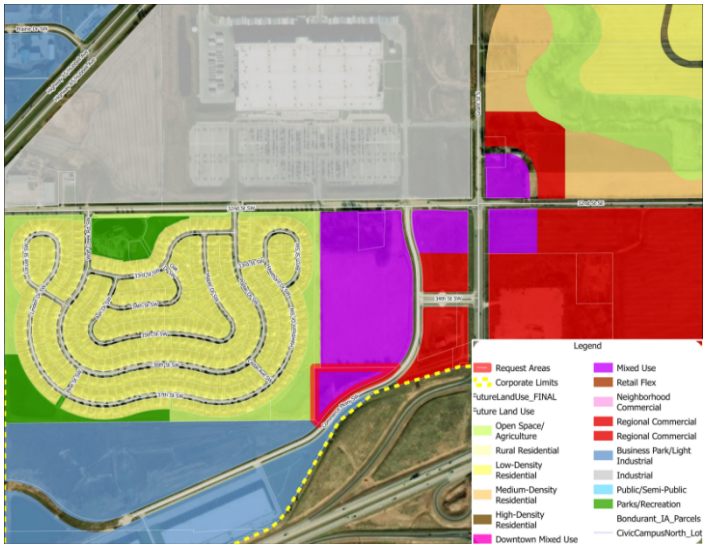
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for Lot 4 of the Commerce Crossing Plat. The site plan applicant and owner of the property is Signature Commercial Real Estate. The site plan was prepared by Shive-Hattery Inc. The applicant is proposing a 15,401 square foot building. This property is zoned as being within the City's Light Industrial (M-1) District. The property in question is outlined below in red.



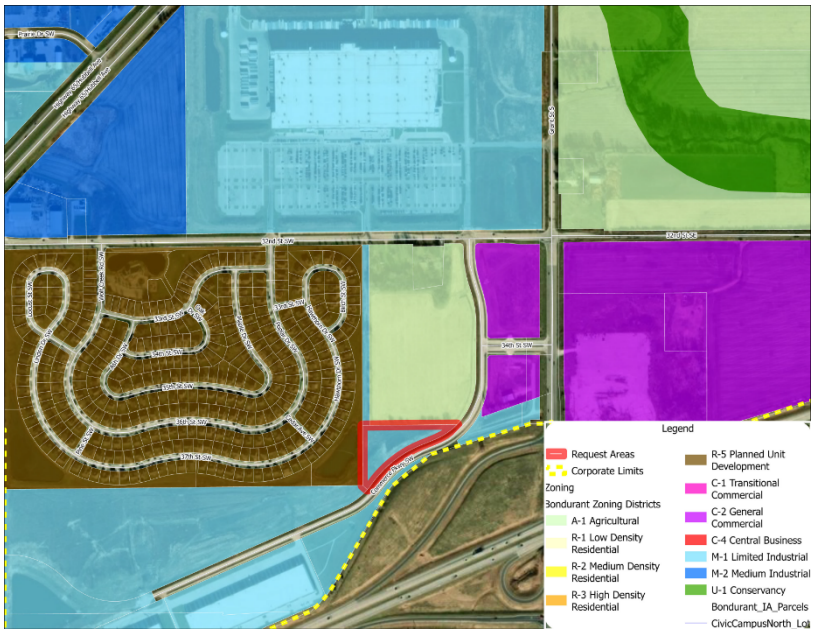
When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:
An M-1 development at this location is consistent with the 2022 Comprehensive Plan

which guides for Mixed-Use at this location. There is Business Park/Light Industrial to the southeast of the proposed property, mixed use to the north, Regional Commercial to the east and Low-Density Residential to the west.



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 Commerce Crossing Parkway SW, a 50' rear yard setback along the northern property line and 20’ side yard setbacks from the eastern and western property lines.
- The site plan currently shows an outdoor storage area north of the proposed building. The site plan shows a 6’ opaque fence surrounding the outdoor storage area, and a berm along the western property line between the outdoor storage area and the existing residential neighborhood to the west.

Parking/Drive Areas

- Two access points are shown off Commerce Crossing Parkway SW.
- The site plan shows one 15,401 square-foot warehouse building.
- 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” and 8” P.C.C. which meets code requirements.
- The site plan does shows a total of 15 parking spaces on site, one being ADA. The site plan states there will be approximately15 employees on site, requiring 15 parking stalls.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report, any comments submitted by the City Engineer must be addressed before City Staff releases the Site Plan.
- This property is not located within a Sanitary Sewer Connection Fee District.
- This property is not located within a Water Connection Fee District.
- 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 glass and metal panels make up the southern elevation.
- The City of Bondurant is currently undertaking a zoning code rewrite and is anticipating the architectural design standards to be amended to reflect the architectural design standards for properties located within the Arterial Corridor

Overlay District. The applicant has acknowledged if this proposed change does not pass, an updated architectural elevation plan will be submitted to City staff for review.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.
- In lieu of constructing a sidewalk along the length of Commerce Crossing Parkway SW, the Site Plan shows a pedestrian connection to the existing pedestrian trail located on the south side of Commerce Crossing Parkway SW.

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-250313-05.

2. Recommended approval of RESOLUTION NO. PZ-250313-05, subject to certain Zoning Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-250313-05.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. PZ-250313-05 - Commerce Crossing Lot 4
2. Commerce Crossing Lot 4 Site Plan
3. 2025-02-26_Commerce Crossing Elevations 2nd Submittal
4. 2025-02-28_AutoturnExhibit
5. Commerce Crossing Lot 4 - photometric

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250313-05

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR COMMERCE CROSSING PLAT 1 LOT 4.

WHEREAS, Shive-Hattery, Inc, on behalf of the applicant Signature Commercial Real Estate, has submitted the site plan for Commerce Crossing Plat 1 Lot 4 described as follows;

LOT 4 COMMERCE CROSSING PLAT 1.

WHEREAS, the zoning for the property is Light Industrial (M-1) and warehouse use is a permitted use per Sections 178.13. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Commerce Crossing Lot 4 subject to the following City Code/Policy clarification recommendation items;

1. Architectural Design Elevations are updated, if necessary, to comply with requirements under the newly adopted Zoning Code.
2. Any comments submitted by the City Engineering Department are addressed.

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 March 13, 2025; among other proceedings the above was recommended.

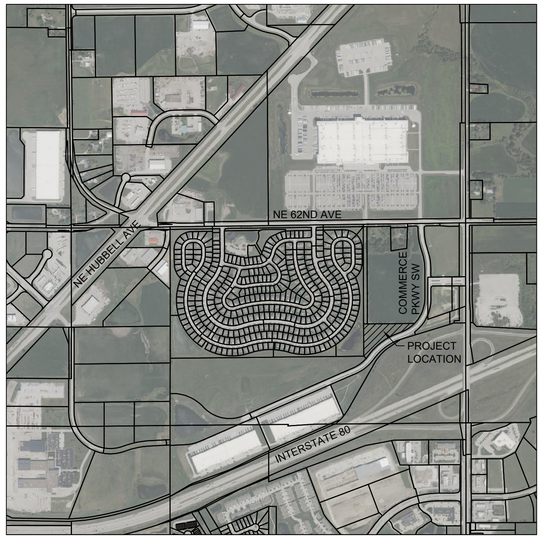
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

_____
Karen Keeran, Commission Chair

COMMERCE CROSSING LOT 4 SITE PLAN
COMMERCE PKWY SW, BONDURANT, IA 50035



VICINITY MAP - BONDURANT, IOWA
1" = 1000'

NORTH

OWNER/DEVELOPER

SIGNATURE COMMERCIAL REAL ESTATE
ATTN: ANDY HODGES
4701 121ST STREET
URBANDALE, IOWA 50323
515-313-8008

ENGINEER

SHIVE-HATTERY, INC.
ATTN: KELSEY SCALLON
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
515-223-8104

BUILDING INFORMATION

AREA	15,041 SF

ZONING & BULK REGULATIONS

M-1 LIGHT INDUSTRIAL DISTRICT

FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	65 FEET
MAXIMUM NUMBER OF STORIES	3 STORIES
LOT AREA	10.000 SF
OPEN SPACE	15%
SCREENING	SUFFICIENT HEIGHT AND DENSITY

PARKING SUMMARY

REQUIRED PEDESTRIAN VEHICLE PARKING

PROPOSED WAREHOUSE - 1 STALL FOR EVERY WAREHOUSE EMPLOYEE

ESTIMATING 15 WAREHOUSE EMPLOYEES (SPECULATIVE) = 15 STALLS

ADA STALLS REQUIRED = 1 (1-25 TOTAL STALLS)

PROVIDED PEDESTRIAN VEHICLE PARKING

PARKING STALLS PROVIDED = 24 PEDESTRIAN VEHICLE STALLS

ADA STALLS REQUIRED = 2

TOTAL PARKING PROVIDED = 24+2 = 26 TOTAL PARKING STALLS

AREA SUMMARY

TOTAL PROP. SITE AREA:	138,078 SF (3.17 AC)
IMPERVIOUS AREA:	
BUILDING:	15,041 SF
PAVING:	41,308 SF
TOTAL (CURRENT):	56,349 SF
TOTAL (FUTURE):	66,769 SF
OPEN SPACE PROVIDED:	81,729 SF (59%)
OPEN SPACE (FUTURE):	71,309 SF (52%)

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	CONTRUCTION NOTES
C002	OVERALL LAYOUT PLAN
CD01	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C251	EROSION AND SEDIMENT CONTROL PLAN
C301	UTILITY PLAN
C302	PUBLIC SANITARY PLAN AND PROFILE
C303	PUBLIC SANITARY PLAN AND PROFILE
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
L101	LANDSCAPE PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE SPECIFICATIONS
L503	LANDSCAPE SPECIFICATIONS

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
E	ELECTRICAL LINE - UNDERGROUND	E
	STORM SEWER	
W	WATER SERVICE	W
G	GAS SERVICE	G
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INTAKES	
	STORM OUTLET	
	FIRE HYDRANT	
	WATER VALVE	
	LIGHT FIXTURE	
	ELECTRIC TRANSFORMER	
	BOLLARD	
	SIGNAGE	
	TREE	
909	MINOR CONTOUR	910
910	MAJOR CONTOUR	909
	8" P.C.C. PAVEMENT	
	8" HEAVY DUTY P.C.C. PAVEMENT	
	6" P.C.C. PAVEMENT	
	5" P.C.C. SIDEWALK	

LANDSCAPE ARCHITECT

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 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

HOLLY C. REID
PRINTED OR TYPED NAME OR SECURE ELECTRONIC SIGNATURE

SIGNATURE DATE

PAGES OR SHEETS COVERED BY THIS SEAL
ALL 'L' SHEETS

License Expires 06/30/2025

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT 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, 2025

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL
ALL 'C' SHEETS

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
800.798.0313 | SHIVE-HATTERY.COM

COMMERCE CROSSING
LOT 4

SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

PRELIMINARY
- NOT FOR
CONSTRUCTION

CITY SUBMITTAL 02
ISSUE DATE: 02/28/2025

PROJECT NUMBER: 2250000330

C000

P:\Projects\2025\2250000330\Deliverables\Drawings\1_Civil\C000 COVER SHEET.dwg
Printed: 2/28/2025 11:58:59 AM

GENERAL NOTES:

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS 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 UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
8. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
10. 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.
11. 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.
12. 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 SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
13. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
14. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
15. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
16. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY 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.
17. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND DEVELOPERS.
18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
19. CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
20. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SEEDED ACCORDING TO THE CONSTRUCTION PLANS.
21. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY OF BONDURANT FOR ANY AND ALL PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC R.O.W.
22. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND ANY CITY OF BONDURANT SUPPLEMENTAL CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
23. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
24. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
25. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
27. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
28. SIGNING, STRIPING, OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).

WATER LINE CONSTRUCTION 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 FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, PIV'S, HYDRANTS, AND FRONT DOORS.
4. ALL WATER LINE SHALL BE PVC C900 UNLESS OTHERWISE NOTED.
5. ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION.
7. WATER MAIN CROSSINGS WITH STORM SEWER AND/OR SANITARY SEWER SHALL FOLLOW SUDAS REQUIREMENTS AND/OR ANY CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS AND PROVIDE WATERTIGHT JOINTS WHERE APPLICABLE.

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. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
3. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
4. 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.
5. 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.
6. 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.
7. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
8. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
10. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
12. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK. SEE DETAIL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
14. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.
15. A SWPPP WILL BE PREPARED AND WILL BE MADE AVAILABLE TO THE CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

STORM SEWER CONSTRUCTION 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. PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL STORM FLOW ONSITE UNTIL NEW SYSTEM IS INSTALLED.
4. RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS.
5. ALL HDPE PIPE SHALL BE DUAL-WALLED.
6. CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
7. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA AT THE COMPLETION OF THE PROJECT.
9. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.
10. WHERE RCP STORM SEWER CROSSES THE WATER SERVICE, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING ACCORDING TO SUDAS REQUIREMENTS.

SANITARY SEWER CONSTRUCTION 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. PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
3. SANITARY SEWER MUST BE VIDEOED AFTER THE CONNECTION IS MADE. VIDEO SHALL BE PROVIDED TO THE CITY FOR APPROVAL.

SPECIFICATIONS - SITE WORK

THE 2025 EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), ANY CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS AND TENANT-SPECIFIC SPECIFICATIONS, SHALL APPLY TO ALL SITE WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

A. CONCRETE PAVING:
MATERIALS AND MIXING FOR ALL CONCRETE WORK, UNLESS OTHERWISE SPECIFIED, SHALL CONFORM TO IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTIONS 2301.01 THROUGH 2301.03 AND MATERIALS I.M. 529 FOR AIR-ENTRAINED TYPE C-4 MIX WITH TYPE I CEMENT. M-MIX CAN BE USED WITH APPROVAL OF ENGINEER.

COARSE AGGREGATE DURABILITY SHALL BE CLASS II

COMPRESSIVE STRENGTH 2800 PSI @ 7 DAYS AND 4000 PSI @ 28 DAYS

SLUMP: 1/2" TO 2-1/2" (MACHINE FINISH) OR 1/2" OR 4" (HAND FINISH)

AIR CONTENT: 7.0% ± 1.5%

TESTING - ONE SET OF TEST CYLINDERS REQUIRED FOR EACH 100 C.Y. OR ONE PER DAY IF LESS THAN 100 CY FROM SAME READY MIX PLANT. TESTING TO BE COMPLETED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY OWNER. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED TESTING AND GEOTECHNICAL WORK. SUBMIT ALL REPORTS TO THE ENGINEER.

SURFACE CURING: CONTRACTOR SHALL APPLY WHITE PIGMENT LIQUID CURING COMPOUND IN A FINE SPRAY TO FORM CONTINUOUS UNIFORM FILM AFTER FINISHING AND SURFACE MOISTURE HAS DISAPPEARED, OR WITHIN 30 MINUTES OF PLACEMENT.

PROVIDE OWNERS REPRESENTATIVE WITH CONCRETE MIX DESIGN FOR APPROVAL.

B. SITE EARTHWORK:
REFER TO STRUCTURAL EXCAVATION AND BACKFILL REQUIREMENTS FOR ALL EARTHWORK ASSOCIATED WITH BUILDING AND FOUNDATIONS.

COMPLETE SITE EARTHWORK AND TRENCHING ACCORDING TO SUDAS AND CITY OF THE PROJECT'S GEOTECHNICAL REPORT REQUIREMENTS UNLESS OTHERWISE SPECIFIED. CONSTRUCT TO ELEVATIONS SHOWN.

SCARIFY A MINIMUM OF TWELVE (12") INCHES OF MATERIAL UNDER THE PROPOSED PAVEMENT, CHEMICALLY STABILIZE, AND RECOMPACT TO 95 PERCENT DENSITY, ASTM D698 (STANDARD PROCTOR). SCARIFY A MINIMUM OF SIX (6") INCHES OF MATERIAL IN AREAS TO RECEIVE FILL AND RECOMPACT TO 90 PERCENT DENSITY, ASTM D698 (STANDARD PROCTOR).

PROVIDE WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT (- 1 TO + 4%) OR MOISTURE CONTENT DIRECTED BY GEOTECHNICAL ENGINEER FOR ALL COMPACTION.

FILL MATERIAL SHALL BE FREE FROM STICKS, ROOTS, DEBRIS, AND ORGANIC MATTER. EXCESS SOIL AND GRANULAR MATERIAL SHALL BE HAULED OFFSITE.

PROOF ROLL EXPOSED SUBGRADES WITH HEAVY CONSTRUCTION EQUIPMENT PRIOR TO PLACEMENT OF ANY NEW FILL, OR COMPACT EXPOSED SUBGRADE BY A MINIMUM OF FOUR COMPLETE PASSES WITH A PLATE-TYPE VIBRATORY COMPACTOR WITH A MINIMUM FORCE RATING OF 3,500 POUNDS.

PROVIDE COMPACTION TESTS FOR AREAS UNDER PAVING AND MAKE ONE TEST PER 5,000 SQUARE FEET. TESTING TO BE DONE AND PAID FOR BY OWNER. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED TESTING AND GEOTECHNICAL WORK.

C. TRAFFIC AND PEDESTRIAN CONTROL:
PROVIDE BARRICADES, FENCING, AND OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL FROM PROJECT SITE. PROVIDE OWNERS REPRESENTATIVE WITH A CONSTRUCTION STAGING PLAN SHOWING CONSTRUCTION SEQUENCING, STAGING AREAS, AND ALL ACCESS ROUTES.

KEEP INTERFERENCE WITH TRAFFIC TO A MINIMUM. DO NOT BLOCK EXISTING SITE ROADWAYS OR DRIVEWAYS.

ALL VEHICULAR AND PEDESTRIAN CONTROL SIGNAGE SHALL CONFORM TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND CITY OF ANKENY STANDARD SPECIFICATIONS.

D. PAVEMENT JOINTING:
PROVIDE IDOT 'TYPE RD' AND 'TYPE BT' JOINTS TO TIE INTO EXISTING PAVING AND BETWEEN POURS. PROVIDE IDOT 'TYPE C' JOINTS AT MAXIMUM SPACING OF 15 FEET. MATCH ALL EXISTING JOINTS. SEAL ALL JOINTS.

E. SEALANTS:
JOINT SEALERS: MATERIALS AND INSTALLATION TO MEET IDOT AND MANUFACTURER'S SPECIFICATIONS. ALL JOINTS SHALL BE SEALED.

F. STORM WATER POLLUTION PREVENTION PLAN (SWPPP):
THE DISTURBED AREA FOR FOR THIS PROJECT IS GREATER THAN ONE (1) ACRE, THEREFORE A SWPPP IS REQUIRED FOR STORMWATER DISCHARGE. CONTRACTOR TO INSTALL STORMWATER CONTROLS AND ADDITIONAL CONTROLS AS SHOWN IN PLANS AND IN THE SWPPP.

G. SEEDING/SODDING:
SEEDED AREAS SHALL INCLUDE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO PLANS.

H. TOPSOIL:
STRIP, STOCKPILE, AND RESPREAD TOPSOIL IN ALL AREAS TO BE SEEDED. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 6 INCHES, AFTER NATURAL SETTLEMENT, AND SHALL CONFORM SMOOTHLY TO THE ADJACENT LINES, GRADES, AND ELEVATIONS.

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COMMERCE CROSSING LOT 4

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ISSUED FOR	CITY SUBMITTAL 02
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FIELD BOOK	--

CONSTRUCTION NOTES

C001

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OVERALL LAYOUT PLAN

C002

PROTECT EXISTING FENCE
PROTECT EXISTING TREES (TYP)
PROPERTY LINE (TYP)
PROTECT EXISTING UTILITIES
20.00'
20' BUILDING SETBACK
PROTECT EXISTING UTILITIES (TYP)
EXISTING 10' MIDAMERICAN ELECTRIC EASEMENT (BK: 18796, PG: 920
10.00'
PROTECT EXISTING PCC CURB
LOT 4 COMMERCE CROSSINGS
138,076 SQ FT
3.17 ACRES
50' BUILDING SET BACK
STORM INTAKE
T/C=976.57
971.50 IE 18" RCP(SE)
973.07 IE 6" CMP(NW)
COMMERCE PKWY SW
50.00'
PROTECT EXISTING WATER MAIN (TYP)
50' BUILDING SETBACK
EXISTING 5' PUBLIC UTILITY EASEMENT (BK: 18790, PG: 985)
STORM INTAKE
T/C=974.41
970.16 IE 18" RCP(SE)
971.61 IE 6" CMP(NW)
971.63 IE 6" CMP(NW)
5.00'
50.00'
PROPERTY LINE (TYP)
PROTECT EXISTING PCC PAVEMENT (TYP)
PROTECT EXISTING UTILITIES (TYP)
STORM INTAKE
T/C=972.74
968.44 IE 18" RCP(SE)
969.74 IE 6" CMP(NW)
969.74 IE 6" CMP(NW)
GRIND 96 LF OF EXISTING PCC CURB FOR NEW DRIVEWAY ENTRANCE
GRIND 66 LF OF EXISTING PCC CURB FOR NEW DRIVEWAY ENTRANCE
STORM FES
968.43 IE 24" RCP
PROTECT EXISTING INTAKES AND STORM SEWER (TYP)
STORM FES
968.68 IE 24" RCP
PROTECT EXISTING PCC CURB
REMOVE AND DISPOSE OF EXISTING FLARED END SECTION AND STORM SEWER TO EXISTING CURB INTAKE.
PROTECT EXISTING PEDESTRIAN TRAIL
PROTECT EXISTING DOUBLE INTAKE. INTAKE SHALL BE REPARIED OR REPLACED IF DAMAGED DURING CONSTRUCTION
GRIND 6 LF OF EXISTING PCC CURB FOR NEW PERPENDICULAR SIDEWALK RAMP
PROTECT EXISTING STORM SEWER (TYP)
PROTECT EXISTING PCC CURB
PROTECT EXISTING DOUBLE INTAKES
STORM INTAKE
T/C=974.15
967.72 IE 24" RCP (N)
967.65 IE 24" RCP (SE)
969.75 IE 6" CMP (NW)
969.85 IE 6" CMP (NW)
COMMERCE PKWY SW
PROTECT EXISTING UTILITIES
STORM MANHOLE
975.90 RIM
971.70 IE 6" CMP (E)
971.68 IE 6" CMP (W)
966.18 IE 24" RCP (S)
967.55 IE 24" RCP (NE)
NORTH
0 15 30 60
SCALE IN FEET

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EXISTING CONDITIONS AND DEMOLITION PLAN

CD01

TRANSITION CURB OVER 5', REFER TO GRADING PLAN
PCC TRICKLE CHANNEL TYPE B, SEE DETAIL AND GRADING PLAN
PROPERTY LINE (TYP)
20.00'
20' BUILDING SETBACK
210.00'
6' OPAQUE FENCE
OUTDOOR STORAGE AREA
55.50'
FUTURE STORAGE AREA
50.00'
50' BUILDING SETBACK
R=3.00'
TRANSITION CURB OVER 5', REFER TO GRADING PLAN
R=5.00'
8" HEAVY DUTY PCC PAVEMENT
NO CURB
4.39'
TRANSITION CURB OVER 5', REFER TO GRADING PLAN
17.00'
24' WIDE SLIDE GATE
TRANSITION CURB OVER 1' REFER TO GRADING PLAN
RETAINING WALL, REFER TO BUILDING PLANS
14.00'
R=100.00'
8" PCC PAVEMENT
2' CURB CUT
6" PCC INTEGRAL CURB (TYP)
R=8.00'
R=15.00'
TRANSFORMER PAD PER MIDAMERICAN ENERGY STANDARDS
9.50'
5.00'
18.50' (TYP)
9.00'
9.50' (TYP)
6" PCC INTEGRAL CURB (TYP)
PROPOSED BUILDING
6.00'
9.50'
24.50'
26.00' (TYP)
R=30.00'
5" PCC SIDEWALK (TYP)
18.50' (TYP)
11.00'
9.50'
6" INTEGRAL PCC CURB AND SIDEWALK
24.50' (TYP)
ADA PARKING SYMBOL AND SIGN (TYP)
6.00' (TYP)
R=25.00'
CURB RAMP
9.00' (TYP)
11.00'
NO CURB
CURB RAMP
PCC STOOP - REFER TO STRUCTURAL PLAN (TYP)
8.00'
6" PCC PAVEMENT
R=20.00'
R=45.00'
4.00'
R=54.00'
DETENTION BASIN
5" PCC SIDEWALK (TYP)
SUDAS TYPE A DRIVEWAY
PCC TRICKLE CHANNEL TYPE A, SEE DETAIL AND GRADING PLAN
PUBLIC PERPENDICULAR CURB RAMPS
5" PCC SIDEWALK (TYP)
STORM FES
968.43 IE 24" RCP
STORM INTAKE
T/C=976.57
971.50 IE 18" RCP(SE)
973.07 IE 6" CMP(NW)
STORM INTAKE
T/C=974.41
970.16 IE 18" RCP(SE)
971.61 IE 6" CMP(NW)
971.63 IE 6" CMP(NW)
STORM INTAKE
T/C=972.74
968.44 IE 18" RCP(SE)
969.74 IE 6" CMP(NW)
969.74 IE 6" CMP(NW)
STORM INTAKE
T/C=974.15
967.72 IE 24" RCP (N)
967.65 IE 24" RCP (SE)
969.75 IE 6" CMP (NW)
969.85 IE 6" CMP (NW)
STORM MANHOLE
975.90 RIM
971.70 IE 6" CMP (E)
971.68 IE 6" CMP (W)
966.18 IE 24" RCP (S)
967.55 IE 24" RCP (NE)
COMMERCE PKWY SW
COMMERCE PKWY SW
COMMERCE PKWY SW

KEY MAP

- 8" HEAVY DUTY PCC PAVEMENT
- 8" PCC PAVEMENT
- 6" PCC PAVEMENT
- 5" PCC SIDEWALK PAVEMENT

NORTH

0 15 30 60
SCALE IN FEET

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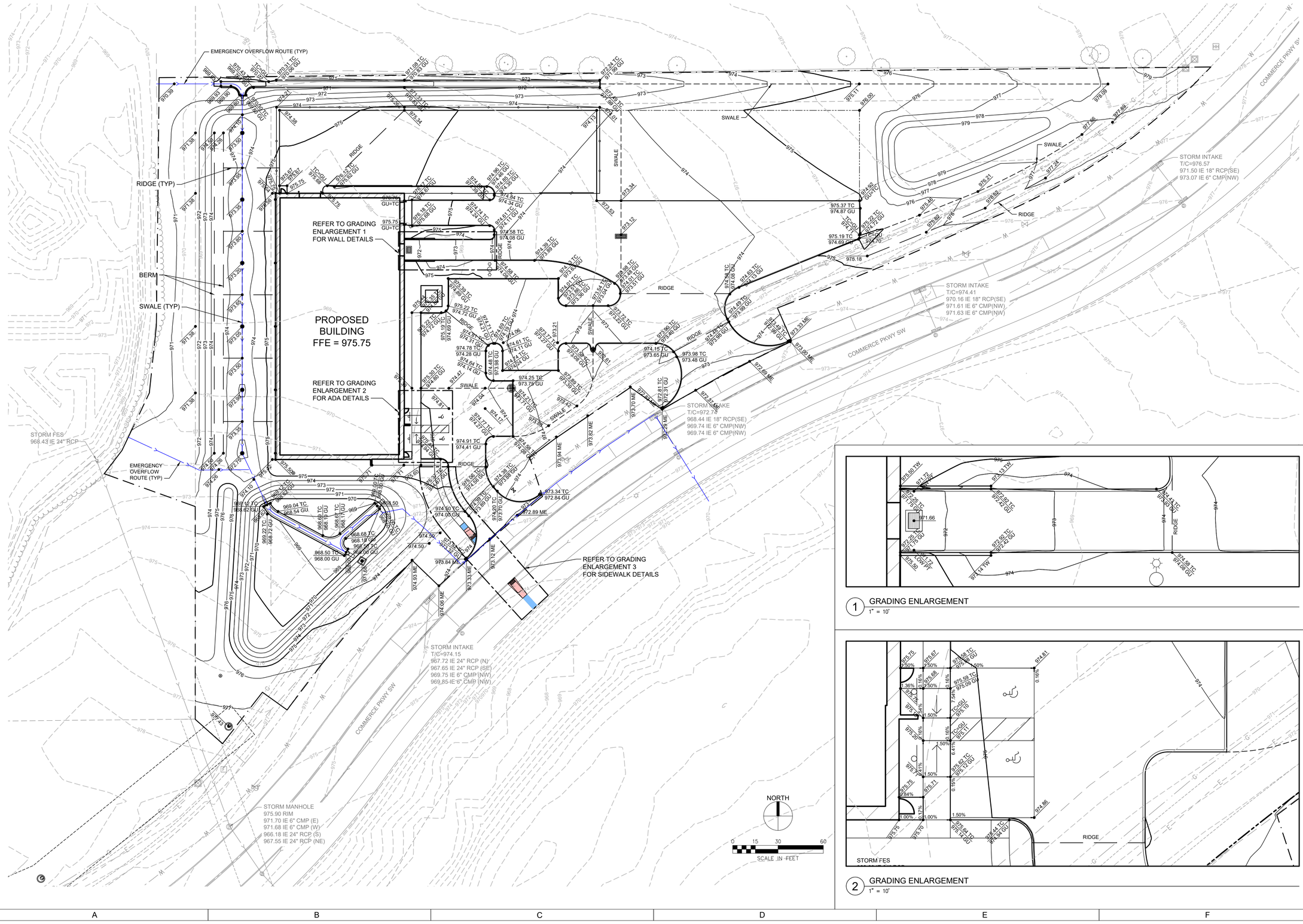
SITE PLAN

C101



1 GRADING ENLARGEMENT
1" = 10'

2 GRADING ENLARGEMENT
1" = 10'

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GRADING PLAN

C201

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3 GRADING ENLARGEMENT
1" = 10'

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GRADING PLAN

C202

SILT FENCE DITCH CHECK (TYP)

SILT FENCE (TYP)

INLET PROTECTION (TYP)

INLET PROTECTION (TYP)

SILT FENCE (TYP)

SILT FENCE DITCH CHECK (TYP)

STORM INTAKE
T/C=976.57
971.50 IE 18" RCP(SE)
973.07 IE 6" CMP(NW)

STORM INTAKE
T/C=974.41
970.16 IE 18" RCP(SE)
971.61 IE 6" CMP(NW)
971.63 IE 6" CMP(NW)

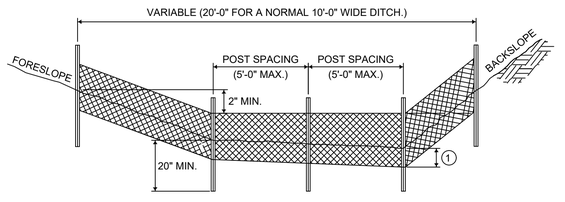
STORM INTAKE
T/C=972.74
968.44 IE 18" RCP(SE)
969.74 IE 6" CMP(NW)
969.74 IE 6" CMP(NW)

STORM FES
968.43 IE 24" RCP

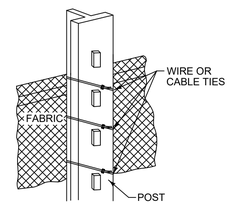
PROPERTY LINE (TYP)

STORM MANHOLE
975.90 RIM
971.70 IE 6" CMP (E)
971.68 IE 6" CMP (W)
966.18 IE 24" RCP (S)
967.55 IE 24" RCP (NE)

COMMERCE PKWY SW



TYPICAL SILT FENCE DITCH CHECK



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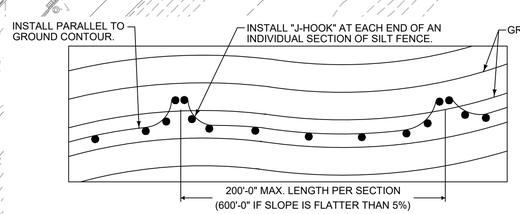
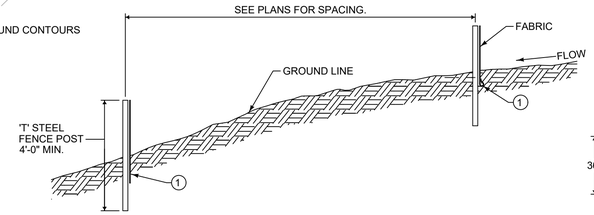
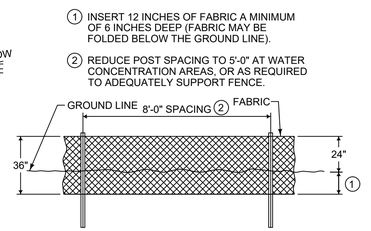


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(PLAN VIEW)



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(PROFILE VIEW)



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

C4 SILT FENCE
NOT TO SCALE

NORTH

0 15 30 60
SCALE IN FEET

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COMMERCE CROSSING LOT 4

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COMMERCE PKWY SW, BONDURANT

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EROSION AND SEDIMENT CONTROL PLAN

C251

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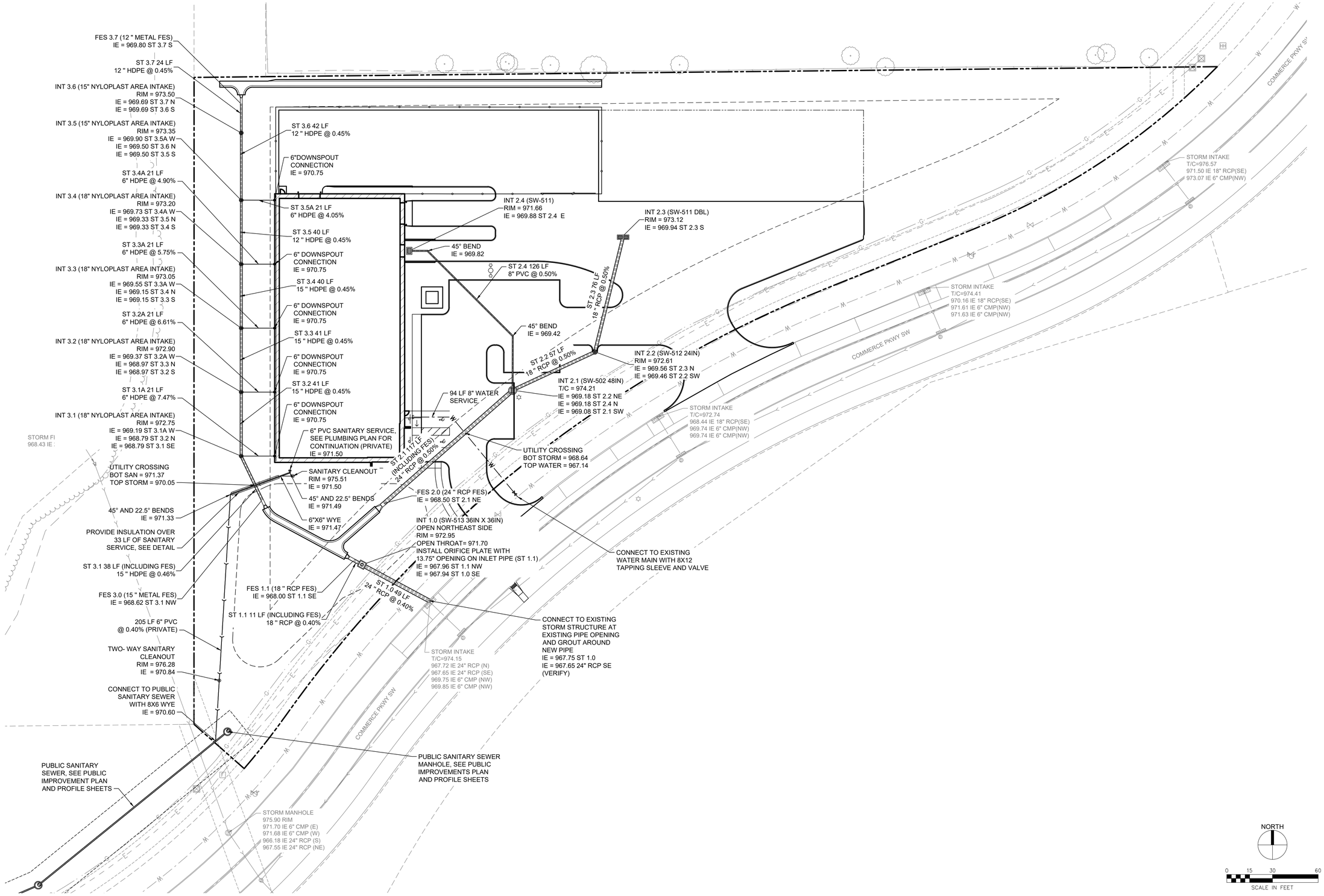

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UTILITY PLAN

C301

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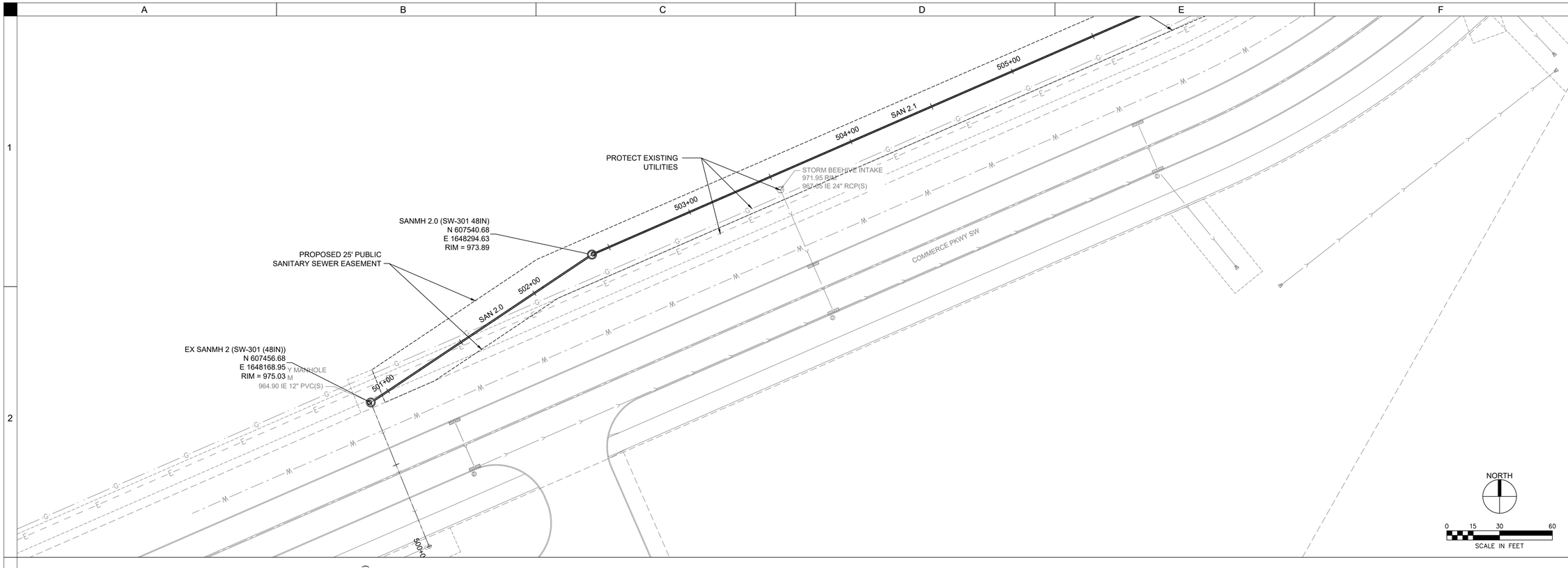

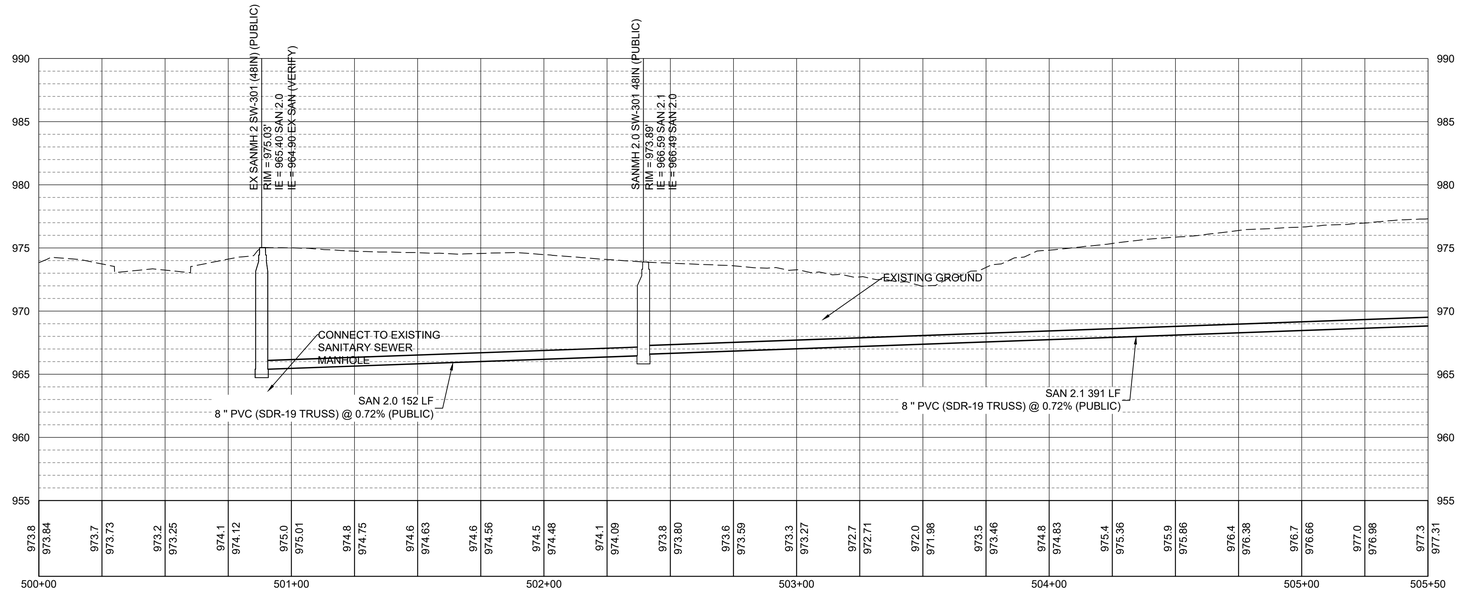

0 15 30 60
SCALE IN FEET
HORIZONTAL

0 2.5 5 10
SCALE IN FEET
VERTICAL

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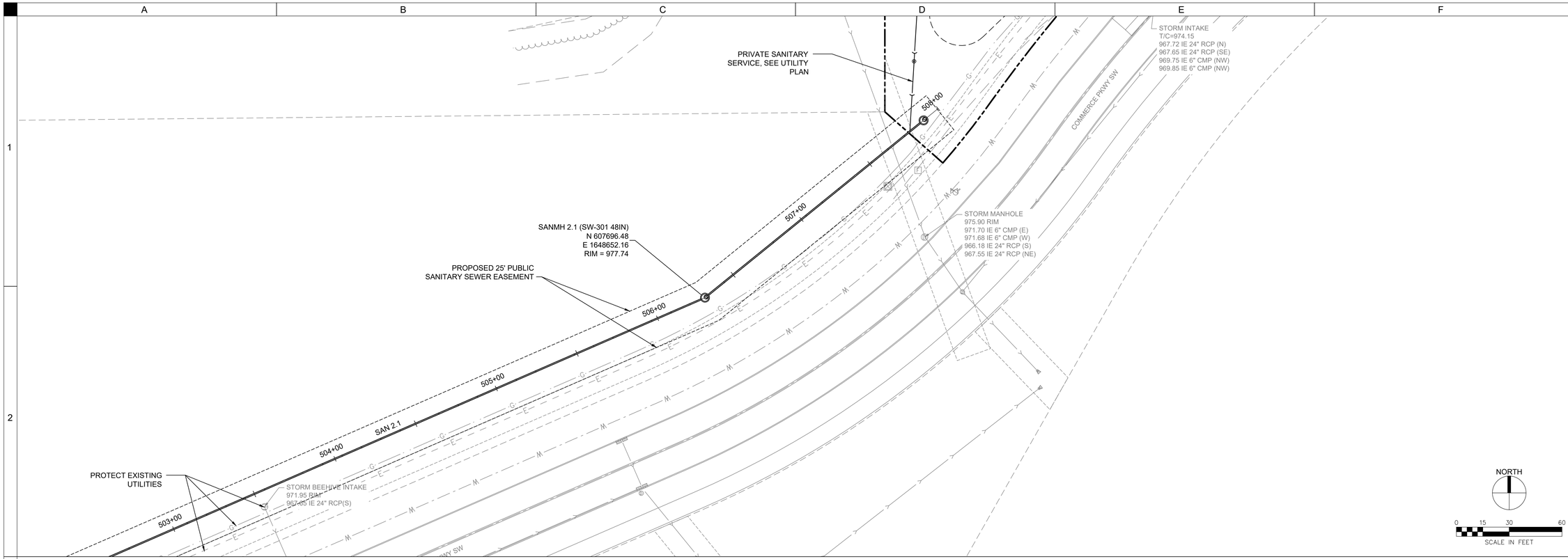
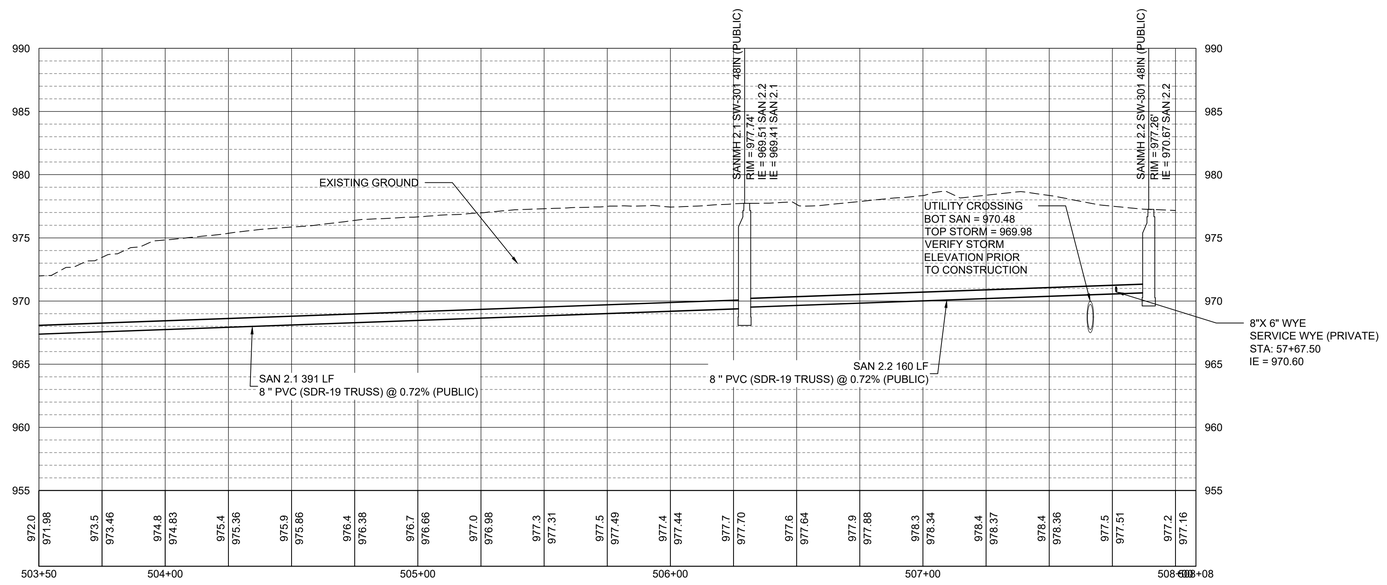
PUBLIC SANITARY
PLAN AND
PROFILE

C302





0 15 30 60
SCALE IN FEET
HORIZONTAL

0 2.5 5 10
SCALE IN FEET
VERTICAL

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SIGNATURE COMMERCIAL REAL ESTATE
--
COMMERCE PKWY SW, BONDURANT

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY	EF
APPROVED BY	KMS
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	02/28/2025
PROJECT NUMBER	2250000330
FIELD BOOK	--

PUBLIC SANITARY PLAN AND PROFILE

C303

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NOTES:
1. SUBMIT JOINTING PLAN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

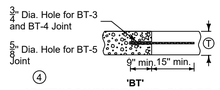
2. TIE BARS, (JOINTS L AND BT) TO BE INSTALLED ON JOINTS PARALLEL TO TRAFFIC FLOW.

3. ALL JOINTS TO BE SEALED

4. THE FOLLOWING JOINTS ARE INTERCHANGEABLE, SUBJECT TO THE POURING SEQUENCE: 'L-1' AND 'BT-5', 'B' AND 'C'

5. EDGE WITH $\frac{3}{8}$ INCH TOOL FOR LENGTH OF JOINT

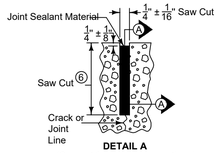
6. SAW 'C' JOINT TO A DEPTH OF T/4 ± 1/4" . SAW 'L' JOINT TO A DEPTH OF T/3 ± 1/4".



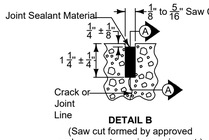
'BT'
ABUTTING PAVEMENT JOINT - RIGID TIE (Drilled)

T	Joint	Bars	Bar Length and Spacing
< 8"	'BT-5'	#4	24" Long at 30" Centers
≥ 8"	'BT-3'	#5	24" Long at 30" Centers
	'BT-4'		24" Long at 15" Centers

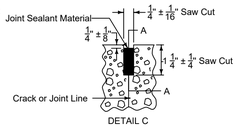
T	Joint	Bars	Bar Length and Spacing
< 8"	'L-1'	#4	36" Long at 30" Centers
≥ 8"	'L-2'	#5	36" Long at 30" Centers
	'L-3'		36" Long at 15" Centers



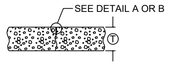
DETAIL A
(Saw cut formed by conventional concrete sawing equipment.)



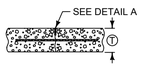
DETAIL B
(Saw cut formed by approved early concrete sawing equipment.)



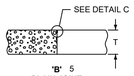
DETAIL C



'C' 5
CONTRACTION JOINT

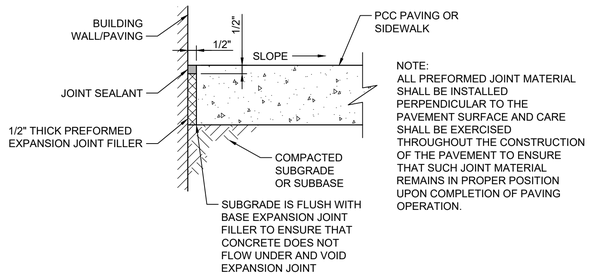


'L' 4
CONTRACTION JOINT



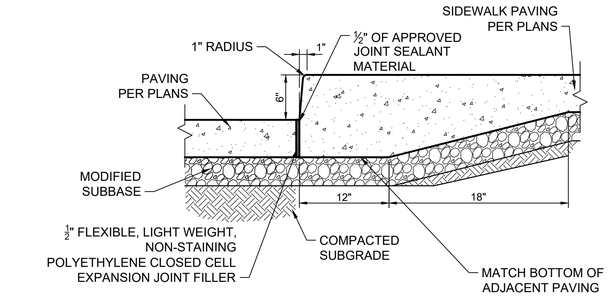
'B'
PLAIN JOINT
(Abutting Pavement Slabs)

A2 JOINT DETAILS
NOT TO SCALE

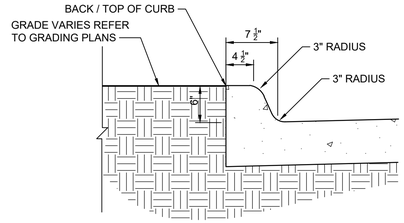


NOTE:
ALL PREFORMED JOINT MATERIAL SHALL BE INSTALLED PERPENDICULAR TO THE PAVEMENT SURFACE AND CARE SHALL BE EXERCISED THROUGHOUT THE CONSTRUCTION OF THE PAVEMENT TO ENSURE THAT SUCH JOINT MATERIAL REMAINS IN PROPER POSITION UPON COMPLETION OF PAVING OPERATION.

C1 ISOLATION JOINT
NOT TO SCALE



C2 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

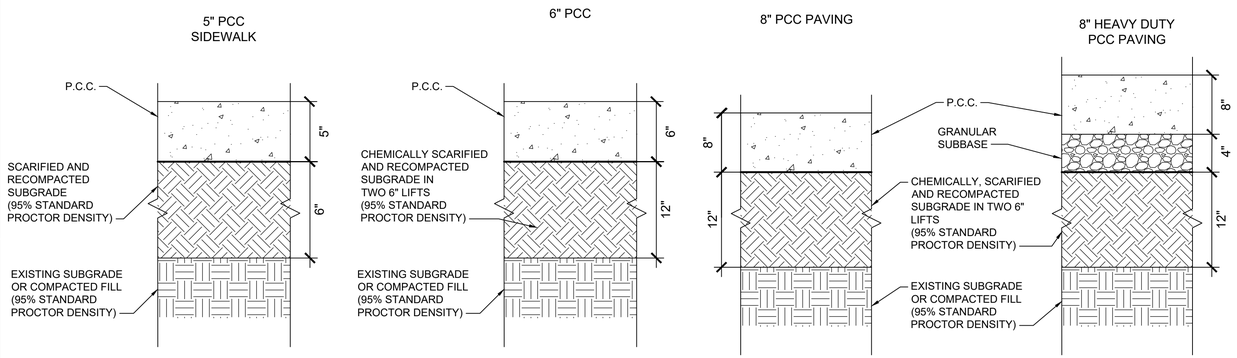


E1 6" INTEGRAL STANDARD PCC CURB
NOT TO SCALE

STANDARD DETAILS

IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
3010.104	PRESSURE PIPE TRENCH BEDDING
4010.201	SANITARY SEWER SERVICE STUB
4020.211	STORM SEWER PIPE CONNECTIONS
4030.221	RCP APRON SECTION FOOTING
4030.222	CIRCULAR CONCRETE APRONS
4030.224	CONCRETE PIPE APRON GUARD
5010.101	TRUST BLOCKS
6010.301	CIRCULAR SANITARY SEWER MANHOLE
6010.502	CIRCULAR SINGLE GRATE INTAKE
6010.511	RECTANGULAR AREA INTAKE
6010.513	OPEN-SIDED AREA INTAKE
6010.602	CASTINGS FOR STORM SEWER MANHOLES
6010.603	CASTINGS FOR GRATE INTAKES
6010.604	CASTINGS FOR AREA INTAKES
7030.102	CONCRETE DRIVEWAY, TYPE A
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.205	GENERAL SIDEWALK AND CURB RAMP DETAILS
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.210	DETECTABLE WARNING PLACEMENT
9040.102	FILTER BERM AND FILTER SOCK
9040.105	WATTLE
9040.110	RIP-RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.120	STABILIZED CONSTRUCTION ENTRANCE



NOTE: SUBBASE AND SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 24" BEYOND EDGE OF ALL PAVING

A4 PAVEMENT SECTIONS
NOT TO SCALE

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COMMERCE CROSSING LOT 4
SIGNATURE COMMERCIAL REAL ESTATE
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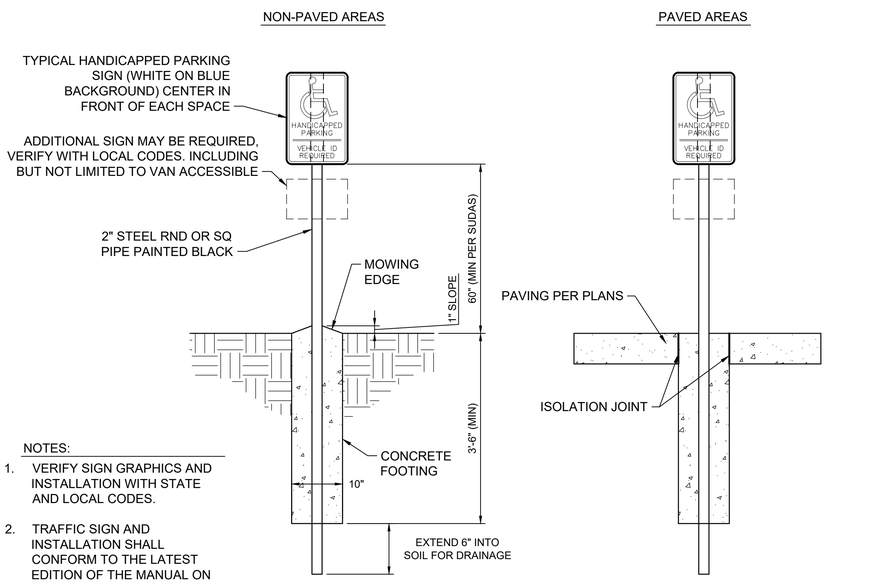
CONSTRUCTION DETAILS

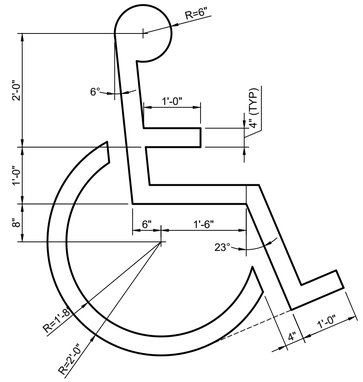
C501



NOTES:

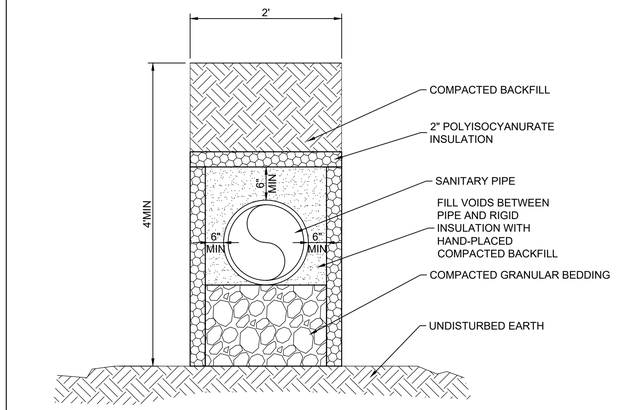
1. VERIFY SIGN GRAPHICS AND INSTALLATION WITH STATE AND LOCAL CODES.
2. TRAFFIC SIGN AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES

A2 HANDICAPPED PARKING SIGN
NOT TO SCALE

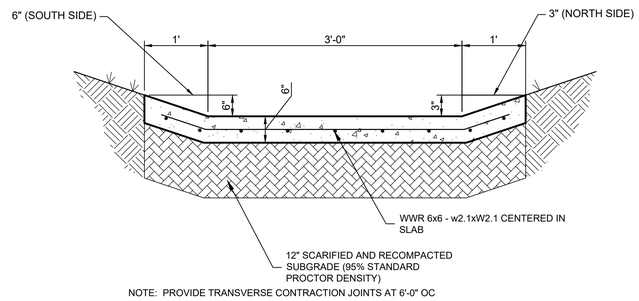


NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

C2 HANDICAPPED PARKING SYMBOL
NOT TO SCALE

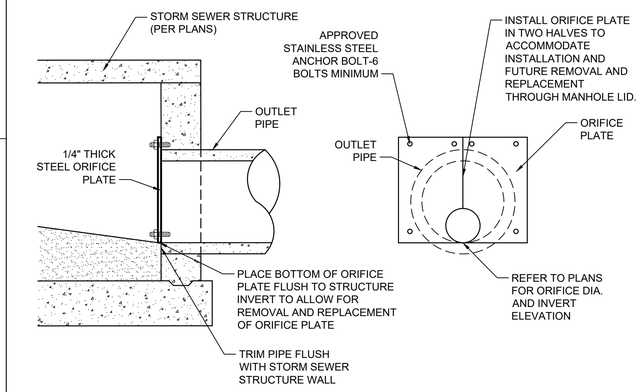


E2 SANITARY PIPE INSULATION
NOT TO SCALE



NOTE: PROVIDE TRANSVERSE CONTRACTION JOINTS AT 6'-0" OC

C3 PCC TRICKLE CHANNEL - TYPE B (3" & 6" FLARES)
NOT TO SCALE



E3 ORIFICE PLATE ON STRUCTURE WALL
NOT TO SCALE

A4 DOWNSPOUT CONNECTION (COORDINATE WITH BUILDING CONTRACTOR)
NOT TO SCALE

NOTE: PROVIDE TRANSVERSE CONTRACTION JOINTS AT 6'-0" OC

C4 PCC TRICKLE CHANNEL - TYPE A (6" FLARES)
NOT TO SCALE

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COMMERCE CROSSING LOT 4

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CONSTRUCTION DETAILS

C502

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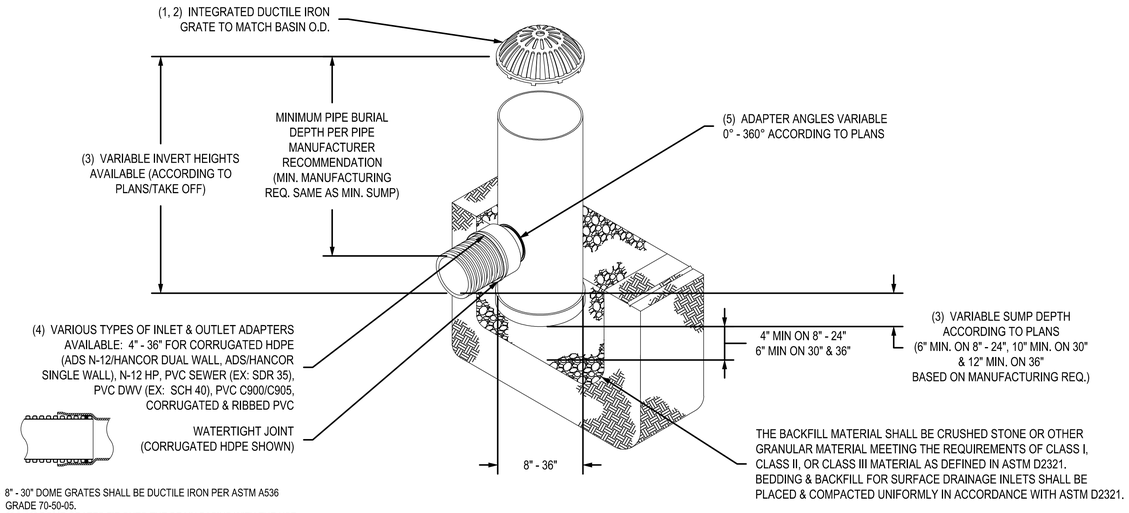

1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

E2 NYLOPLAST DRAIN BASIN WITH DOME GRATE
NOT TO SCALE

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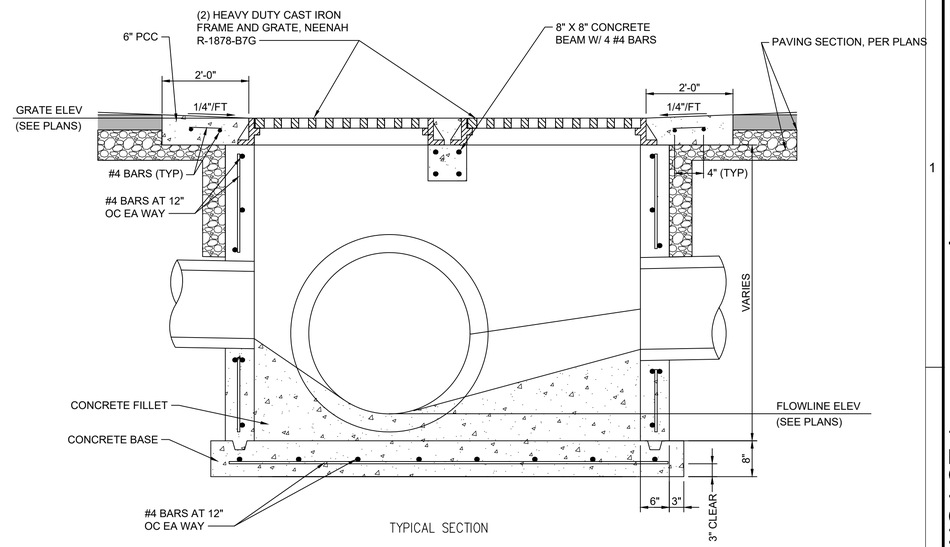
DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E



TYPICAL SECTION

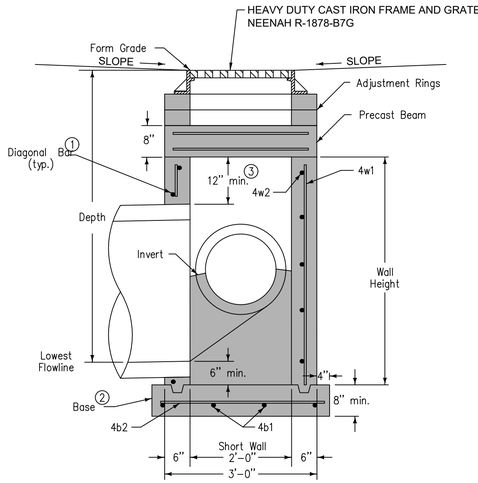
REINFORCING BAR LIST						
Mark	Size	Location	Shape	Count	Length	Spacing
4t1	4	Beam	——	4	2'-8"	4"
4b1	4	Base	——	4	7'-10"	10"
4b2	4	Base	——	8	3'-2"	12"
4w1	4	Walls	——	20	Wall Height minus 4"	12"
4w2	4	Long Walls	——	Varies	7'-4"	12"
4w3	4	Short Walls	——	Varies	2'-8"	12"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	60"	66"

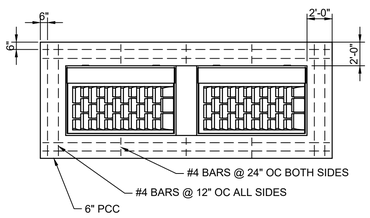
1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.

Refer to SW-514 for boxout details.

1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.



SECTION A-A



PLAN

D4 SW-511 DOUBLE GRATE INTAKE
NOT TO SCALE

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COMMERCE CROSSING LOT 4

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CONSTRUCTION DETAILS

C503

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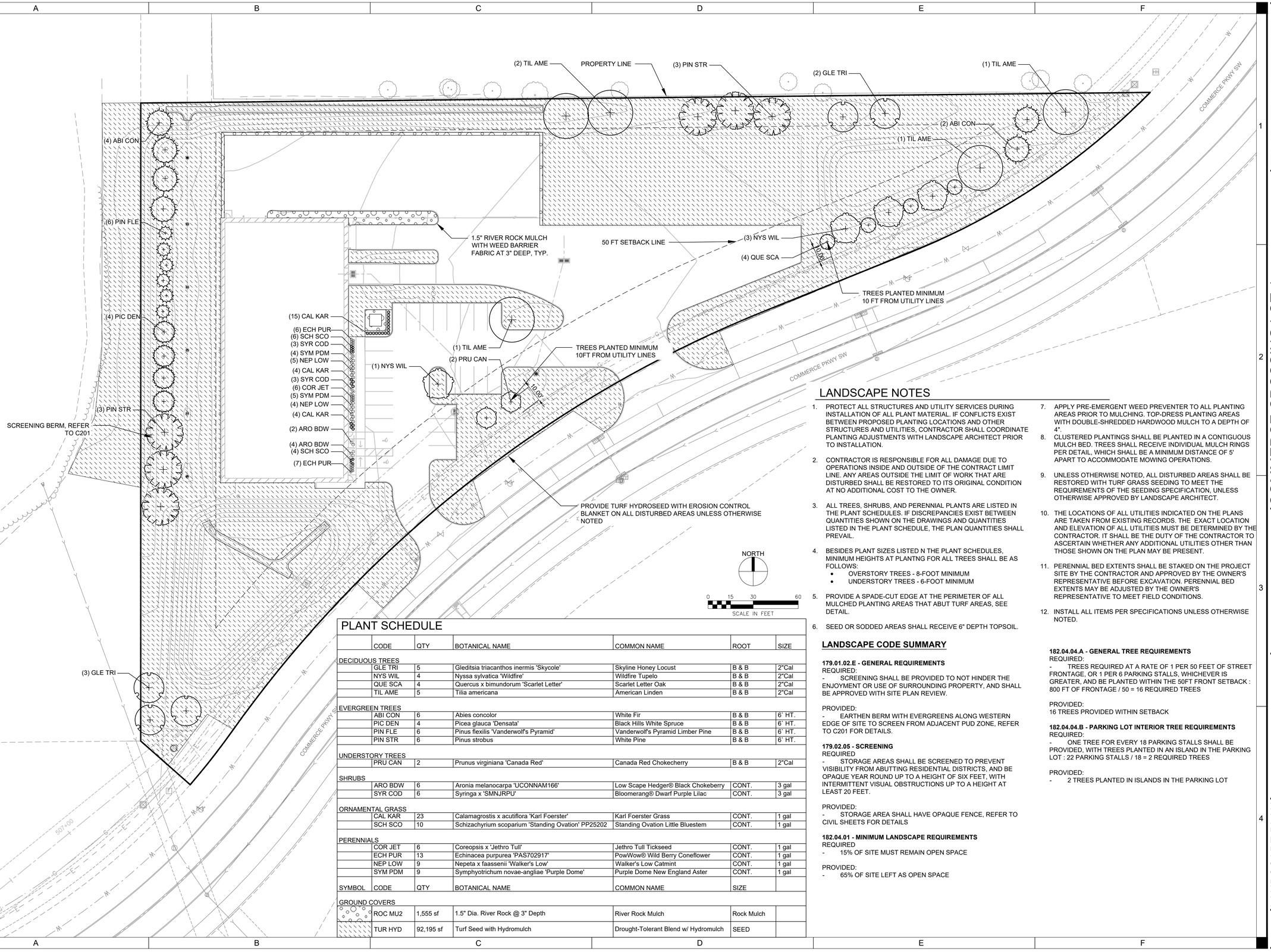

PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES						
	GLE TRI	5	Gleditsia triacanthos inermis 'Skycole'	Skyline Honey Locust	B & B	2"Cal
	NYS WIL	4	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B & B	2"Cal
	QUE SCA	4	Quercus x bimundorum 'Scarlet Letter'	Scarlet Letter Oak	B & B	2"Cal
	TIL AME	5	Tilia americana	American Linden	B & B	2"Cal
EVERGREEN TREES						
	ABI CON	6	Abies concolor	White Fir	B & B	6` HT.
	PIC DEN	4	Picea glauca 'Densata'	Black Hills White Spruce	B & B	6` HT.
	PIN FLE	6	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	B & B	6` HT.
	PIN STR	6	Pinus strobus	White Pine	B & B	6` HT.
UNDERSTORY TREES						
	PRU CAN	2	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	B & B	2"Cal
SHRUBS						
	ARO BDW	6	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedger® Black Chokeberry	CONT.	3 gal
	SYR COD	6	Syringa x 'SMNJRPU'	Bloomerang® Dwarf Purple Lilac	CONT.	3 gal
ORNAMENTAL GRASS						
	CAL KAR	23	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	CONT.	1 gal
	SCH SCO	10	Schizachyrium scoparium 'Standing Ovation' PP25202	Standing Ovation Little Bluestem	CONT.	1 gal
PERENNIALS						
	COR JET	6	Coreopsis x 'Jethro Tull'	Jethro Tull Tickseed	CONT.	1 gal
	ECH PUR	13	Echinacea purpurea 'PAS702917'	PowWow® Wild Berry Coneflower	CONT.	1 gal
	NEP LOW	9	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	CONT.	1 gal
	SYM PDM	9	Symphyotrichum novae-angliae 'Purple Dome'	Purple Dome New England Aster	CONT.	1 gal
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
GROUND COVERS						
	ROC MU2	1,555 sf	1.5" Dia. River Rock @ 3" Depth	River Rock Mulch	Rock Mulch	
	TUR HYD	92,195 sf	Turf Seed with Hydromulch	Drought-Tolerant Blend w/ Hydromulch	SEED	

LANDSCAPE NOTES

1. PROTECT ALL STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THE PLANT SCHEDULES. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
4. BESIDES PLANT SIZES LISTED N THE PLANT SCHEDULES, MINIMUM HEIGHTS AT PLANTNG FOR ALL TREES SHALL BE AS FOLLOWS:
   - OVERSTORY TREES - 8-FOOT MINIMUM
   - UNDERSTORY TREES - 6-FOOT MINIMUM
5. PROVIDE A SPADE-CUT EDGE AT THE PERIMETER OF ALL MULCHED PLANTING AREAS THAT ABUT TURF AREAS, SEE DETAIL.
6. SEED OR SODDED AREAS SHALL RECEIVE 6" DEPTH TOPSOIL.
7. APPLY PRE-EMERGENT WEED PREVENTER TO ALL PLANTING AREAS PRIOR TO MULCHING. TOP-DRESS PLANTING AREAS WITH DOUBLE-SHREDDED HARDWOOD MULCH TO A DEPTH OF 4".
8. CLUSTERED PLANTINGS SHALL BE PLANTED IN A CONTIGUOUS MULCH BED. TREES SHALL RECEIVE INDIVIDUAL MULCH RINGS PER DETAIL, WHICH SHALL BE A MINIMUM DISTANCE OF 5' APART TO ACCOMMODATE MOWING OPERATIONS.
9. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE RESTORED WITH TURF GRASS SEEDING TO MEET THE REQUIREMENTS OF THE SEEDING SPECIFICATION, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
10. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. 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 UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
11. PERENNIAL BED EXTENTS SHALL BE STAKED ON THE PROJECT SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION. PERENNIAL BED EXTENTS MAY BE ADJUSTED BY THE OWNER'S REPRESENTATIVE TO MEET FIELD CONDITIONS.
12. INSTALL ALL ITEMS PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

LANDSCAPE CODE SUMMARY

179.01.02.E - GENERAL REQUIREMENTS
REQUIRED:
- SCREENING SHALL BE PROVIDED TO NOT HINDER THE ENJOYMENT OR USE OF SURROUNDING PROPERTY, AND SHALL BE APPROVED WITH SITE PLAN REVIEW.

PROVIDED:
- EARTHEN BERM WITH EVERGREENS ALONG WESTERN EDGE OF SITE TO SCREEN FROM ADJACENT PUD ZONE, REFER TO C201 FOR DETAILS.

179.02.05 - SCREENING
REQUIRED
- STORAGE AREAS SHALL BE SCREENED TO PREVENT VISIBILITY FROM ABUTTING RESIDENTIAL DISTRICTS, AND BE OPAQUE YEAR ROUND UP TO A HEIGHT OF SIX FEET, WITH INTERMITTENT VISUAL OBSTRUCTIONS UP TO A HEIGHT AT LEAST 20 FEET.

PROVIDED:
- STORAGE AREA SHALL HAVE OPAQUE FENCE, REFER TO CIVIL SHEETS FOR DETAILS

182.04.01 - MINIMUM LANDSCAPE REQUIREMENTS
REQUIRED
- 15% OF SITE MUST REMAIN OPEN SPACE

PROVIDED:
- 65% OF SITE LEFT AS OPEN SPACE

182.04.04.A - GENERAL TREE REQUIREMENTS
REQUIRED:
- TREES REQUIRED AT A RATE OF 1 PER 50 FEET OF STREET FRONTAGE, OR 1 PER 6 PARKING STALLS, WHICHEVER IS GREATER, AND BE PLANTED WITHIN THE 50FT FRONT SETBACK : 800 FT OF FRONTAGE / 50 = 16 REQUIRED TREES

PROVIDED:
16 TREES PROVIDED WITHIN SETBACK

182.04.04.B - PARKING LOT INTERIOR TREE REQUIREMENTS
REQUIRED:
- ONE TREE FOR EVERY 18 PARKING STALLS SHALL BE PROVIDED, WITH TREES PLANTED IN AN ISLAND IN THE PARKING LOT : 22 PARKING STALLS / 18 = 2 REQUIRED TREES

PROVIDED:
- 2 TREES PLANTED IN ISLANDS IN THE PARKING LOT

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COMMERCE CROSSING LOT 4

SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY	LPL
APPROVED BY	HCR
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	02/28/2025
PROJECT NUMBER	2250000330
FIELD BOOK	-

LANDSCAPE PLAN

L101

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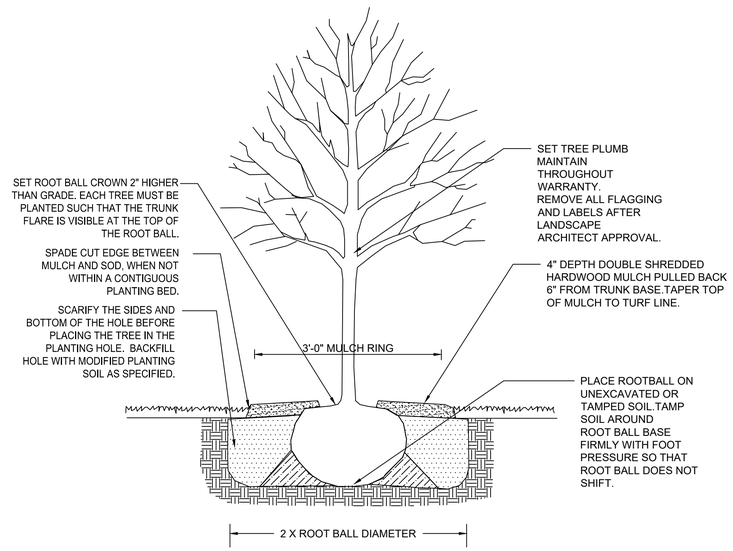
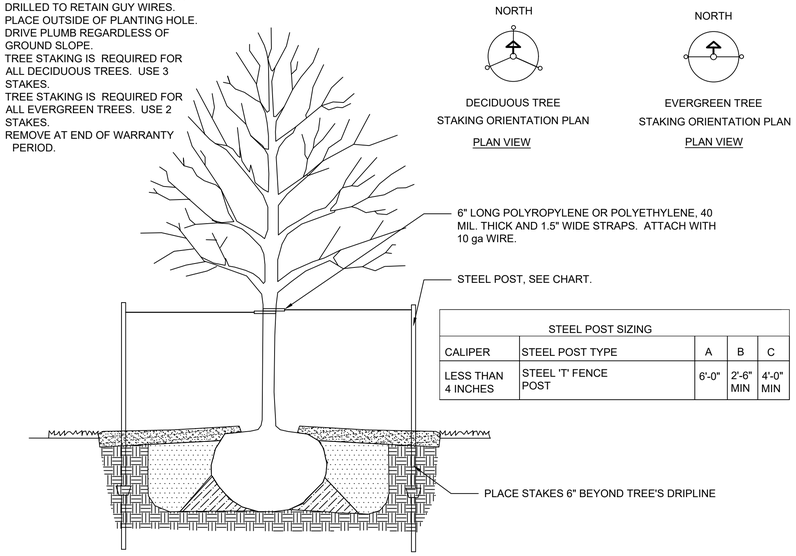


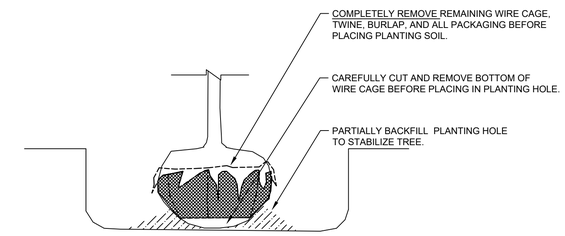
1 DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTES:
1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF PLANTING HOLE. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
3. TREE STAKING IS REQUIRED FOR ALL DECIDUOUS TREES. USE 3 STAKES.
4. TREE STAKING IS REQUIRED FOR ALL EVERGREEN TREES. USE 2 STAKES.
4. REMOVE AT END OF WARRANTY PERIOD.

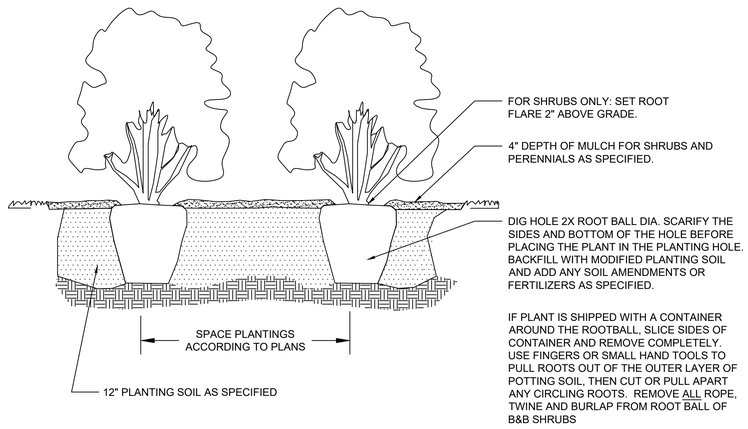


STEEL POST SIZING				
CALIPER	STEEL POST TYPE	A	B	C
LESS THAN 4 INCHES	STEEL 'T' FENCE POST	6'-0"	2'-6" MIN	4'-0" MIN

2 TREE STAKING DETAIL
NOT TO SCALE



3 ROOT BALL INSTALLATION
NOT TO SCALE



4 PERENNIAL AND SHRUB PLANTING
NOT TO SCALE

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COMMERCE CROSSING LOT 4
SIGNATURE COMMERCIAL REAL ESTATE
--
COMMERCE PKWY SW, BONDURANT

PRELIMINARY - NOT FOR CONSTRUCTION

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ISSUED FOR	CITY SUBMITTAL 02
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FIELD BOOK	--

LANDSCAPE DETAILS

L501

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LANDSCAPE PLANTING PART 1 - GENERAL

1.1 WORK INCLUDED

A. The Contractor shall furnish all labor, materials, tools, equipment, supervision, and services necessary to install plant material, preparation of soil, fine grading, planting, mulching, landscape stone, guying, pruning, watering, edging, and the proper disposal of any excess earth or debris, maintenance all in accordance with the accompanying Drawings and these Specifications.

1.2 QUALITY ASSURANCE

A. Comply with applicable requirements of Federal, State, and Local laws, regulations and codes having jurisdiction at the project site. The Contractor shall take out all required permits, arrange for all necessary inspections and shall pay any fees and expenses in conjunction with the same as a part of the work under this section.

B. Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

C. The entire installation shall fully comply with all local and state laws and ordinances and with all the established codes applicable thereto.

D. Local zone hardy plant material shall be utilized.

E. Reference Standards

1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.

   a. "American Standard of Nursery Stock" by the American Association of Nurseryman current edition. Standards: All plant materials, methods, etc., are to conform to the Standards of the American Association for Nursery Stock. In the event there is a discrepancy between these standards and this Specification, the most restrictive requirement shall govern.

   b. American National Standards Institute (ANSI); Publication ANSI/AHIA Z60.1-current edition.

F. Inspection of Plant Material

1. The nursery supplier shall tag and photograph all plant material to be delivered to the site. Photographs shall be sent to the Owner and/or Owner's Representative and Contractor for review and coordination.

2. At the time the plant material is delivered to the job site, the Contractor shall be responsible to inspect plant material and reject any material that does not meet standards detailed in ANSI Publication ANSI/AHIA Z60.1-current edition standards and Section 2.4 of this specification. Plant material shall be unwrapped in order to thoroughly inspect trunk, bark, branches, rootball, leaders and form. If material is rejected it shall be sent back to the nursery at the time of delivery at no additional charge to the owner or contractor.

3. The Owner and/or Owner's Representative shall be notified of plant inspection times at least 3 days prior by the Contractor once plant delivery has begun.

G. Coordination

1. Work in conjunction with other trades as directed, taking all reasonable precautions to avoid disturbance or interference with any other operation or installation on the site. Contractors shall be responsible for the cost of replacing any material damaged as a result of his/her negligence.

2. Pre-Installation Meeting: The Contractor shall meet with the Owner and/or Owner's Representative to review schedule, submittals, and project expectations. This meeting shall occur at least 10 days prior to the start of any work or deliveries to the job site.

3. Punch List Inspection(s): A punch list by the Landscape Architect/Owner's Representative shall be created and sent to the Contractor to coordinate. Refer to PART 3 -Section 3.5 for requirements.

4. Warranty Inspection: Refer to PART 3 -Section 3.7

1.3 SUBMITTALS

A. Contractor shall submit the following to the Owner and/or Owner's Representative at least thirty (30) days prior to start of the work

1. The source and supplier of all plant material, planting schedule, fertilizer, hardwood mulch, weed barrier, edging compost and other materials along with the type of equipment to be used on this project.

2. Photo samples and photos representative of typical plant stock of the following: Mulches, Plant Material

B. Grower's Certificates: Proof of certification of Nursery Stock Grower and Dealer Inspection as well as any other certificates required by governmental authorities.

C. Fertilizer Manufacturer's Certificate of Compliance: Written documentation verifying compliance with chemical analysis of fertilizer furnished. Submit to Owner and/or Owner's Representative 5 days prior to delivery.

D. Substitutions: Substitutions of plant material will not be permitted unless authorized in writing by the Owner and/or Owner's Representative.

1.4 STORAGE, HANDLING, AND DELIVERY

A. All materials delivered to the job shall be stored so as to keep them in new condition and free from deterioration. Fertilizer, etc., shall be stored in temporary sheds off-site at Contractor's expense.

B. All nursery stock must be kept secure, cool, and moist while being stored. If storing B&B plants on site, store in either a refrigerated truck or heeled into soil or mulch.

C. Deliver packaged materials in unopened containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.

D. Plants shall not be delivered to the site until the corresponding beds are fully prepared and approved. Vegetated material shall be inspected upon delivery at job site by the Contractor. All materials must arrive with identification labels calling out the size and species name. All plant material is subject to rejection by the Contractor, Owner and/or Owner's Representative either at time of delivery or at the 1-year warranty inspection, provided it does not comply with the requirements stated herein. Any rejected stock shall be immediately removed from the premises and replaced with approved stock. All plant tags shall stay on plants through planting and shall NOT be removed until Owner and/or Owner's Representative has performed the initial inspection. The plant tags shall be removed, collected, and provided to the owner once Initial Inspection is completed.

1.5 JOB CONDITIONS

A. Examination of Site:

1. The bidder must acknowledge that he has examined the site, Drawings and Specifications and the submission of a quotation shall be considered evidence that examinations have been made.

   a. Field Conditions: The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Owner and/or Owner's Representative all conditions which prevent proper execution of this work. The Contractor agrees to be fully responsible for any and all damage which might be occasioned by the Contractor's failure to exactly locate and preserve any and all utilities, structures, and geogrid reinforcement.

   b. Soil moisture must be at or below field capacity to avoid destroying the soil structure before any work begins.

1.6 SEQUENCING/SCHEDULING

A. Planting Time: Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required.

B. Allowable Planting Dates:

1. Evergreen Plants: September 1 to October 15 and prior to June 1, but not after candles exceed 1 inch.

2. Deciduous Plants (Balled and Burlapped and Container): August 15 to November 15 or the 1st frost of the season and in the spring prior to June 1

3. Perennials: August 15 to October 15 and prior to June 1.

4. Weather Restrictions: Planting may be conducted under unseasonable conditions, except in weather below 32 degrees or above 90 degrees. No variance from plant warranty or other requirements will be given for plants installed outside the specified period.

1.7 MATERIALS CLEAN-UP

A. The Contractor shall keep the premises free from rubbish and all debris associated with their work at all times and all unused materials and debris shall be removed from the site.

PART 2- MATERIALS

2.1 TOPSOIL

A. Refer to Plan Notes.

B. Topsoil shall be fertile, natural topsoil, typical of the locality. Stockpiled topsoil may be used if approved by the Owner and/or Owner's Representative. It shall be free of subsoil, slag, clay, stones, lumps, sticks, plants or their roots, toxic substances or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance

2.2 PLANTING BED SOIL MIXTURE

A. Cultivate the top 12" of topsoil for planting tree holes and beds blended with 3" organic compost. Submit data for compost for approval.

B. Very poor soils of clay, gumbo, gravel, hard-pan, or other soils injurious to plants shall not be used. Notify Owner/Owner's Representative if these conditions exist before proceeding.

2.3 FERTILIZER

A. All fertilizers shall be horticultural grade complete formula fertilizers and shall conform to the applicable State Fertilizer Laws. Fertilizer shall consist of uniform dry granulated nutrients produced by mining and manufacturing processes and commonly used in the agricultural or lawn care industries. It shall contain the three major plant nutrients of nitrogen, phosphorous, and potassium. Commercial fertilizer may be furnished as a homogenous or blended form. Submit product information for Owner and/or Owner's Representative approval.

2.4 PLANT MATERIALS

A. Plant Schedule: A list of plant materials is scheduled on the Drawings. In the event of any discrepancy between this schedule and the Plan Drawing showing the plants, the Plan Drawing shall govern.

B. Certification of inspection of plant materials required by Federal, State, or other governmental agencies to accompany all shipments to be furnished to the Owner and/or Owner's Representative. Plants shall have been grown under climatic conditions similar to those in the locality of the project.

C. Planting stock shall be well-branched and well formed, sound, vigorous, healthy, free from disease, sun-scale, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed with branches of uniform growth, with straight trunks and central leaders, and free from objectionable disfigurements. One-sided branching plant material will be rejected.

D. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Evergreen leaders shall be straight and central. Evergreen trees and shrubs shall not be sheared.

E. Stock Sizes: All stock measurements - caliper, height, branching level, number of canes, ball sizes shall be in strict accordance with the latest edition of the American Standard for Nursery Stock, unless otherwise noted on the plans. Plants used on the project shall meet or exceed all minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets.

F. Provide plants free of the following:

1. Harmful insects, insect eggs, borers, and all forms of infestation
2. Plant diseases and moldy or dried roots
3. Damage to trunk, bark, branches, leaders, root systems, or cut-leaders
4. Defects, disfiguring knots, sunscald injuries, and frost cracks
5. Rodent or deer damage to bark and buds

G. Plants with broken or cut back terminal leaders will be rejected. Plants with crooked or split leaders will be rejected.

H. All stock shall be balled and burlapped or container grown stock. Bareroot stock of any kind is unacceptable.

I. All plant material must be watered the same day it is planted in order to comply with these Specifications.

J. Delivered trees with more than 4" or more of soil over the root flare shall be rejected. If after carefully removing the soil over the trunk flare unveils encircling or excessive roots and/or unhealthy conditions the tree will be rejected. The trunk of the tree shall not be more than 10% off center within the rootball. The Contractor, Owner and/or Owner's Representative may open soil balls to inspect for root condition, size, balance, and trunk location within the ball.

K. Ornamental grasses and perennials shall be inspected by root mass and top growth. Containers shall be removed to ensure roots have grown to the width and the depth of the container and have a solid root mass per ANSI standards to hold the soil ball intact. If root mass is undersized the plant shall be rejected.1 gallon container plants shall also have a minimum of 6" vertical height.

2.5 MULCHES

A. Double Shredded Hardwood Mulch shall be used in planting beds as indicated on plans:

1. Locally obtained or a proprietary product.
2. Shredded hardwood mulch as approved by the Owner and/or Owner's Representative. No artificially colored mulch will be accepted.
3. Provide 3" depth in perennial/ornamental grass planting beds.

2.6 WEED BARRIER & WEEDING

A. Provide a chemical base weed prevention plan for all planting beds. Apply once installation is complete.

B. Contractor shall be responsible for weeding of vegetated areas through warranty period.

2.7 STAKING MATERIALS

A. Stakes for tree support shall be steel "T" bar fence post, 6' long, painted dark green with the top 6" painted white.

B. Hose shall be reinforced garden hose no less than ½" inside diameter or fabric straps or other material approved by the Owner and/or Owner's Representative. Provide hose of adequate length to prevent contact of staking or guying wire with tree trunk.

C. Provide wire of sufficient gauge to resist breaking during high winds.

D. Remove staking materials at the end of warranty period or per Owner's discretion.

2.8 BED EDGING

A. Provide Spade Cut Edge between turf and plant bed areas.

2.9 WATER

A. Water shall not contain elements toxic to plant life. It shall be the Contractor's responsibility to obtain water to be used for a temporary watering system of plant material. The Contractor shall coordinate with the Owner to locate the best area for water connection.

B. Provide temporary watering through the growing season to establish plant material and as needed through the warranty period to keep plant material in a thriving and healthy condition.

C. The transition of maintenance responsibilities shall be summarized by the Contractor and provided in written form to the Owner once the Contractor has fulfilled work requirements to ensure watering and maintenance care keeps plants in a thriving condition.

PART 3 - EXECUTION

3.1 TREE, SHRUB, AND PERENNIAL INSTALLATION

A. All planting shall be performed by personnel familiar with the accepted procedure of planting and under the constant supervision of a qualified planting foreman.

B. All planting is to be done as shown on drawings and as specified herein and in strict accordance with standard horticultural practices.

C. Preparation of Planting Mixture and Beds

1. Plant material locations and planting bed outlines shall be staked on the project site by the Contractor and approved by the Owner and/or Owner's Representative before any plant pits or beds are excavated. Plant material locations and bed outlines may be adjusted by the Owner and/or Owner's Representative to meet field conditions.
2. Mix recommended soil amendments and fertilizers with topsoil at recommended manufacturers rates. Delay addition of fertilizer if planting mixture will not be used within two (2) days.
3. Planting beds shall be cultivated to a minimum depth of 12".
4. The Contractor shall be responsible for testing percolation rates to measure adequate drainage in the planting area. Where trees, shrubs, or perennials are planted a test bed shall be prepared with the location selected by the Owner and/or Owner's Representative. A percolation test shall be conducted by filling a 16" deep planting hole with water and measuring the time it takes for the water to drain. Adequate drainage will be considered equal to or greater than a percolation rate of ½" per hour. In case of inadequate drainage, the Owner and/or Owner's Representative shall be notified. Beds shall be free of rocks larger than one inch diameter, weeds, scrap material, and objectionable materials.

D. Installation of Trees, Shrubs and Perennial.

1. Planting pits shall be excavated to produce vertical sides and flat bottoms. Scarify side walls to alleviate glazing and loosen any hard subsoil in bottom of pit. Minimum pit sizes shall be as shown on drawings.
2. Dispose of all subsoil, clay, and rock (off-site) removed from planting excavations. The top six (6) inches of topsoil excavated from the planting pit, if free from subsoil, clay, rocks, roots, or other debris, may be utilized in the topsoil mixture as specified.
3. Setting Plants

   a. The Contractor shall install the first balled and burlapped tree with the Owner and/or Owner's Representative present to ensure proper planting methods. Refer to planting details and specifications for the proper planting procedure of hole preparation and removal of all twine, wire cage and other trappings of the root ball. Root ball crowns shall also be set so that they are 2" higher than the surrounding grade to ensure the root flare is slightly above grade.

   b. Balled and burlapped and container grown plants shall be handled and moved only by the ball or container. Remove all the wire cage and burlap except for 1/3 of the bottom before placing root ball in the ground. Inspect rootball to ensure specifications are met in Section 2.4. Plants shall be set plumb and held in position until a sufficient quantity of planting soil mixture has been firmly placed around roots or ball. Once the tree is stabilized in the planting hole, carefully remove burlap, twine, and all other trappings as much as possible before partially backfilling. Trees shall be watered in allowing water to completely soak into ground after partial backfill.

   c. The remainder of backfill of planting soil mixture shall be tamped and watered.

4. Double Shredded Hardwood Mulching

   a. Mulch for planting beds shall be installed to a minimum depth of three inches (3") unless otherwise noted on the drawings.
   b. Mulching shall take place within 48 hours after planting.
   c. Mulch shall be kept out of the crowns of shrubs and off walls, sidewalks, light standards, and other structures.
   d. The top of all areas of mulch cover shall be 1/2" below the top of adjacent curb, walk, wall, wall cap, or edge of pavement.
   e. Mulching shall be considered incidental to the overall project. No additional compensation shall be allowed.

5. Staking and Guying

   a. Plants shall be staked and guyed as indicated on plans within 24 hours of planting.
   b. Stakes shall be placed as specified in details in a manner not to damage the ball or roots.
   c. All deciduous trees greater than two-and one-half inches (2 1/2") caliper shall be staked with three metal "T" stakes, spaced equal distant around the tree.
   d. All evergreen trees shall be staked with two metal "T" stakes, spaced on either side of the tree.
   e. Staking and guying shall be considered incidental to the overall project. No additional compensation shall be allowed.

6. Pruning: The Contractor shall prune new plant material in the following manner: Dead and broken branches shall be removed. Evergreen plants shall not be thinned out or sheared. Shrubs shall not be sheared. All plants shall meet or exceed the minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets after pruning has taken place. Cuts shall be made with sharp instruments and shall be in compliance with ANSI A300 Pruning Standards. "Headback" cuts at right angles to line of growth shall not be permitted. All trimmings shall be removed from the site.

   a. Pruning shall be considered incidental to the overall project. No additional compensation shall be allowed

7. Wrapping: The Contractor shall wrap trees in the fall to help prevent sun scald and frost cracks unless otherwise directed by Owner and/or Owner's Representative.
8. Watering: The Contractor is responsible for maintaining adequate, but not excessive, soil moisture for plants installed. Watering must respond to varying seasonal conditions, soil types, and drainage. Water must thoroughly soak the entire root area rather than dampen the soil surface.
9. Initial observation of the planting to determine completion of contract work, exclusive of possible replacement of plants, will be made by the Owner and/or Owner's Representative upon completion of the work. All plants shall be alive, healthy and in a vigorous growing condition at the time of initial acceptance. The Contractor shall notify the Owner and/or Owner's Representative when initial installation is complete.

3.2 INSTALLING MULCH

A. Mulching

1. The top of all areas of mulch cover shall be 1/2" below the top of adjacent curb, walk, wall, limestone edger, wall cap, or edge of pavement. Chemically treat beds once installation is complete.
2. Weed prevention and mulching shall be considered incidental to the overall project. No additional compensation shall be allowed.

3.3 MAINTENANCE

A. Begin maintenance immediately following installation of plant material and continue until Owner's Representative issues the Notice of Acceptance. Upon the Notice of Acceptance, the Contractor shall begin the 1 year maintenance and warranty term, by maintaining, weeding, watering and performing maintenance duties as outlined below and warranty plant material for 1 year.

B. General landscape maintenance shall include necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, straightening plants which lean or sag, adjustments of plants which settle or are planted too low, replacement of mulch or rock mulch that has been displaced, repairing and reshaping tree saucers, and replanting of dead material within the 1-year warranty period. Remove rubbish, waste, tools and equipment used at end of each workday.

C. Watering: The Contractor may install a temporary irrigation system at his/her expense to keep plants in thriving condition. Contractor shall furnish hoses and other watering equipment as required for supplemental watering. Coordinate with Owner for water connections.

D. Pruning and Repair: Prune as required to remove dead or injured branches, to compensate for loss of roots as result of transplanting operations, and to maintain safety in traveled areas. Pruning shall not change the natural habit or attractive, balanced shape of plant. Cuts shall be made at outside edge of the branch collar.

E. Contractor shall be responsible for effective chemical or mechanical weed control from the time they move on site until the end of the warranty and maintenance period. At no time shall weeds in plant beds be allowed to grow over one foot in height or produce seeds. All cut or pulled weeds shall be removed from site and disposed of properly.

F. Mowing is not required as part of this maintenance period.

3.4 ACCEPTANCE

A. Planting acceptance shall be based upon the following criteria:

1. All requirements for the completed installation and maintenance have been provided.
2. Clean-up operations are completed.
3. All required submittals have been received by the Owner, including maintenance instructions.
4. Plants shall be well-branched and well-formed alive, healthy, and in a vigorous growing condition at the time of acceptance.

B. Seven (7) calendar days prior to the anticipated date of punch list inspection, submit written notice requesting inspection to the Owner's Representative.

C. The Owner, Contractor, and Landscape Architect will complete a punch list inspection of the landscape to determine completion of contract work. Punch list inspection will not be conducted unless all items of work as outlined in PART 3 - EXECUTION have been completed.

D. After the punch list inspection, the Contractor will be notified in writing by the Owner's Representative, of any deficiencies in the requirements for completion of the work.

E. The Contractor will complete/resolve all of the items on the punch list and submit written notice requesting follow up inspection to the Owner's Representative seven (7) calendar days prior to the anticipated date of a follow up inspection.

F. The Owner, Contractor, and Landscape Architect will complete a follow up observation walk through of the landscape to determine completion of all punch list items. If all items are complete, the Owner's Representative will issue a written Notice of Acceptance to begin the warranty and maintenance period of 1 year. If not, the Contractor will be notified in writing by the Owner's Representative, of any remaining deficiencies in the requirements for completion of the work and another follow up observation will be scheduled.

G. At the time of the Notice of Acceptance, the 1 year warranty inspection will be scheduled by the Owner's Representative.

3.5 WARRANTY AND REPLACEMENT

A. Plant material shall be warrantied for 1 full year after issuance of the Notice of Acceptance and shall be alive, in good health, and in satisfactory condition at the end of warranty period.

B. Any plant required under this Contract that is dead or not in a vigorous, thriving condition, as determined by the Owner's Representative at the time of warranty inspection, will be removed from the site.

C. The Owner, Contractor, and Landscape Architect will complete a warranty observation of the landscape prior to 12 months or as directed by Owner to determine the needs for replacement material.

D. After the warranty observation, the Contractor will be notified in writing by the Owner's Representative, of any deficiencies or required plant replacements.

E. The Contractor will complete/resolve all of the items on the warranty observation and submit written notice requesting follow up inspection to the Owner's Representative seven (7) calendar days prior to the anticipated date of a follow up inspection.

F. The Owner, Contractor, and/or Landscape Architect will complete a follow up inspection of the landscape to determine completion of all warranty items. If all items are complete, the Owner's Representative will issue a written Notice of Warranty Fulfillment. If not, the Contractor will be notified in writing by the Owner's Representative, of any remaining deficiencies in the requirements for completion of the work and another follow up inspection will be scheduled.

G. Plants that are missing at the time of warranty inspection are to be installed during the specified planting season when weather and site conditions permit.

H. After Notice of Acceptance, the Contractor shall replace plants (once during or at the end of the warranty period) that are observed to be dead or in a badly impaired condition. One replacement after Notice of Acceptance shall constitute fulfillment of Contractor's warranty for the particular plant replaced. Plants replaced during the punch list process are considered to be part of the fulfillment of the requirements of the Contract and are not part of the warranty.

I. Replacement Plants: Plants of the same kind and size as specified in the Plant Schedule; furnished and planted as specified herein. Guyed or staked, mulched, fertilized, pruned, and restored to original condition as originally specified at no cost to Owner.

J. Replacement cost shall be borne by Contractor except for possible replacements resulting from loss or damage due to occupancy at project in any part, vandalism, civil disobedience, and acts of neglect on the part of others, physical damage by animals, vehicles, fire, or losses due to curtailment of water by local authority, or to "Acts of God". Droughts, floods, tornadoes, winds of hurricane force, and hail are not normal and the damage they do cannot be calculated in a bid.

LANDSCAPE NOTES

SODDING PART 1 - GENERAL

1.1 SECTION INCLUDES

Sod Installation

1.2 DESCRIPTION OF WORK

This section includes preparation of the sodbed, furnishing and installing sod, fertilizing, watering, and maintenance for completed sodded areas.

1.3 SUBMITTALS

A. Sod grower's certification of grass species and location of sources.

B. Certification of the fertilizer analysis.

C. Written instructions recommending procedures for maintenance of sodded lawns, prior to final acceptance of sod.

1.4 SUBSTITUTIONS

A. No substitutions are allowed without approval from the Owner's Representative.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Harvest, deliver, and transplant sod within a period of 24 hours unless a suitable preservation method is approved by the Owner's Representative prior to delivery.

B. Do not harvest or transport sod when moisture content may adversely affect sod survival.

C. Protect sod that cannot be placed immediately on delivery from sun, wind, dehydration, and rain prior to installation.

D. Sod showing visible signs of heating or dehydration will be rejected.

E. Do not tear, stretch, or drop sod during handling and installation.

F. Deliver fertilizer to the site in original, unopened, and non-damaged containers, each bearing the manufacturer's guaranteed analysis.

G. Store packaged materials off the ground and protect from moisture and deterioration.

1.6 SCHEDULING AND CONFLICTS

A. Notify the Owner's Representative at least 3 calendar days prior to start of sodding operations.

B. Perform sod installation after planting and other work affecting ground surface has been completed, or as approved by Owner's Representative.

1.7 MEASUREMENT AND PAYMENT

A. Sod:

1. Measurement: Measurement will be in squares, each square containing 100 square feet of sod.
2. Payment: Payment will be at the unit price per square of sod.
3. Includes: Unit price includes, but is not limited to, preparation of sod and sodbed, stakes, fertilizing, watering, maintenance, and clean up. Also includes any necessary sod replacements during maintenance period.

PART 2 - PRODUCTS

2.1 SOD

A. Provide a well-established (no less than 18 months old), well rooted, healthy, nursery-grown sod blend of improved Fescue Blend with a uniform color, leaf texture, density, and varieties consisting of a minimum of three cultivars selected from the following list:

B. Sod grown in peat bedded soil will not be accepted.

C. Ensure sod is free from objectionable grasses and broadleaf weeds, roots of trees or shrubs, stones, thatch, and other objectionable materials, nematodes and soil-born insects, and free from disease. Sod will be considered free of weeds if less than two such plants are found per 100 square feet of area.

D. Mow at a height of 2 inches prior to cutting.

E. Cut sod with a sod machine in strips of uniform width and length, with square ends. Cut to a uniform soil thickness of approximately 1 inch; thickness measurement excludes top growth.

F. Ensure sod is moist when placed.

2.2 STAKES

A. Softwood Stakes: 3/4 inch diameter and 8 inches long.

B. Steel Pins: Tee shaped with a 4 inch head and 8 inch leg.

2.3 WATER

A. Unless otherwise specified in the contract documents, provide water and watering equipment such as hoses and sprinklers. Provide water free of substances harmful to plant growth.

PART 3 - EXECUTION

3.1 PREPARATION OF SODBED

A. Limit preparation to areas that will be immediately sodded.

B. Where weed growth has developed, remove all weeds and weed debris.

C. Shape and fine grade sodbed to remove washes or gullies, water pockets, and irregularities. Provide an even surface, true to grade and cross-section.

D. Rototill and cultivate sodbed to a fine and mellow condition to a minimum depth of 3 inches. Clear the top 3 inches of soil lumps, stones over $\frac{1}{2}$ inch, and foreign material using hand labor as required.

3.2 FERTILIZING - FIRST APPLICATION

A. Provide a guaranteed analysis of 20-26-6 commercial fertilizer or the equivalent units of nitrogen (N), phosphate (P), and potash (K) by weight at the rate of 200 pounds per acre.

B. Incorporate fertilizer into soil to a depth of 1 1/2 inches prior to placing sod.

3.3 SOD INSTALLATION

A. Do not install sod between the dates of June 15 and August 15, unless authorized by the Owner's Representative.

B. Do not lay frozen sod; do not lay sod on frozen soil or when freezing conditions are forecasted within 24 hours.

C. Dampen dry soil prior to placing sod.

D. Firm or heal in soil along the edges of the sodded areas.

E. Carefully place sod in rows or strips evenly, with the longest edge parallel to the finished contours, and at right angles to the centerline of ditches and channels. On slopes, begin placing sod at the bottom and progress upward.

F. Minimize traffic on newly laid sod during installation. Provide plank or wood sheets to protect sod already laid from equipment and vehicles.

G. Tightly fit each strip against each other without voids. Do not overlap edges. Stagger joints at the ends of sod strips with adjacent strips of sod.

H. Finish sod edges at walks, curbs, planting, mulch edges, and other vertical surface by cutting and fitting tightly to edge.

I. Place sod mat approximately 1 inch below finished surface of walks, pavement, curbs, or other permanent features. Remove any sod not conforming to this requirement, adjust the subgrade, and re-lay the sod.

J. Where new sod joins existing lawns, cut straight and neatly into existing lawn and level subgrade to match height.

K. Stake sod on grades exceeding 4:1 and in drainage channels. Stake each roll at 2 foot intervals or as required to prevent movement during rainfall and stormwater runoff events.

L. Roll lightly-watered sod with a small mechanical or hand sod roller to sufficiently set or heal sod into soil and remove lumps. Roll as required to firm and level the sodded areas.

3.4 WATERING

A. Water sod within 1 hour of placement. During initial watering, thoroughly wet sod and sodbed.

B. Water all sodded areas during the maintenance period as necessary to maintain sod and soil moisture, supplement rainfall, promote growth and proper rooting, ensure sod survival, and prevent dormancy.

C. Apply water uniformly and consistently on all sodded areas to prevent damage to sod, trees, and shrubs.

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COMMERCE CROSSING LOT 4
SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY	LPL
APPROVED BY	HCR
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	02/28/2025
PROJECT NUMBER	2250000330
FIELD BOOK	---

LANDSCAPE SPECIFICATIONS

L502

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3.5 FERTILIZING - SECOND APPLICATION

A. Apply second application of fertilizer with a guaranteed analysis of 10-10-10 commercial fertilizer or the equivalent units of nitrogen (N), phosphate (P), and potash (K) at the rate of 300 pounds per acre 2 weeks after laying sod and prior to final acceptance.

3.6 MAINTENANCE

A. Begin maintenance immediately following installation of sod and continue for a period until the sod is accepted.

B. Maintenance of sodded areas includes:

1. Watering.
2. Weeding.
3. Mowing. Once sod has grown to a height between 3 and 4 inches, mow to a 2 to 2 1/2 inch height.
4. Remove and replace sodded areas that fail to survive.

3.7 CLEAN UP

A. Remove all excess materials, debris, and equipment from site.

B. Clean all paved surfaces.

C. Repair any damage resulting from sodding operations.

3.8 ACCEPTANCE

A. Sod acceptance will be based on the following criteria:

1. All requirements for the completed installation and maintenance have been met.
2. Sodded areas are healthy and even-colored, and a viable lawn is established, free from weeds, undesirable grass species, disease, and insects.
3. Sod is knit down to the soil so that it cannot be pulled up.
4. Sodded areas are without scattered bare spots and dead or dormant sod.
5. Clean up operations are completed.

SEEDING -PART 1 GENERAL

1.1 SECTION INCLUDES

A. This part of the Specifications includes providing labor, materials, equipment, and supervision required to provide seeding.

1.2 QUALITY ASSURANCE

A. Seeding is to be installed by a firm specializing in seeding as specified.

B. Analysis and Standards: Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

1.3 SUBMITTALS

A. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species. Submit method of installation for approval by Engineer.

B. Fertilizer: Submit certification of the fertilizer analysis with scale weight and statement of guaranteed analysis. Submit from a certified fertilizer dealer, a mechanically printed commercial fertilizer label, or bill of lading. Comply with the inspection and acceptance requirement of Iowa DOT Materials I.M. 469.03.

C. Hydromulch: Submit product data.

D. Seeding Schedule: Proposed seeding schedule, indicating dates for seeding work during normal seasons. Once accepted, revise dates only as approved by Owner's Representative in writing, after documentation of reasons for delays.

E. Dates for this work are as follows:

1. Spring: April 15 - June 15
2. Dormant Seed: December- March
3. Any deviations from this schedule must be approved by the Owner's Representative. Maintenance and warranty conditions may be impacted by such deviation.
4. Furnish detailed written recommended maintenance program to the Owner with a copy to the Owner's Representative, prior to final inspection of the seeding.

1.4 DELIVERY, STORAGE AND HANDLING

A. If seed is mixed prior to delivery on the site, it shall be tagged showing a guaranteed statement of composition of mixture and percentage of purity and germination of each variety.

B. If seed is to be mixed at the site, it shall be delivered in original containers bearing producers certification of germination and purity.

C. Tags shall show producers or dealers Iowa Permit Number and date of testing; test date shall be no more than 90 days previous to time of use.

D. Store all packaged materials off ground and protect from moisture.

1.5 JOB CONDITIONS

A. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required.

B. Grade Stakes: Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

C. Protection: Protect existing irrigation system, structures, utilities, sidewalks, pavements, and other facilities during seeding operations. Repair any damage at no cost to the Owner.

1.6 SEQUENCING AND SCHEDULING

A. Planting Time: Proceed with, and complete seeding as rapidly as portions of site become available, working within seasonal limitations for each kind of seed required. Contractor shall seed to allow proper germination within a 7-10 day period free from heavy rainfalls. The establishment of the seed will be critical in the detention area. Prevention of ponding to allow seed to establish may be required.

1. Chronological procedure for seeding is to remove any existing vegetation, disc, fertilize, prepare the seed bed, seed, and water.

PART 2 PRODUCTS

2.1 SEEDING MATERIALS

A. Seed: Provide fresh, clean, new seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. All seed shall be Blue Tag Certified. Certified Blue Tag and Analysis Tag shall be on every bag.

1. Mix seed to the specified proportions by weight. Use methods approved by the Engineer.

C. The contractor shall be responsible for seeding all portions of the site that have been disturbed. Owner/Landscape Architect shall provide observation for quality control.

2.3 HYDROMULCH

A. Flexterra Bonded Fiber Matrix (BFM) at 3500lbs/acre for all seeded areas by Coleman Moore Company www.colemanmoorecompany.com or approved equal. Include for all seeding areas. Submit product information for approval by Engineer. Dyed green to facilitate visual metering. BFM shall meet or exceed SUDAS specifications.

2.4 EROSION CONTROL BLANKET

A.Provide a temporary rolled erosion control product. Type 2.D. with biodegradable stakes. Refer to sheets C250-C251 for Erosion and Sediment Control Plan. Note: Polypropylene netting is not allowed.

PART 3 EXECUTION

3.1 PREPARATION FOR SEEDING

A. Strip the surface of any vegetation by scarification. Remove and dispose of scarified vegetation.

B. Lightly disc soil surface to incorporate and loosen to a depth of 6". Topsoil shall be spread over areas to be seeded to a depth of 6 inches after natural settlement, and shall conform smoothly to the lines, grades and elevations shown. Disc and harrow all areas to be seeded and firm-up loosened seed bed with a light roller.

C. Shape and fine grade to remove rills, water pockets, undesirable vegetation, and irregularities to provide a smooth, firm, and even surface true to grade. Remove all debris greater than ½" from the seedbed.

D. Repair erosion or other damage which occurs during seed bed preparation.

3.2 SEEDING

A. Prior to seeding, the seedbed will be inspected and approved by the Engineer. Use methods and procedures consistent with equipment manufacturer's recommendations; however, do not operate ground-driven equipment at speeds greater than 10mph.

B. Sow seed mix at specified rates.

C. If permanent seeding/and or sodding cannot be accomplished within the timeframes listed above, the Contractor shall apply a temporary seeding as directed by the Owner/Landscape Architect.

D. Contractor shall be responsible for the grow-in program and all applications of fertilizers and chemicals required to ensure 95% minimum coverage of seeded areas.

3.3 HYDROMULCH + EROSION CONTROL BLANKET

A. Install according to manufacturer's recommendations. Hydromulching shall be applied separately of seeding application. Provide rates at 3500lbs/acre.

3.4 WATERING

A. Provide temporary watering for seeded areas. Use enough water to keep the soil and mulch moist to a depth of 1 inch and ensure growth of the seed. For grass seeding areas, sufficiently water to keep the soil mosit for 30 days. Continue watering through maintenance period.

B. Adjust watering per approval of engineer based on temperature, wind and natural rainfall.

C. The contractor should provide written correspondence to the Owner to pass off watering responsibility 3 days prior to the end of the 60 day maintenance period.

3.5 MAINTENANCE

A. Begin watering and weed and fertilizer maintenance immediately after each areas is seeded and continue until acceptable lawn is established. Maintenance period shall be 60 days.

B. When full maintenance period has not elapsed before the end of the planting season, or if lawn is not fully established, continue maintenance during the next planting season for a minimum of 60 days or growing season.

C. Maintain and establish lawns and Eco Grass by watering, fertilizing, weeding, mowing to a hieght of 3" in turf areas only when lawns have reached 4" height, trimming, replanting and other operations. Roll, regarde and replacent bare or roded areas and re-mulch to product a uniformly smooth lawn.

D. Provide and maintain temporary piping, hoses and lawn watering equipment to convey water from sources. Keep lawn uniformly moist.

3.6 OVERSEEDING & REPAIR OF SEED AREAS

A. Repair disturbed areas for seeding by tilling, shaping, and raking as required.

B. Overseeding of seeded areas should be accounted for as part of this contract at rates approved by manufacturer.

C. The Contractor will be required to remove weeds and repair or replace or both, all seeding and mulching that is defective or becomes damaged prior to acceptance. When seeding is approved and accomplished out of season and all other work on the contract has been satisfactorily completed but a determination cannot be made as whether or not an establied stand of grass has or may result, them payment for the areas seeded out of season will be withheld until such time as this requirement has been met.

3.7 CLEANUP AND PROTECTION

A. During seeding work, keep pavements clean and work area in an orderly condition. Clean all paved surfaces open for public use at the end of each day and prior to forecasted precipitation.

B. Upon completion of job, clean-up all debris, caused by work, and excess material and leave area within contract limits in a neat and clean condition.

3.8 INSPECTION AND ACCEPTANCE

A. Upon completion of the work and fulfillment of the requirements of this Section, notify the Owner's Representative in writing that the work is ready for final inspection. Request a definite date for final inspection that is no sooner than 60 days from the date that all activities were completed.

B. Notify the Owner's Representative five (5) days prior to the requested final inspection date.

C. Acceptance Requirements:

1. Seeded areas shall be in a live, healthy, growing, and well-established condition without eroded areas, bare spots, weeds, undesirable grasses, disease, or insects.
2. Seeded areas shall have a dense uniform stand of grass growing not less than 95 percent of the overall area and with no individual bare spots larger than 3 inches in size and no concentrations of bare spots.
3. Reseed and maintain all seeded areas which do not meet the requirements of this Section at the time of final inspection.
4. Replacement work shall be as specified for original seeding.
5. Replacement work shall be re-inspected before acceptance.
6. Replacement cost shall be borne by Contractor except for possible replacements resulting from loss or damage due to occupancy at project in any part, vandalism, civil disobedience, acts of neglect on the part of others, physical damage by animals, vehicles, fire, or losses due to curtailment of water by local authority, or to "Acts of God". Droughts, floods, tornadoes, winds of hurricane force, and hail are not normal and the damage they do cannot be calculated in a bid.

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COMMERCE CROSSING LOT 4

SIGNATURE COMMERCIAL REAL ESTATE
--- COMMERCE PKWY SW, BONDURANT

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY	LPL
APPROVED BY	HCR
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	02/28/2025
PROJECT NUMBER	2250000330
FIELD BOOK	---

LANDSCAPE SPECIFICATIONS

L503

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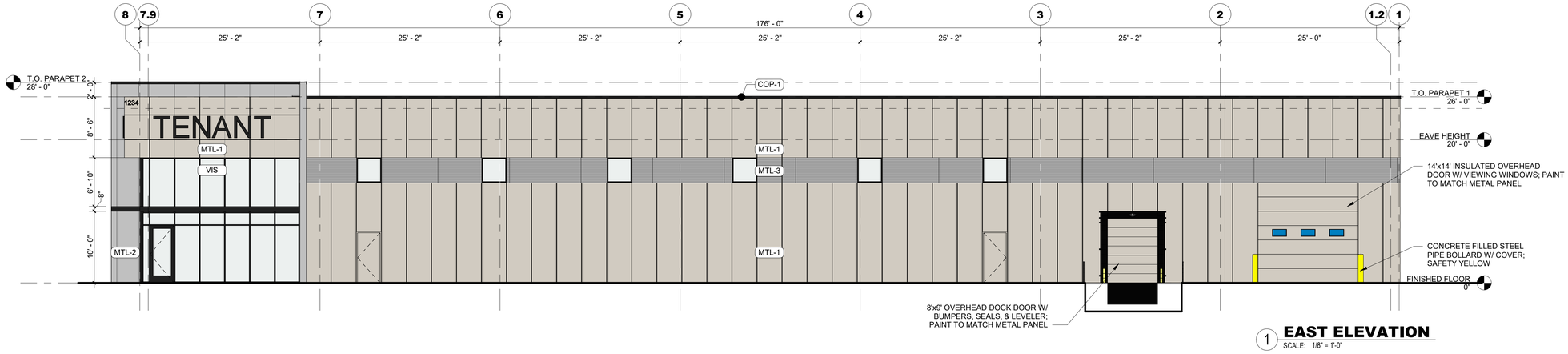
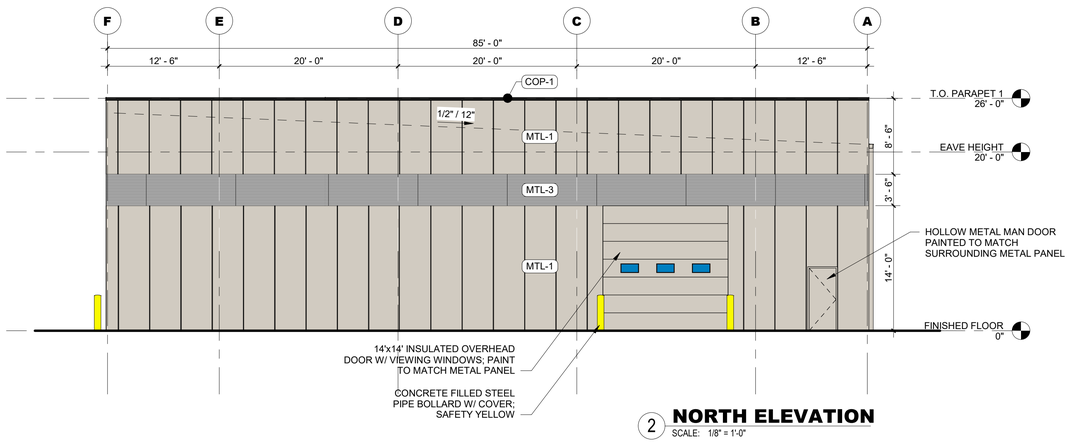


1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS (CITY OF BONDURANT)		
NORTH ELEVATION	**2231.90 SF TOTAL**	
GLASS =	0.00 SF	00.0%
METAL PANEL =	2,182.9 SF	100%
EAST ELEVATION (FRONT)	**4,738.84 SF TOTAL**	
GLASS =	463.06 SF	9.8%
METAL PANEL =	4,275.78 SF	90.2%



2 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
CAN-1	PRE-ENGINEERED, PREFINISHED ALUMINUM CANOPY; COLOR: BLACK
COP-1	PREFINISHED METAL COPING CAP; COLOR: BLACK (REFER TO PEMB DOCUMENTS)
MTL-1	PREFINISHED METAL WALL PANEL; COLOR: SW 7029 AGREEABLE GRAY ; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
MTL-2	PREFINISHED METAL WALL PANEL; COLOR: SW 7019 GAUNTLET GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
MTL-3	PREFINISHED METAL WALL PANEL; COLOR: SW 7017 DORIAN GRAY; HIDDEN FASTENERS, 22 GA. STEEL, HORIZONTAL FLUTED PANEL
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING SET IN PREFINISHED THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM; COLOR: BLACK

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
- METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

SIGNATURE
COMMERCIAL REAL ESTATE

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COMMERCE CROSSING INDUSTRIAL

BONDURANT, IA

02/26/2025

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 24095

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Ph. 515-440-5626
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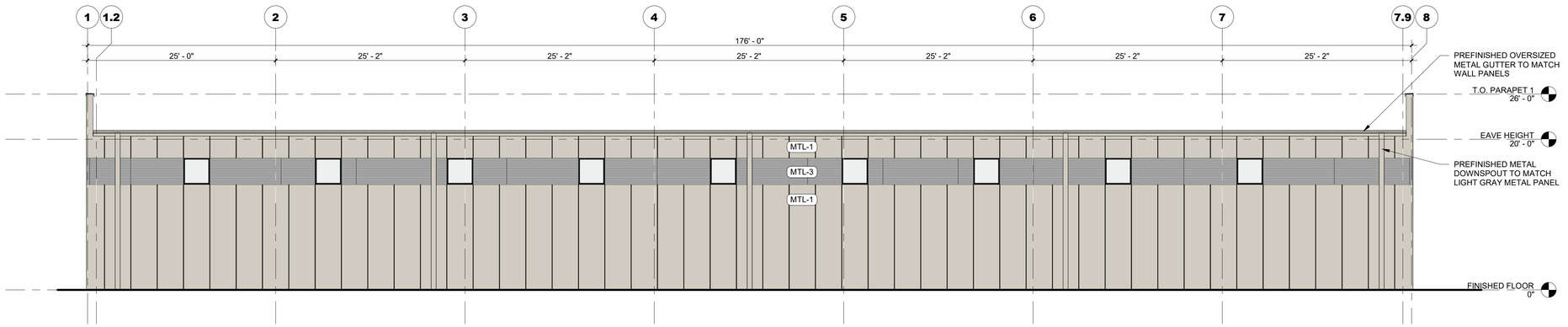
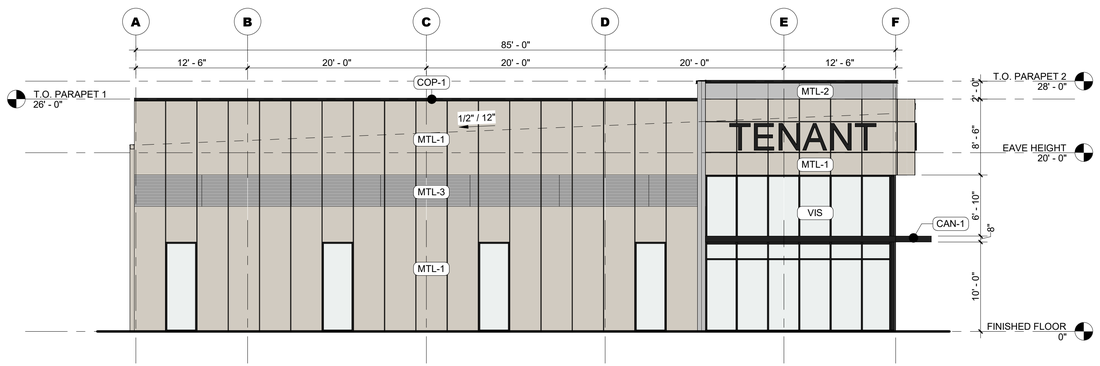


2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS (CITY OF BONDURANT)		
SOUTH ELEVATION	**2,274.87 SF TOTAL**	
GLASS =	509.69 SF	22.4%
METAL PANEL =	1,765.18 SF	78.6%
WEST ELEVATION	**3,682.93 SF TOTAL**	
GLASS =	110.25 SF	03.0%
METAL PANEL =	3,572.68 SF	97.0%

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
CAN-1	PRE-ENGINEERED, PREFINISHED ALUMINUM CANOPY; COLOR: BLACK
COP-1	PREFINISHED METAL COPING CAP; COLOR: BLACK (REFER TO PEMB DOCUMENTS)
MTL-1	PREFINISHED METAL WALL PANEL; COLOR: SW 7029 AGREEABLE GRAY ; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
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VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING SET IN PREFINISHED THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM; COLOR: BLACK

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.

- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
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- METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
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- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
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- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

SIGNATURE COMMERCIAL REAL ESTATE

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COMMERCE CROSSING INDUSTRIAL

BONDURANT, IA

02/26/2025

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 24095

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WB-67
AASHTO 2018 (US)

COMMERCE PKWY SW

NORTH

0 25 50 100

SCALE IN FEET

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COMMERCE CROSSING LOT 4

SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

DATE	02/28/2025	SCALE
DRAWN BY	EF	FIELD BOOK
APPROVED BY	KAS	REVISION

2250000330

AUTOTURN EXHIBIT

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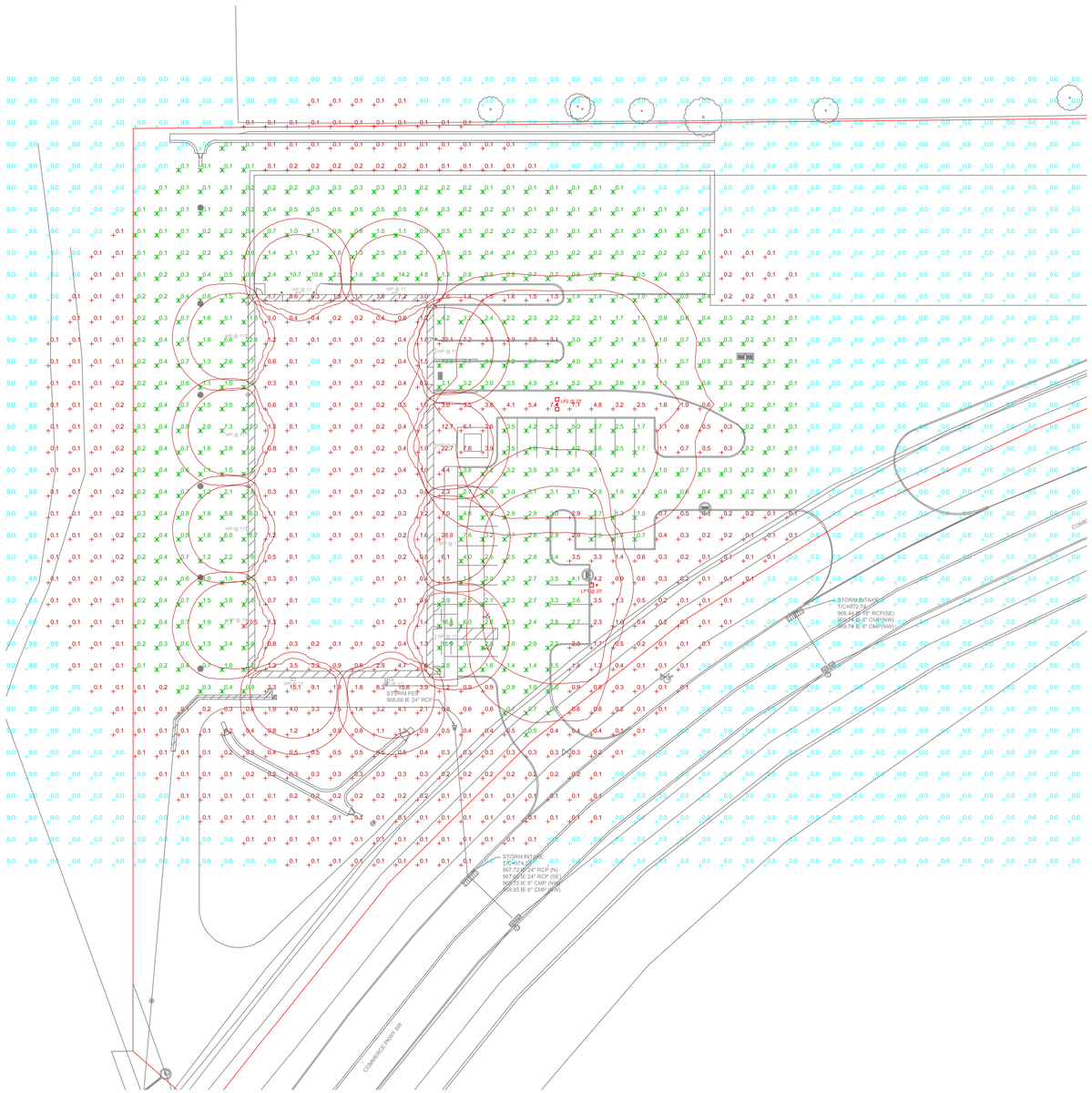


Site Photometric
1" = 30'

Notes:

ALL POLES HEIGHTS ARE LISTED ON THE PLAN

POLE IS SSS25 PT DDB , 25 FOOT SQUARE STEEL POLE DARK BRONZE IN COLOR

FIXTURE HEADS ARE LITHONIA D-SERIES LED, DARK BRONZE - SEE SCHEDULE

ALL FIXTURES ARE DARK SKY COMPLIANT

ALL WALL MOUNTED FIXTURES ARE DOWNCAST STYLE BUILDING MOUNTED FOR SECURITY

MOUNTING HEIGHTS OF ALL FIXTURES ARE LISTED AT THE FIXTURE LOCATIONS ALONG WITH THE FIXTURE TYPE

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	LP1		1	Lithonia Lighting	DSX1 LED P6 50K T4M MVOLT HS	DSX1 LED P6 50K T4M MVOLT with houseside shield	14645	1	163
	LP2		1	Lithonia Lighting	DSX1 LED P6 50K T4M MVOLT HS	DSX1 LED P6 50K T4M MVOLT with houseside shield	14645	1	326
	WP		12	Hubbell Lighting Inc.	PRL-R-LS-4K(60W)	Full-Cutoff LED Wall-Unit	8510	1	58.9

TESDELL ELECTRIC
1514 NE 69TH PL - ANKENY, IA 50021
(O) 515-289-4000 | (F) 515-289-2541 | WWW.TESDELL.COM

COMMERCE CROSSING LOT 4

BONDURANT, IOWA

NO.	DESCRIPTION	DATE
1	PERMIT SET	02/17/2025
2		
3		
4		
5		
6		
7		
8		
9		

ISSUE / REVISION

TE JOB # XXXXXX
ISSUE DATE 02/17/2025
SHEET NAME PAVED AREAS
SHEET NO. ES1

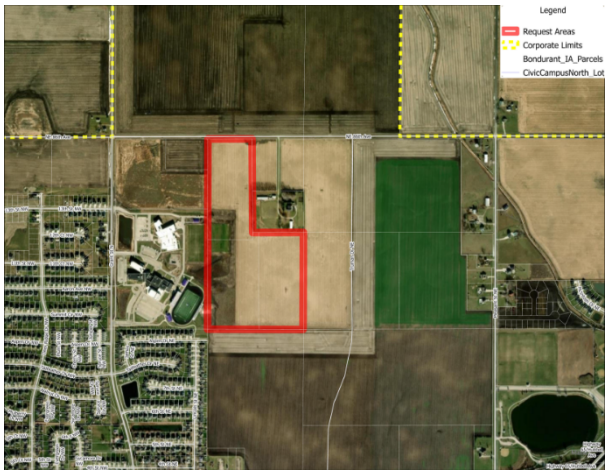
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.b.
For Meeting of 3/13/2025
Public Hearing

TITLE: Public Hearing - considering rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District.

CONTACT PERSON:

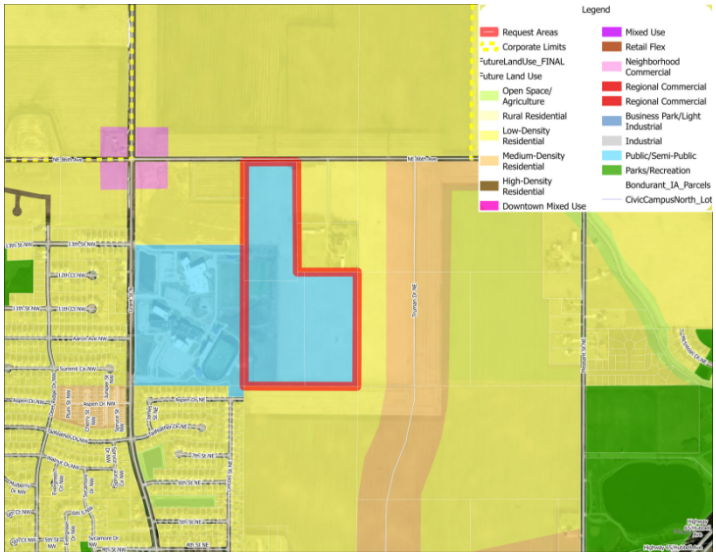
BRIEF HISTORY & ANALYSIS: The City has received a rezoning request for parcels 231/00021-623-003, 231/00021-623-005 and 231/00021-623-006. The rezoning request proposes to change the zoning from A-1 Agricultural to R-2 Medium Density Residential. This property is currently owned by the Bondurant-Farrar Community School District. The property is being proposed for athletic fields for use by the School District. The request area is highlighted below.



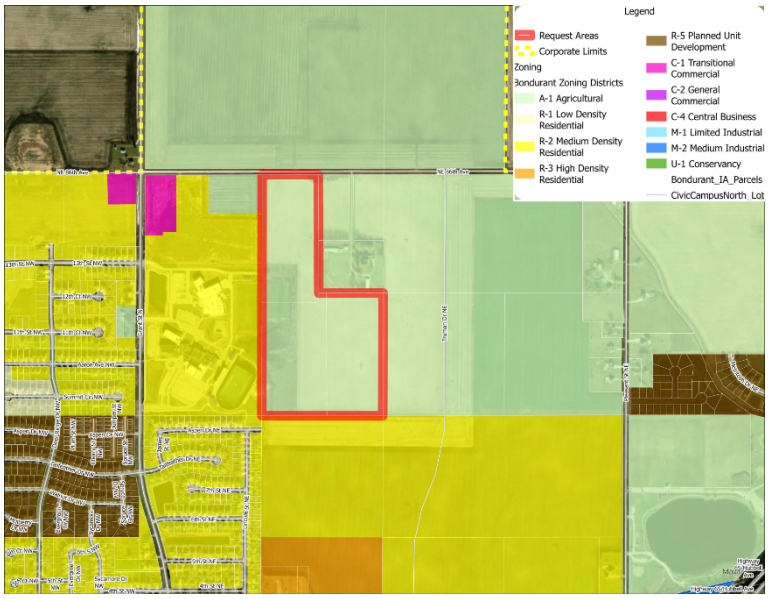
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the property is currently designated for Public/Semi-Public. There is existing residential use to the southwest of the three

parcels. The Future Land Use Map calls for low-density residential to the north, east and south with Medium-Density Residential along the future Truman Street corridor. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels is question are currently zoned A-1 Agricultural. The current property is used for agricultural row cropping. There is existing single-family residential located to the east and southwest of the subject properties. The properties in question are outlined below on the City's existing Zoning Map.



Parkland Dedication –There are no parkland dedication requirements for public school developments. As part of a larger school project located to the south of the rezoning area, a neighborhood park will be constructed to the east of the existing residential properties located on Lincoln Street NE.

Streets – The property is accessible from the existing school campus. The property will also have limited access from Aspen Drive NE. A site plan for this area is also on the Planning and Zoning Commission's agenda.

Pedestrian Connections –The City is currently working with the property owner to locate a pedestrian trail along the southern property line. There will be pedestrian walking paths connecting to the proposed athletic fields.

Utilities – All utilities have been expanded to the existing school campus, these utilities will be extended to the proposed development site. The athletic fields will include the use of stadium lighting, this lighting is further addressed on the applicant's site plan.

FEMA Floodplain – this property is not located within the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering – Comments have been sent to applicants.
- Public Works – Comments have been sent to applicants.
- Emergency Services – Comments have been sent to applicants

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

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

Item No. 6.c.
For Meeting of 3/13/2025
Resolution

TITLE: Resolution PZ-250313-06 - considering rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Please see Item 6.c.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-250313-06, regarding recommended approval of the rezoning request.
2. Recommended approval of Resolution No. PZ-250313-06, regarding recommended approval of the rezoning request, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-250313-06, regarding recommended approval of the rezoning request

4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RES. NO. PZ-250313-06
2. Bondurant - Zoning Req - signed
3. Requested Rezoning Map
4. Rezoning Narrative and Legal Descriptions

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250313-06

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM INDUSTRIAL (M-2) DISTRICT, ON THE PROPERTY LOCATED AT 1920 2ND STREET NE.

WHEREAS, on March 13, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone three parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District, on property located east of the Bondurant-Farrar Community School Districts High School and Junior-High campus and further described as follows:

Parcel 231/00021-623-003:

PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E ½ NW ¼ THN E 610.21F S 1218.2F W 620.44F N 1413.51F TO POB LESS .46A RD E ½ NW ¼ SEC 30-80-22

Parcel 231/00021-623-005:

PARCEL 2020-189 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22

Parcel 231/00021-623-006:

PARCEL 2020-190 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Agricultural (A-1) District to Medium Density Residential (R-2) District for Parcels 231/00021-623-003, 231/00021-623-005 and 231/00021-623-006.

Moved by _____Seconded by _____to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on March 13, 2025, 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				

_____

Karen Keeran, Commission Chair

City of Bondurant
Planning & Community Development
200 2nd St NE, Bondurant, Iowa 50035
(515) 967-2418 • planning@cityofbondurant.com

REZONING APPLICATION

Property Owner

Name: Bondurant-Farrar Community School District
Address: 300 Garfield St. SW
City: Bondurant State: IA Zip: 50035
Phone: 515-967-7819 Email: powersr@bfschools.org

Applicant (if not Property Owner)

Name: Matthew Carlile
Address: 525 17th Street
City: Des Moines State: Iowa Zip: 50309
Phone: 515 288-4875 Email: mcarlile@thinkconfluence.com

Submittal Requirements:
All submittal requirements must be completed. Incomplete applications will not be considered.

Property Address or Parcel ID Number:
231/00021-623-003 + 005 + 006

- [x] Application filing fee (**online payment** or by check)
- [x] Written narrative summarizing reason for rezoning request

Current Zoning District: A-1 Requested Zoning District: R-2

- [x] Map showing area requested for rezoning
- [x] Legal description of requested rezoning area

Land area (measured in SF or acres) requested for rezoning: 58.454 Acres

- [ ] Only if seeking an R-5 designation— a Planned Unit Development Conceptual Plan as regulated by **Section 178.06 of the Zoning Code**
- [ ] Rezoning Application Attachment A, which is a notarized petition representing approval of at least 50% of the ownership interests in the property subject to rezoning

A site plan may also be required if determined applicable by the Planning & Community Development Director

Rezoning Application Overview. A rezoning application is a request to change the zoning district designation on land within the City of Bondurant. A rezoning is an amendment to the City s Zoning Map, which is part of the Zoning Ordinance. Rezoning ordinances are considered by City Council after a recommendation is made by the Planning & Zoning Commission.

How to Apply. Please submit application and attachments electronically to planning@cityofbondurant.com or drop off/mail to City Hall at 200 2nd Street NE, POB 37, Bondurant, IA 50035.

Application Filing Fee Notes. $100 for the first acre + $5 for each additional acre for a residential district request. $120 for the first acre + $10 for each additional acre for non residential district request.

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Bondurant, and have submitted all the required information which is accurate, true, and correct.

Signature Kayla Vandehaar **Date** 2/19/25

FOR OFFICE USE ONLY
Case No.
Received Date

Attachment A of Rezoning Application

(Must be notarized and signed by at least 50% of the ownership interests in the property requested for rezoning)

I/We, the undersigned, am/are the property owner(s) of:

PARCELS: 231/00021-623-003 + 005 + 006

I/We declare that a zoning change from the A-1 Zoning District to the R-2 Zoning District is requested.

PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE SIGNED
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT	Kayla Vandehaar	2/19/25

State of Iowa
County of POLK

Sworn to (or affirmed) and subscribed before more on this 19 day of February of 2025, by Kayla Vandehaar, who is personally known or produced _____ as identification.

Jessica Hartgers
Signature

(seal)

JESSICA L. HARTGERS
Commission Number 782296
My Commission Expires
January 23, 2026

Jessica Hartgers
Printed Name of Notary

JESSICA L. HARTGERS
Commission Number 782296
My Commission Expires
January 23, 2026

231/00021-623-**003**

231/00021-623-**005**

231/00021-623-**006**

City of Bondurant Zoning Map

Legend

- Corporate Limits
- Parcels

Bondurant Zoning Districts

- A-1 Agricultural
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-5 Planned Unit Development
- C-1 Transitional Commercial
- C-2 General Commercial
- C-4 Central Business
- BP Business Park
- M-1 Limited Industrial
- M-2 Medium Industrial
- U-1 Conservancy

0 0.25 0.5 1 Miles

N

Map Date: 1/2/2025

Last Revision: Ord #241007-214

City of Bondurant
Planning & Community Development
200 2nd St NE, Bondurant, Iowa 50035
(515) 967-2418 | planning@cityofbondurant.com

Rezoning Application

Written Narrative Summarizing Reason for Rezoning Request

The Bondurant-Farrar Community School District requests the rezoning of 3 contiguous parcels from the existing Zoning classification of A-1 (Agricultural) to R-2 (Medium Density Residential) to algin with the Principal Permitted Uses within that district per Ordinance No. 221121-217.

178.03 R-2 MEDIUM DESITY RESIDENTAL

1. Principal Permitted Uses

G. Public and parochial schools, elementary and secondary, and other educational institutions, but excluding boarding schools, nursery schools and childcare centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.

Legal Description of Requested Rezoning Area

Parcel 231/00021-623-**003:**

PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E 1/2 NW 1/4 THN E 610.21F S 1418.2F W 620.44F N 1413.51F TO POB LESS .46A RD E 1/2 NW 1/4 SEC 30-80-22

Parcel 231/00021-623-**005:**

PARCEL 2020-189 BK 18268 PG 247 E 1/2 NW 1/4 SEC 30-80-22

Parcel 231/00021-623-**006:**

PARCEL 2020-190 BK 18268 PG 247 E 1/2 NW 1/4 SEC 30-80-22

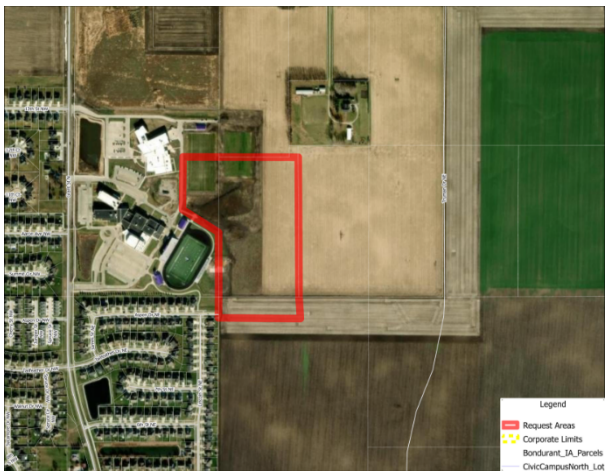
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.d.
For Meeting of 3/13/2025
Resolution

TITLE: Resolution PZ-250313-07 - considering approval for the Bondurant-Farrar Community School District Baseball, Softball and Tennis Site Plan.

CONTACT PERSON:

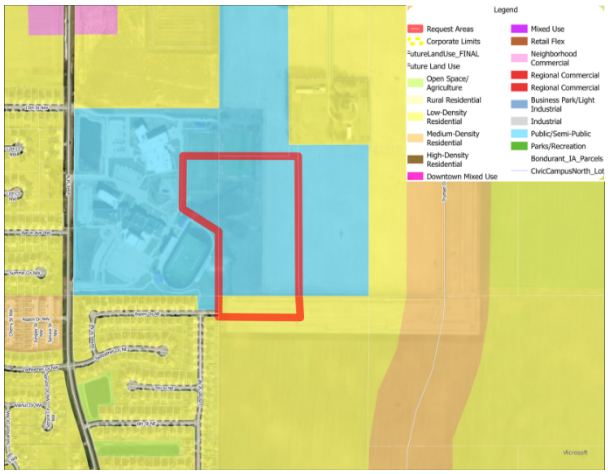
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for BFCSD baseball, softball and tennis courts. The site plan applicant and owner of the property is the Bondurant-Farrar Community School District. The site plan was prepared by Confluence. The applicant is proposing a new baseball field, softball field, tennis court, parking lots and walking paths. This property is currently zoned as being within the City's Agricultural (A-1) District. The school district has requested to rezone this area to Medium Density Residential (R-2). The property in question is outlined below in red.



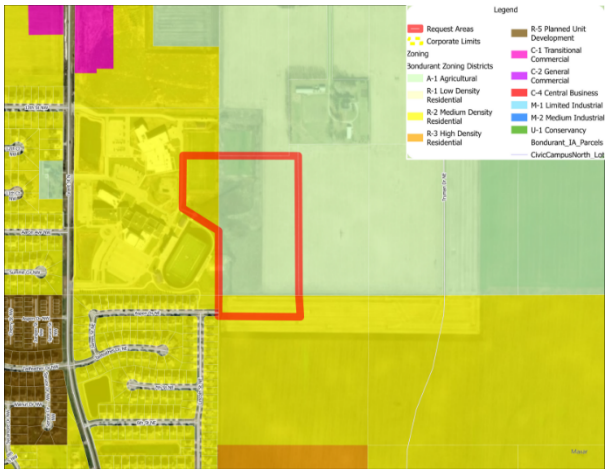
When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:
A school recreational development at this location is consistent with the 2022 Comprehensive Plan which guides for Public/Semi-Public at this location. There is

Public/Semi-Public to the west and north of the proposed property, and Low-Density Residential to the east and south.



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. The Zoning Map shows portions of the site plan area as Agricultural (A-1). The school district has requested to rezone this area to Medium Density Residential (R-2) to be consistent with the existing school campus.



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 50’ front yard setback for use other than dwellings, a 50' rear yard setback for uses other than dwellings and 20’ side yard setbacks from the eastern and western property lines.
- The site plan currently shows an outdoor storage area north of the proposed building. The site plan shows a 6’ opaque fence surrounding the outdoor storage

area, and a berm along the western property line between the outdoor storage area and the existing residential neighborhood to the west.

Parking/Drive Areas

- Access to the athletic fields will be through the existing school campus.
- The site plan shows three new athletic fields/courts. The northern most field will be used for baseball, the middle field for softball, and courts for tennis and pickleball.
- 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” and 8” P.C.C. which meets code requirements.
- The site plan does shows a total of 184 parking stalls with 6 ADA stalls and 2 van accessible stalls. The majority of the proposed parking stalls are located at the northern end of the site plan with another smaller parking lot at the south end near the tennis and pickle ball courts.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report, any comments submitted by the City Engineer must be addressed before City Staff releases the Site Plan.
- This property is located within a Northwest Truck Sewer Connection Fee District. An invoice will be sent to the applicants.
- This property is located within a 16th St NE (Grant St N to Pleasant St NE) Water Connection Fee District. An invoice will be sent to the applicants.
- 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

- The proposed site plan is for athletic fields and not any structures. For this reason there are no architectural design standards for this site plan.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.
- Pedestrian walking paths are provided throughout the proposed site. The site plan shows an extension of the walking trail along the north side of Aspen Drive NE.

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

1. Public Works & Engineering - A meeting between City staff, including Public Works and Engineering, is scheduled to further review the submitted site plan. Any comments or concerns that are discussed at this meeting will be reflected on the site plan before approval by City Council.
2. 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-250313-07.

2. Recommended approval of RESOLUTION NO. PZ-250313-07, subject to certain Zoning Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-250313-07.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. BFCSD Site Plan
2. RES NO. PZ-250313-07

BFCSD HIGH SCHOOL BB/SB/TENNIS

Bondurant - Farrar Community School District

1000 Grant St N,
Bondurant, Iowa 50035

LANDSCAPE REQUIREMENTS:

GENERAL TREE REQUIREMENT:
1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES
190 SPACES X 1 TREES / 6 SPACES = **32 OVERSTORY TREES REQUIRED**
32 OVERSTORY TREES PROVIDED

PARKING LOT ISLANDS:
1 TREE PER 18 PARKING SPACES
184 SPACES X 1 TREES / 18 SPACES = **10 OVERSTORY TREE/ISLAND REQUIRED**
11 OVERSTORY TREE/ISLAND PROVIDED

PARKING REQUIREMENTS:

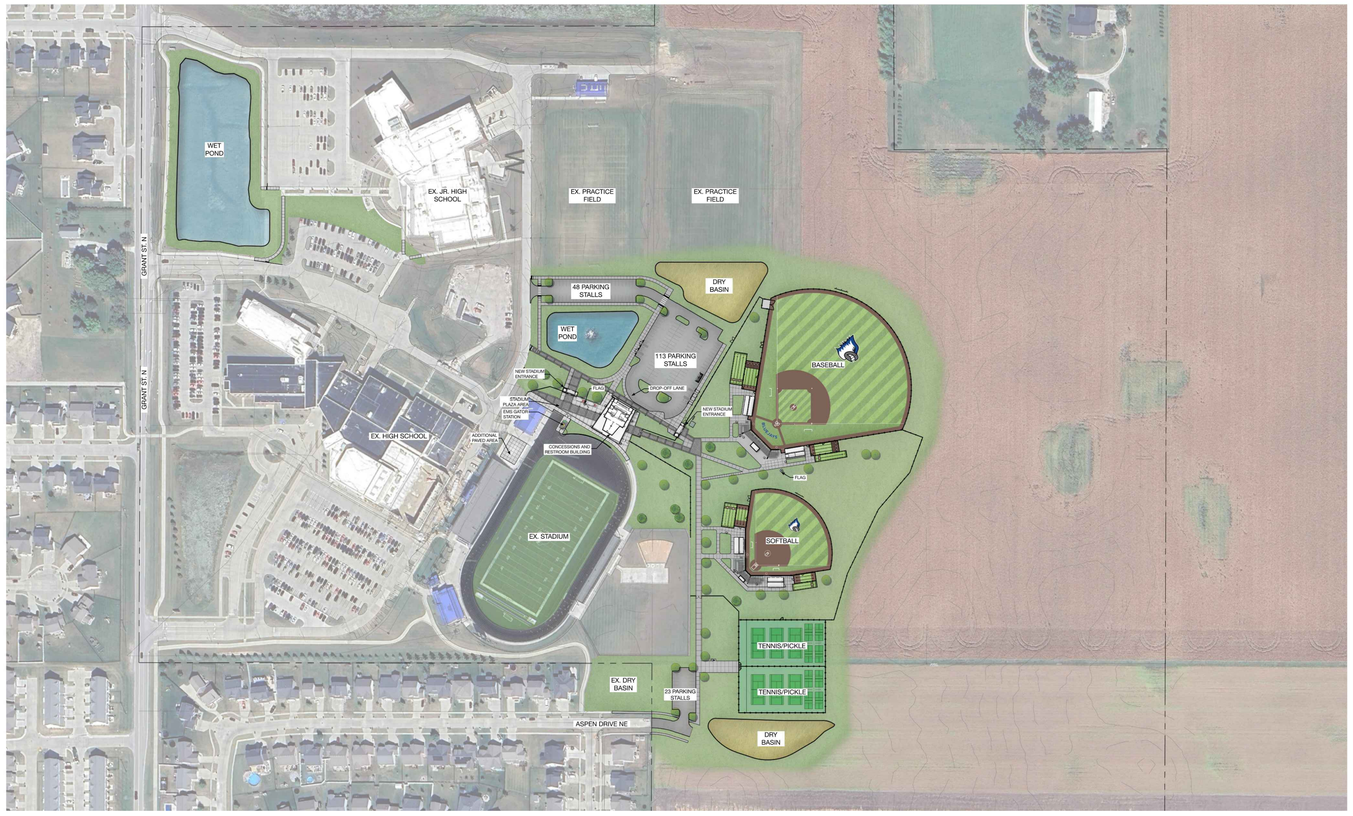
SCHOOLS:

A. 1 STALL FOR EACH 8 SEATS IN A PRINCIPAL AUDITORIUM.
B. WHEN NO AUDITORIUM IS INVOLVED, 1 SPACE FOR EVERY 2 EMPLOYEES.

EXPLANATION: PROPOSED ARE HIGH SCHOOL BASEBALL & SOFTBALL FIELDS, TENNIS COURTS, AND A SHARED CONCESSIONS/RESTROOM BUILDING WITH THE EXISTING STADIUM. WE ARE PROVIDING ADDITIONAL PARKING FOR THE STADIUM, NEW PROPOSED FIELDS, AND TENNIS COURTS. WE DO NOT HAVE AN APPROXIMATE EMPLOYEE COUNT, BUT BELIEVE THAT WE ARE PROVIDING ADEQUATE PARKING FOR WHAT IS PROPOSED.

TOTAL PARKING STALLS PROVIDED: **184 STALLS (6 ADA + 2 VAN)**
TOTAL DROP-OFF SPACES PROVIDED: **6 SPACES**

ACCESSIBLE STALLS REQUIRED: **6**
ACCESSIBLE STALLS PROVIDED: **8 (2 ARE VAN ACCESSIBLE)**



LEGAL DESCRIPTIONS
SITE A: S 50A W ½ NW ¼ LESS RD EAS SEC 30-80-22
SITE B: PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E ½ NW ¼ THN E 610.21F S 1418.2F W 620.44F N 1413.51F TO POB LESS .46A RD E ½ NW ¼ SEC 30-80-22
SITE C: PARCEL 2020-189 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22
SITE D: -EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162- E ½ SW ¼ LESS RD SEC 30-80-22

ZONING AND LAND USE
EXISTING ZONING: A-1 AGRICULTURAL
PROPOSED REZONING: R-2 MEDIUM DENSITY RESIDENTIAL
EXISTING LAND USE: VACANT

SETBACKS
FRONT YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
SIDE YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
REAR YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
MAXIMUM HEIGHT: 35' PRINCIPAL BUILDINGS. 12' ACCESSORY BUILDINGS
MAXIMUM STORIES: 3 STORIES FOR PRINCIPAL BUILDINGS. 1 STORY FOR ACCESSORY BUILDINGS

APPLICANT/PREPARER OF SUBMITTAL
MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

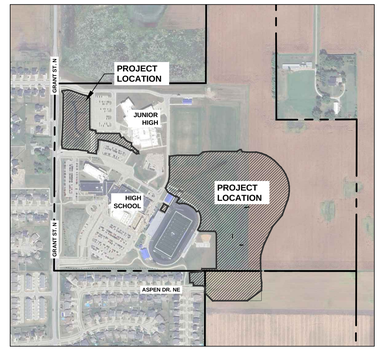
OWNER/APPLICANT
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST. SW
BONDURANT, IA 50035
515-967-7819

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G000	COVER SHEET
	CIVIL SHEETS
C100-C108	UTILITY PLAN
C200	UTILITY DETAILS
C300-C308	EROSION CONTROL PLAN
C400	ASPEN DRIVE PLAN & PROFILE
	LANDSCAPE SHEETS
L000	GENERAL NOTES
L100	OVERALL SITE PREPARATION PLAN
L101-L108	SITE PREPARATION PLANS
L200	OVERALL SITE LAYOUT PLAN
L201-L208	SITE LAYOUT PLANS
L300	OVERALL SITE GRADING PLAN
L301-L308	SITE GRADING PLANS
L309	SIDEWALK RAMP DETAILS
L400	OVERALL SITE PLANTING PLAN
L401-L408	SITE PLANTING PLANS
L500-L502	SITE DETAILS
L503	BASEBALL FIELD ENLARGEMENT
L504	BASEBALL FIELD DETAILS
L505	SOFTBALL FIELD ENLARGEMENT
L506	SOFTBALL FIELD DETAILS
L507-L509	SPORTS FIELDS DETAILS
L510	BATTING TUNNEL DETAILS
L511	SITE LIGHTING DETAILS
	ARCHITECTURAL SHEETS
A101	BASEBALL DUGOUTS
A102	SOFTBALL DUGOUTS
A103	PRESS BOX
A104	CONCESSIONS FLOOR PLAN
A105	ENTRY STRUCTURES

VICINITY MAP



STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
PH: (515) 279-3900

MEP ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288 -3679

CIVIL ENGINEER
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322
PH: (515) 276-0467

ARCHITECT
SVPA ARCHITECTS INC
14466 28TH ST, STE 200
WEST DES MOINES, IA 50266
PH: (515) 327-5990

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

STATE OF IOWA — MATT CARLILE — LANDSCAPE ARCHITECT NO. 422 — LICENSED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

MATT CARLILE REGISTRATION #422 DATE

MY REGISTRATION DATE IS: JUNE 30, 2026

SHEETS COVERED BY THIS SEAL:

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ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

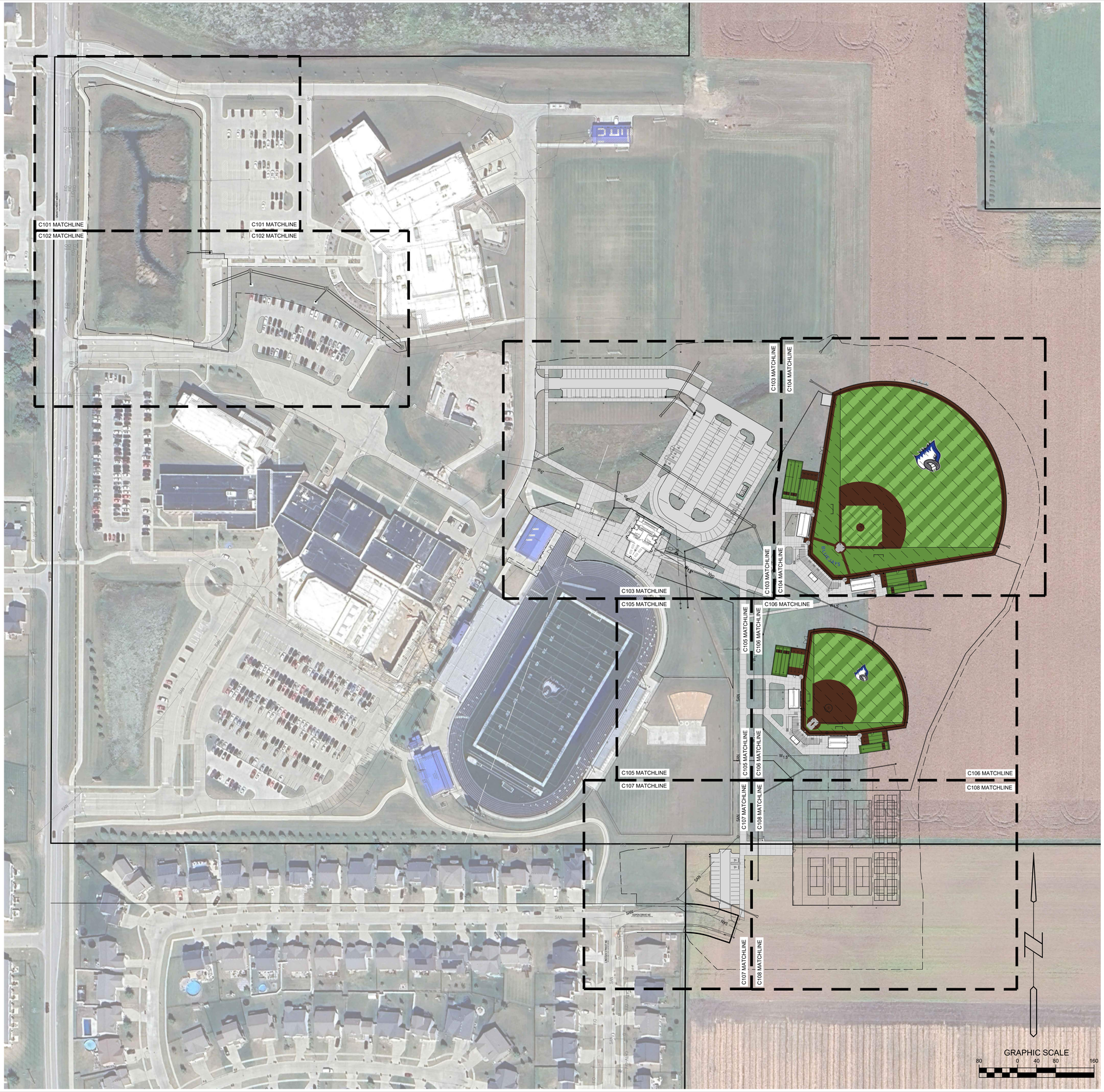
811 Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 23003

G000

5/9/2024 3:58:06 PM



GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS 2025 STANDARD SPECIFICATIONS. THE CITY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK AND PRIOR TO ANY WEEKEND OR HOLIDAY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY 1 WEEK PRIOR TO ANY PLANNED WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
5. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
6. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY.
8. EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
9. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
11. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
12. ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL.

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
3. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD. ALL FLARED END SECTIONS SHALL HAVE A 3' WIDE CLAY WATERSTOP (SUDAS SW-105). PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP. STORM SEWER CALLED OUT AS N-12 OR CLASS III RCP.
5. NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
8. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
9. SANITARY SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
10. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. ALL SANITARY AND STORM LINES SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY SHALL WITNESS ALL CLEANING AND TELEVISING, COPIES OF THE REPORTS AND VIDEOS SHALL BE PROVIDED TO THE CITY.
11. ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS AND THE CITY STAFF SHALL WITNESS ALL TESTING.
12. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER.
13. ALL WATER LINE MATERIAL SHALL BE C-900 UNLESS NOTED OTHERWISE ON PLANS. SIZE OF WATER MAIN AS SHOWN ON PLANS.
14. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
15. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY.
16. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
17. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
18. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
19. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT AND A **5" STORZ CONNECTION**.
20. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
21. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY.
22. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
23. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

STORM & SANITARY TELEVISING NOTES:

1. CONTRACTOR IS REQUIRED TO TELEVISE ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
2. CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
3. CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO THE CITY FOR APPROVAL PRIOR TO PAVING.

FARM TILE NOTES:

1. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
2. IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER, LIMITED INFORMATION IS AVAILABLE.
3. THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
4. CONTRACTOR SHALL PROVIDE AS-BUILTS OF FARM TILES TO BISHOP ENGINEERING WITH BOTH ELEVATIONS AND STATE PLANE COORDINATES.

REQUIRED AS-BUILTS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AN AS-BUILT TOPOGRAPHIC SURVEY OF ALL DETENTION PONDS & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (JAMES RODEMYER AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPOGRAPHIC SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
2. ****CONTRACTOR SHALL CONTACT BISHOP ENGINEERING FOR POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE****
3. AFTER DETENTION BASINS HAVE BEEN AS-BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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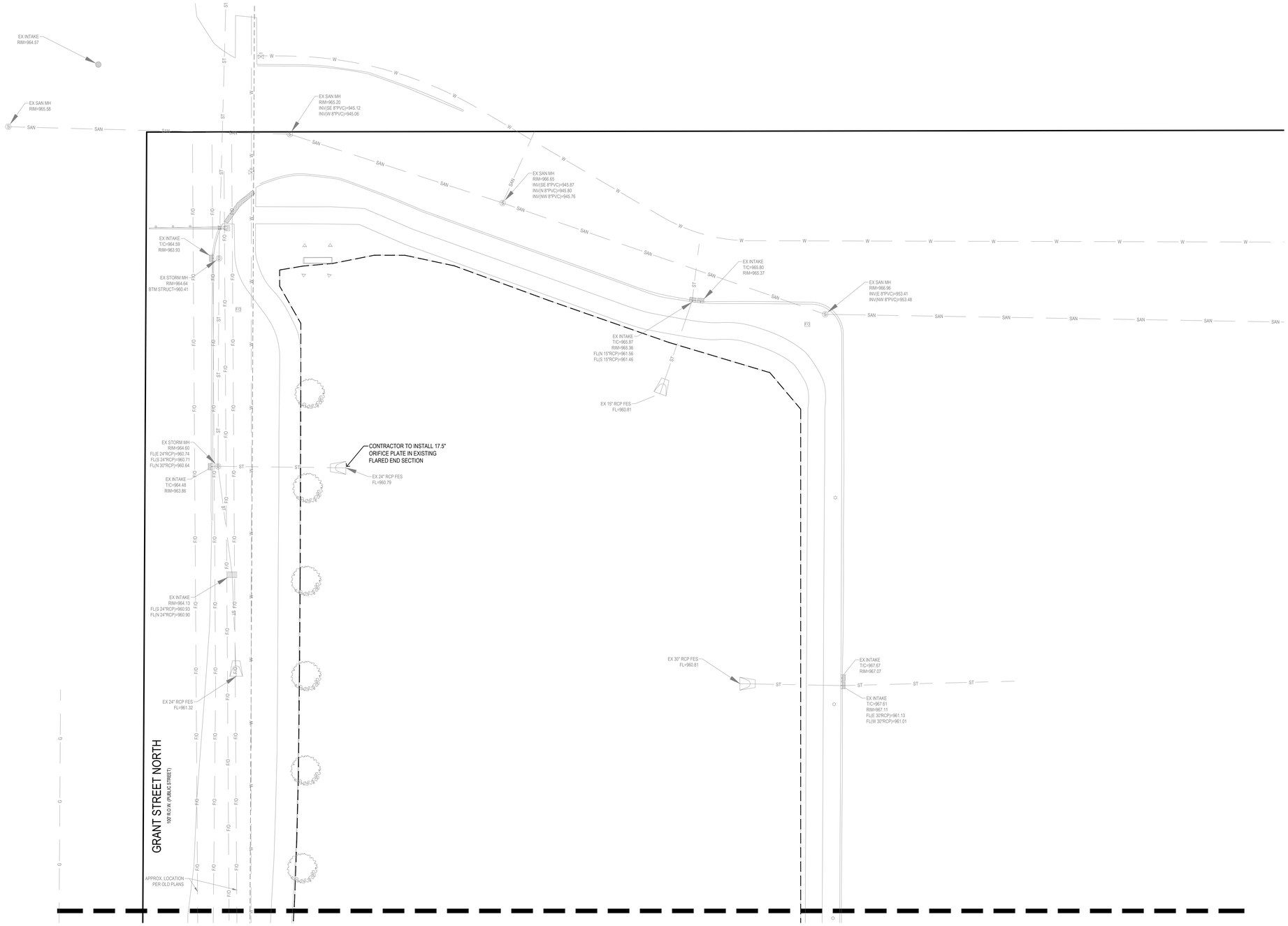

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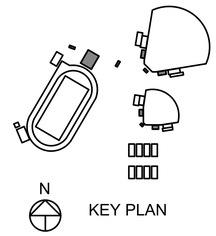

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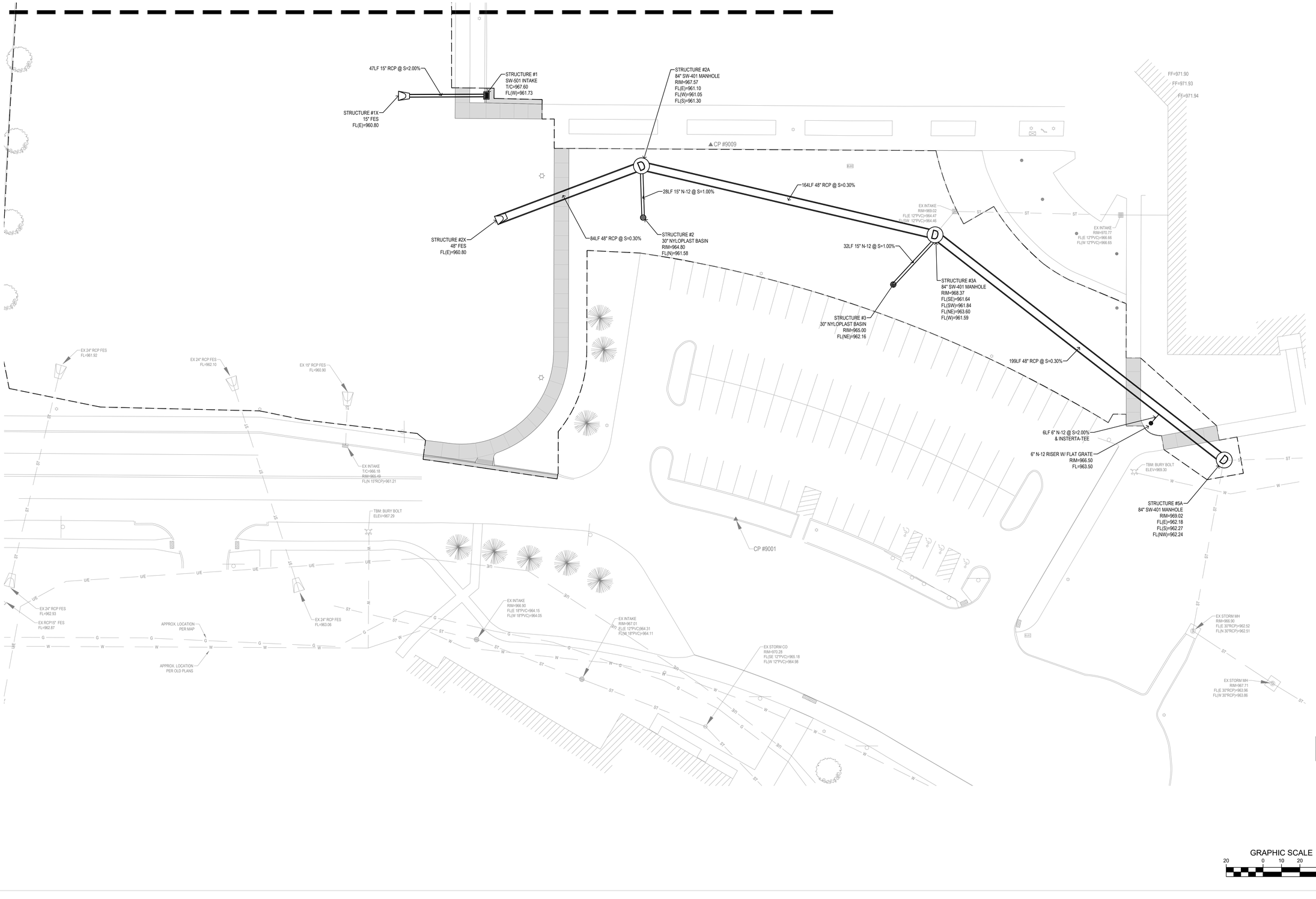

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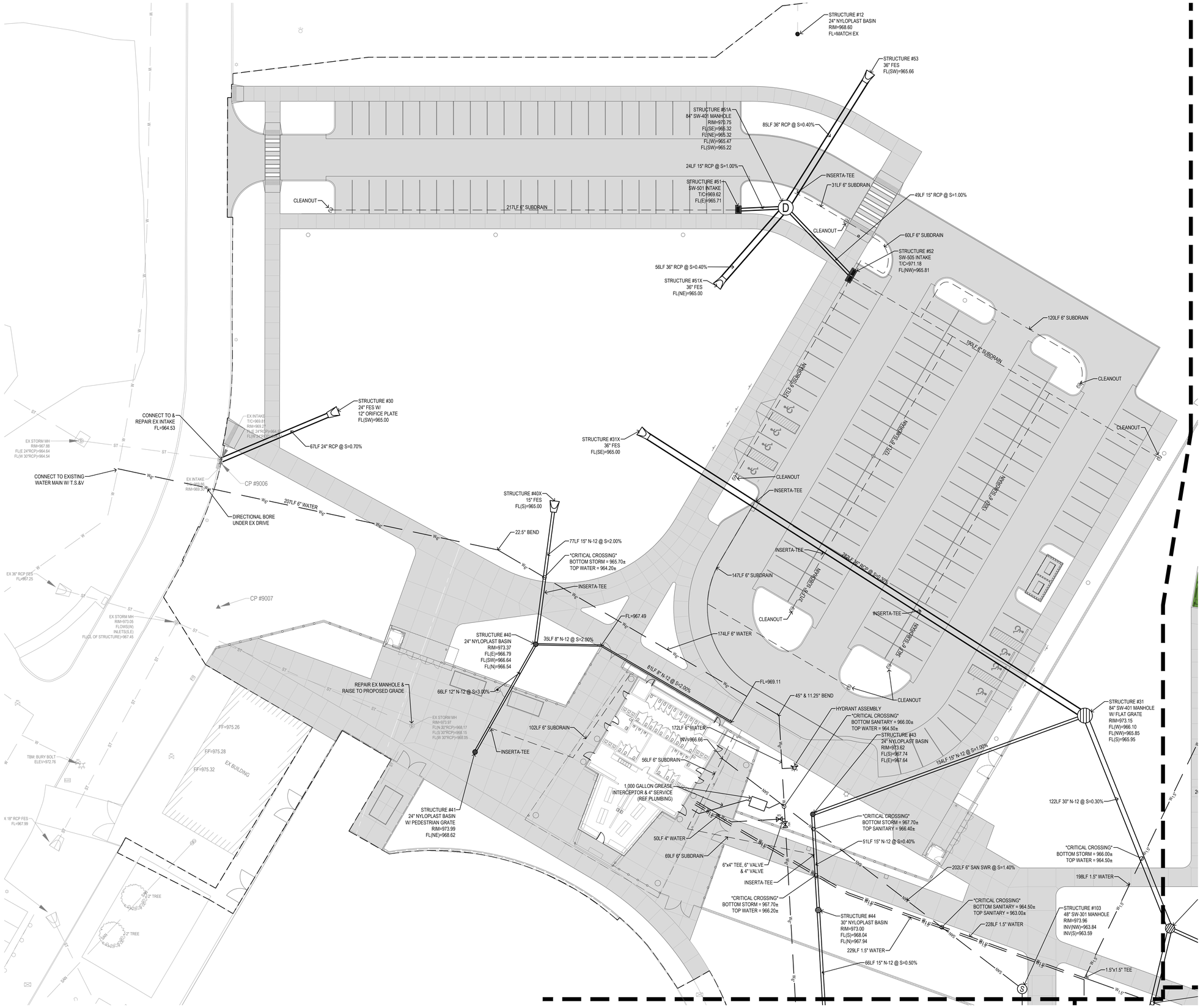

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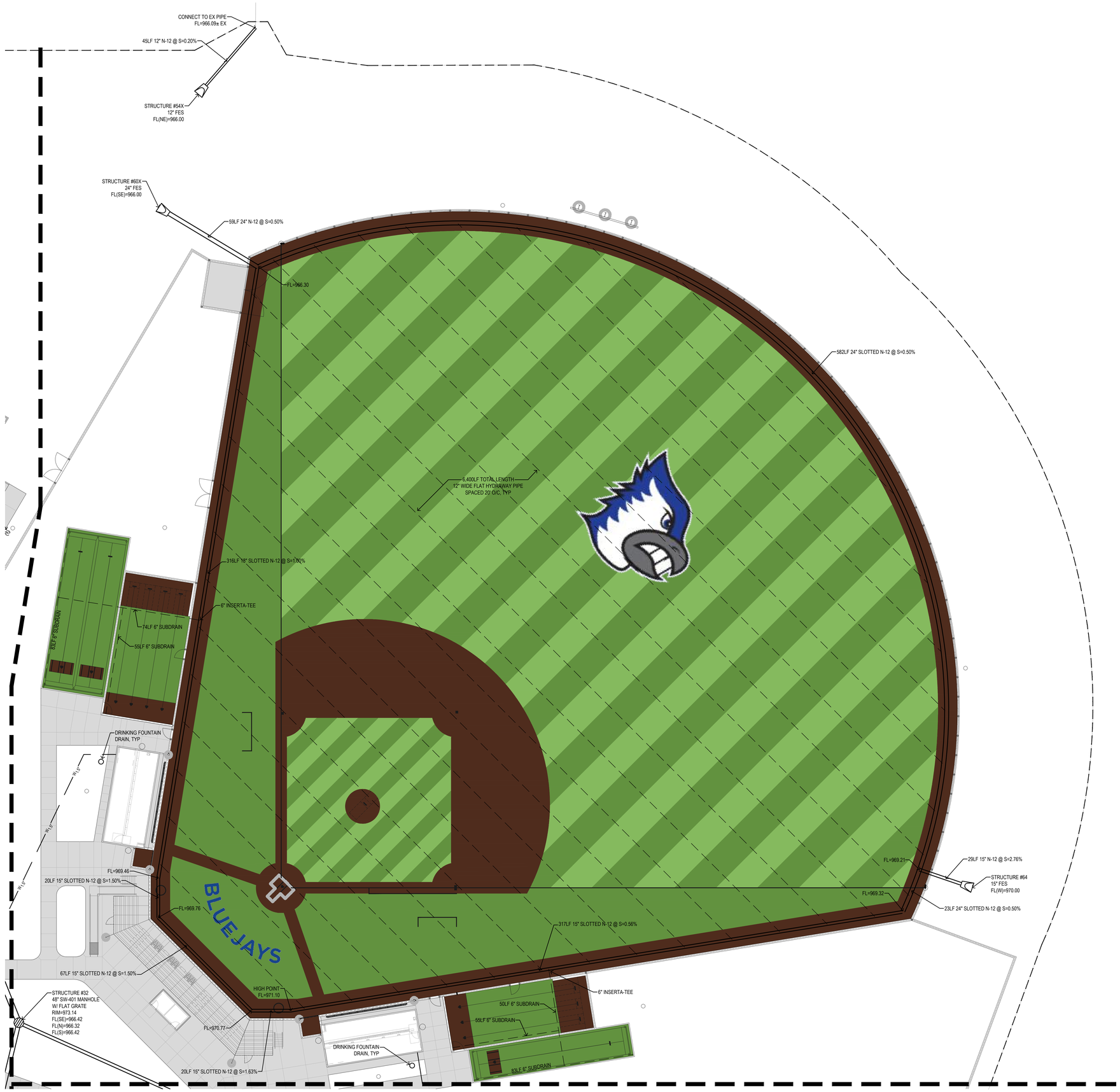

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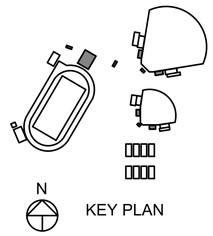

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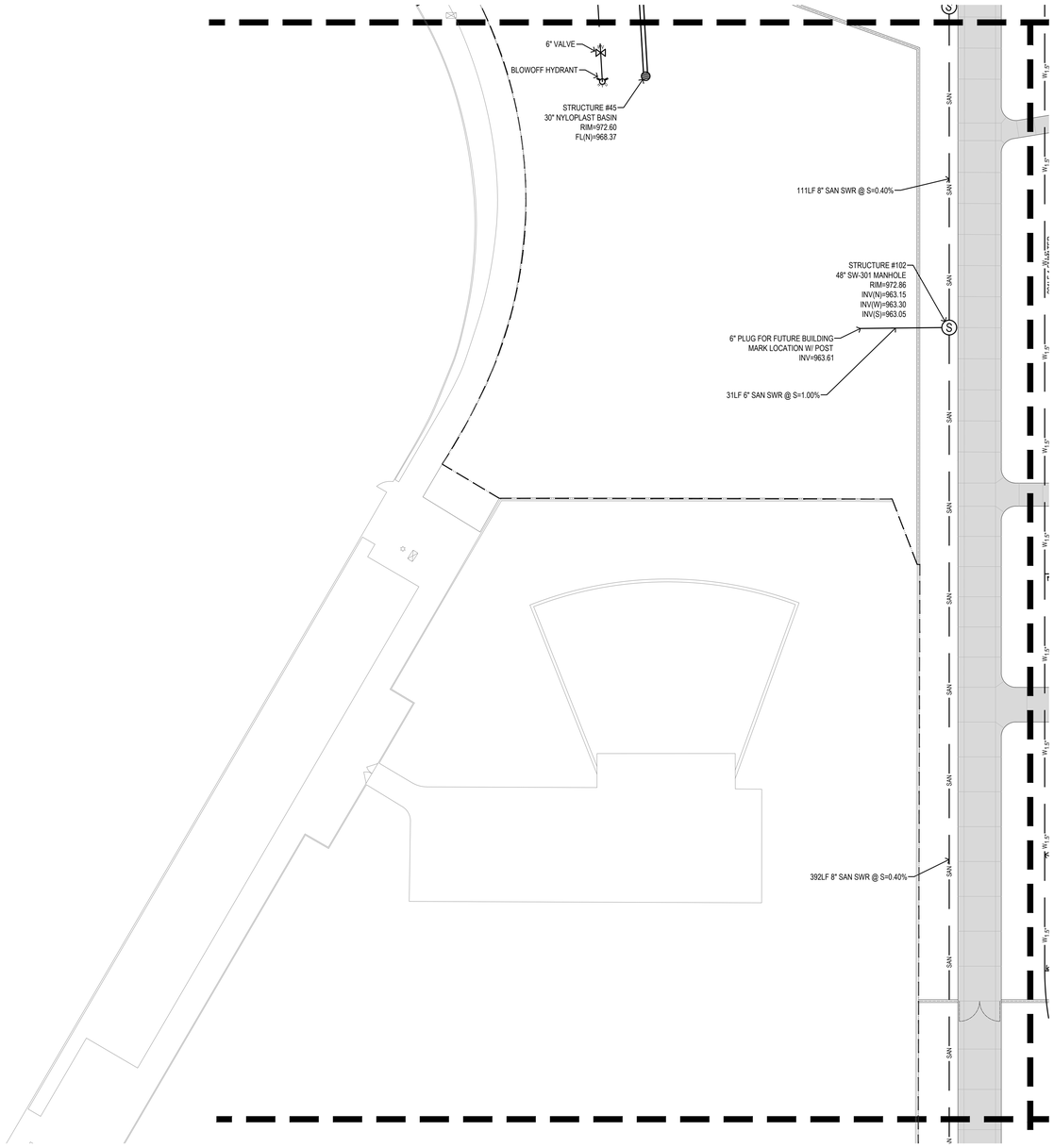

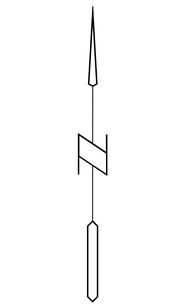

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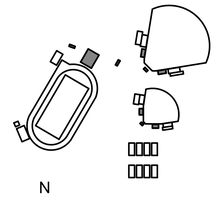

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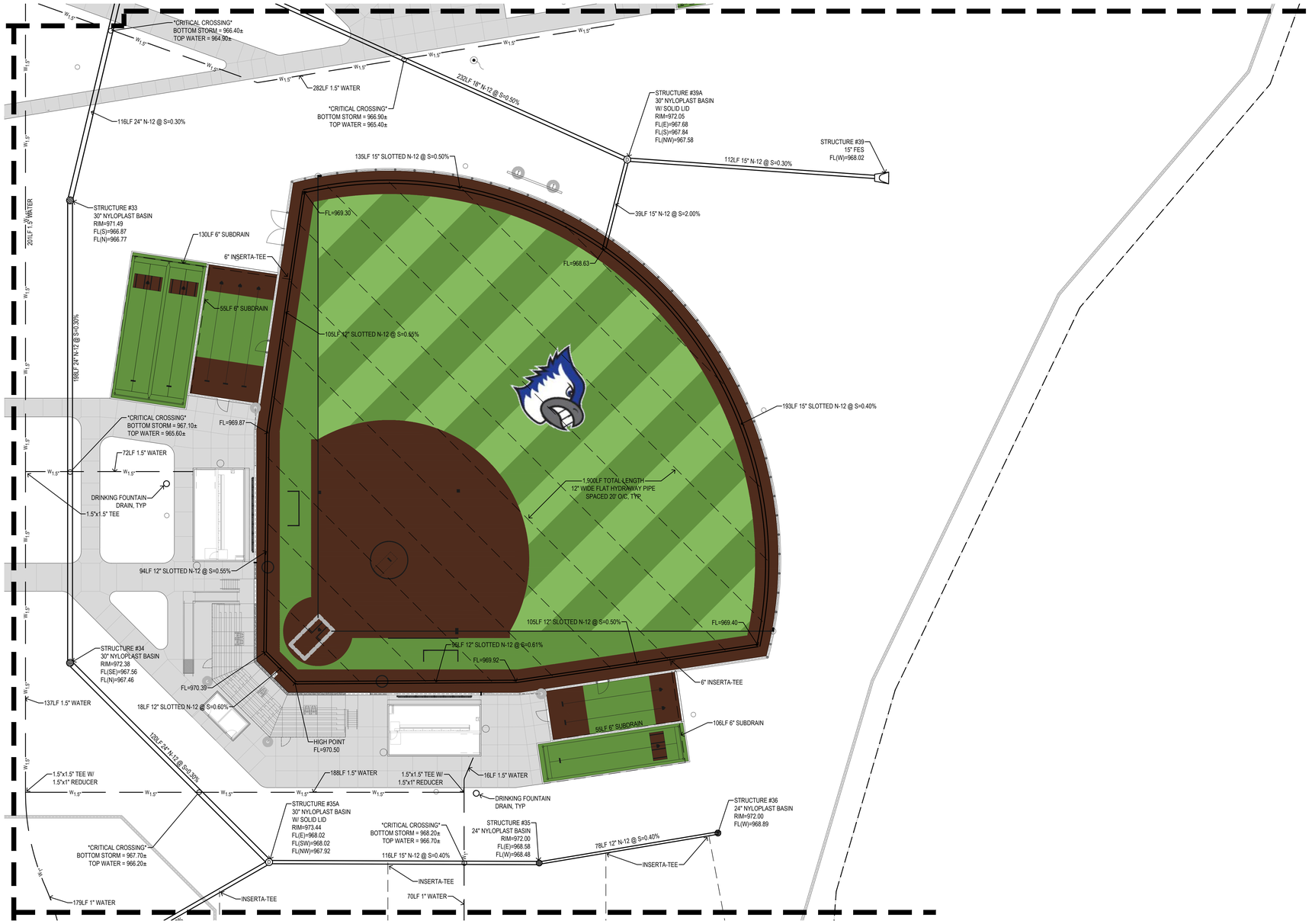

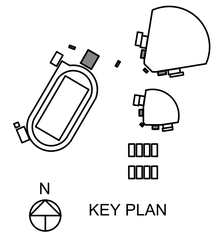

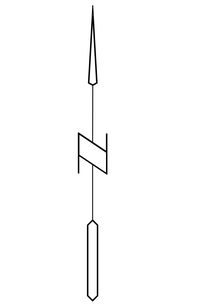

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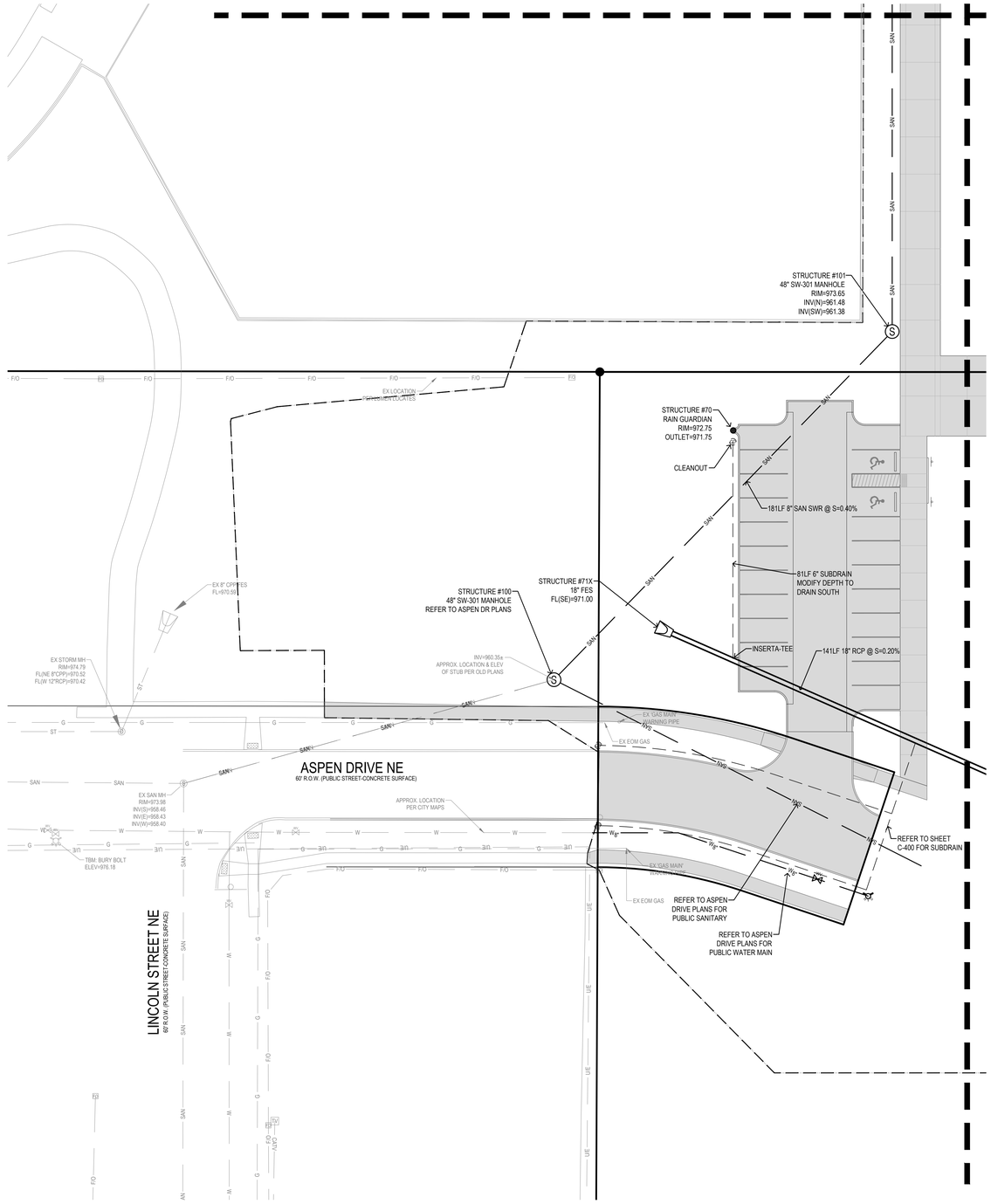

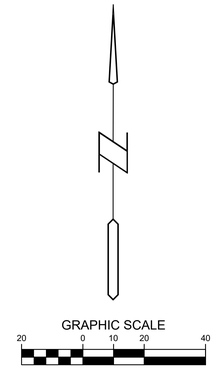

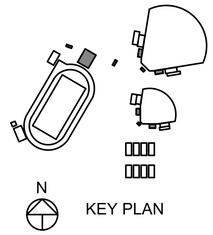

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UTILITY PLAN

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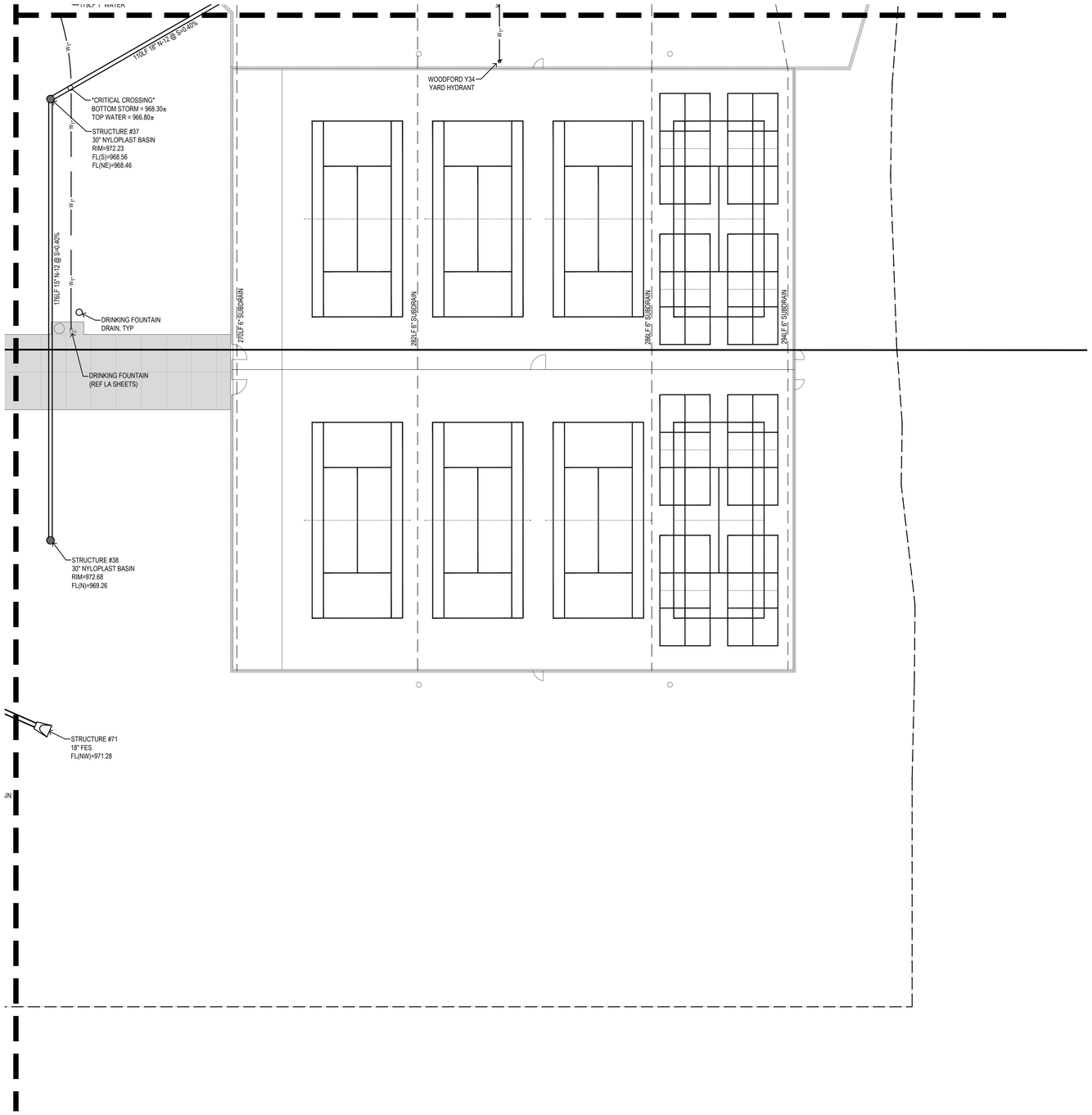

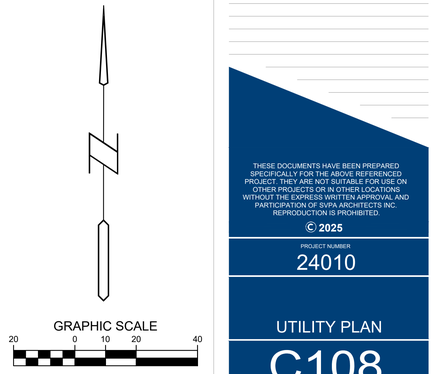

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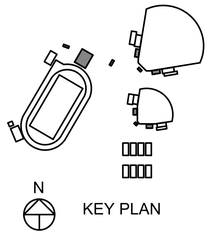

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UTILITY PLAN

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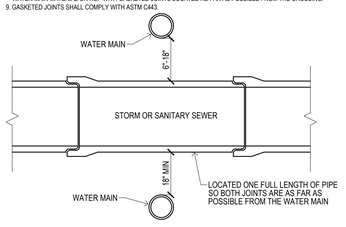
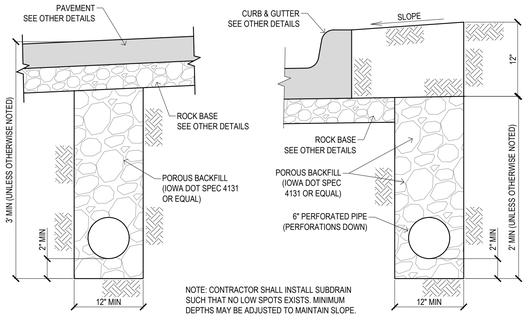
NOTES:
1. THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
2. WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
3. STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6" BELOW A WATER MAIN.
4. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
5. SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
6. CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
7. IN SANITARY SEWER CROSSINGS, CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
8. IN STORM SEWER CROSSINGS, THE CONTRACTOR SHALL INSTALL ON FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH GASKETED JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
9. GASKETED JOINTS SHALL COMPLY WITH ASTM C443.



WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL

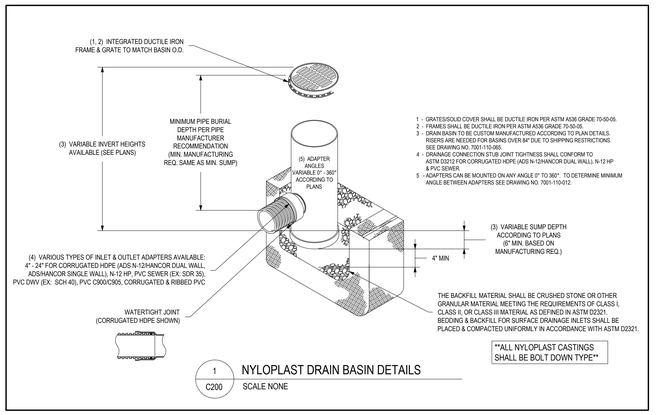
10 / C200 SCALE NONE



SUBDRAIN UNDER PAVEMENT — SUBDRAIN BEHIND CURB

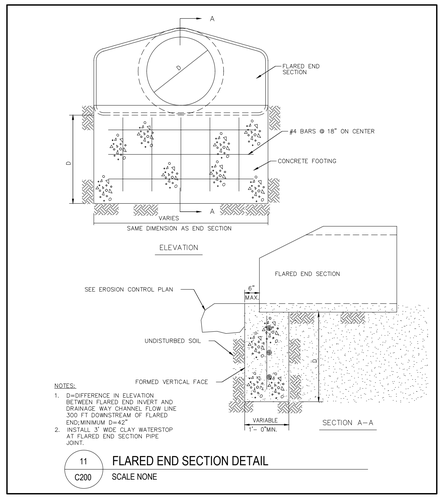
6 / C200 SUBDRAIN DETAILS

SCALE NONE



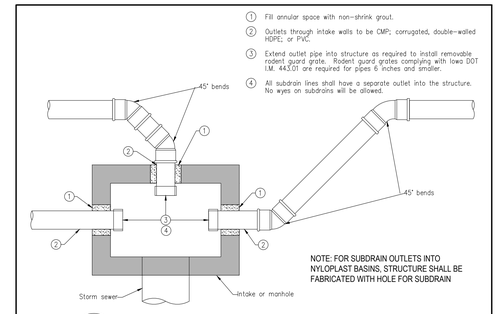
1 / C200 NYLOPLAST DRAIN BASIN DETAILS

SCALE NONE



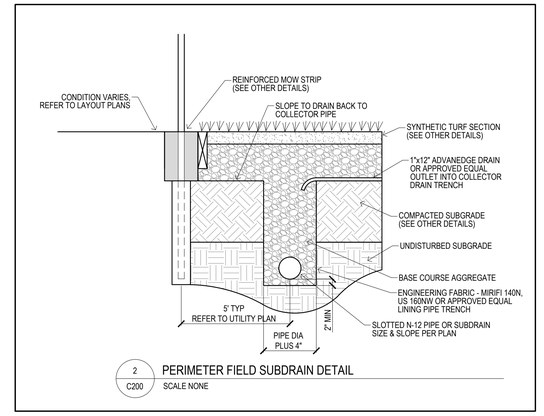
11 / C200 FLARED END SECTION DETAIL

SCALE NONE



7 / C200 SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL

SCALE NONE

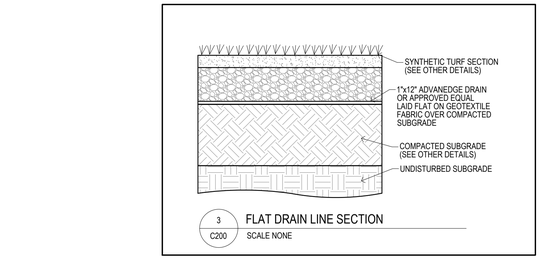


2 / C200 PERIMETER FIELD SUBDRAIN DETAIL

SCALE NONE

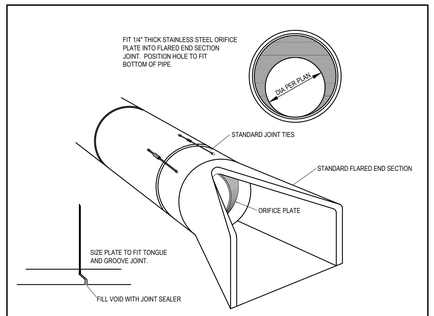
8 / C200 STORM CLEANOUT DETAIL

SCALE NONE



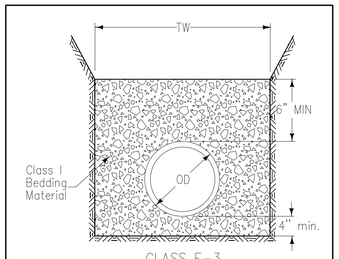
3 / C200 FLAT DRAIN LINE SECTION

SCALE NONE



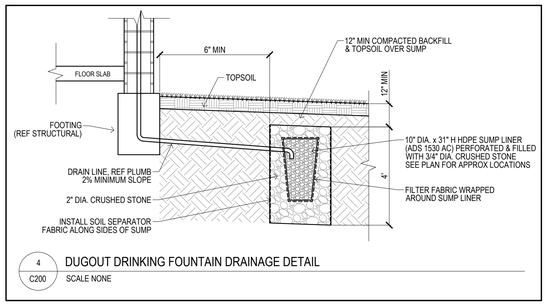
12 / C200 FLARED END SECTION ORIFICE PLATE DETAIL

SCALE NONE



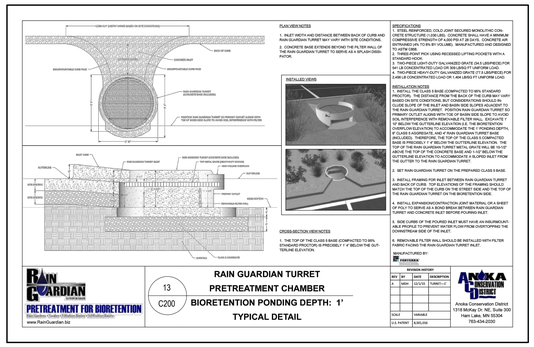
9 / C200 PVC & N-12 PIPE BEDDING

SCALE NONE



4 / C200 DUGOUT DRINKING FOUNTAIN DRAINAGE DETAIL

SCALE NONE



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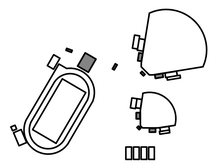

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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ISSUANCE

CONSTRUCTION DOCUMENTS
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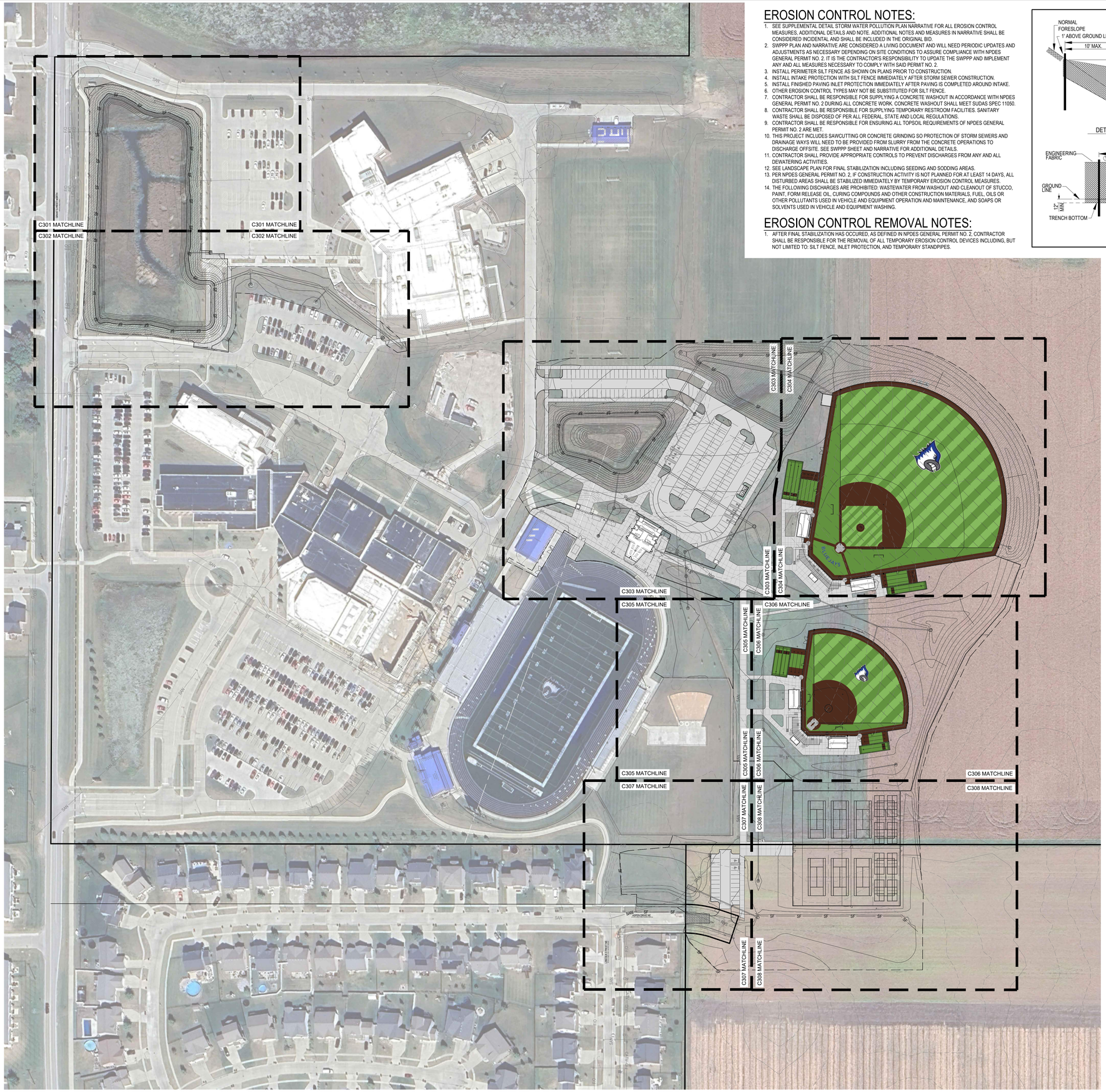
UTILITY DETAILS

C200

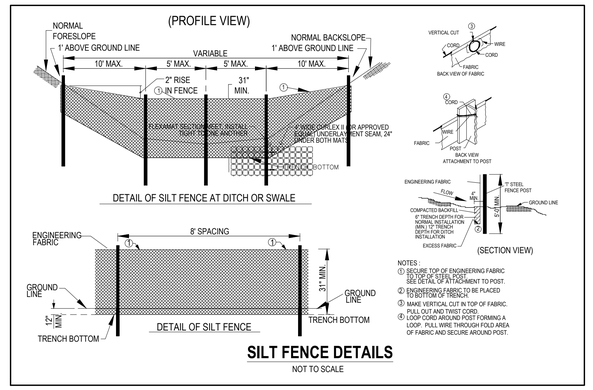


EROSION CONTROL NOTES:

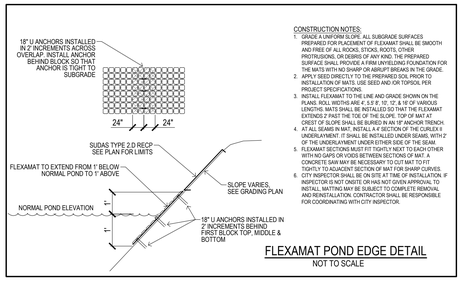
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.



SILT FENCE DETAILS
NOT TO SCALE



FLEXAMAT POND EDGE DETAIL
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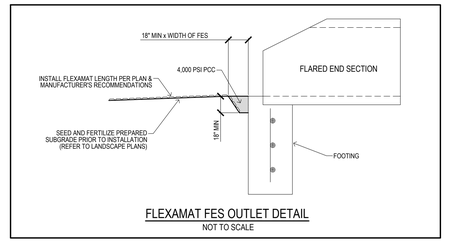
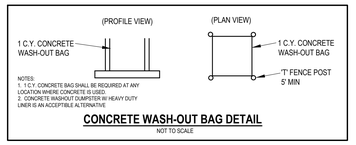
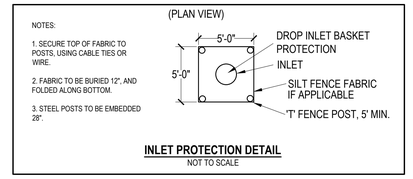


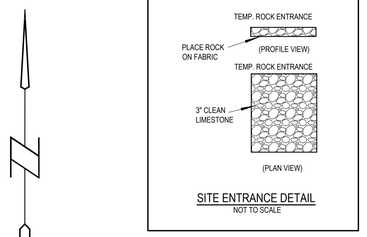
FLEXAMAT FES OUTLET DETAIL
NOT TO SCALE



CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE

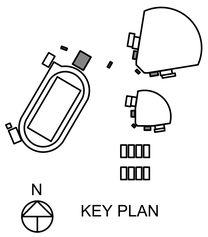


INLET PROTECTION DETAIL
NOT TO SCALE



SITE ENTRANCE DETAIL
NOT TO SCALE

GRAPHIC SCALE
80 0 40 80 160



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PROJECT NUMBER
24010

EROSION CONTROL PLAN

C300

2/25/2025 9:39:43 AM L:\LAND PROJECTS 2023\230495 BONDURANT HS BASEBALL & SOFTBALL\DWG\C3 EROSION CONTROL.DWG

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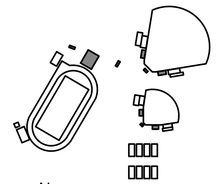

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KEY PLAN

GRAPHIC SCALE
20 0 10 20 40

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EROSION CONTROL PLAN

C301

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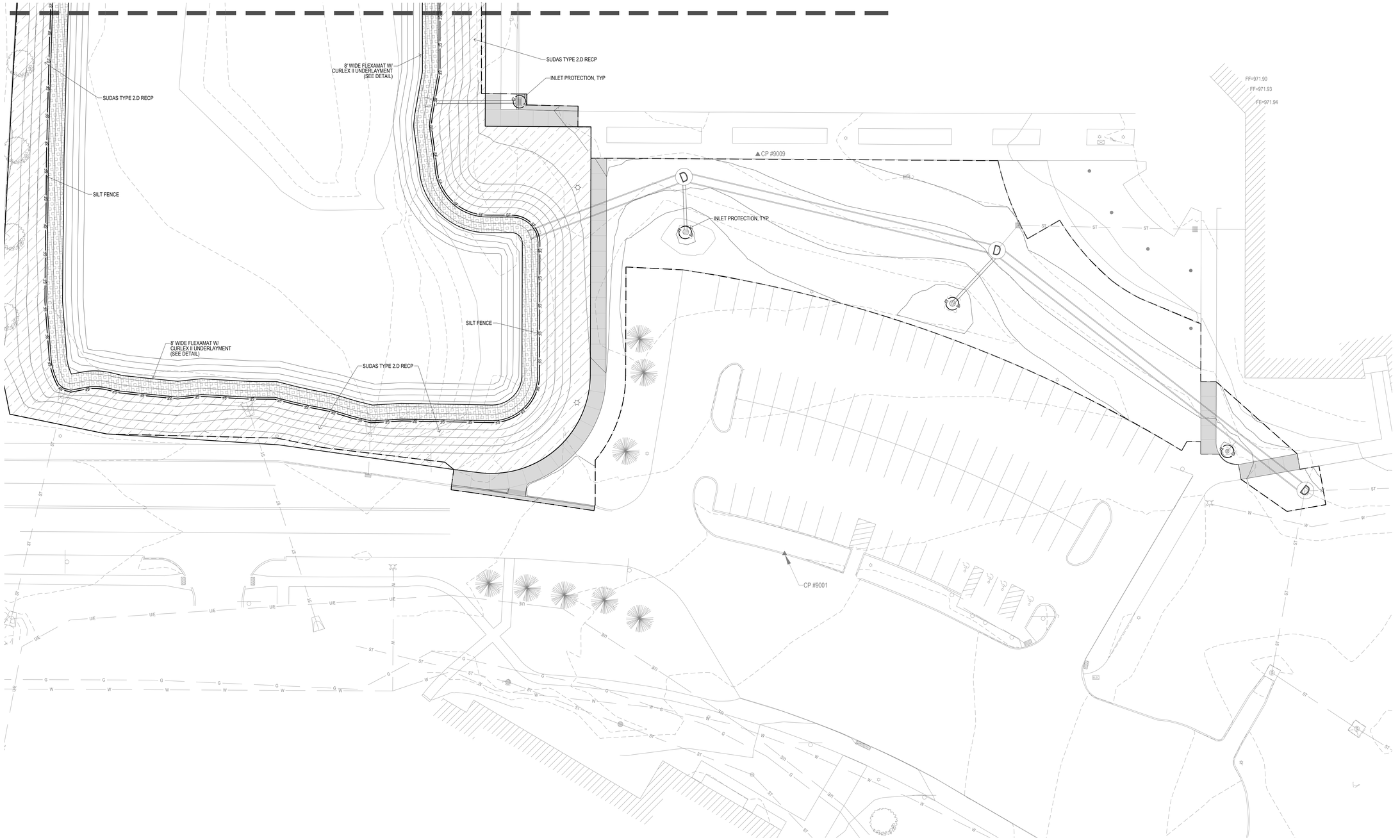

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GRAPHIC SCALE

20 0 10 20 40

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EROSION CONTROL PLAN

C302

2/23/2025 9:39:57 AM L:\LAND PROJECTS 2023\23405 BONDURANT HS BASEBALL & SOFTBALL\DWG\C3 EROSION CONTROL.DWG

8' WIDE FLEXAMAT W/ CURLEX II UNDERLAYMENT (SEE DETAIL)

SILT FENCE, TYP

SUDAS TYPE 2.D RECP

INLET PROTECTION, TYP

8' WIDE FLEXAMAT W/ CURLEX II UNDERLAYMENT (SEE DETAIL)

SILT FENCE

SILT FENCE

SUDAS TYPE 2.D RECP

INLET PROTECTION, TYP

CP #9006

CP #9007

FF=975.26

FF=975.28

FF=975.32

EX BUILDING

2 TREE

2 TREE

INLET PROTECTION, TYP

GRAPHIC SCALE

20 0 10 20 40

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EROSION CONTROL PLAN

C303

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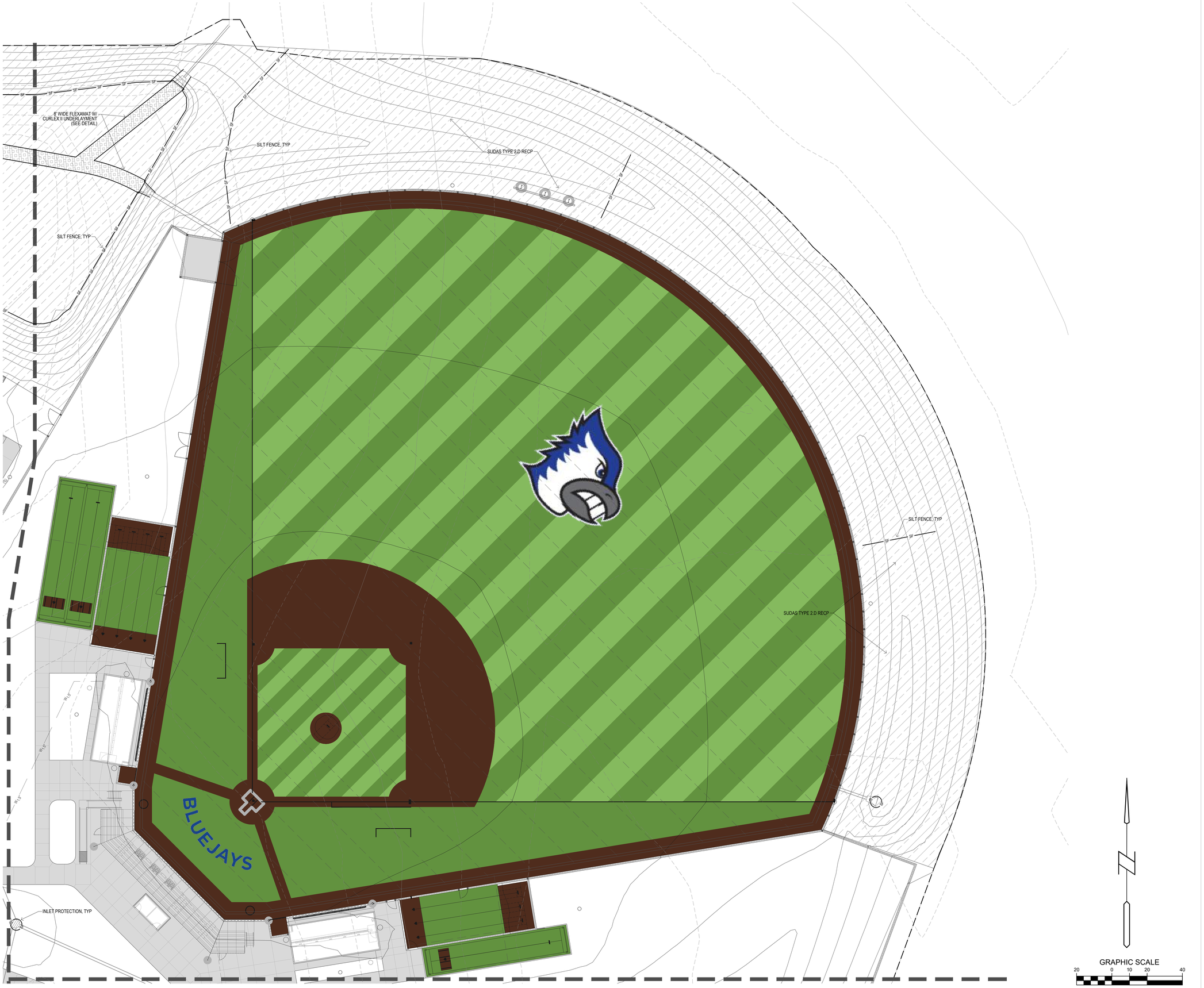

N

KEY PLAN

GRAPHIC SCALE

20 0 10 20 40

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EROSION CONTROL PLAN

C304

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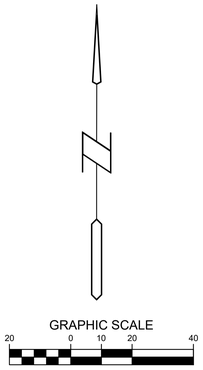

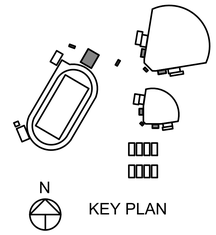

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EROSION CONTROL PLAN

C305

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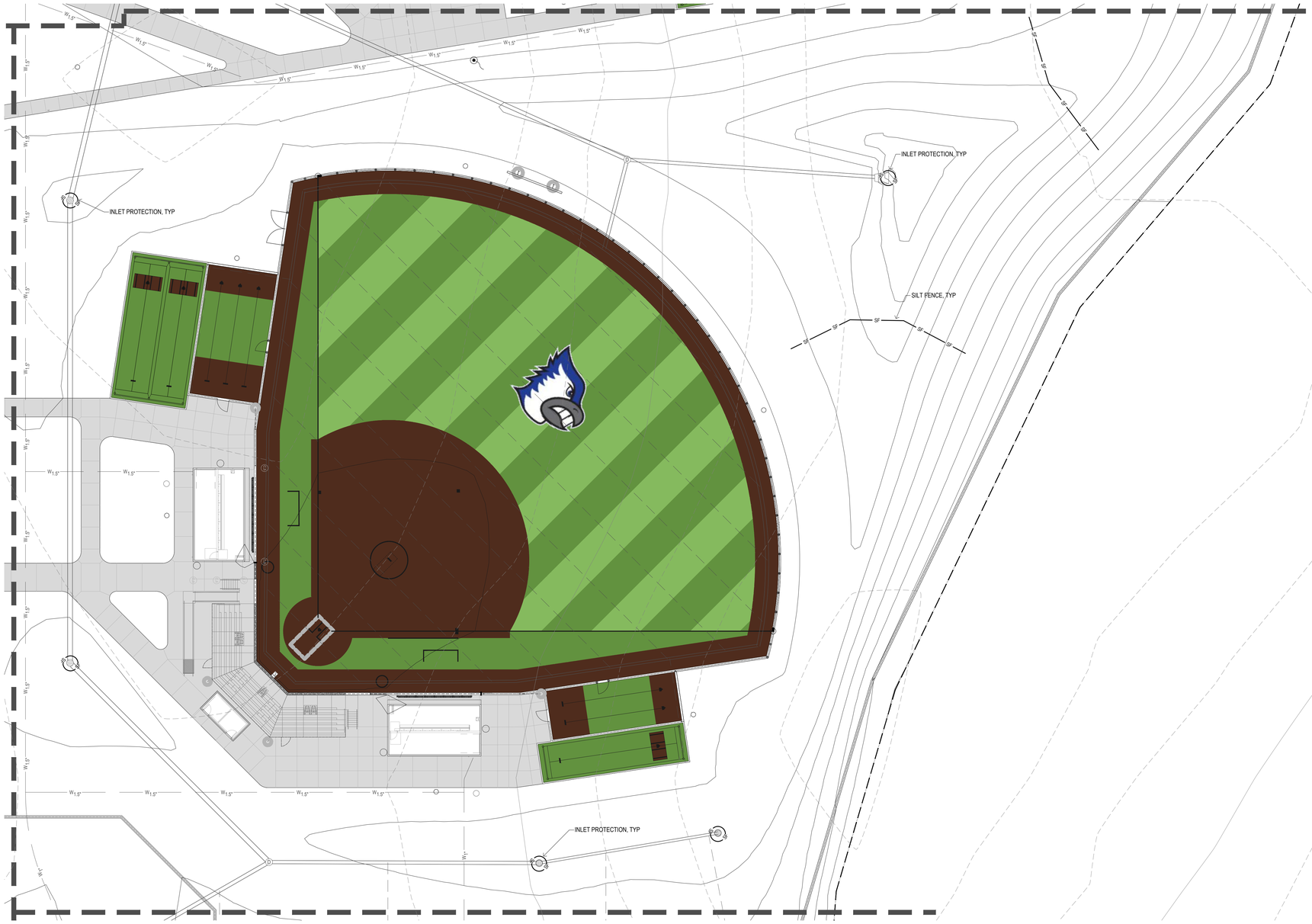

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EROSION CONTROL PLAN

C306

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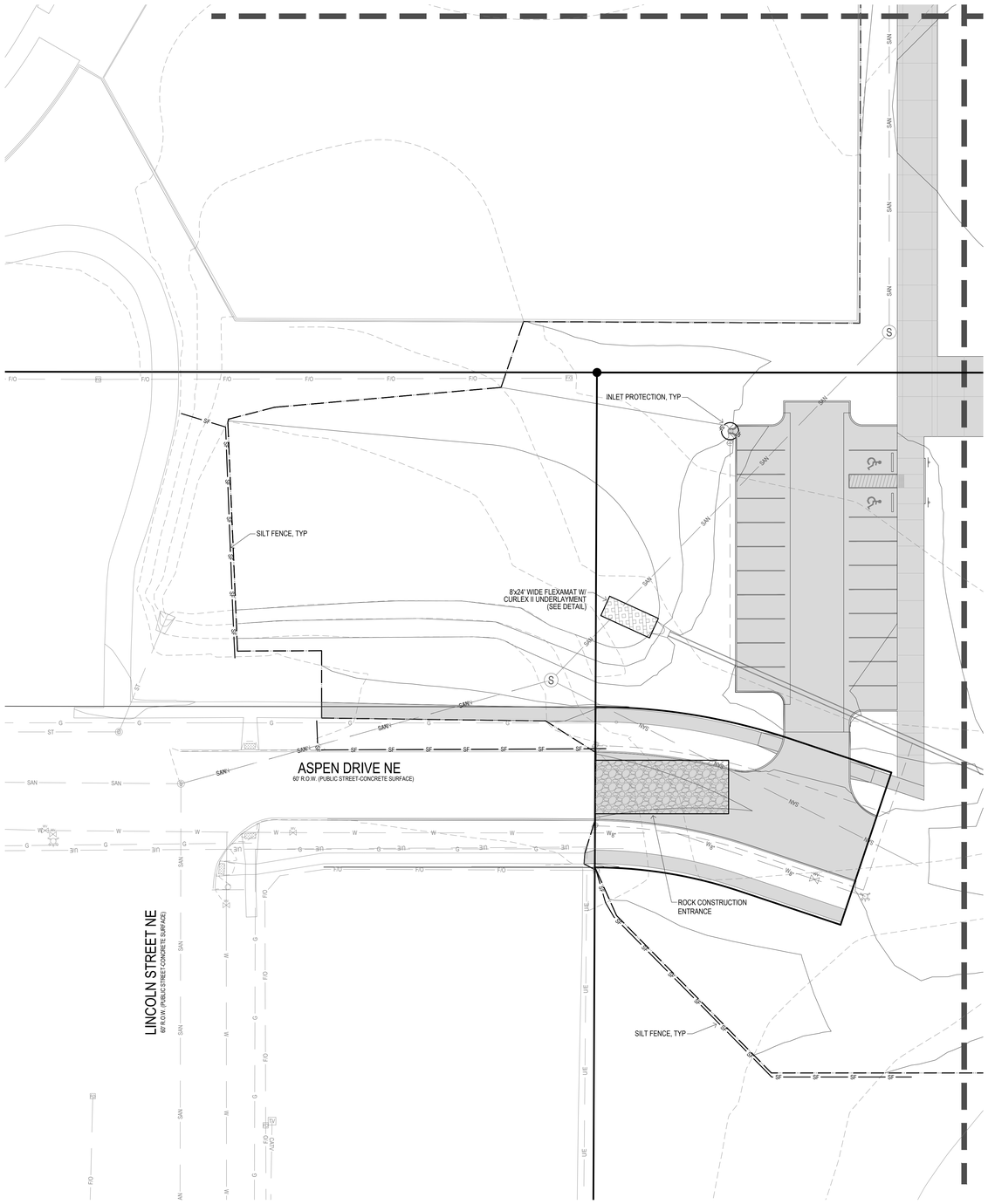

KEY PLAN

GRAPHIC SCALE

20 0 10 20 40

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BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2024

REVISIONS

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PROJECT NUMBER
24010

EROSION CONTROL PLAN

C307

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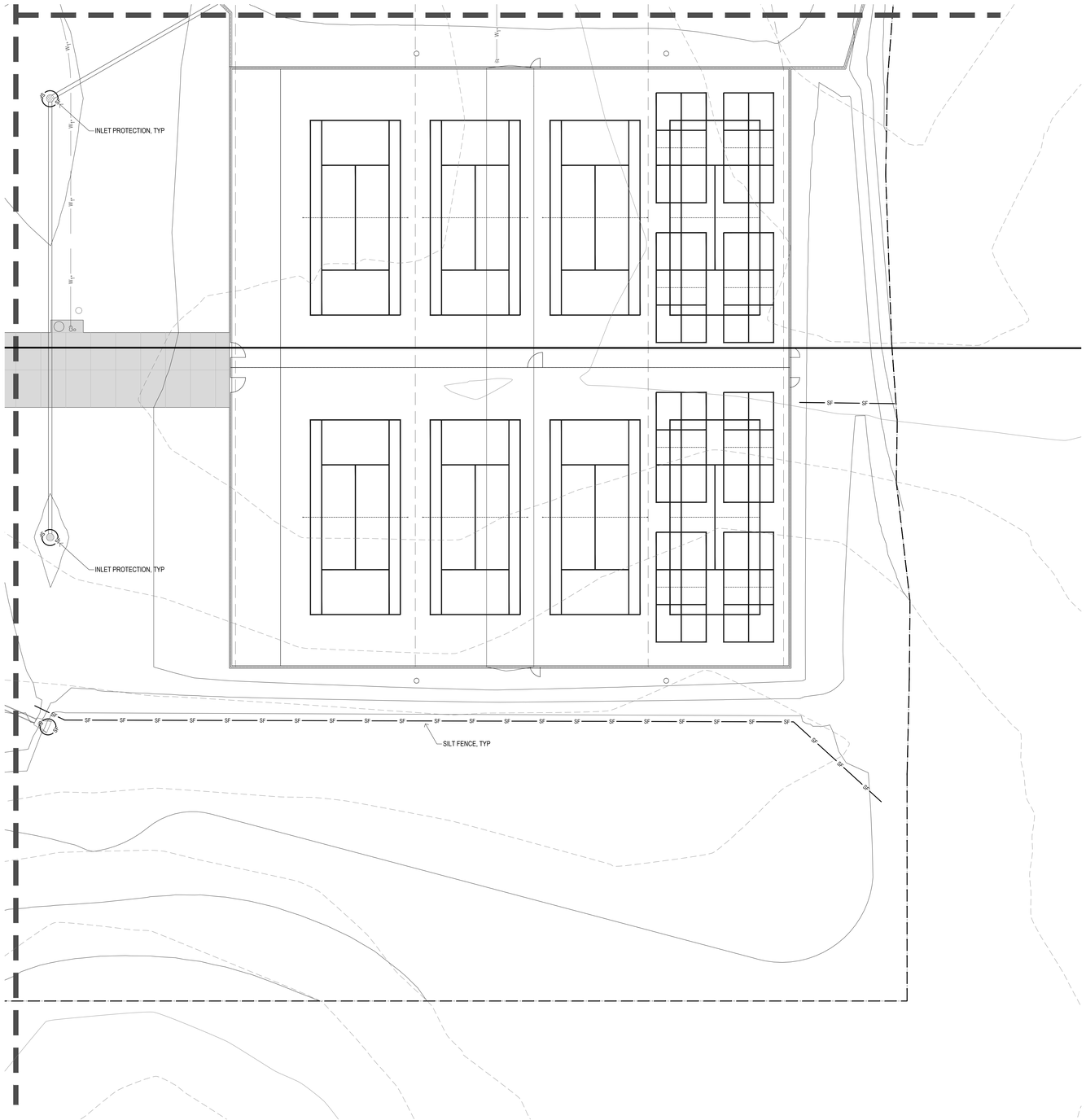

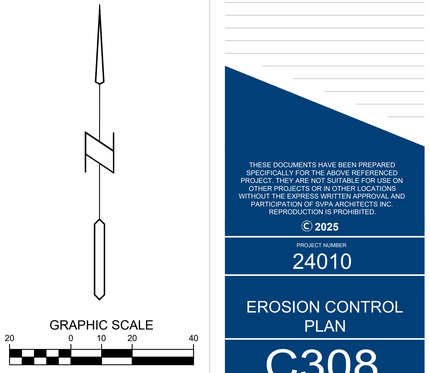

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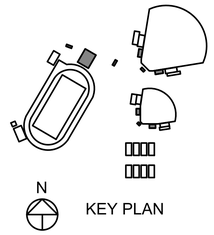

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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PROJECT NUMBER
24010

EROSION CONTROL PLAN

C308

ASPEN DRIVE NE EXTENSION
DETAILED CONSTRUCTION PLANS

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2025 SUDAS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH BONDURANT PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF BONDURANT.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. CONTRACTOR IS TO PROVIDE SUBMITTALS OF ALL CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
18. CHANGES TO THE PLAN SET DURING CONSTRUCTION ARE TO RECEIVE WRITTEN APPROVAL FROM THE CITY OF BONDURANT PRIOR TO EXECUTING THE CHANGES. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES EXECUTED THAT HAVE NOT RECEIVED SAID WRITTEN APPROVAL.

PAVING NOTES:

1. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
2. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
3. ALL SIDEWALKS, RAMPS, LANDINGS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. N EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
4. ALL SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE INSTALLED PER THE LATEST PROWAG AND ADA REQUIREMENTS.

UTILITY NOTES:

1. ALL UTILITIES ARE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE SUDAS STANDARD SPECIFICATIONS.
2. ALL UTILITIES ARE TO BE TESTED TO THE REQUIREMENTS OF THE BONDURANT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THE CITY OF BONDURANT SHALL WITNESS ALL TESTING AND OPERATE ALL VALVES.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
8. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF BONDURANT.
11. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
12. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF BONDURANT WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
13. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
14. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
15. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE, HYDRANT AND A 5" STORZ CONNECTION.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

STAKING NOTES:

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING, INCLUDING ALL PEDESTRIAN FACILITIES, DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

REQUIRED AS-BUILT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILTS TO THE CITY OF BONDURANT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE DITCHES/SWALES, DRAINAGE OVERFLOWS, AND ALL ADA RAMPS AND LANDINGS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR TIMING OF AS-BUILTS.

STORM & SANITARY TELEVISING NOTES:

1. CONTRACTOR IS REQUIRED TO TELEVISE ALL SANITARY AND STORM SEWER SYSTEMS (INCLUDING THE TILE LINES) PRIOR TO PAVING OPERATIONS.
2. CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
3. CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO BONDURANT PUBLIC WORKS FOR APPROVAL PRIOR TO PAVING.

SEEDING NOTES:

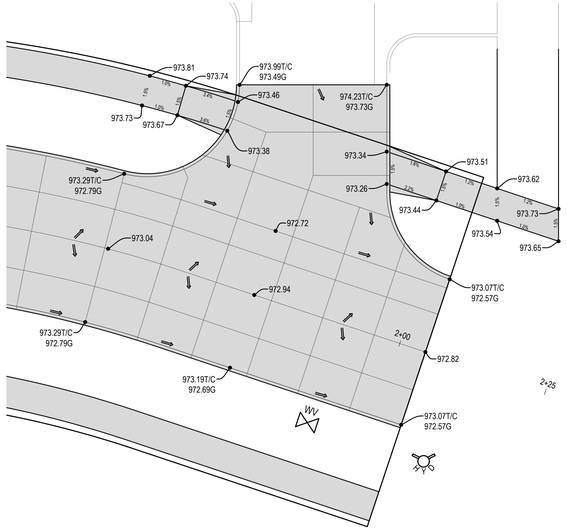
1. SEE LANDSCAPE PLAN SHEETS FOR SEEDING INFORMATION.

SWPPP NOTES:

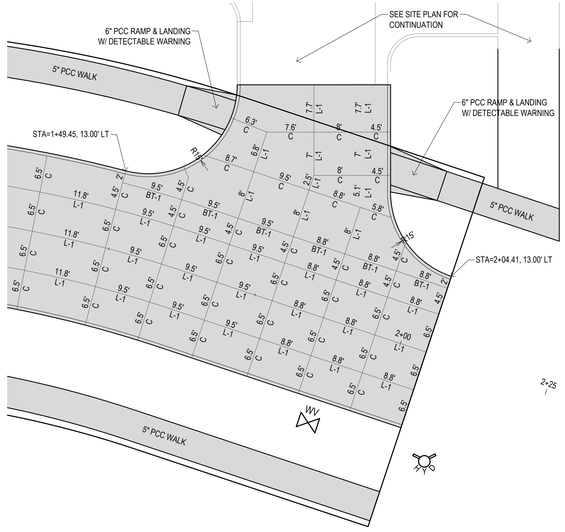
1. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
2. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
3. SEE SHEET C307 ON THE BONDURANT FARRAR CSD BASEBALL / SOFTBALL / TENNIS SITE PLAN FOR INITIAL SWPPP PLAN & REQUIRED CONTROLS.

BONDING NOTES:

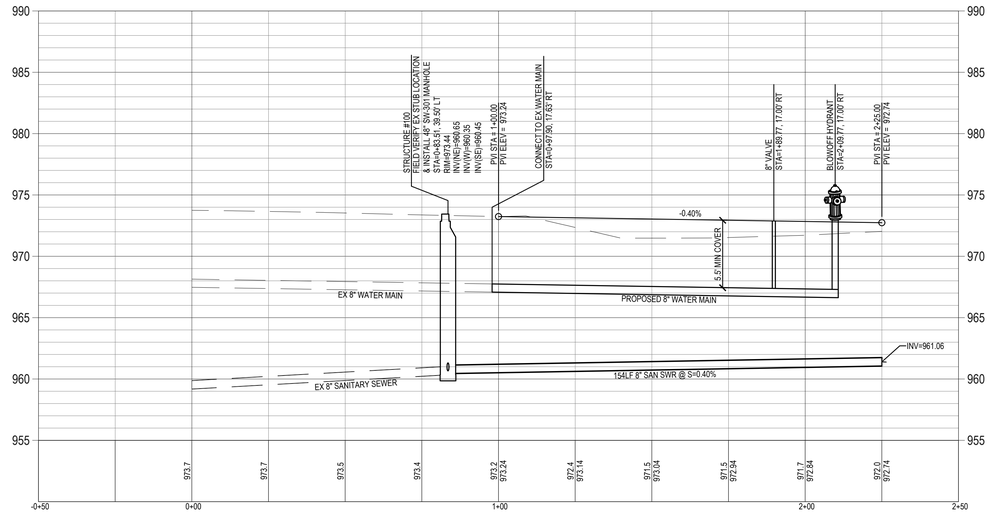
1. CONTRACTOR SHALL PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY OF BONDURANT AND SUDAS REQUIREMENTS.

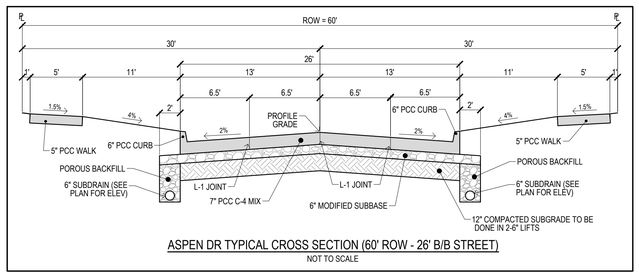


INTERSECTION GRADING PLAN
SCALE: 1" = 20'

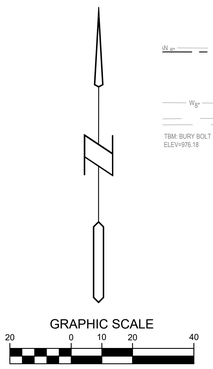


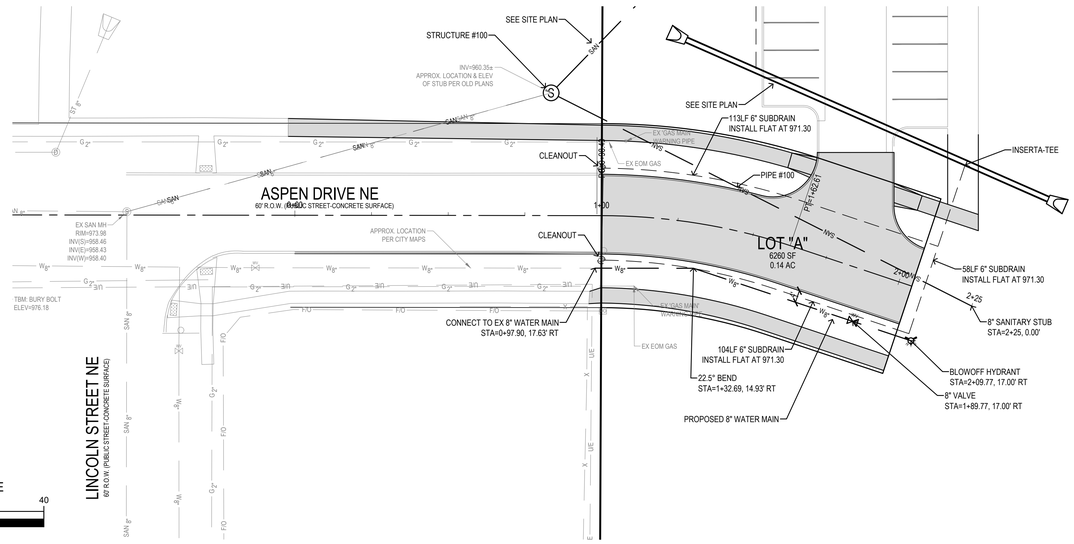
INTERSECTION JOINTING LAYOUT
SCALE: 1" = 10'





ASPEN DR TYPICAL CROSS SECTION (60' ROW - 26' B/B STREET)
NOT TO SCALE





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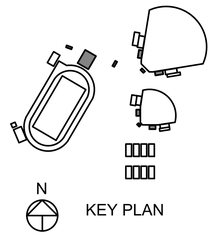

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PROJECT NUMBER
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ASPEN DRIVE
PLAN & PROFILE

C400

2/25/2025 9:37:49 AM L:\LAND PROJECTS 2023\23048 BONDURANT HS BASEBALL & SOFTBALL\DWG\C4 PLAN & PROFILE.DWG

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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.

H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH ALL CITY OF BONDURANT STANDARDS, INCLUDING ALL APPLICABLE PERMITS AND 2025 EDITION OF SUDAS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

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.

ABBREVIATIONS

ALT	ALTERNATE
ALW	ALLOWANCE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B&B	BALLED AND BURLAPPED
BOC	BACK OF CURB
BW	BOTH WAYS
BC	BOTTOM OF CURB
BS	BOTTOM OF STEPS
BLDG	BUILDING
CAL	CALIPER
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CF	CUBIC FEET
CY	CUBIC YARD
DEMO	DEMOLISH
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
DN	DOWN
EW	EACH WAY
EA	EACH
E	EAST
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION
EJ	EXPANSION JOINT
FOC	FACE OF CURB
FOW	FACE OF WALL
FT	FEET
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FS	FINISHED SURFACE
FES	FLARED END SECTION
FL	FLOW LINE
FTG	FOOTING
GALV	GALVANIZED
GA	GAUGE
GEN	GENERAL
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HORIZ	HORIZONTAL
IN	INCHES
INCL	INCLUDED
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
JT	JOINT
LA	LANDSCAPE ARCHITECT
LF	LINEAR FEET
LP	LOW POINT
MFG	MANUFACTURER
MH	MANHOLE
ME	MATCH EXISTING
MAX	MAXIMUM
MIN	MINIMUM
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PT	POINT
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PE	POLYETHYLENE
PVC	POLY VINYL CHLORIDE
PL	PROPERTY LINE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
TH	THICK
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TS	TOP OF STEPS
TW	TOP OF WALL
TOPO	TOPOGRAPHY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VE	VERIFY EXISTING
VOL	VOLUME
WT	WEIGHT
WWM	WELDED WIRE MESH
W	WEST
W/	WITH
W/O	WITHOUT
YD	YARD

LINE SYMBOL LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
##	EXISTING INDEX CONTOUR
##	EXISTING CONTOUR
##	PROPOSED INDEX CONTOUR
##	PROPOSED CONTOUR
COM	COMMUNICATIONS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
F/O	FIBER OPTIC
S	SANITARY SEWER
ST	STORM SEWER
UD	UNDERDRAIN
T	TELEPHONE
W	WATER
SF	SILT FENCE
o o o o o	FENCE
x x x x x	FENCE
[] [] [] [] []	FENCE

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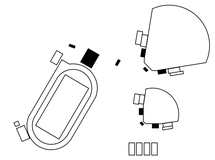

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
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SITE GENERAL NOTES

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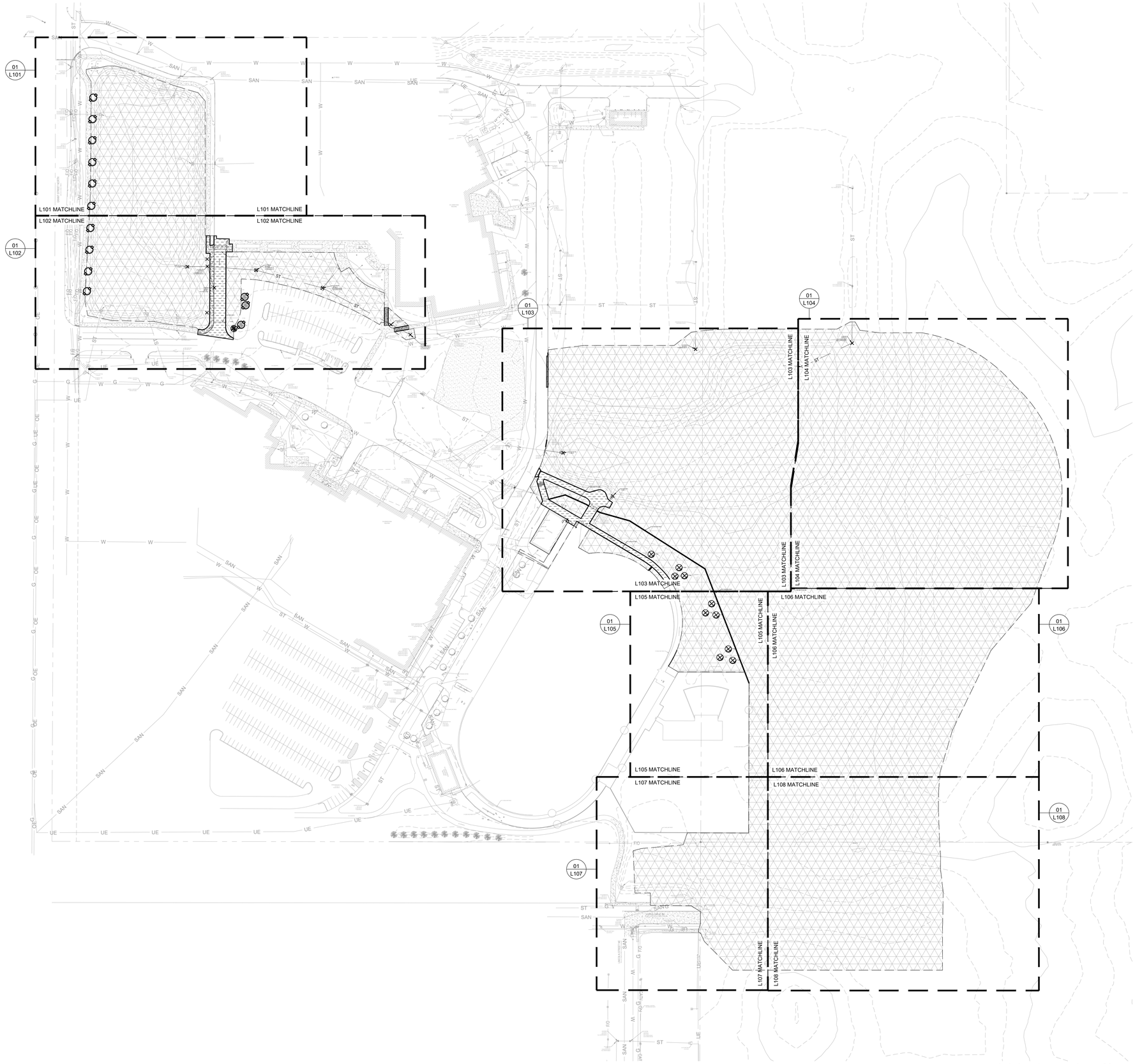

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01 L100 OVERALL SITE PREPARATION PLAN

0' 40' 80' 160'

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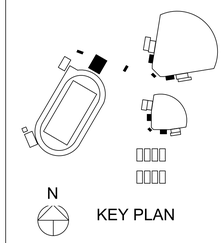

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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SITE PREPARATION PLAN

L100

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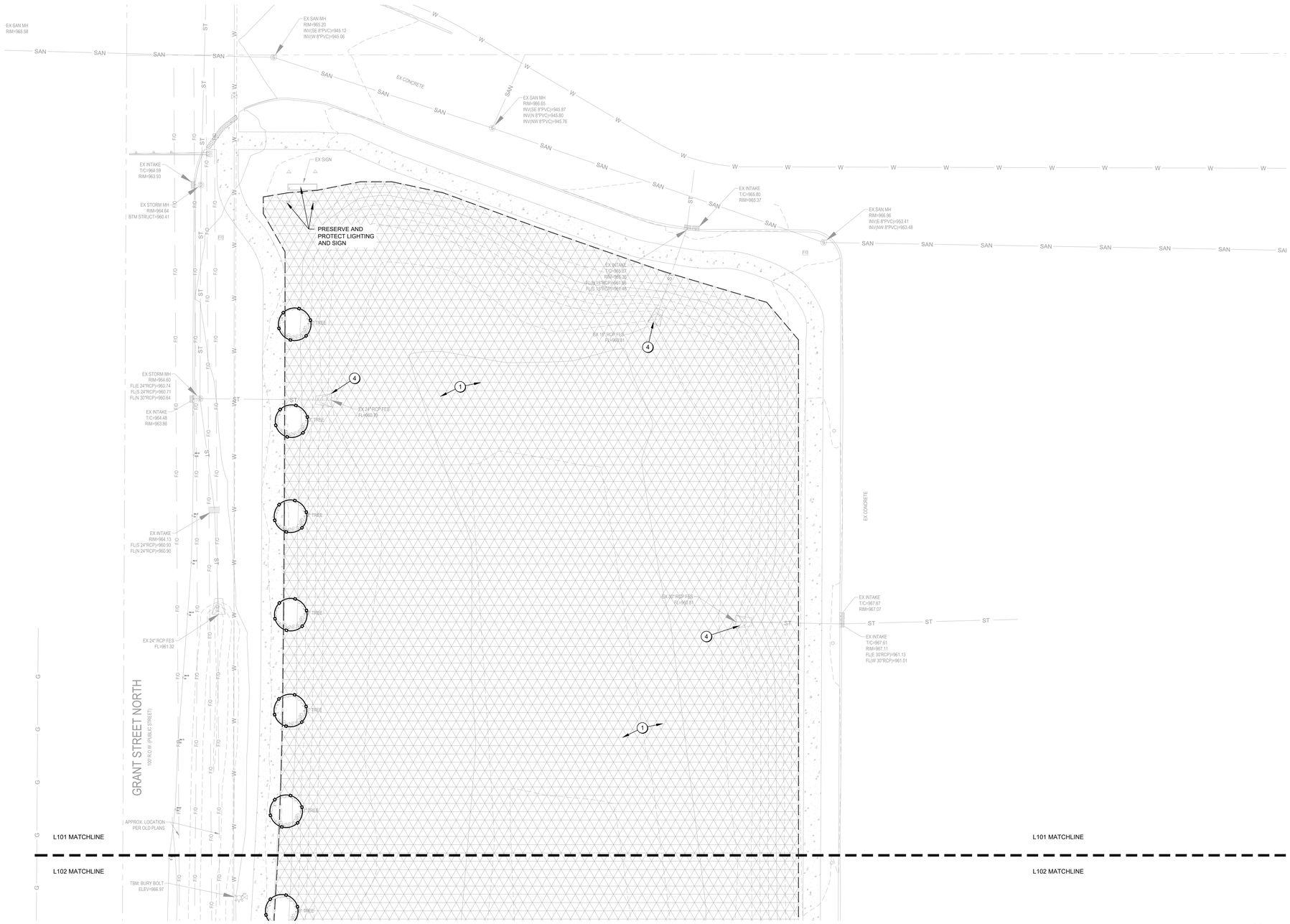

01 L101 SITE PREPARATION PLAN

0' 10' 20' 40'

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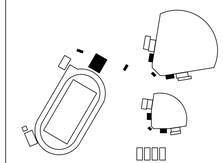

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE PREPARATION PLAN

L101

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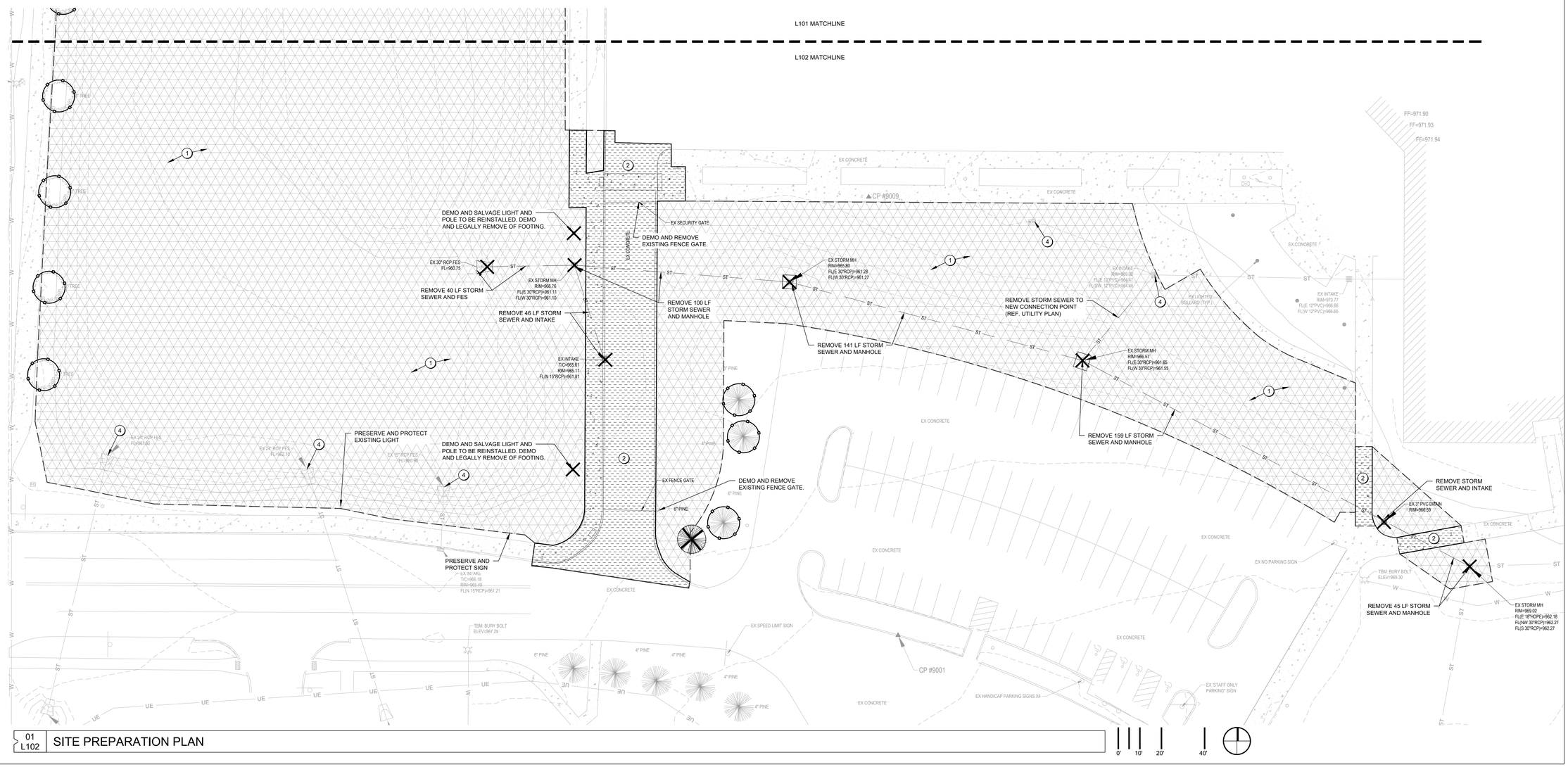

01 L102 SITE PREPARATION PLAN

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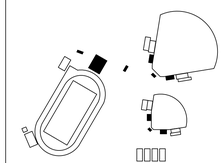

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KEY PLAN

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1000 GRANT ST NORTH,
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ISSUANCE

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SITE PREPARATION PLAN

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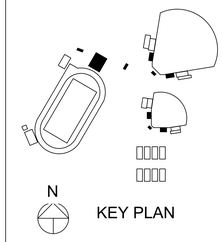

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SITE PREPARATION PLAN

L103

01 L103 SITE PREPARATION PLAN

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01 L104 SITE PREPARATION PLAN

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

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KEYNOTES:

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4. PRESERVE AND PROTECT EXISTING SITE UTILITIES
5. PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

LEGEND (SITE):

- LIMIT OF WORK LINE
- GRADING EXTENTS
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- TREE PROTECTION FENCE, SEE DETAIL 02/L502

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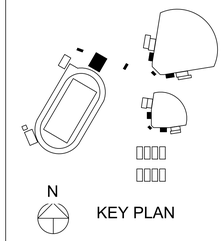

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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SITE PREPARATION PLAN

L104

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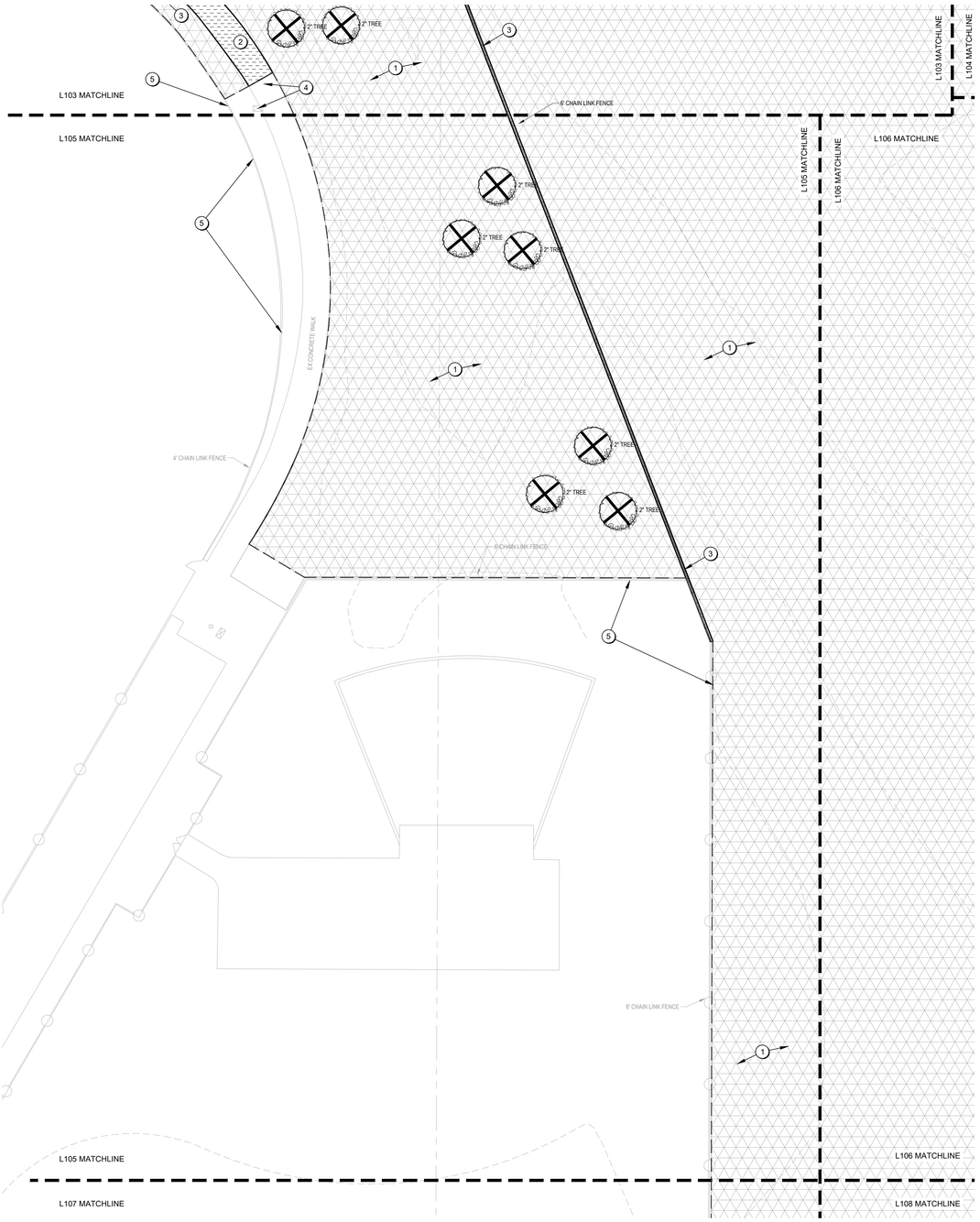

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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SITE PREPARATION PLAN

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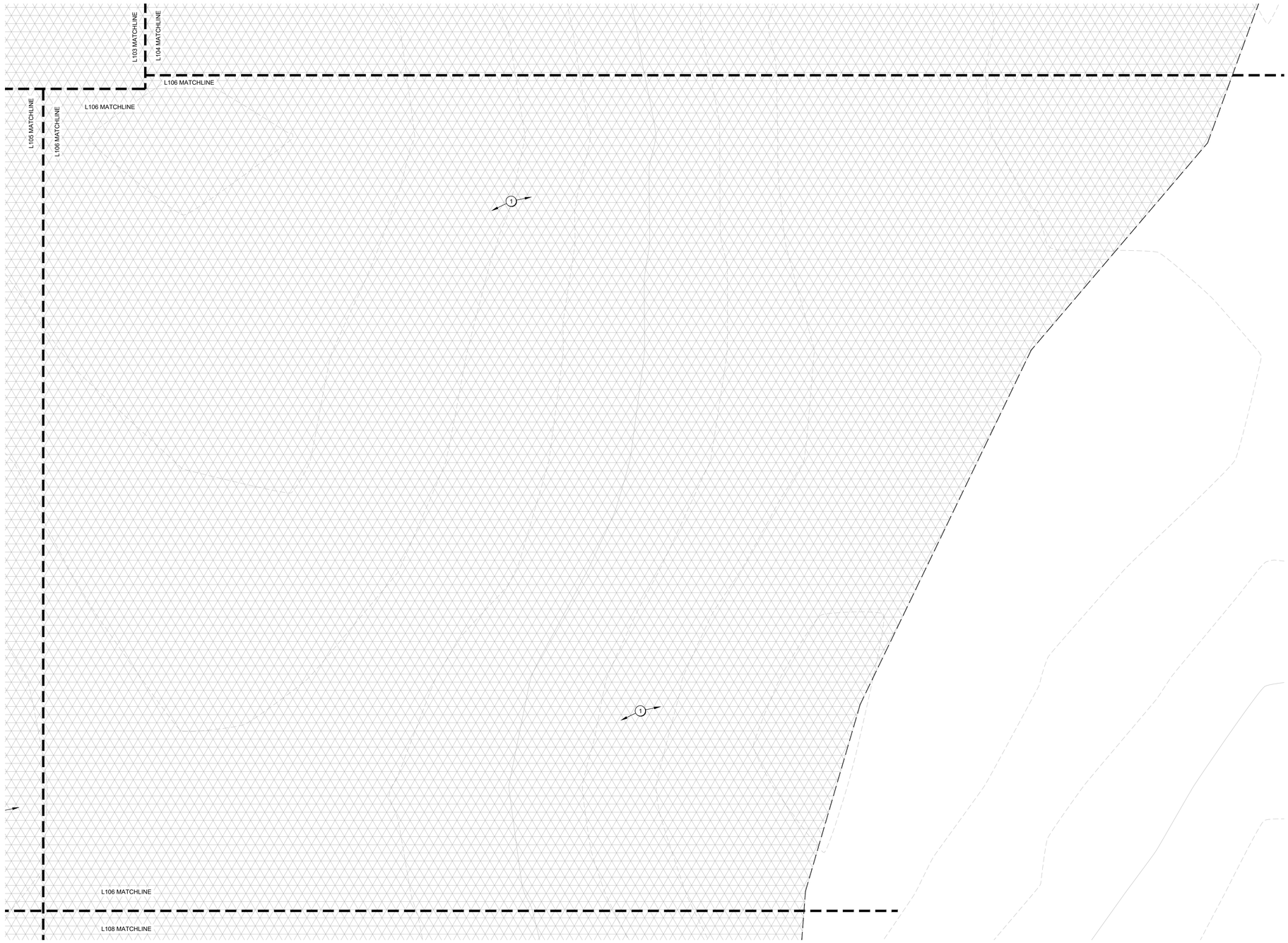

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01 L106 SITE PREPARATION PLAN

0' 10' 20' 40'

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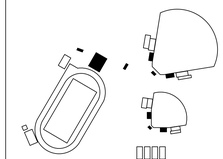

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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SITE PREPARATION PLAN

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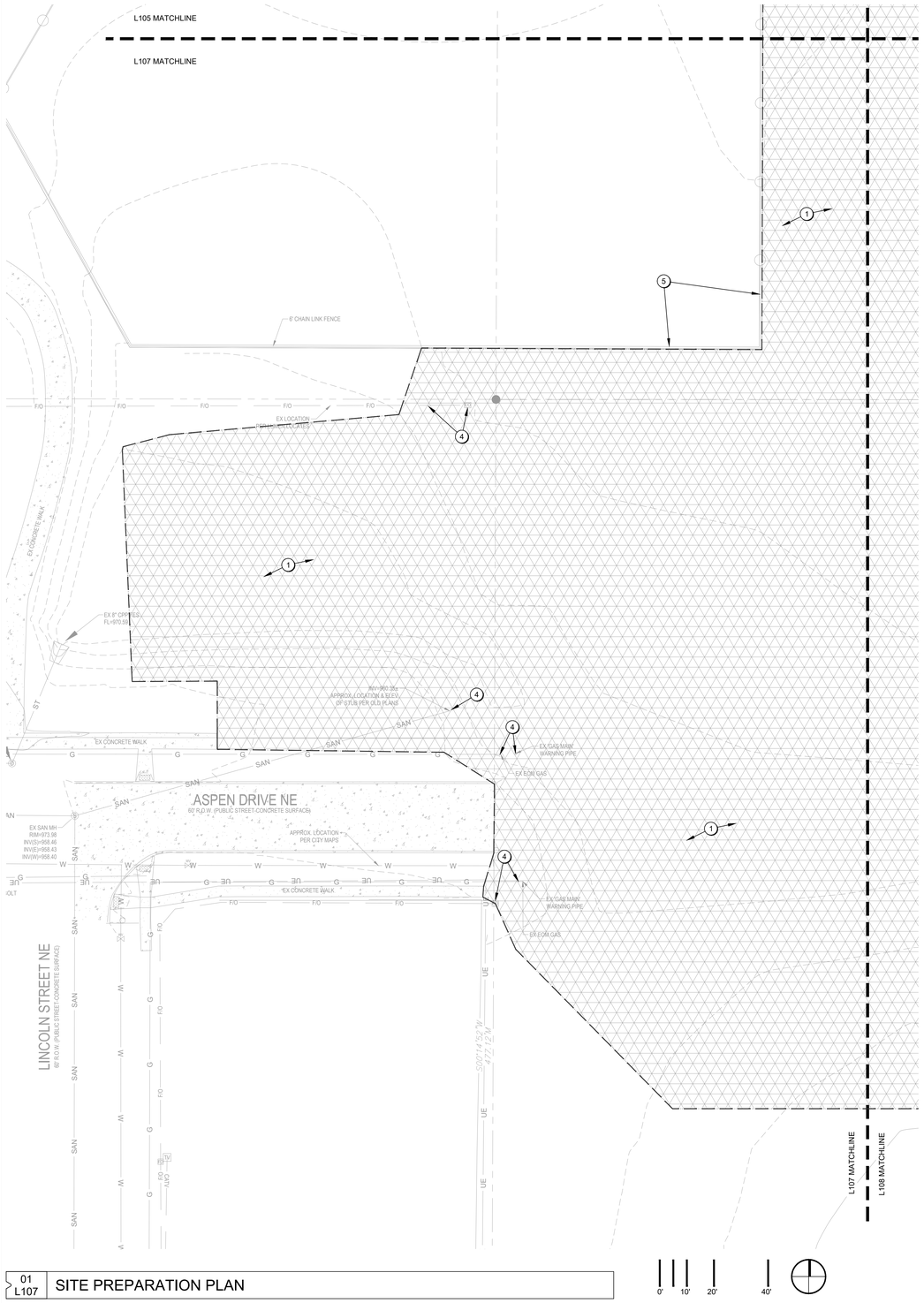

01 L107 SITE PREPARATION PLAN

GENERAL NOTES

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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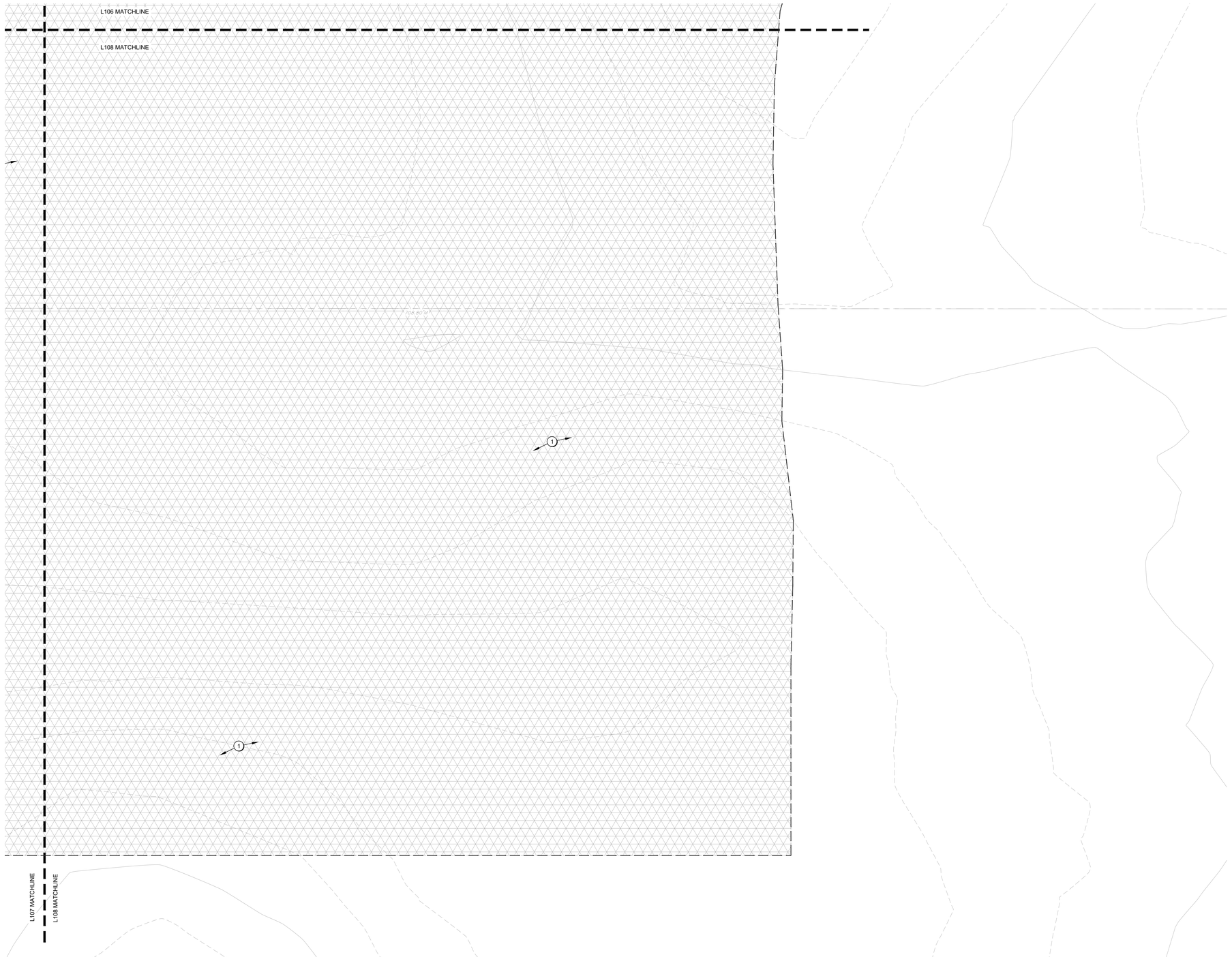

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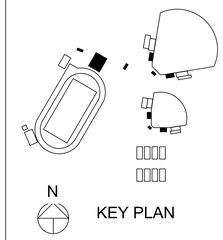

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PROJECT NUMBER
24010

SITE PREPARATION PLAN

L108

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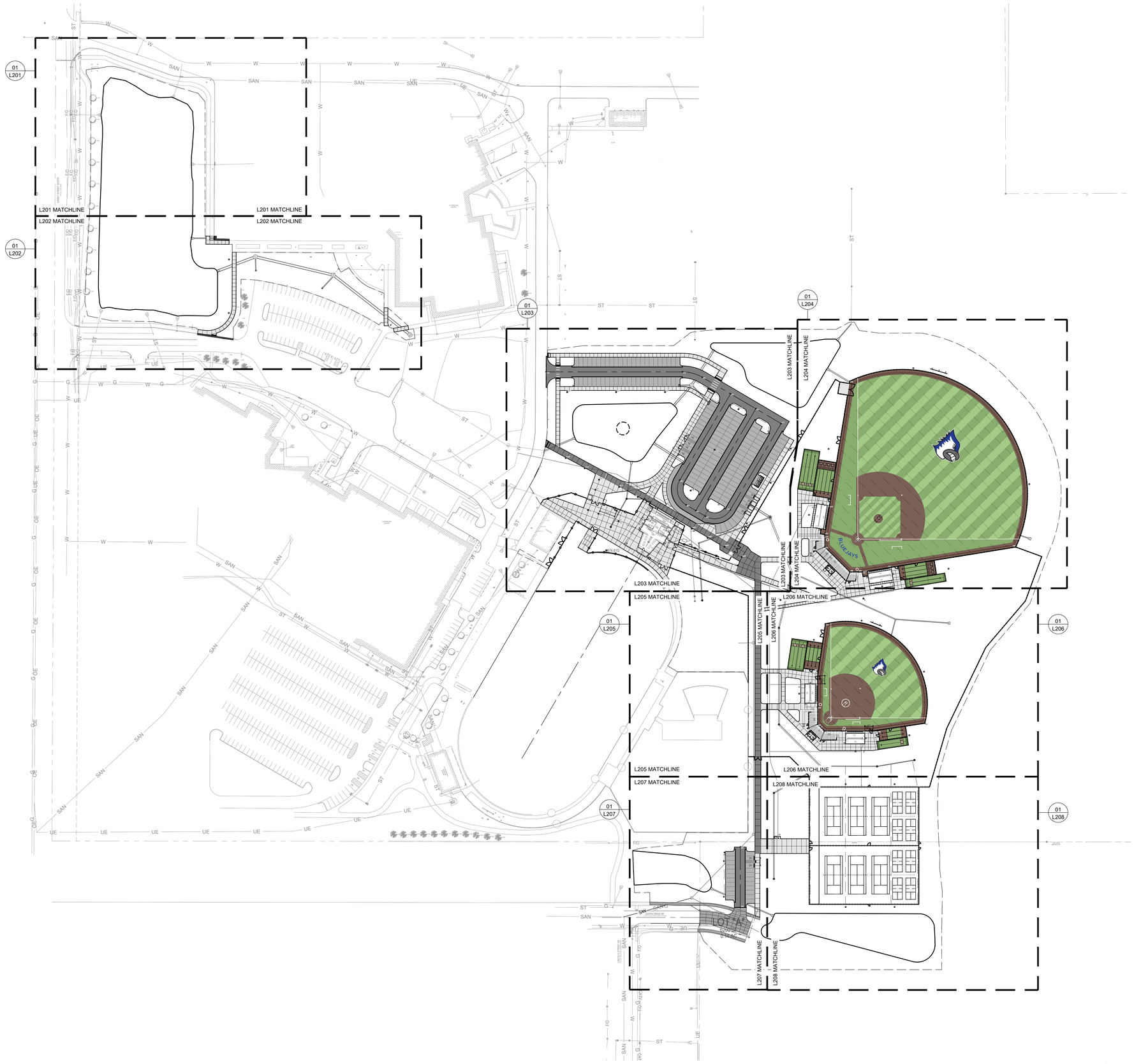
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt



01 L200 OVERALL SITE LAYOUT PLAN

0' 40' 80' 160'

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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.

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SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

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E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

ROAD COORDINATE POINT DATA		
#	EASTING	NORTHING
D01	1651125.18	624055.11
D02	1651404.05	624055.11
D03	1651444.61	624044.06
D04	1651502.16	624010.21
D05	1651553.87	623979.79
D06	1651605.59	623949.37
D07	1651501.73	623772.82
D08	1651451.08	623759.69
D09	1651431.26	623771.35
D10	1651411.43	623783.01
D11	1651398.30	623833.66
D12	1651522.12	622959.45
D13	1651522.12	623083.28

BASEBALL COORDINATE POINT DATA		
#	EASTING	NORTHING
B01	1651672.57	623687.64
B02	1651695.07	623696.96
B03	1651695.07	623719.31
B04	1651695.07	623722.31
B05	1651704.65	623781.18
B06	1651746.15	624036.13
B07	1652085.51	623696.77
B08	1651830.56	623655.27
B09	1651771.69	623645.69
B10	1651763.40	623645.69
B11	1651746.35	623645.69
B12	1651737.03	623623.19

SOFTBALL COORDINATE POINT DATA		
#	EASTING	NORTHING
S01	1651659.95	623325.75
S02	1651680.45	623334.24
S03	1651680.45	623369.58
S04	1651680.45	623433.57
S05	1651696.18	623539.42
S06	1651899.42	623336.18
S07	1651793.57	623320.44
S08	1651729.59	623320.44
S09	1651694.25	623320.44
S10	1651685.75	623299.94
S11	1651802.74	623320.44
S12	1651680.45	623442.74

AREA LIGHTING COORDINATE POINT DATA		
#	EASTING	NORTHING
AL01	1651168.21	624013.86
AL02	1651268.21	624013.86
AL03	1651368.21	624013.86
AL04	1651518.55	623978.90
AL05	1651469.71	623895.88
AL06	1651420.73	623812.53
AL07	1651625.36	623898.16
AL08	1651584.25	623828.29
AL09	1651535.33	623745.12
AL10	1651604.34	623588.52

PATHWAY LIGHT COORDINATE POINT DATA		
#	EASTING	NORTHING
PL01	1651165.33	623878.82
PL02	1651203.97	623857.89
PL03	1651233.23	623834.66
PL04	1651225.77	623813.97
PL05	1651210.87	623772.57
PL06	1651231.92	623764.99
PL07	1651273.32	623750.08
PL08	1651274.31	623819.77
PL09	1651312.47	623799.12
PL10	1651423.20	623734.41
PL11	1651455.28	623715.53
PL12	1651489.92	623697.49
PL13	1651525.25	623676.70
PL14	1651516.81	623659.17
PL15	1651477.41	623673.37
PL16	1651435.22	623688.56

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BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

BISHOP ENGINEERING kpff Twin Rivers Engineering Consultants CONFLUENCE

N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
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OVERALL SITE LAYOUT PLAN

L200

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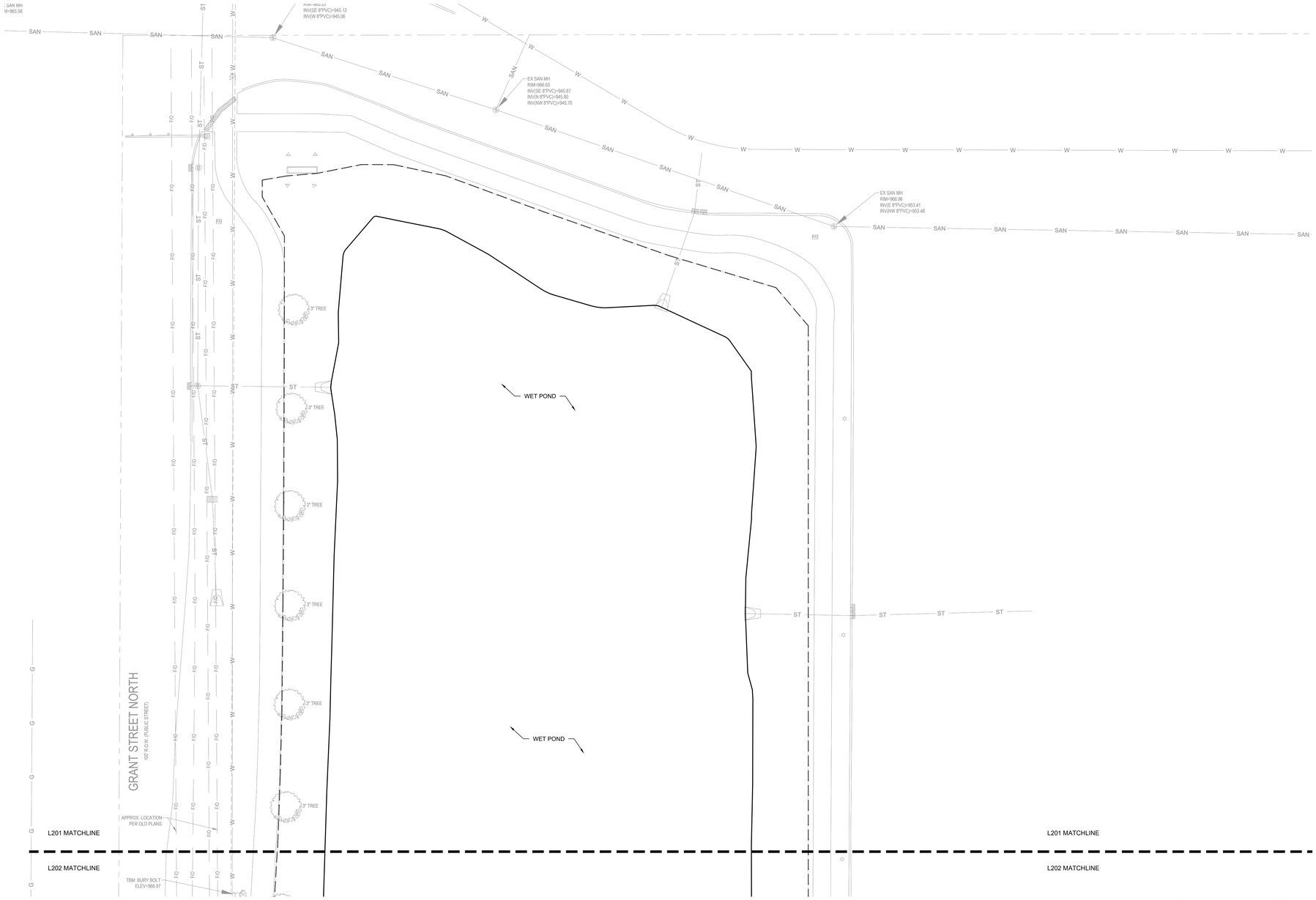

01 L201 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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SITE LAYOUT NOTES

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F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
15. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
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20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
21. PROTECTIVE FENCE TOPPER, RE: 01/L501
22. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
23. ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
24. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
25. STANDARD MOW STRIP, RE: 06/L501
26. REINFORCED MOW STRIP, RE: 07/L501
27. FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30. LITTER RECEPTACLE
31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE 02/L500
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- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

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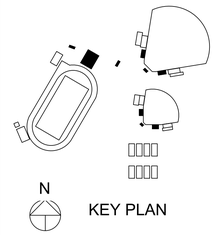

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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02/25/2025

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PROJECT NUMBER
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SITE LAYOUT PLAN

L201

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LEGEND (SITE):

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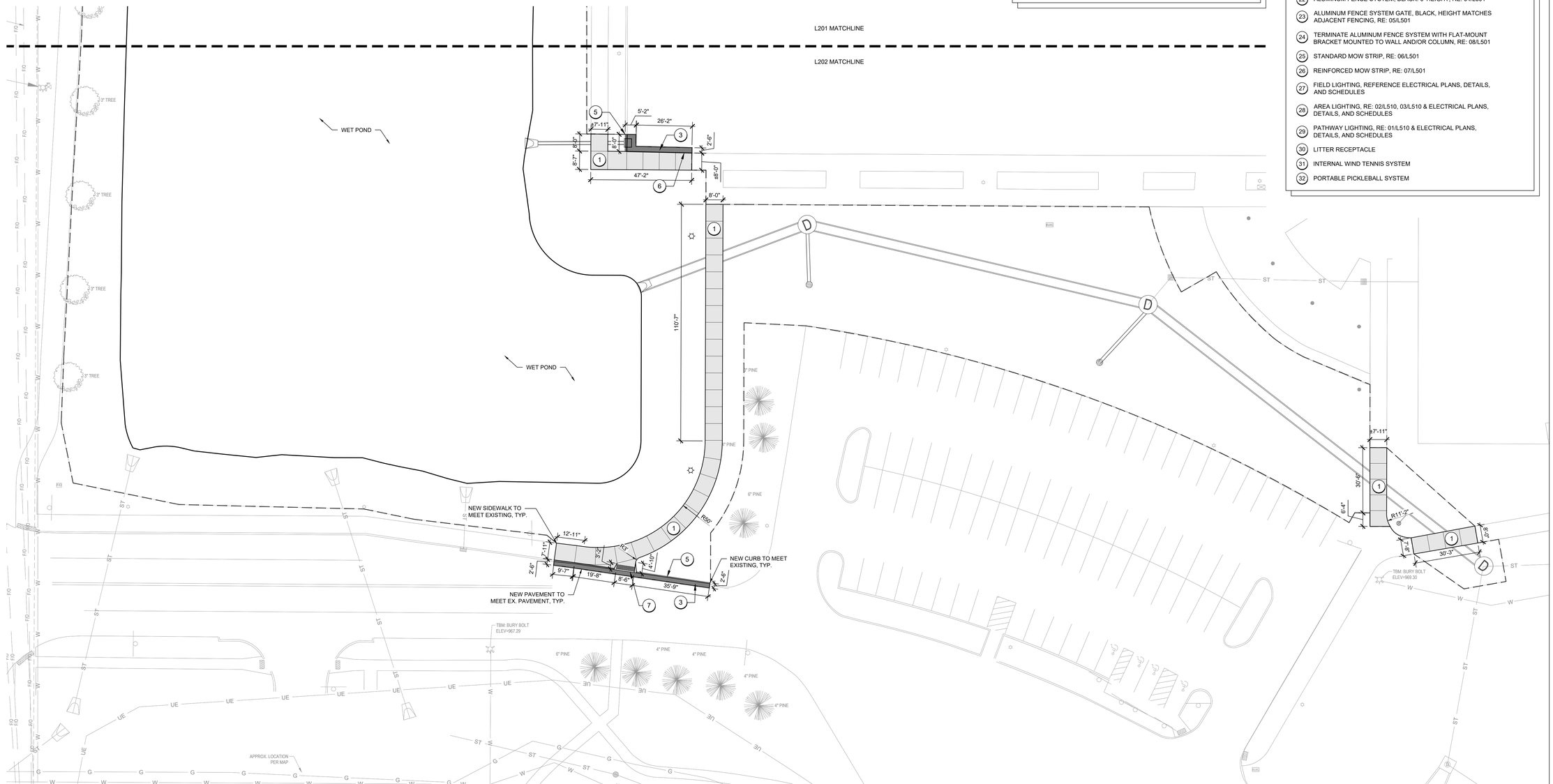

01 L202 SITE LAYOUT PLAN

0' 10' 20' 40'

N

KEY PLAN

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

BISHOP ENGINEERING · kpff · Twin Rivers Engineering Consultants · CONFLUENCE

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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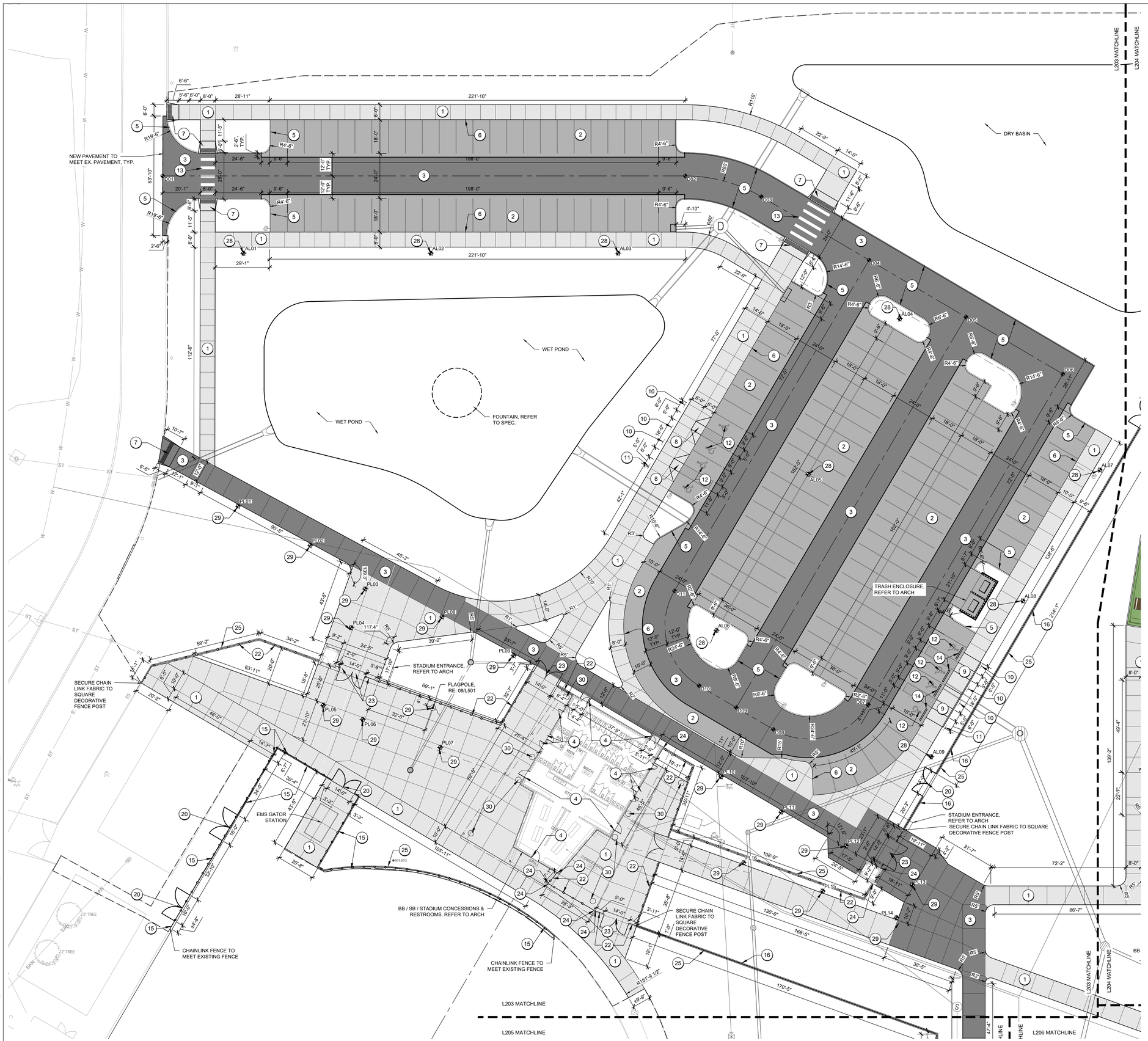
PROJECT NUMBER
24010

SITE LAYOUT PLAN

L202



01 L203 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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25. STANDARD MOW STRIP, RE: 06/L501
26. REINFORCED MOW STRIP, RE: 07/L501
27. FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30. LITTER RECEPTACLE
31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

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N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L203

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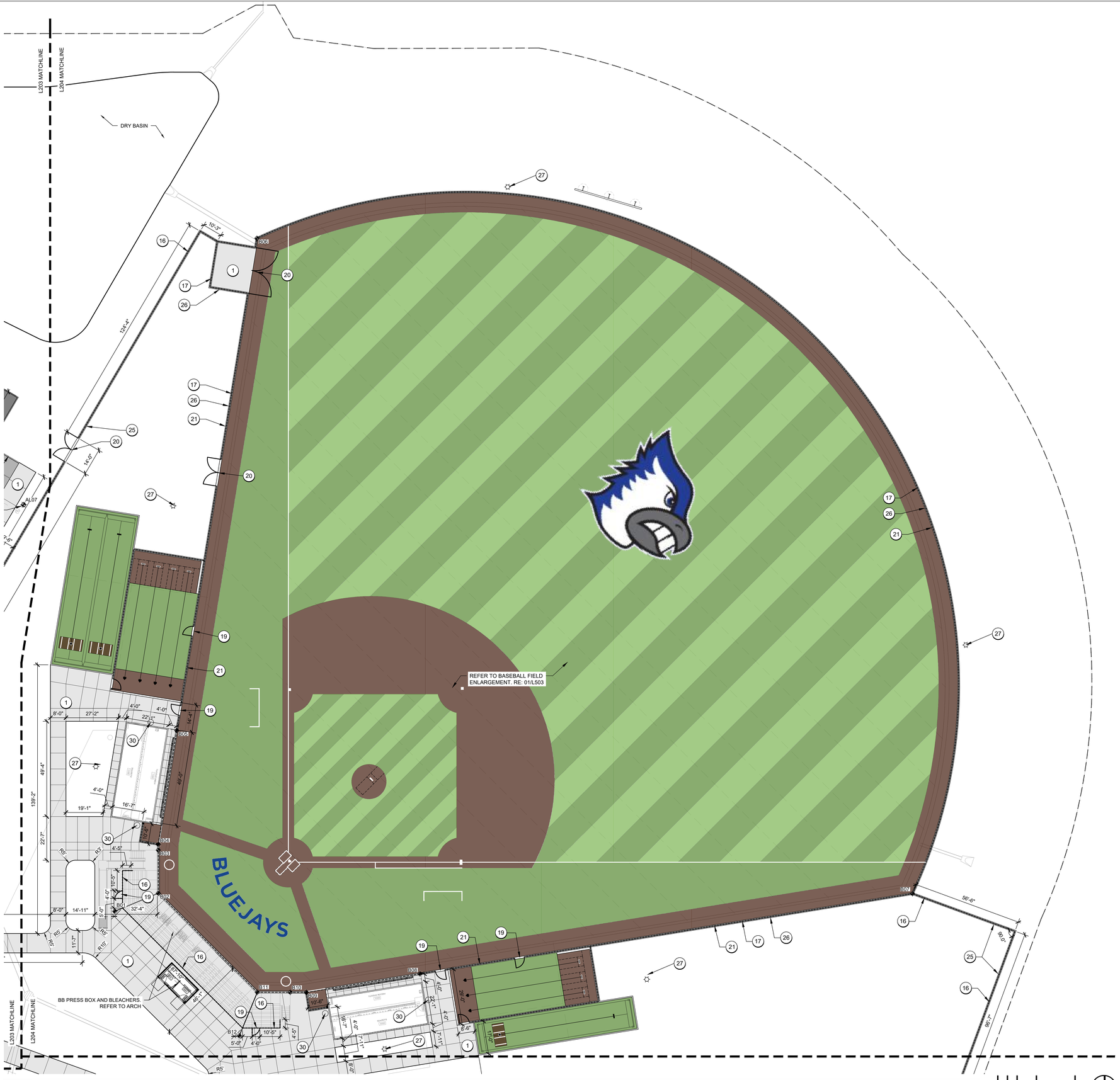

01 L204 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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 LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
15. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
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18. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
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20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
21. PROTECTIVE FENCE TOPPER, RE: 01/L501
22. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
23. ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
24. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
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26. REINFORCED MOW STRIP, RE: 07/L501
27. FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30. LITTER RECEPTACLE
31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
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- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

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BISHOP ENGINEERING
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Twin Rivers Engineering Consultants
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N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L204

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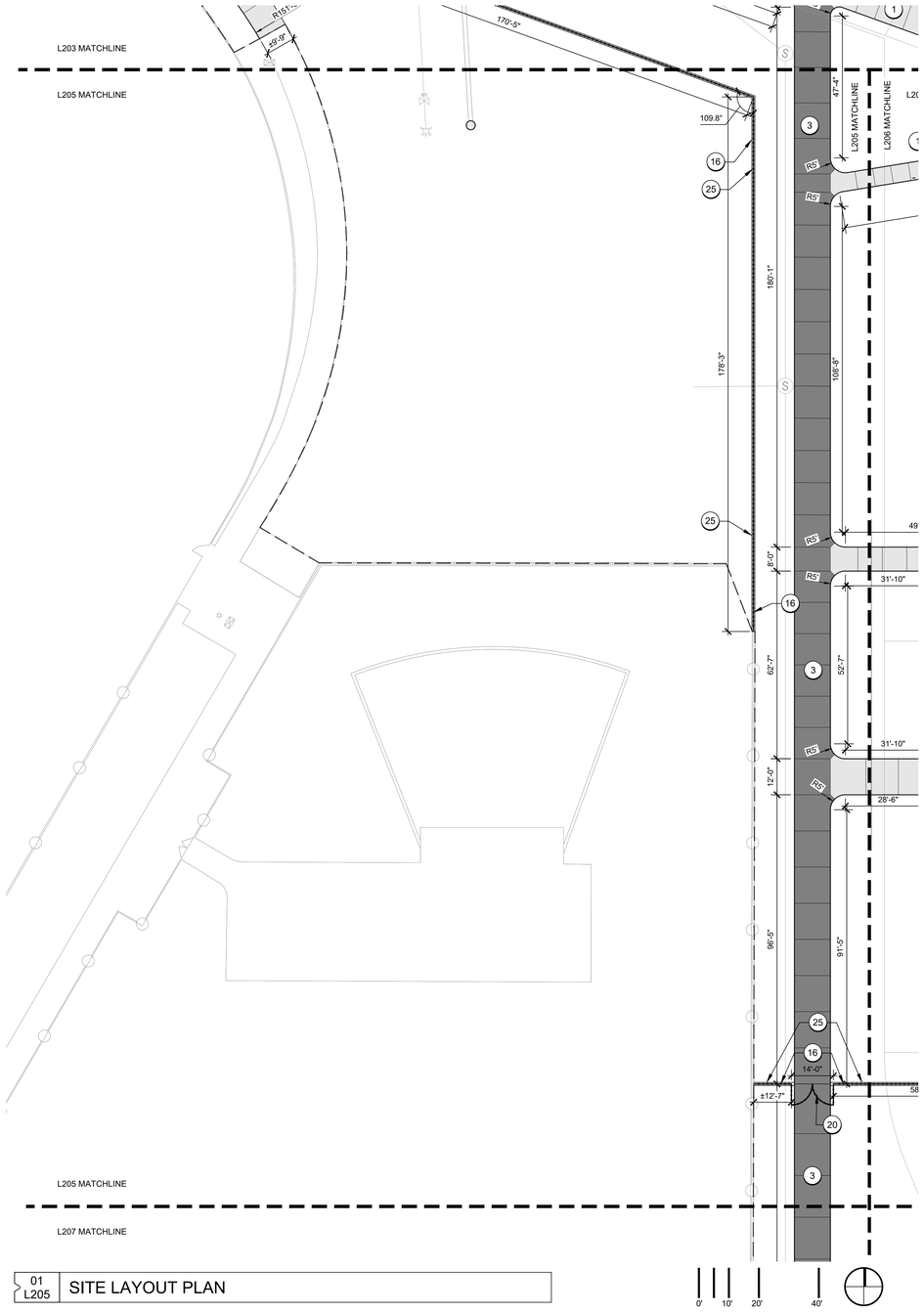

01 L205 SITE LAYOUT PLAN

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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.

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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 LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
15. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
17. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
19. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
21. PROTECTIVE FENCE TOPPER, RE: 01/L501
22. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
23. ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
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29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
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31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

- LIMIT OF WORK LINE
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- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

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BISHOP ENGINEERING
kpff
Twin Rivers Engineering Consultants
CONFLUENCE

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L205

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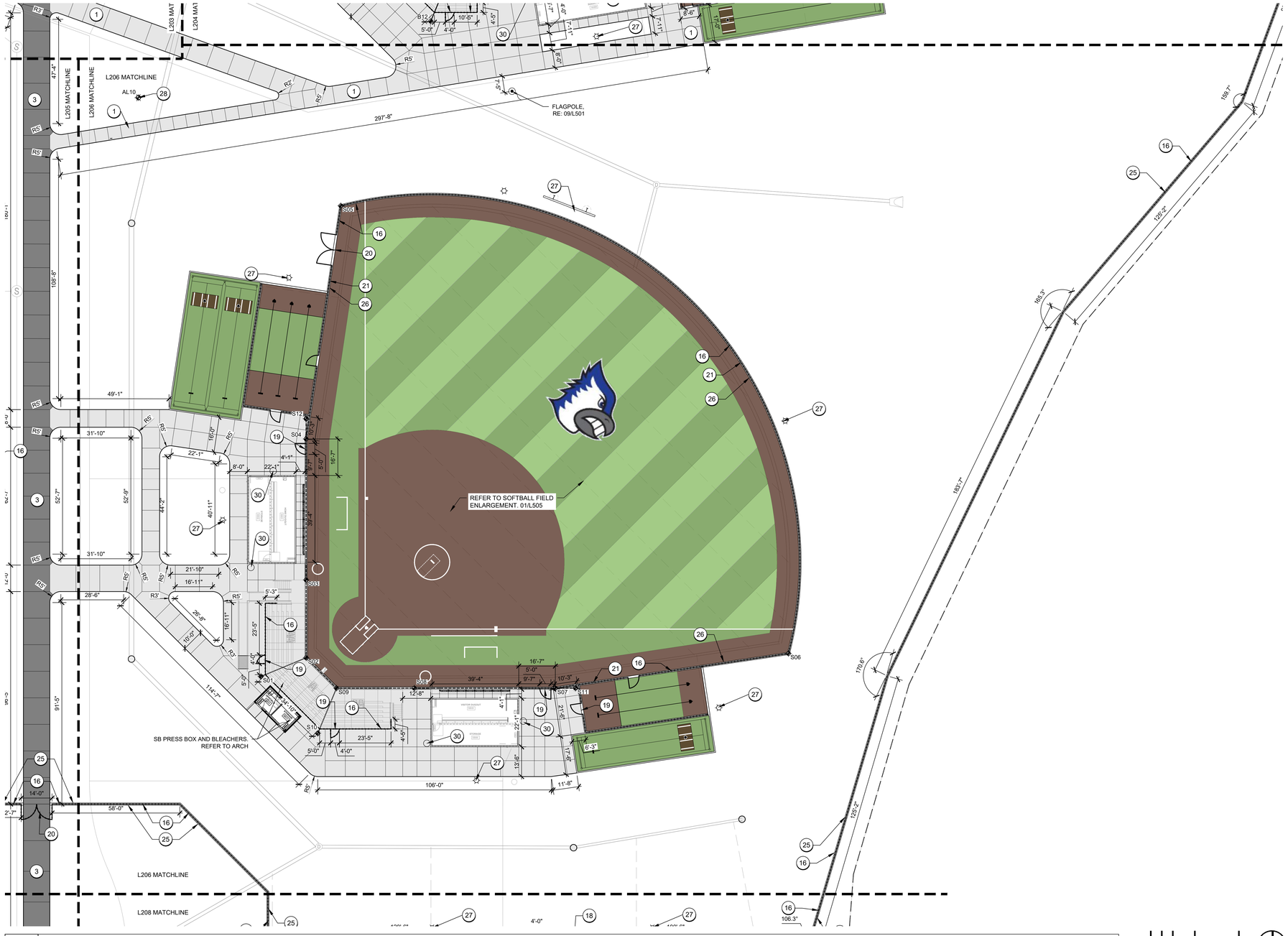

01 L206 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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SITE LAYOUT NOTES

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B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES:

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3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
15. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
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18. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
19. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
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22. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
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LEGEND (SITE):

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SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

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N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L206

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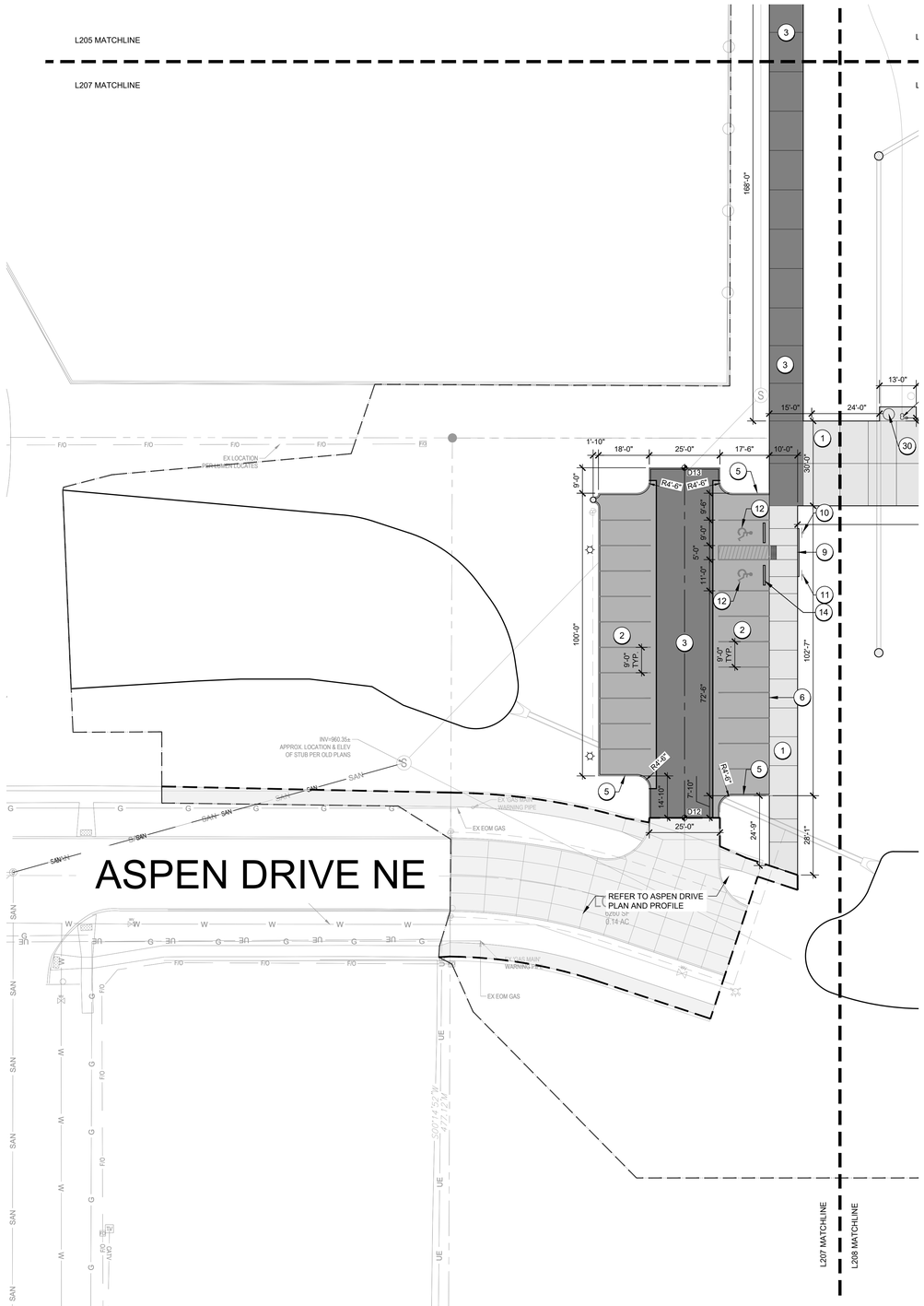

01 L207 SITE LAYOUT PLAN

5/9/2024 3:58:06 PM
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GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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.

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SITE LAYOUT NOTES

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E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES:

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3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
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17. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
19. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
21. PROTECTIVE FENCE TOPPER, RE: 01/L501
22. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
23. ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
24. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
25. STANDARD MOW STRIP, RE: 06/L501
26. REINFORCED MOW STRIP, RE: 07/L501
27. FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30. LITTER RECEPTACLE
31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

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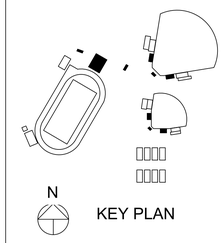

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
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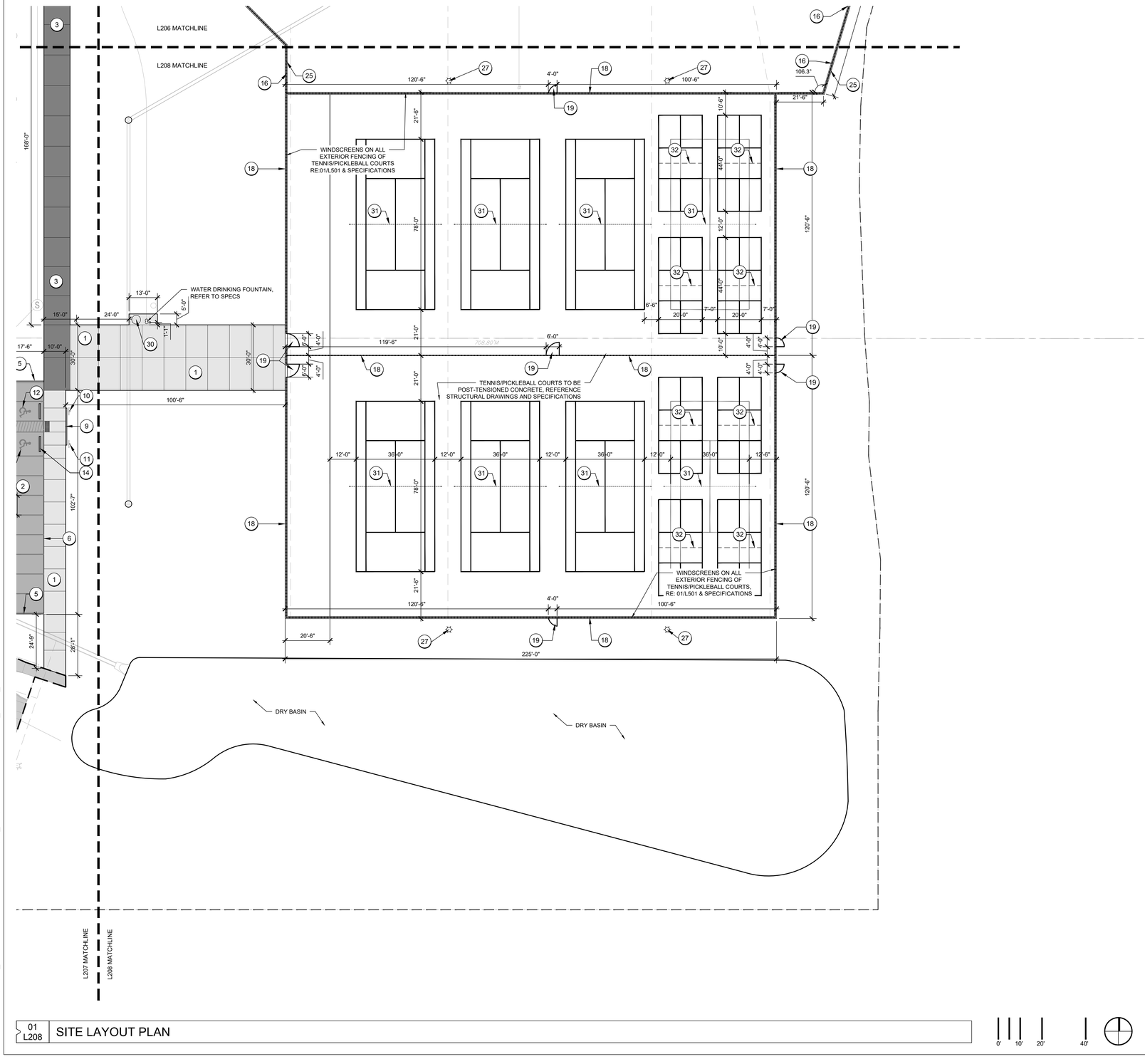
SITE LAYOUT PLAN

L207



01 L208 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

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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 LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
15. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
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N
KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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02/25/2025

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PROJECT NUMBER
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SITE LAYOUT PLAN

L208

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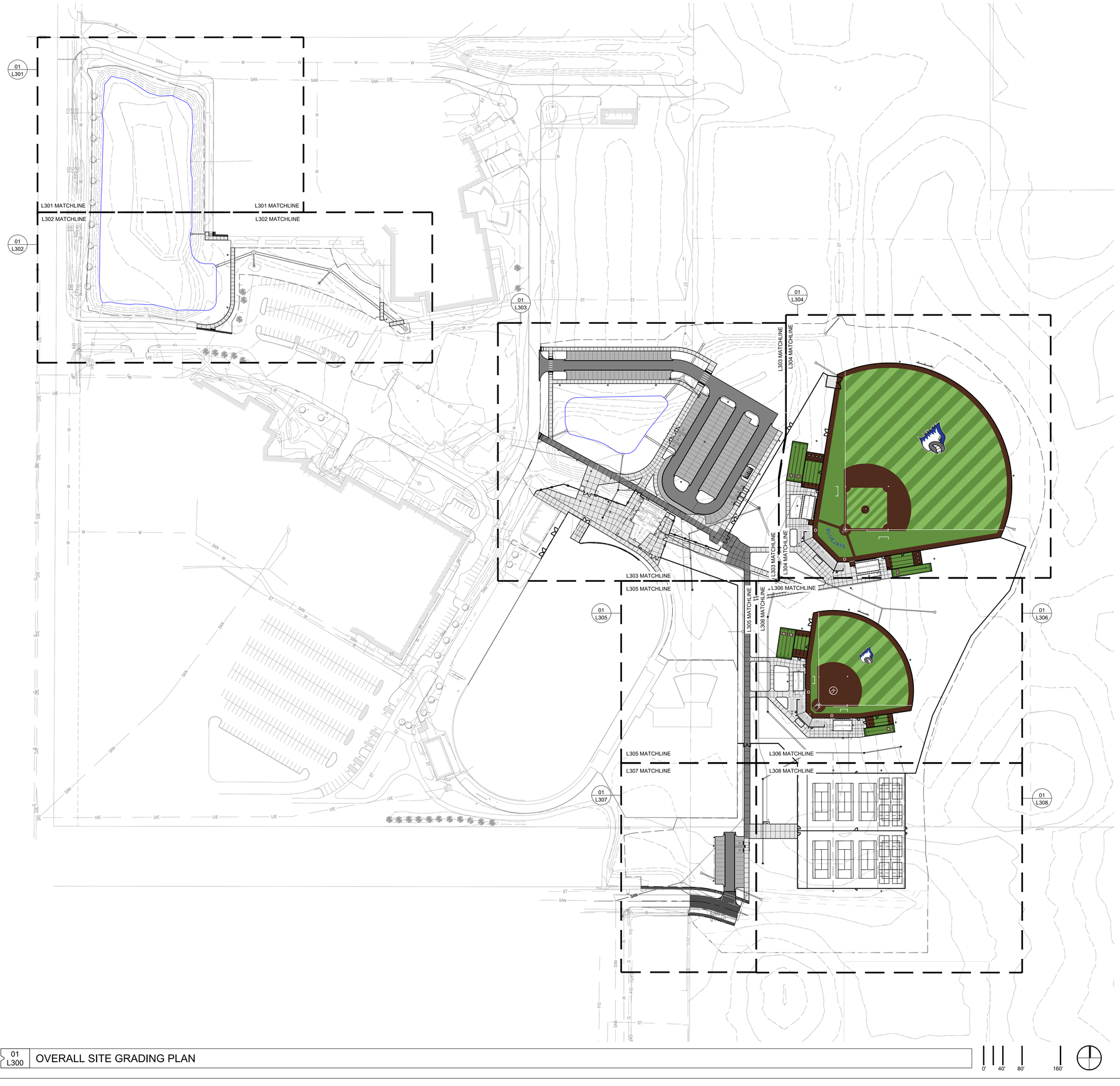

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D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

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J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

01 L300 OVERALL SITE GRADING PLAN

0' 40' 80' 160'

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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OVERALL SITE GRADING PLAN

L300

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01 L301 SITE GRADING PLAN

0' 10' 20' 40'

GENERAL NOTES

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GRADING NOTES

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F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

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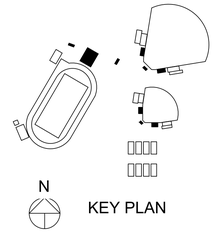

KEY PLAN

SVPA ARCHITECTS
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CONFLUENCE

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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PROJECT NUMBER
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SITE GRADING PLAN

L301

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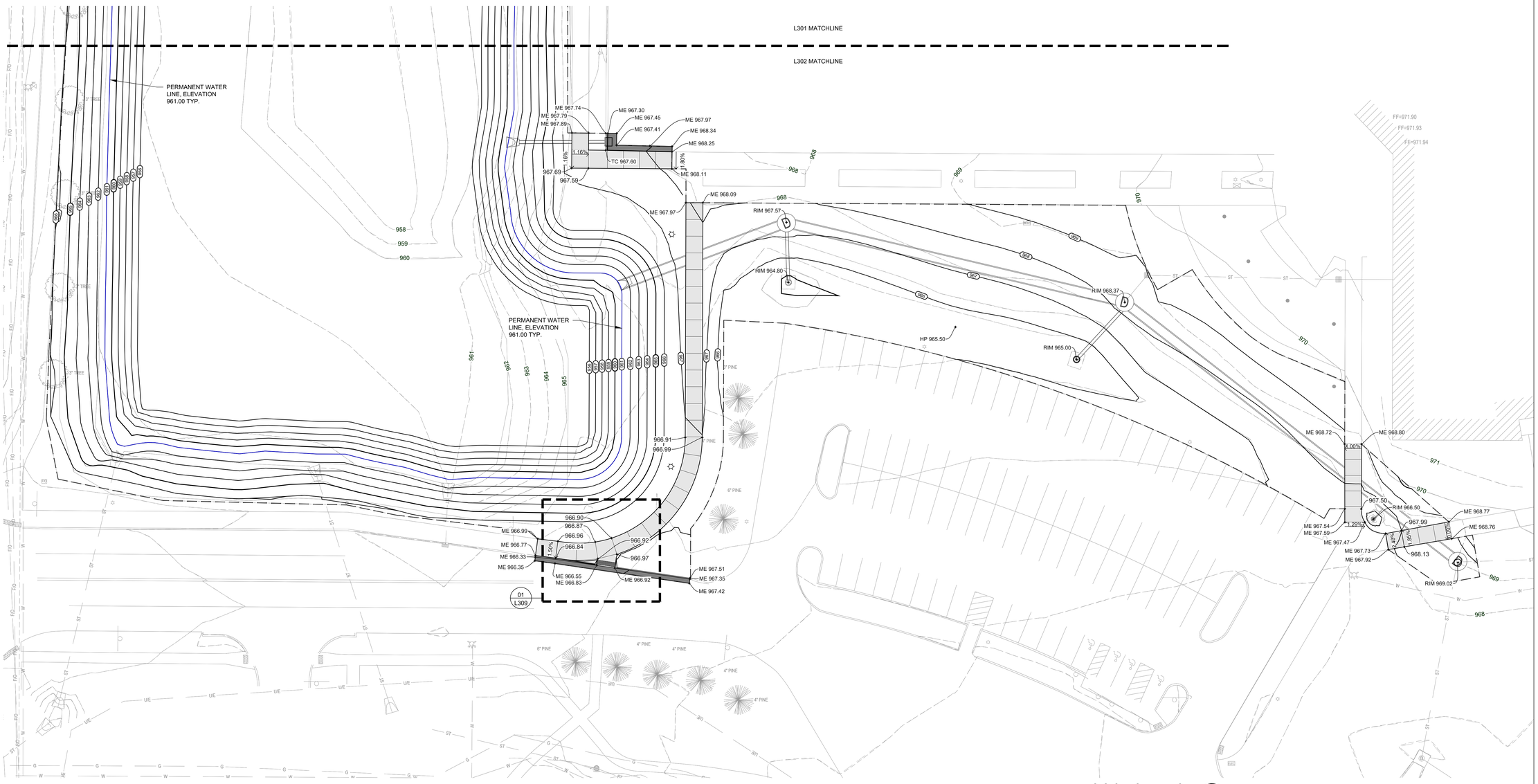

01 L302 SITE GRADING PLAN

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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PROJECT NUMBER
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SITE GRADING PLAN

L302

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E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

01 L303 SITE GRADING PLAN

0' 10' 20' 40'

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N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE GRADING PLAN

L303

GENERAL NOTES

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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.

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GRADING NOTES

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BLUEJAYS

L303 MATCHLINE

L304 MATCHLINE

01 L304 SITE GRADING PLAN

0' 10' 20' 40'

N

KEY PLAN

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ISSUANCE

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SITE GRADING PLAN

L304

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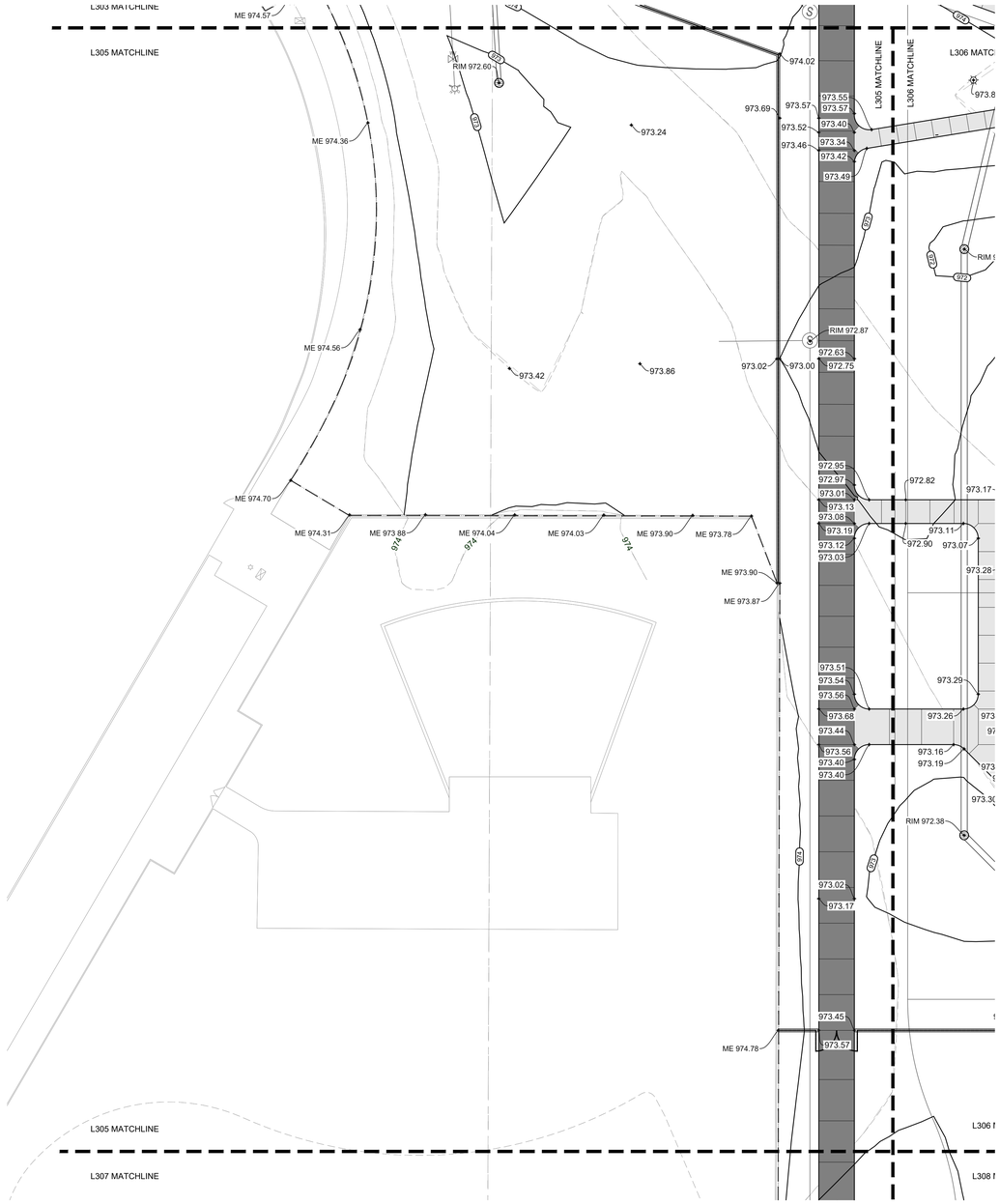

01 L305 SITE GRADING PLAN

0' 10' 20' 40'

GENERAL NOTES

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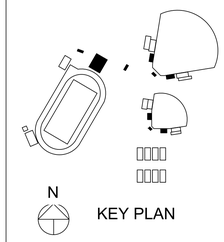

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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PROJECT NUMBER
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SITE GRADING PLAN

L305

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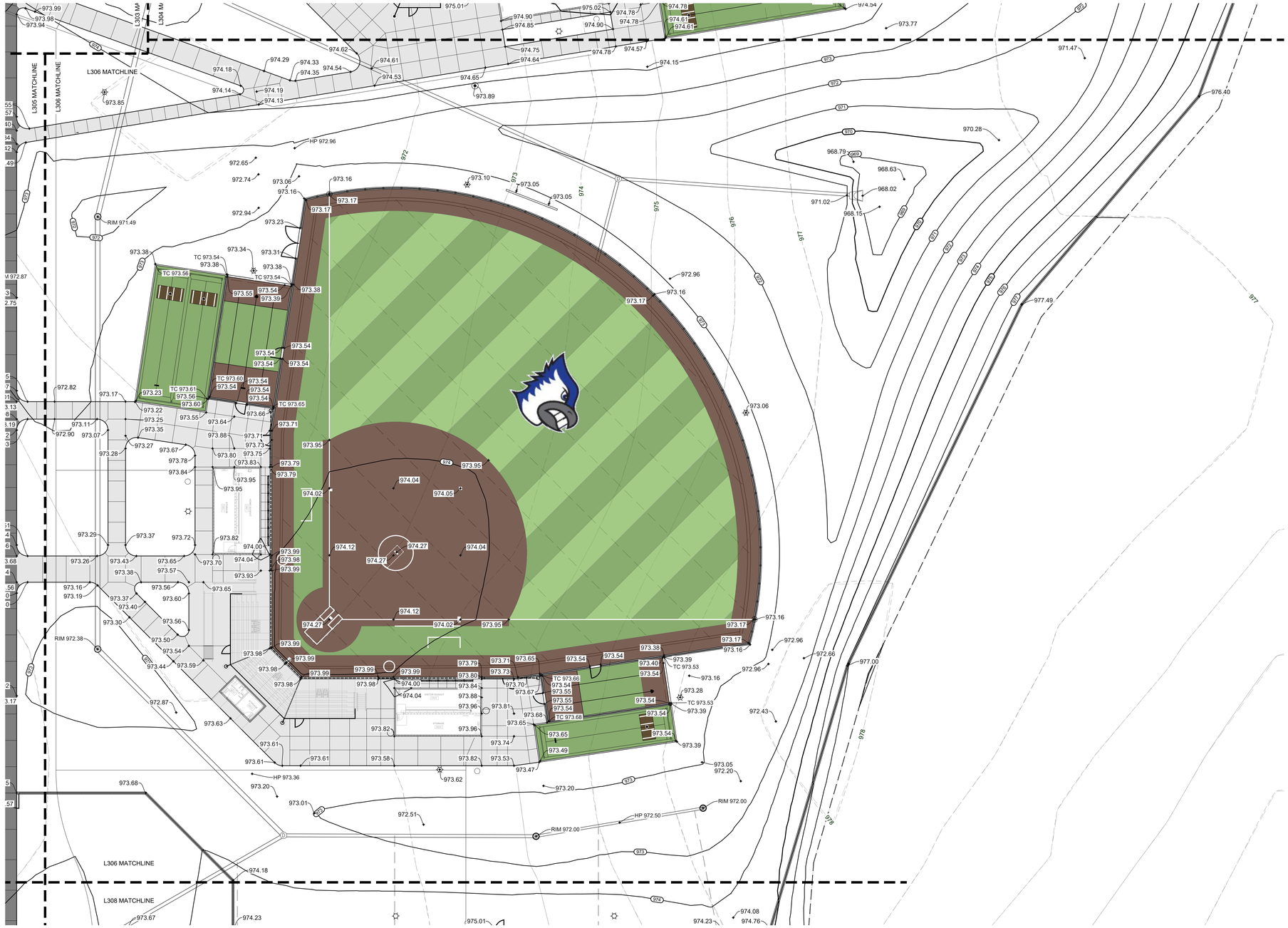

01 L306 SITE GRADING PLAN

0' 10' 20' 40'

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
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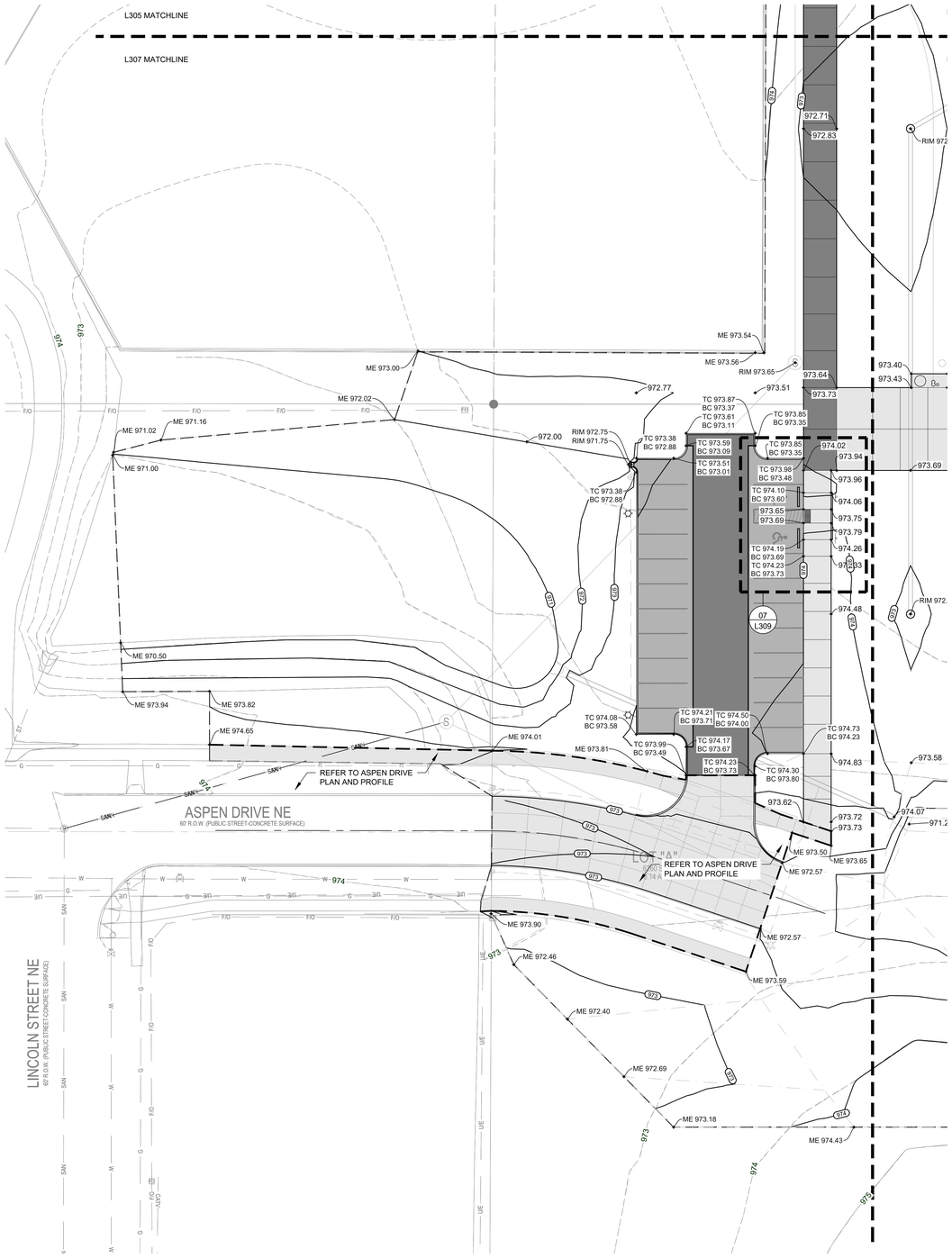
SITE GRADING PLAN

L306



01 L307 SITE GRADING PLAN

0' 10' 20' 40'

GENERAL NOTES

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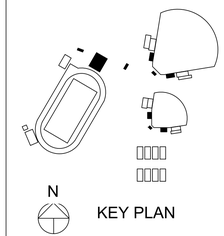

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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SITE GRADING PLAN

L307

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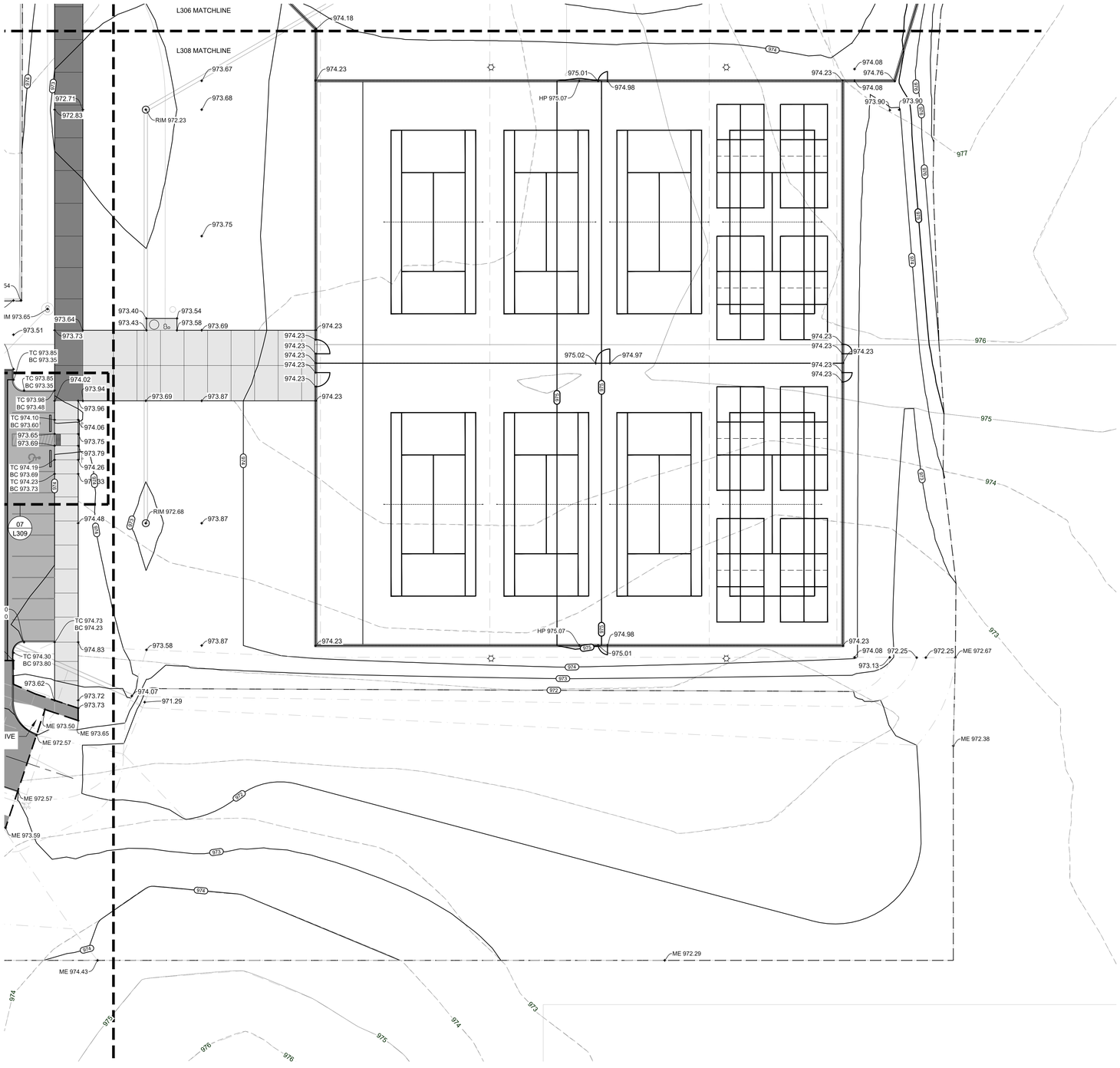

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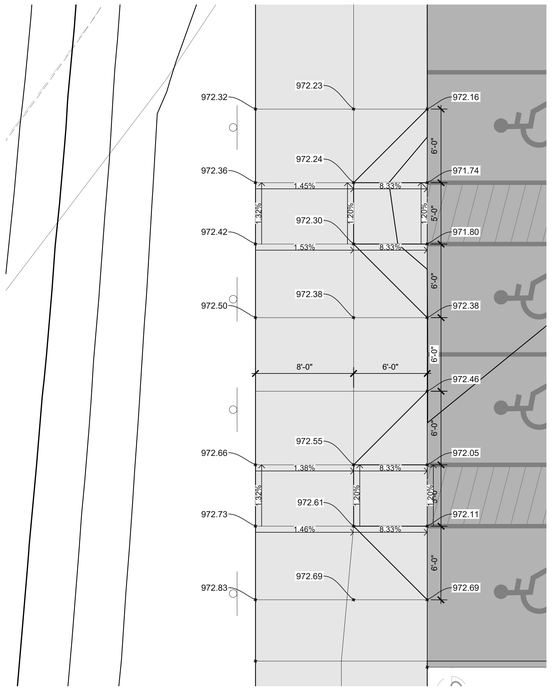
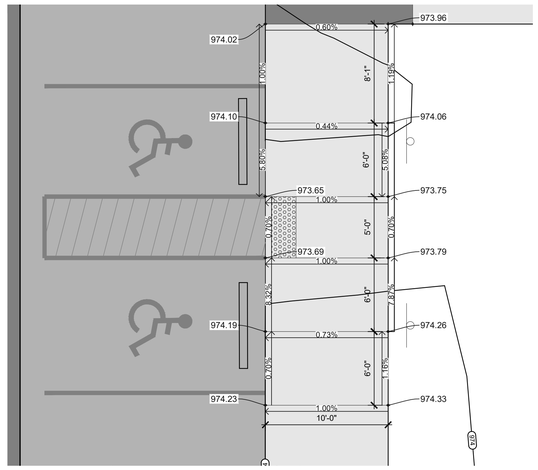


08 L309 PLAN: SIDEWALK RAMP DETAIL 0' 5' 10'



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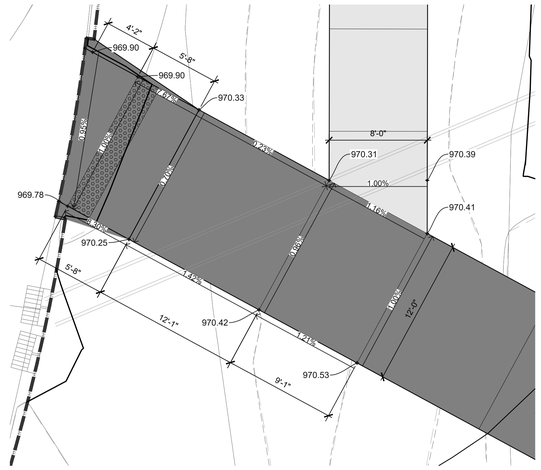

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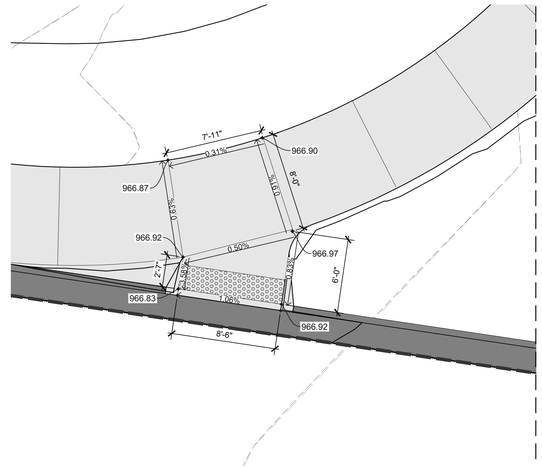

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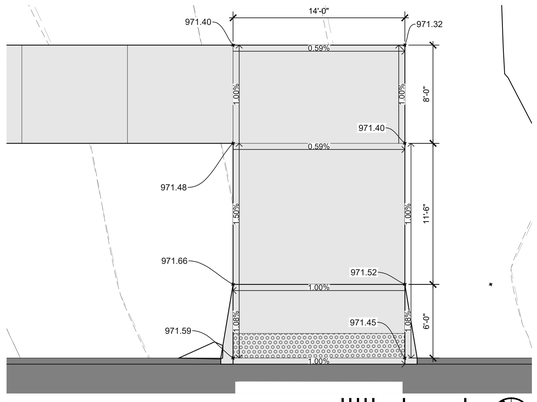

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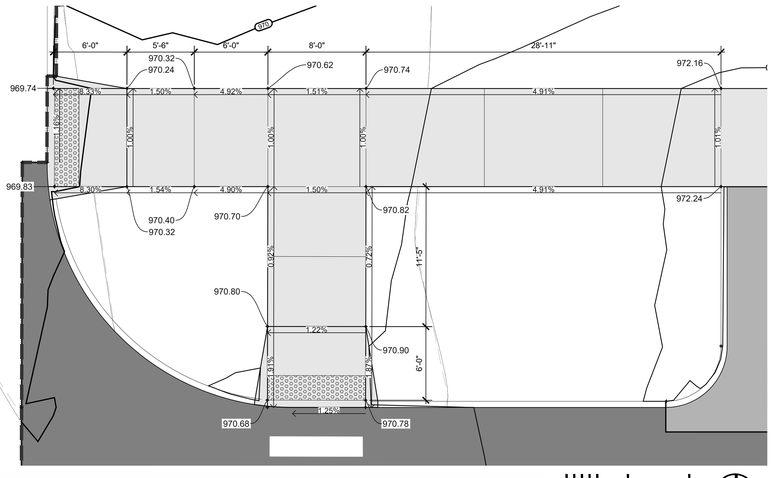

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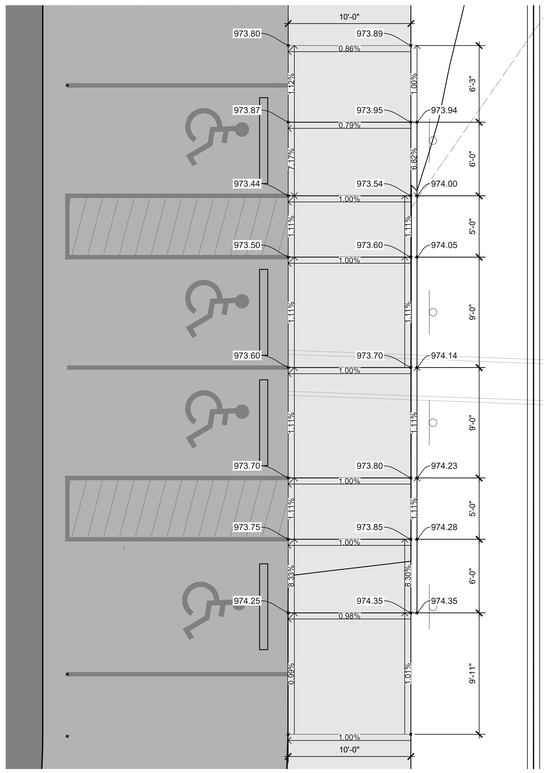

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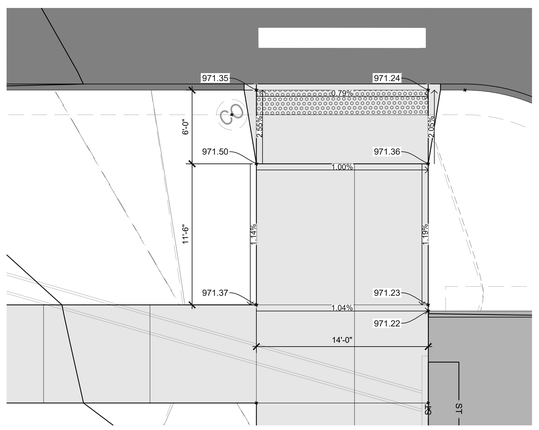

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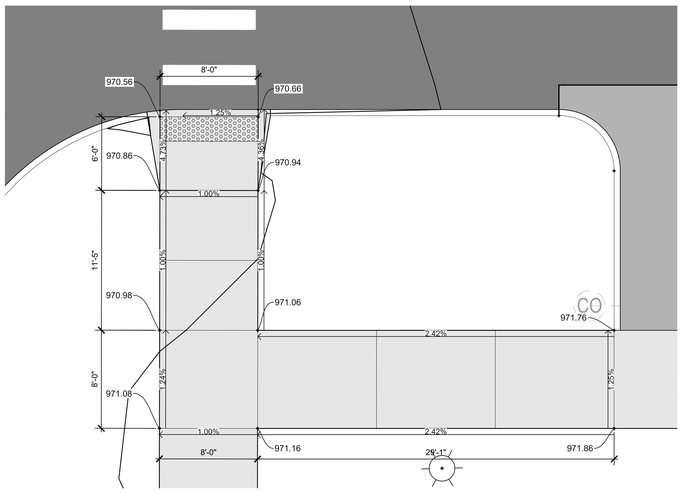

03 L309 PLAN: SIDEWALK RAMP DETAIL 0' 5' 10'

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N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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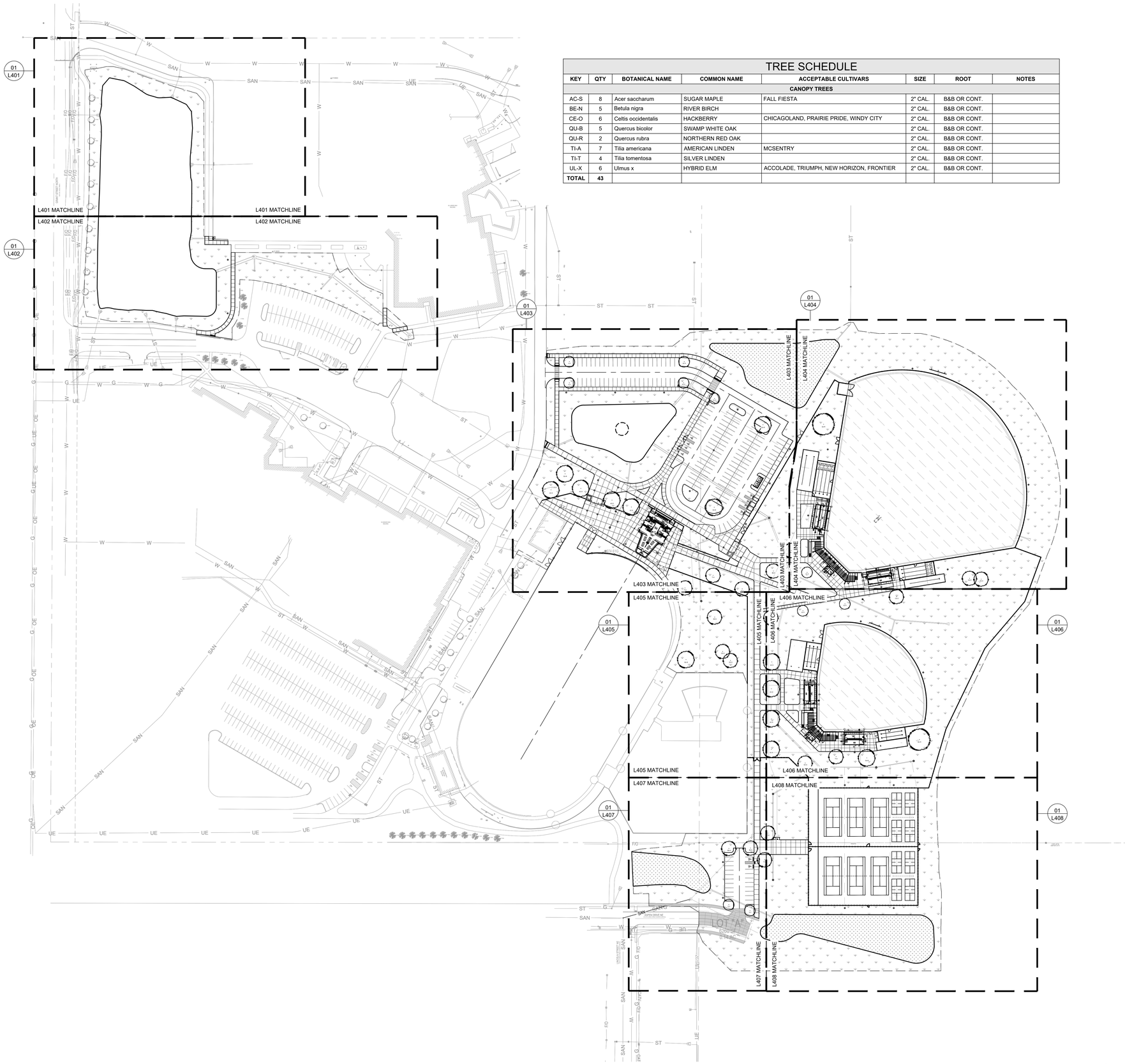

TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ACCEPTABLE CULTIVARS	SIZE	ROOT	NOTES
CANOPY TREES							
AC-S	8	Acer saccharum	SUGAR MAPLE	FALL FIESTA	2" CAL.	B&B OR CONT.	
BE-N	5	Betula nigra	RIVER BIRCH		2" CAL.	B&B OR CONT.	
CE-O	6	Celtis occidentalis	HACKBERRY	CHICAGOLAND, PRAIRIE PRIDE, WINDY CITY	2" CAL.	B&B OR CONT.	
QU-B	5	Quercus bicolor	SWAMP WHITE OAK		2" CAL.	B&B OR CONT.	
QU-R	2	Quercus rubra	NORTHERN RED OAK		2" CAL.	B&B OR CONT.	
TI-A	7	Tilia americana	AMERICAN LINDEN	MCSENTRY	2" CAL.	B&B OR CONT.	
TI-T	4	Tilia tomentosa	SILVER LINDEN		2" CAL.	B&B OR CONT.	
UL-X	6	Ulmus x	HYBRID ELM	ACCOLADE, TRIUMPH, NEW HORIZON, FRONTIER	2" CAL.	B&B OR CONT.	
TOTAL	**43**						

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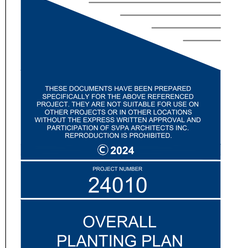

01 L400 OVERALL PLANTING PLAN

0' 40' 80' 160'

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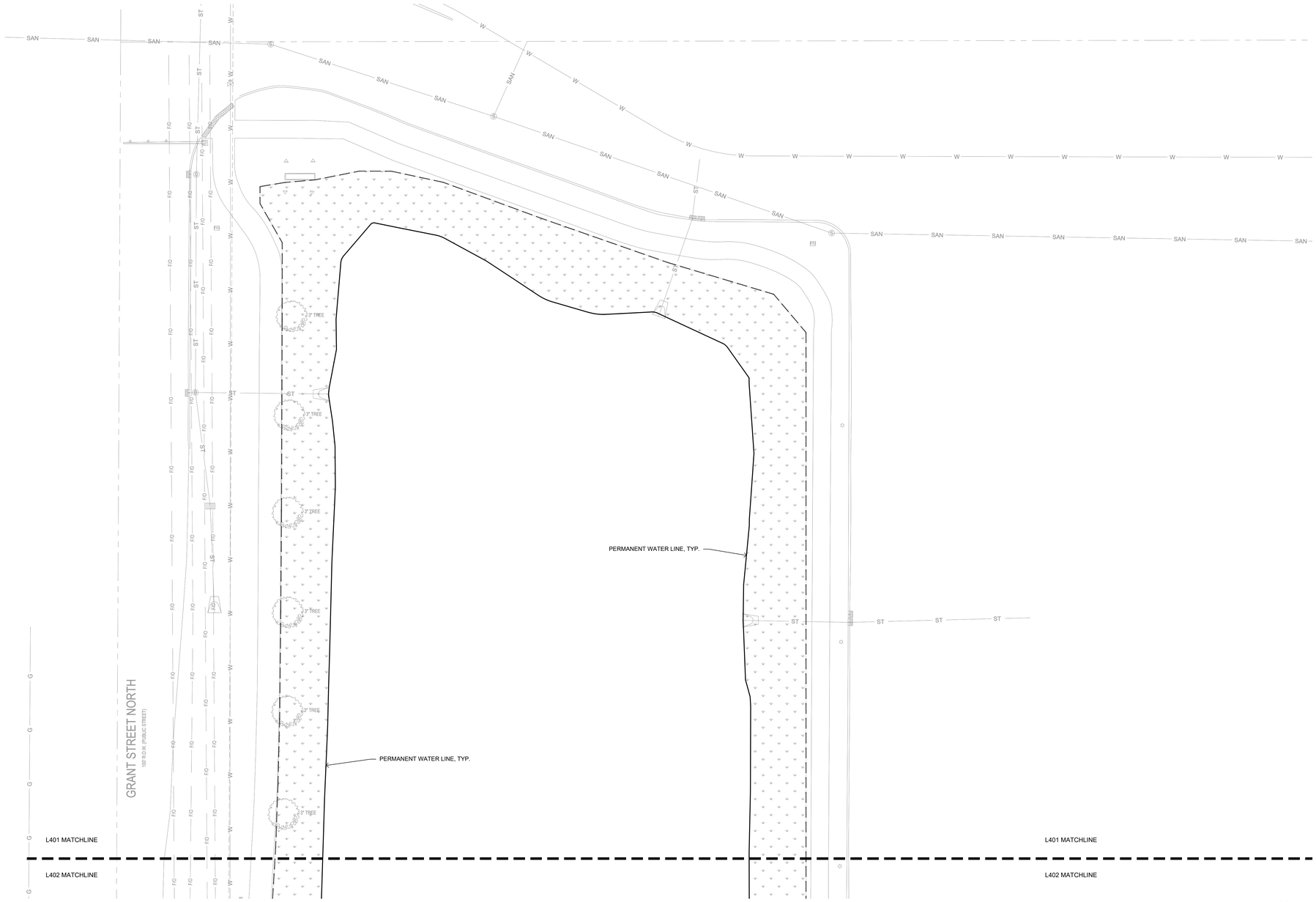

01 L401 PLANTING PLAN

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- LIMIT OF WORK LINE
- SEEDED LAWN AREA, RE: 10/L501
- DRY BASIN SEED MIX, RE: SPECIFICATIONS
- OVERSTORY TREE, SEE DETAIL 01/L501

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KEY PLAN

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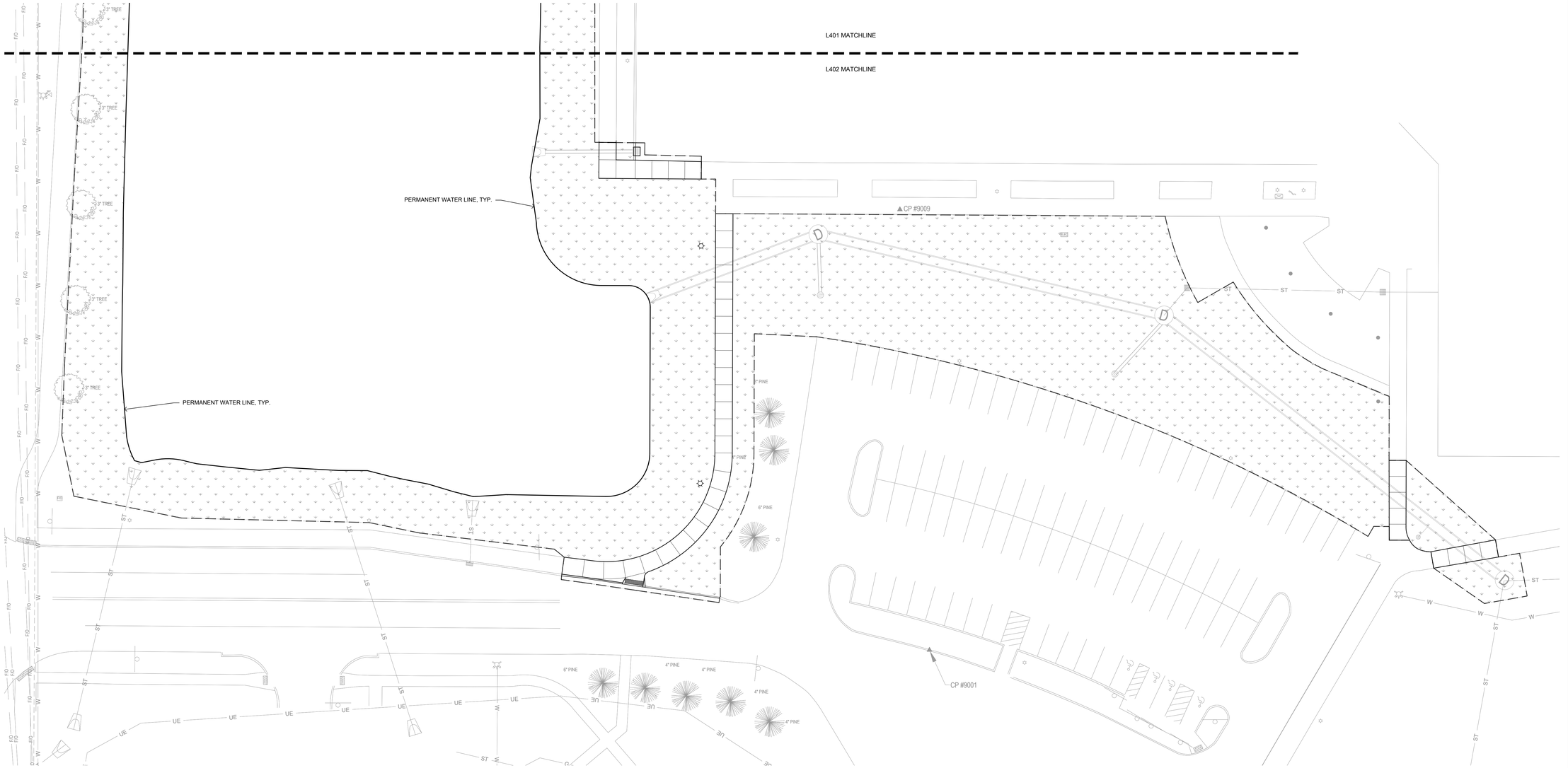

01 L402 PLANTING PLAN

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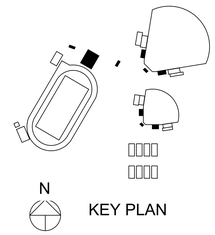

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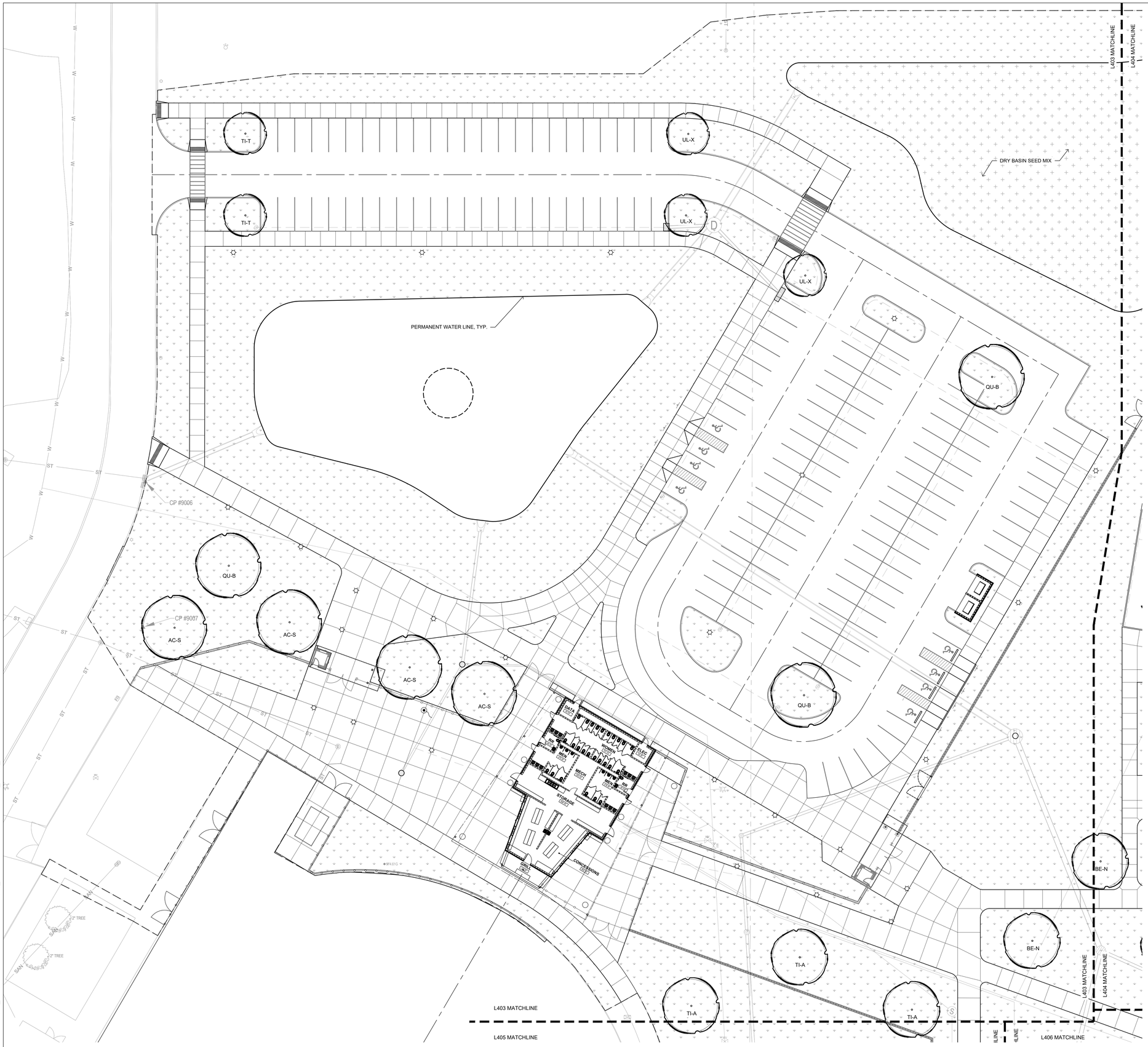

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D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE 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.

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K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN AREA, RE: 10/L501
- DRY BASIN SEED MIX, RE: SPECIFICATIONS
- OVERSTORY TREE, SEE DETAIL 01/L501

01 L403 PLANTING PLAN

0' 10' 20' 40'

N

KEY PLAN

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

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BONDURANT, IA 50035

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02/25/2025

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PROJECT NUMBER
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PLANTING PLAN

L403

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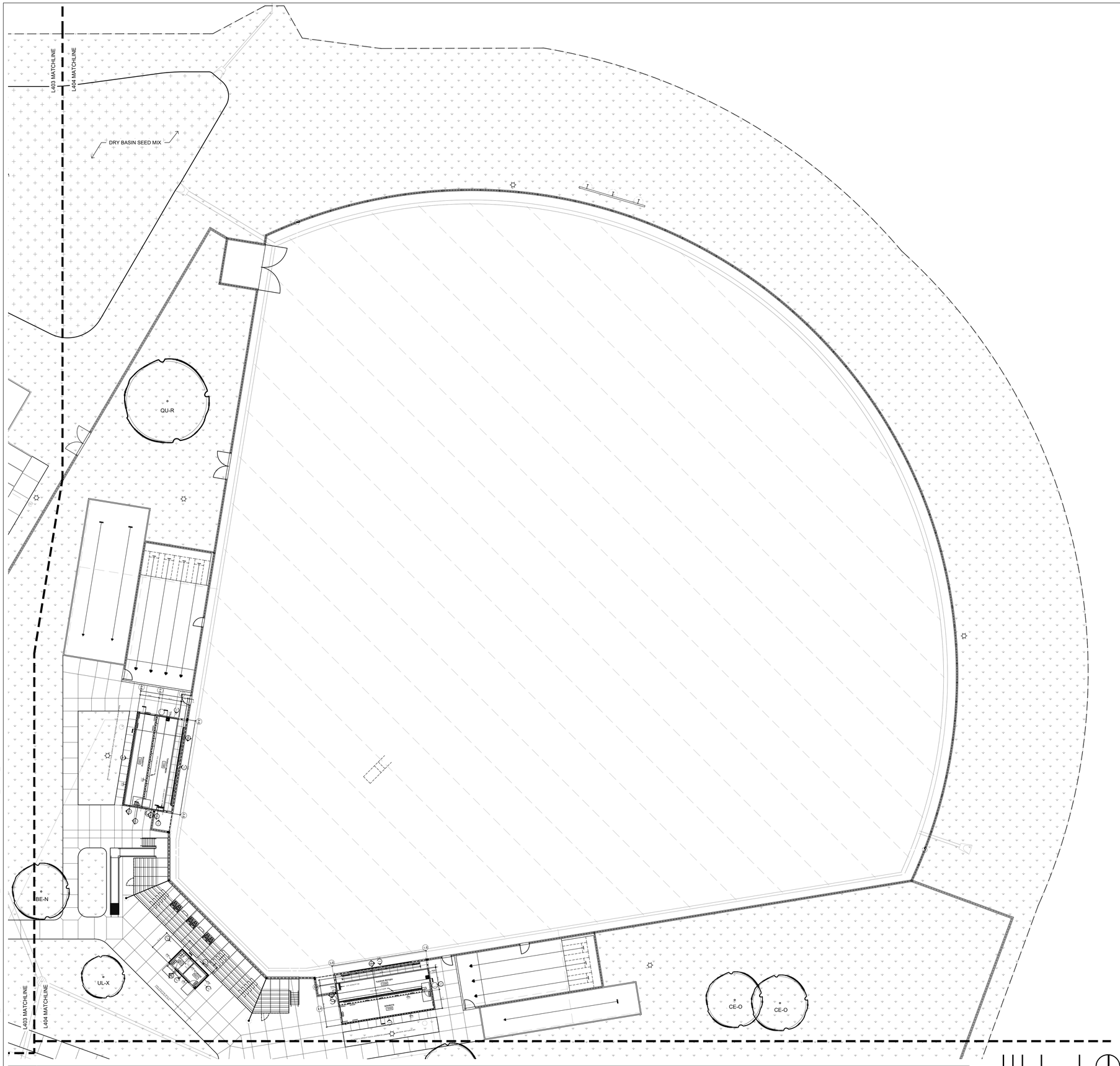

01 L404 PLANTING PLAN

GENERAL NOTES

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PLANTING PLAN

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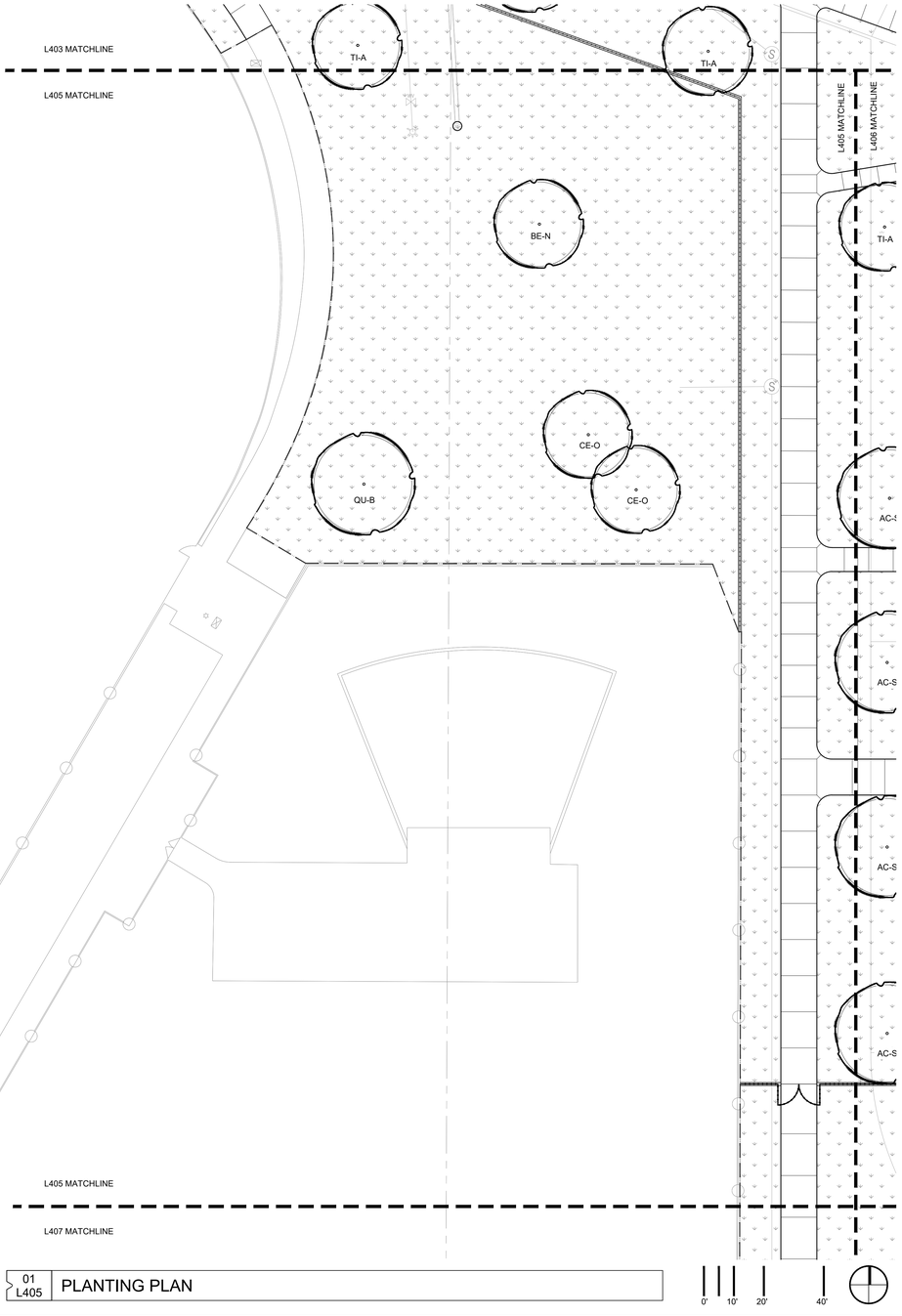

01 L405 PLANTING PLAN

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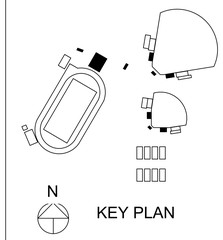

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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PLANTING PLAN

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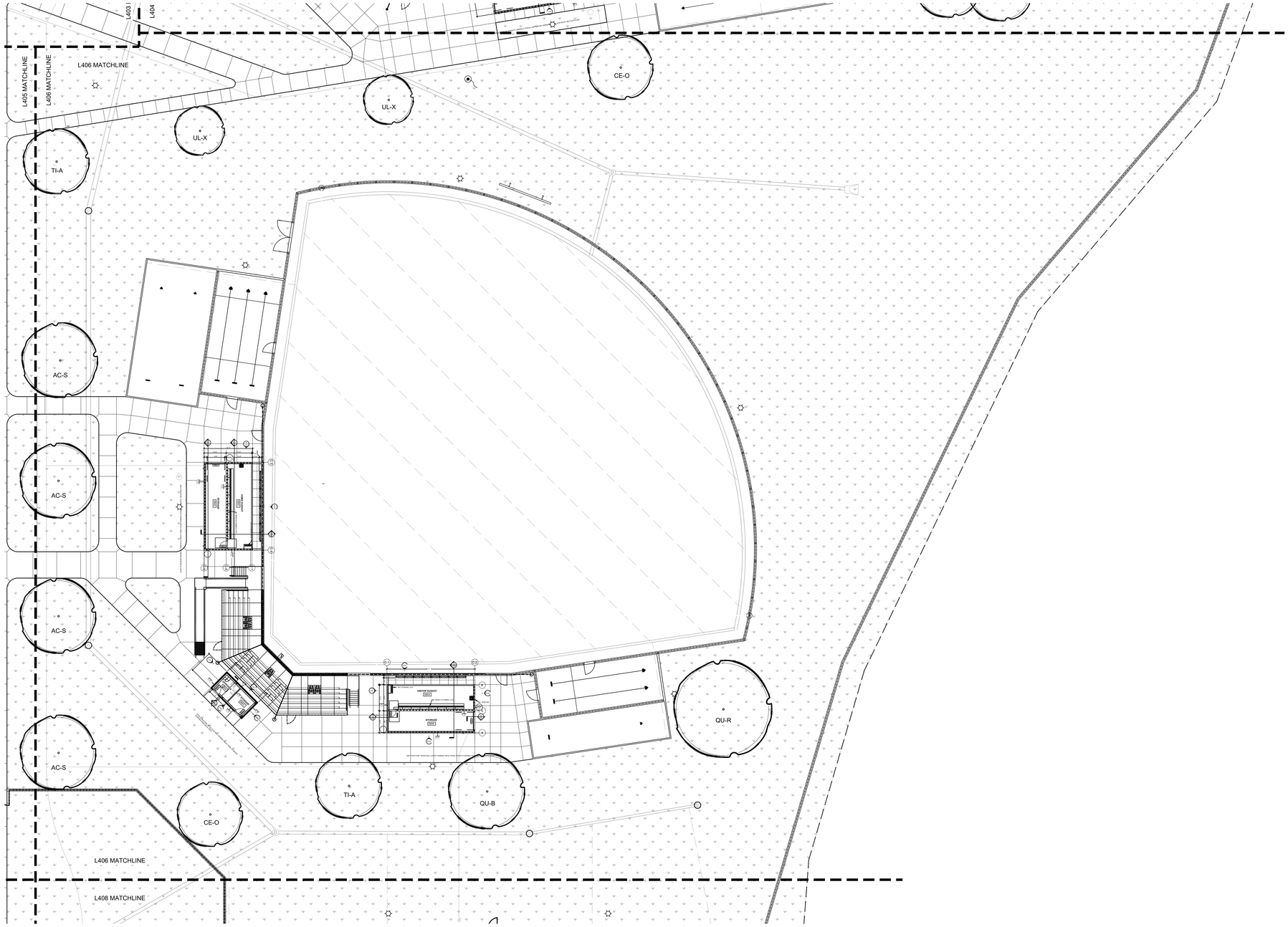

01 L406 PLANTING PLAN

0' 10' 20' 40'

GENERAL NOTES

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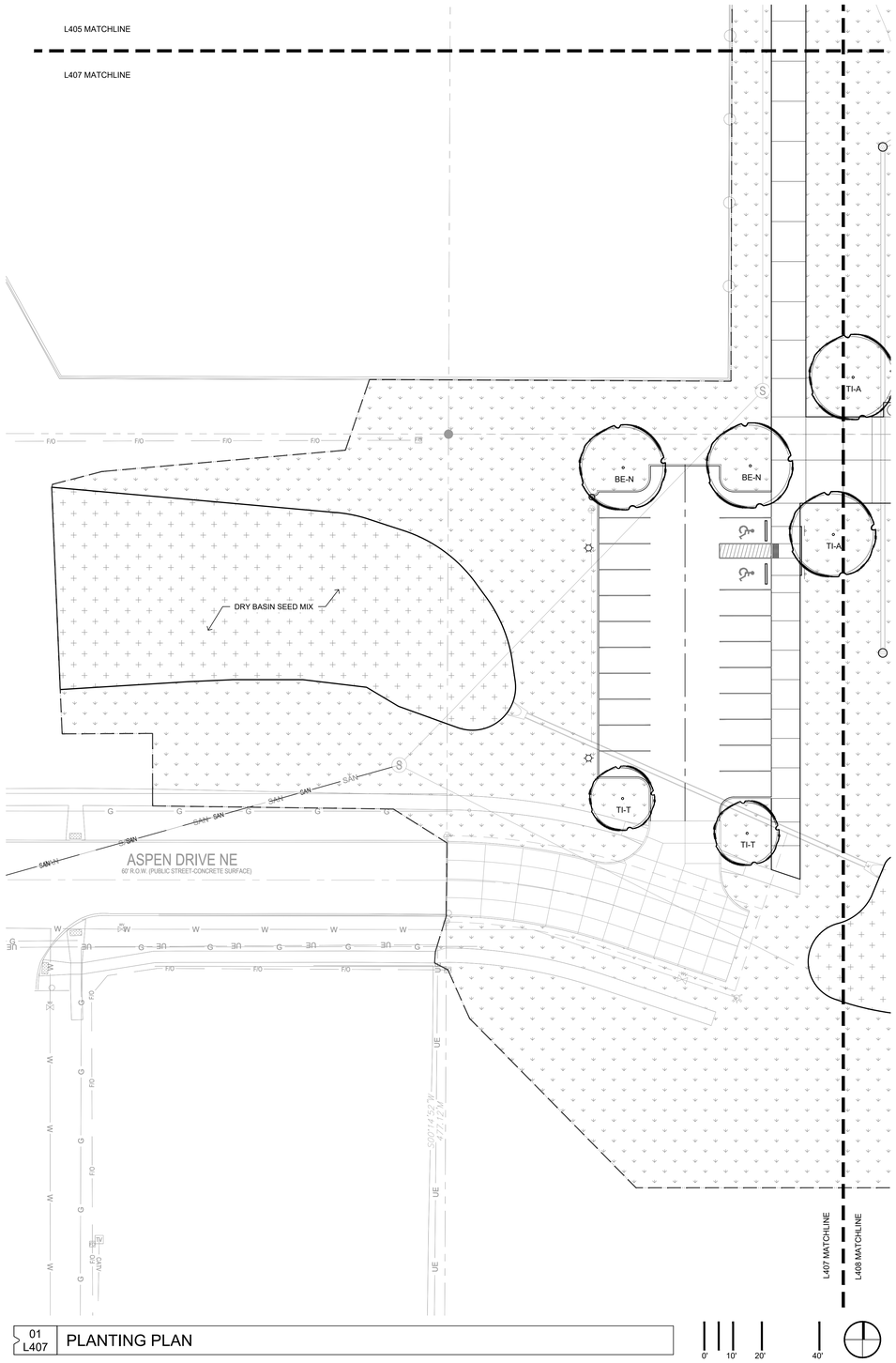

01 L407 PLANTING PLAN

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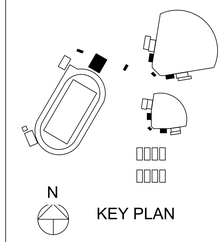

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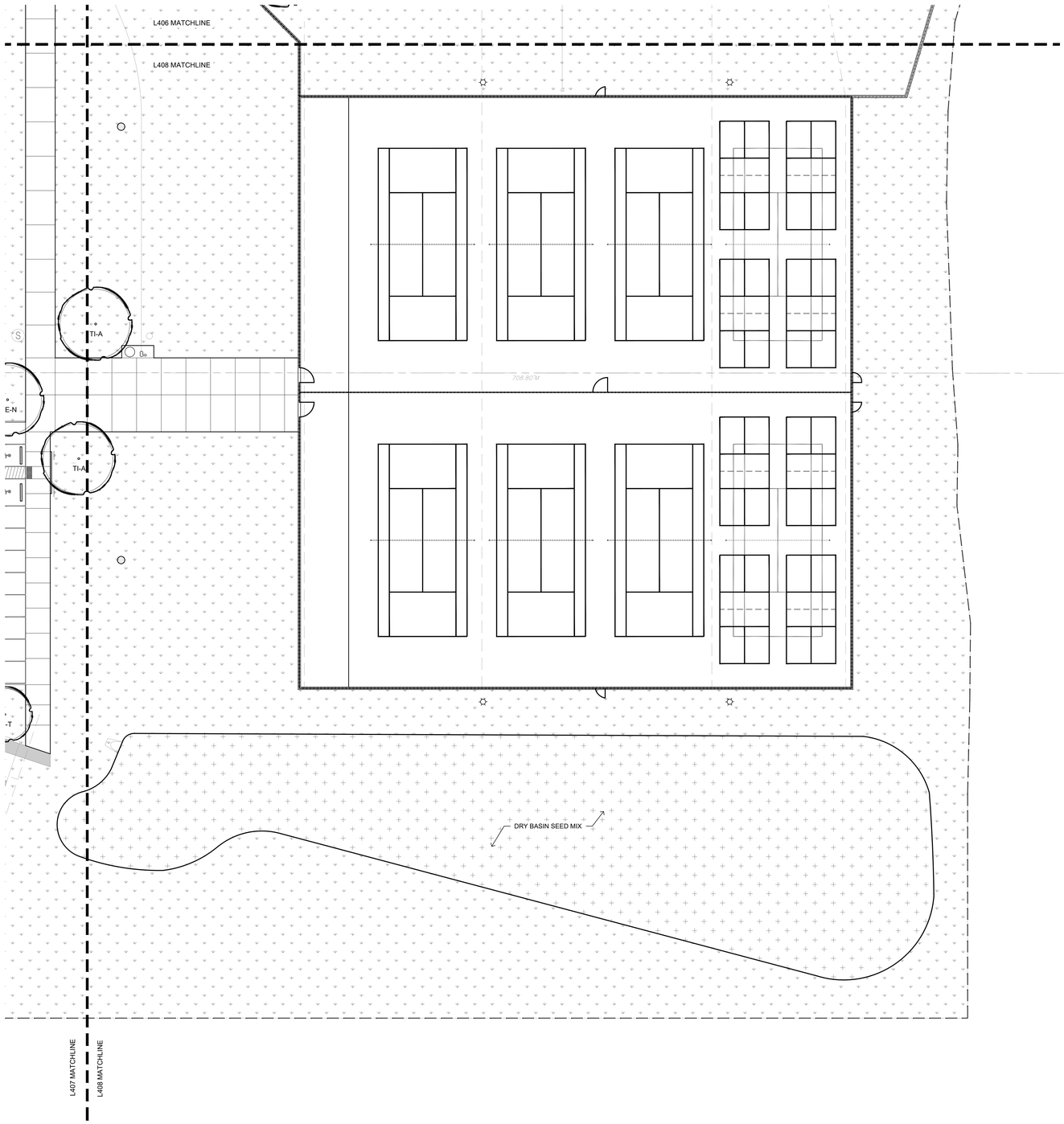

01 L408 PLANTING PLAN

0' 10' 20' 40'

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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.

PLANTING 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.

LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN AREA, RE: 10/L501
- DRY BASIN SEED MIX, RE: SPECIFICATIONS
- OVERSTORY TREE, SEE DETAIL 01/L501

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N
KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

PLANTING PLAN

L408

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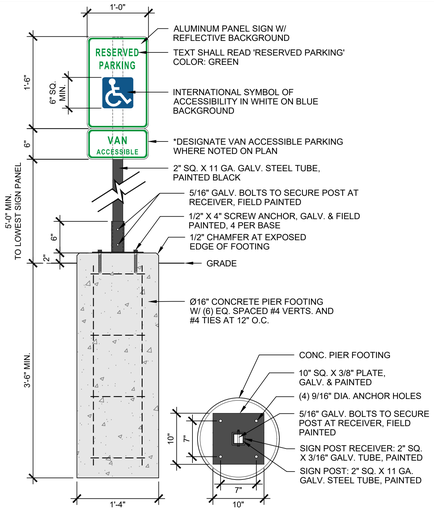
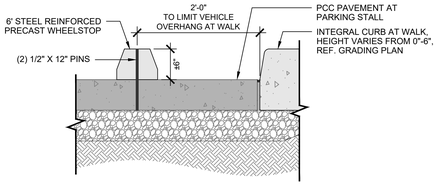
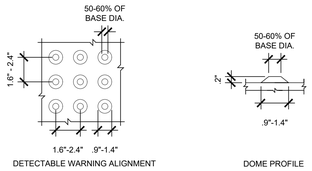


16 L500 ADA PARKING SIGNAGE SCALE: 1" = 1'-0"



17 L500 CONCRETE WHEEL STOP SCALE: 1" = 1'-0"



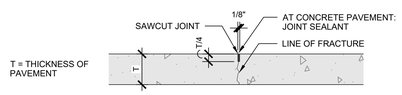
DETECTABLE WARNING PLATES - MANUFACTURER NOTES:

1. DETECTABLE WARNING PLATES SHALL BE CAST IRON, NATURAL FINISH
2. APPROVED MANUFACTURERS ARE:
   - NEENAH FOUNDRY
   - EJ GROUP (FORMERLY KNOWN AS EAST JORDAN IRON WORKS)

11 L500 DETECTABLE WARNING PANELS N.T.S

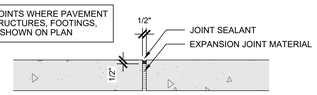
CURB RAMP GENERAL NOTES

1. PERPENDICULAR AND PARALLEL CURB RAMPS ILLUSTRATED ON THIS SHEET REPRESENT THE DESIGN PARAMETERS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADASAD). PLANS SHALL BE REFERENCED FOR LAYOUT AND GRADING DESIGN SPECIFIC TO THIS PROJECT SITE.
2. TAKE CARE DURING CONSTRUCTION TO ASSURE UNIFORM RAMP GRADES, FREE OF SAGS OR EXCESSIVE GRADE CHANGES
3. DESIGN ALL RAMPS, APPROACHES, AND LANDINGS SO THAT WATER DOES NOT ACCUMULATE ON SURFACES
4. PROVIDE SMOOTH TRANSITIONS FROM CURB RAMPS TO ADJACENT WALKS, CURB & GUTTERS, AND EXISTING ROADWAYS.



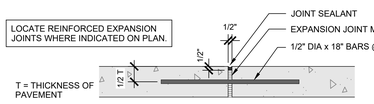
12 L500 CONTROL JOINT N.T.S

INSTALL EXPANSION JOINTS WHERE PAVEMENT ABUTS BUILDINGS, STRUCTURES, FOOTINGS, STOOPS, AND WHERE SHOWN ON PLAN



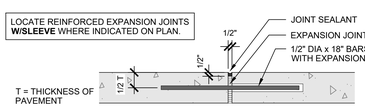
13 L500 EXPANSION JOINT N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.

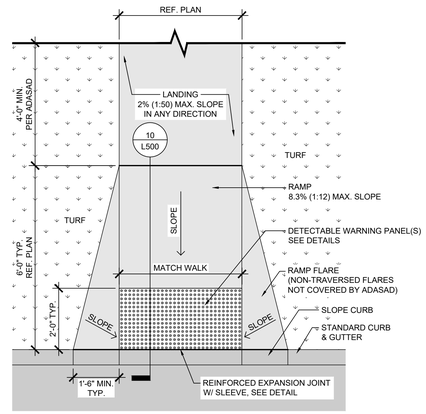


14 L500 REINFORCED JOINT N.T.S

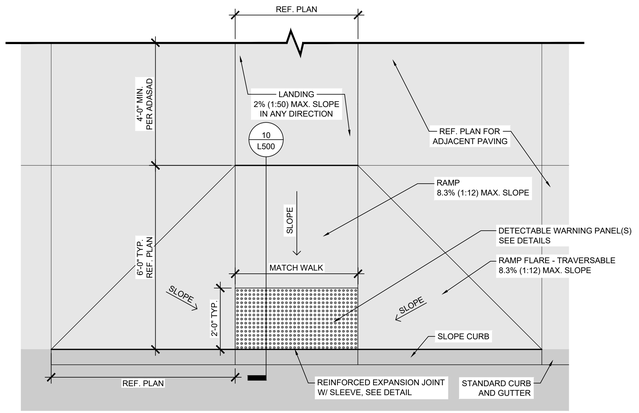
LOCATE REINFORCED EXPANSION JOINTS **W/SLEEVE** WHERE INDICATED ON PLAN.



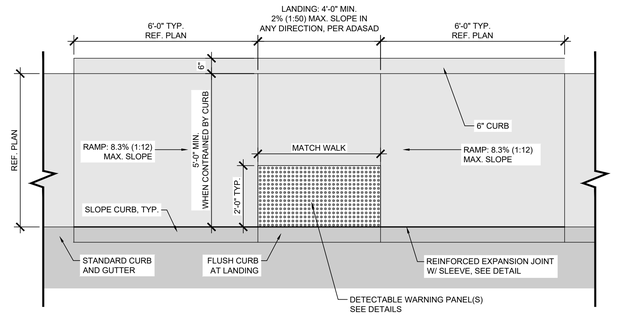
15 L500 REINFORCED EXPANSION JOINT W/SLEEVE N.T.S



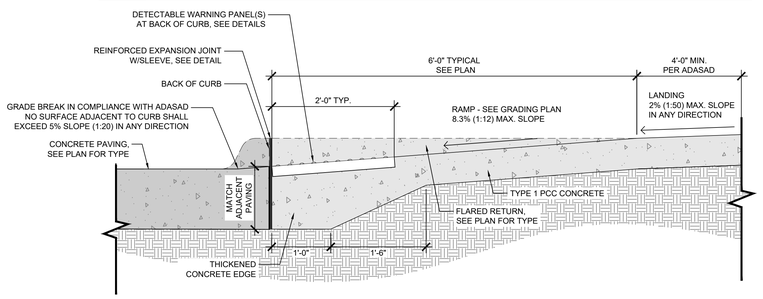
07 L500 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES SCALE: 1/2" = 1'-0"



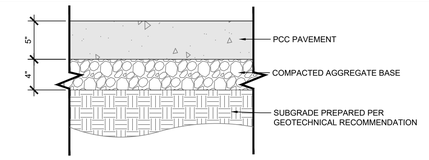
08 L500 PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES SCALE: 1/2" = 1'-0"



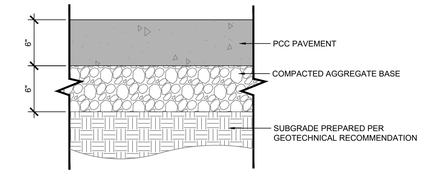
09 L500 PARALLEL CURB RAMP SCALE: 1/2" = 1'-0"



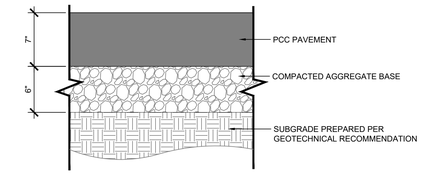
10 L500 STANDARD CURB RAMP: SECTION SCALE: 1" = 1'-0"



01 L500 TYPE 1 PCC PAVEMENT: PEDESTRIAN SCALE: 1 1/2" = 1'-0"

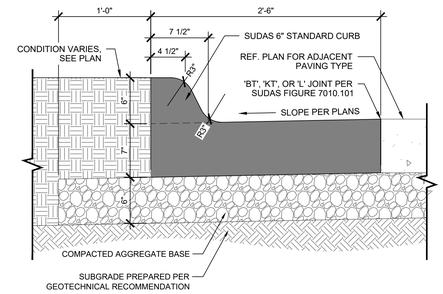


02 L500 TYPE 2 PCC PAVEMENT: PARKING STALL SCALE: 1 1/2" = 1'-0"

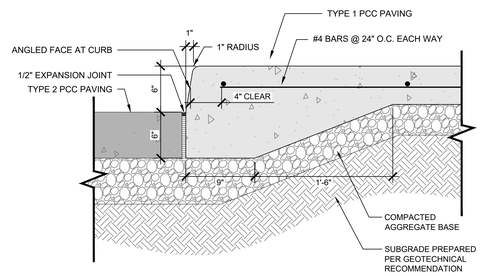


03 L500 TYPE 3 PCC PAVEMENT: DRIVE LANE SCALE: 1 1/2" = 1'-0"

04 L500 DETAIL NOT IN USE N.T.S



05 L500 STANDARD CURB & GUTTER SCALE: 1 1/2" = 1'-0"



06 L500 INTEGRAL CURB AT WALK SCALE: 1 1/2" = 1'-0"

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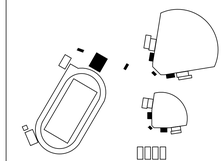

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

ISSUANCE

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02/25/2025

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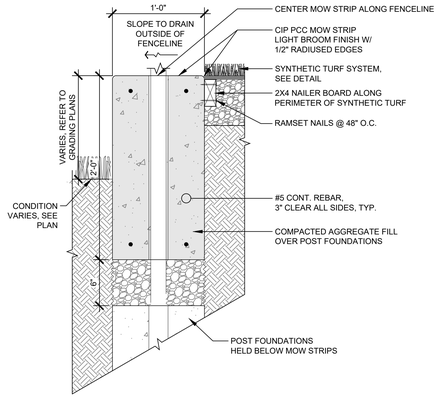
PROJECT NUMBER
24010

SITE DETAILS

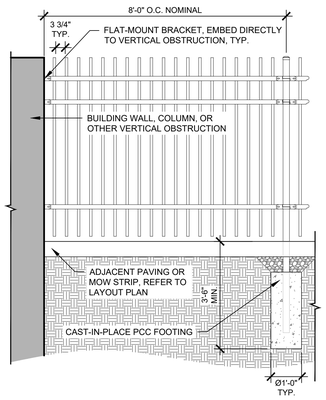
L500



12 L501 REINFORCED PCC MOW STRIP @ BULLPENS SCALE: 1 1/2" = 1'-0"

BASIS OF DESIGN SPEC: ALUMINUM FENCE SYSTEM

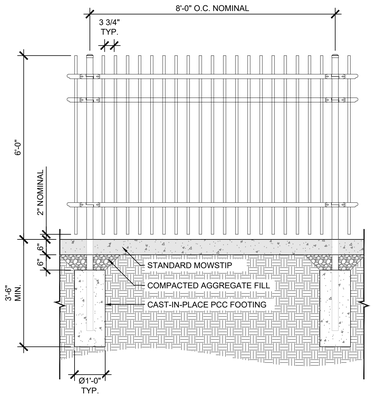
MANUFACTURER:	AMERISTAR | ASSA ABLOY
FENCE STYLE:	ECHELON II - INDUSTRIAL
PANEL STYLE	GENESIS, 3 RAIL
HEIGHT:	6'-0"
COLOR:	BLACK



08 L501 ALUMINUM FENCE SYSTEM: FLAT-MOUNT BRACKET SCALE: 1/2" = 1'-0"

BASIS OF DESIGN SPEC: ALUMINUM FENCE SYSTEM

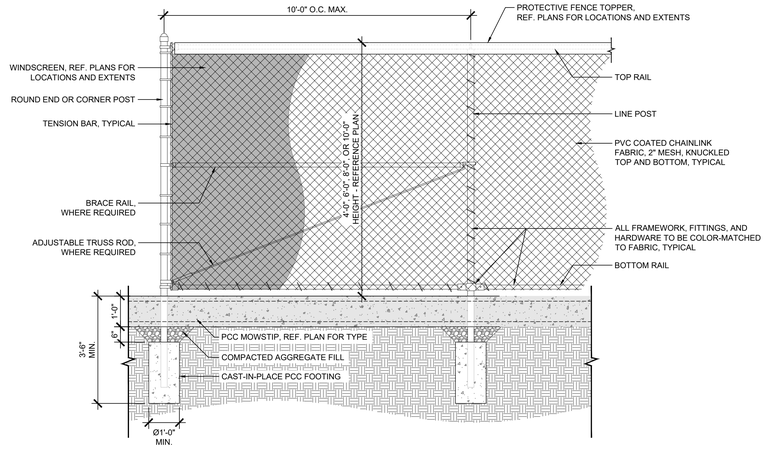
MANUFACTURER:	AMERISTAR | ASSA ABLOY
FENCE STYLE:	ECHELON II - INDUSTRIAL
PANEL STYLE	GENESIS, 3 RAIL
HEIGHT:	6'-0"
COLOR:	BLACK



04 L501 ALUMINUM FENCE SYSTEM: PANEL SCALE: 1/2" = 1'-0"

CHAINLINK FENCE NOTES

1. FENCE SUPPLIER SHALL PROVIDE SHOP DRAWINGS OUTLINING PROPOSED FRAMEWORK SIZING AND POST SPACING FOR EACH FENCE HEIGHT AND CONDITION LISTED BELOW:
   - 4'-0" FENCE HEIGHT
   - 6'-0" FENCE HEIGHT
   - 8'-0" FENCE HEIGHT*
   - 10'-0" FENCE HEIGHT
   - 6'-0" FENCE HEIGHT W/ WINDSCREEN
   - 8'-0" FENCE HEIGHT W/ WINDSCREEN
   - 10'-0" FENCE HEIGHT W/ WINDSCREEN
   - SINGLE SWING GATES
   - DOUBLE SWING GATES
2. ALL FENCES 8'-0" AND TALLER, AND THOSE PLANNED TO INCLUDE A WINDSCREEN, REQUIRE REVIEW BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF IOWA. STRUCTURAL REVIEW SHALL INCLUDE CAST-IN-PLACE PCC FOOTING SIZING AND REINFORCEMENT RECOMMENDATIONS. GEOTECHNICAL ENGINEERNG REPORT SHALL BE MADE AVAILABLE UPON REQUEST.



01 L501 TYPICAL CHAINLINK FENCE ELEVATION SCALE: 1/2" = 1'-0"

LAWN AREA PREPARATION:

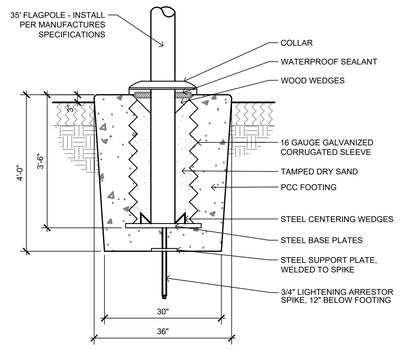
1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. SPREAD SEED PER SPECIFIED RATE
11. LIGHTLY RAKE LAWN SEED INTO SOIL.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

10 L501 SEEDED LAWN AREA N.T.S

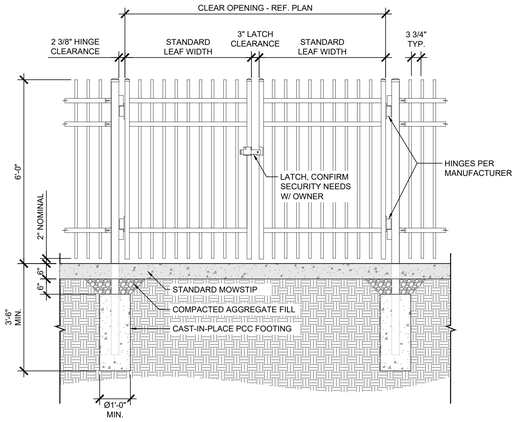
GENERAL NOTES:
INSTALLATION SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

A FOUNDATION TUBE: FABRICATED FROM 16 GA. GALVANIZED STEEL, WITH A STEEL BASE PLATE WHOSE SQUARE DIMENSIONS IS AT LEAST THE INTERNAL DIAMETER OF THE SLEEVE PLUS 4". A SETTING PLATE 6" SQUARE SHALL BE SECURELY WELDED TO THE GROUND SPIKE AT LEAST 6" BELOW THE BASE PLATE. THE GROUND SPIKE SHALL BE ¾" DIAMETER, NOT LESS THAN 18" LONG.

PROVIDE SPUN ALUMINUM COLLAR, FINISHED TO MATCH FLAGPOLE SHAFT. DIAMETER SHALL BE AT LEAST 1" GREATER THAN DIAMETER OF SLEEVE.



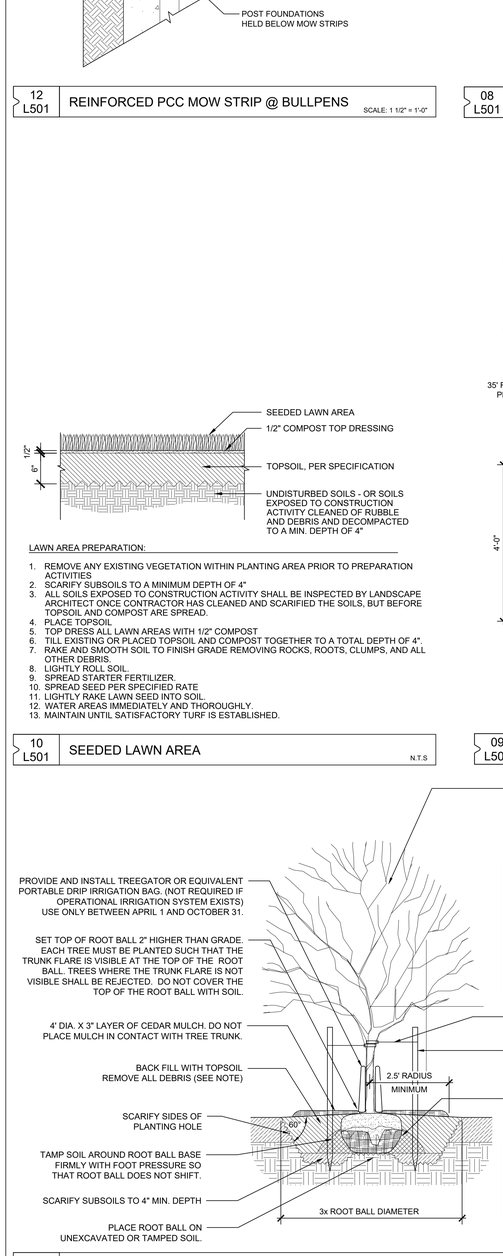
09 L501 SECTION: FLAGPOLE, TYP. N.T.S



05 L501 ALUMINUM FENCE SYSTEM: DOUBLE-SWING GATE SCALE: 1/2" = 1'-0"

06 L501 STANDARD PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

07 L501 REINFORCED PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

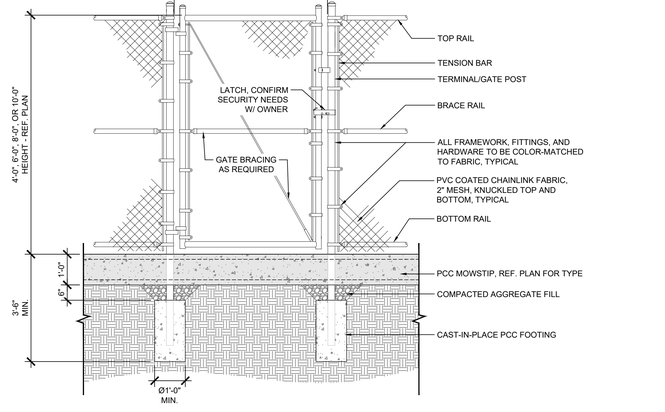


STAKING NOTES:
TIGHTEN ROPE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. ASSURE THAT THE BEARING SURFACE OF THE TREE STRAP AGAINST THE TREE TRUNK IS A MINIMUM OF 1/2" WIDE. IN NO CASE SHOULD THE ROPE BE IN CONTACT WITH THE TREE TRUNK.

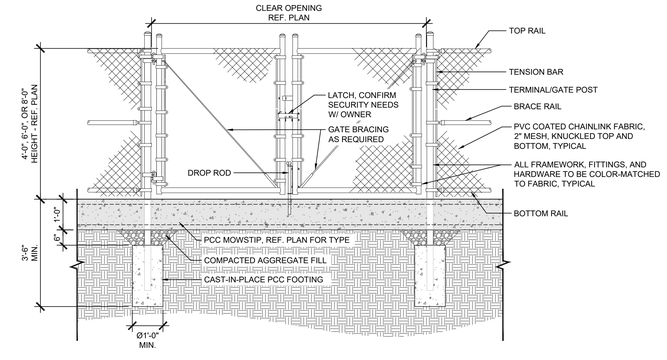
THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MONITORING ALL TREES DURING THE WARRANTY PERIOD FOR TIPPING DUE TO WIND, SETTLING, ETC. STRAIGHTEN AND STAKE AS REQUIRED.

BACKFILL NOTES:
WHEN BACK FILLING PLANT PIT, PLACE EXISTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

11 L501 TREE PLANTING AND STAKING N.T.S



02 L501 TYPICAL CHAINLINK SINGLE SWING GATE SCALE: 1/2" = 1'-0"



03 L501 TYPICAL CHAINLINK DOUBLE SWING GATE SCALE: 1/2" = 1'-0"

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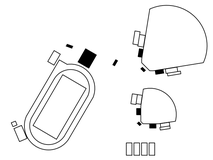

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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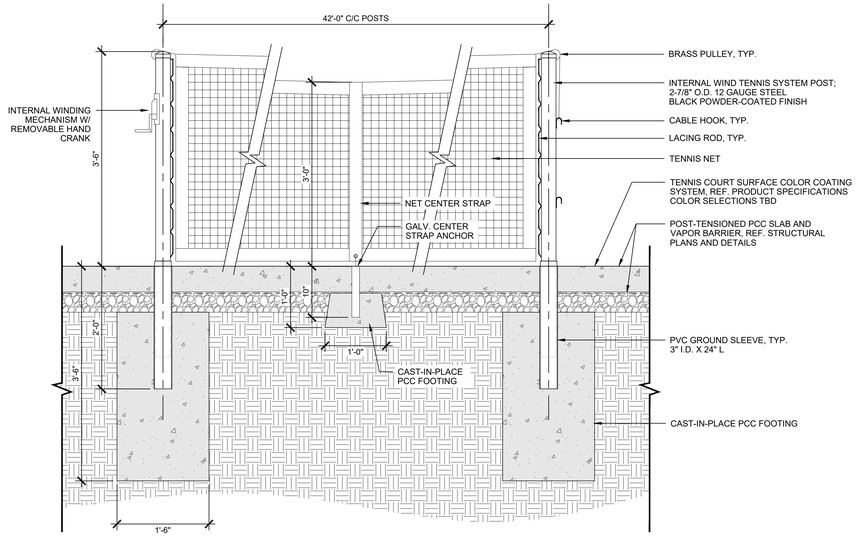
PROJECT NUMBER
24010

SITE DETAILS

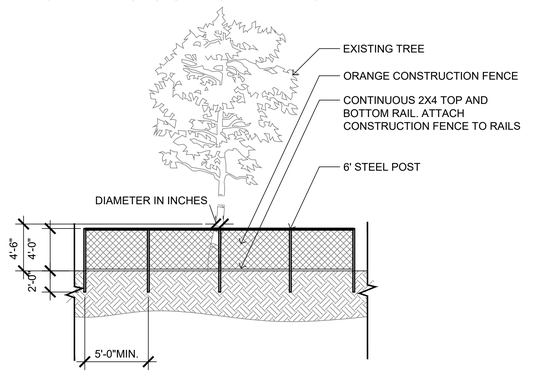
L501

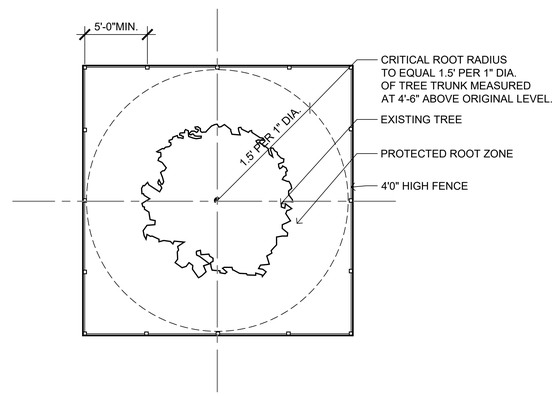


01 L502 | INTERNAL WIND TENNIS SYSTEM

SCALE: 1" = 1'-0"

NO MATERIAL STORAGE OR VEHICLES INSIDE FENCED AREA.





02 L502 | DETAIL: TREE PROTECTION FENCE, TYP

SCALE: 1" = 1'-0"

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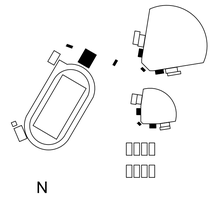

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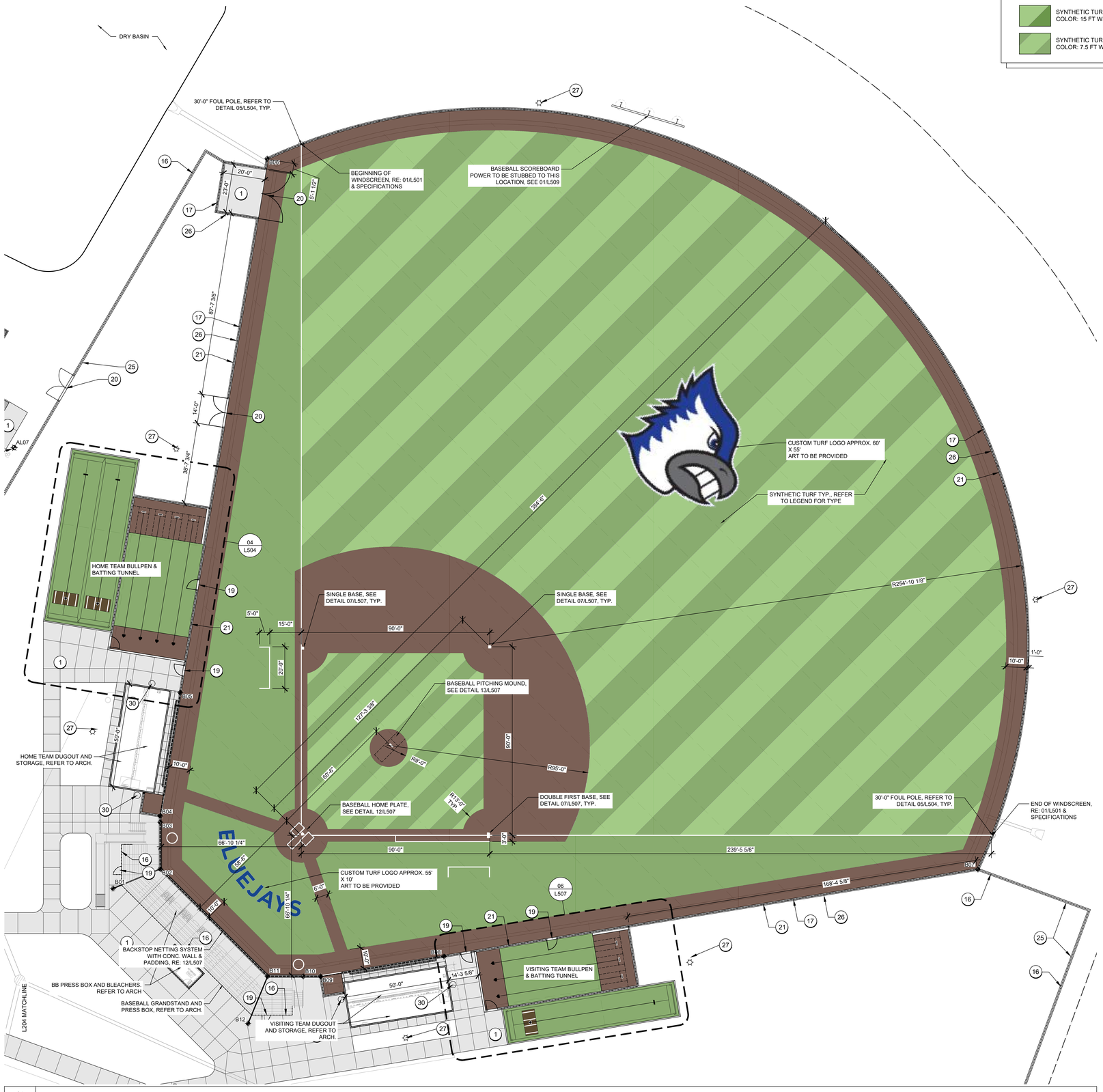
L502



01 L503 ENLARGEMENT PLAN: BASEBALL FIELD

1" = 20'-0"

BASEBALL TURF SURFACE LEGEND

- SYNTHETIC TURF TYPE 1 (BASEBALL) COLOR: FIELD GREEN
- SYNTHETIC TURF TYPE 1 (BASEBALL) COLOR: BROWN
- SYNTHETIC TURF TYPE 2 (BASEBALL OUTFIELD) COLOR: 15 FT WIDE FIELD/SUMMER GREEN OUTFIELD STRIPES
- SYNTHETIC TURF TYPE 1 (BASEBALL) COLOR: 7.5 FT WIDE FIELD/SUMMER GREEN INFIELD STRIPES

GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF 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 LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
15. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
17. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
19. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
21. PROTECTIVE FENCE TOPPER, RE: 01/L501
22. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
23. ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
24. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
25. STANDARD MOW STRIP, RE: 06/L501
26. REINFORCED MOW STRIP, RE: 07/L501
27. FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30. LITTER RECEPTACLE
31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

ISSUANCE

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02/25/2025

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PROJECT NUMBER
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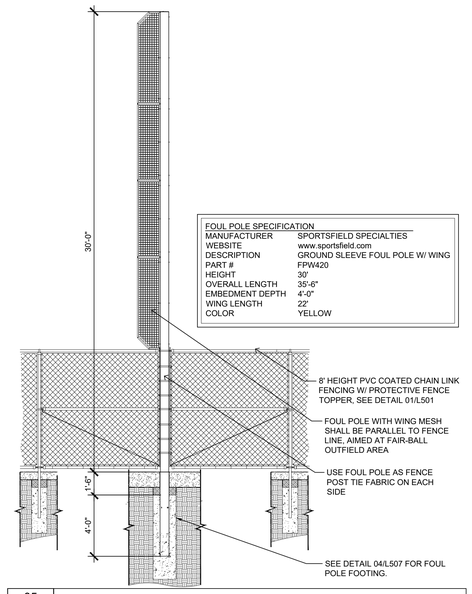
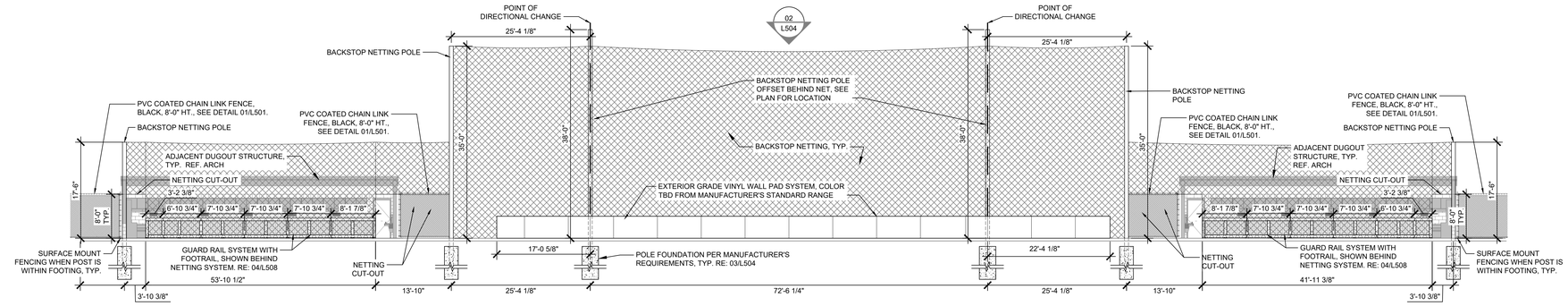
BASEBALL FIELD ENLARGEMENT

L503

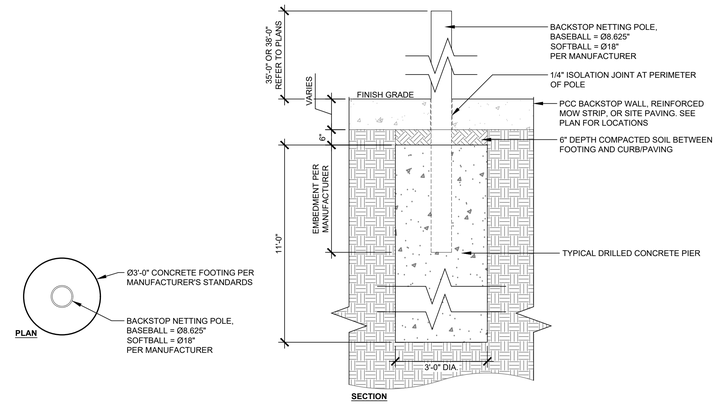


FOUL POLE SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	GROUND SLEEVE FOUL POLE W/ WING
PART #	FPW420
HEIGHT	30'
OVERALL LENGTH	35'-6"
EMBEDMENT DEPTH	4'-0"
WING LENGTH	22'
COLOR	YELLOW

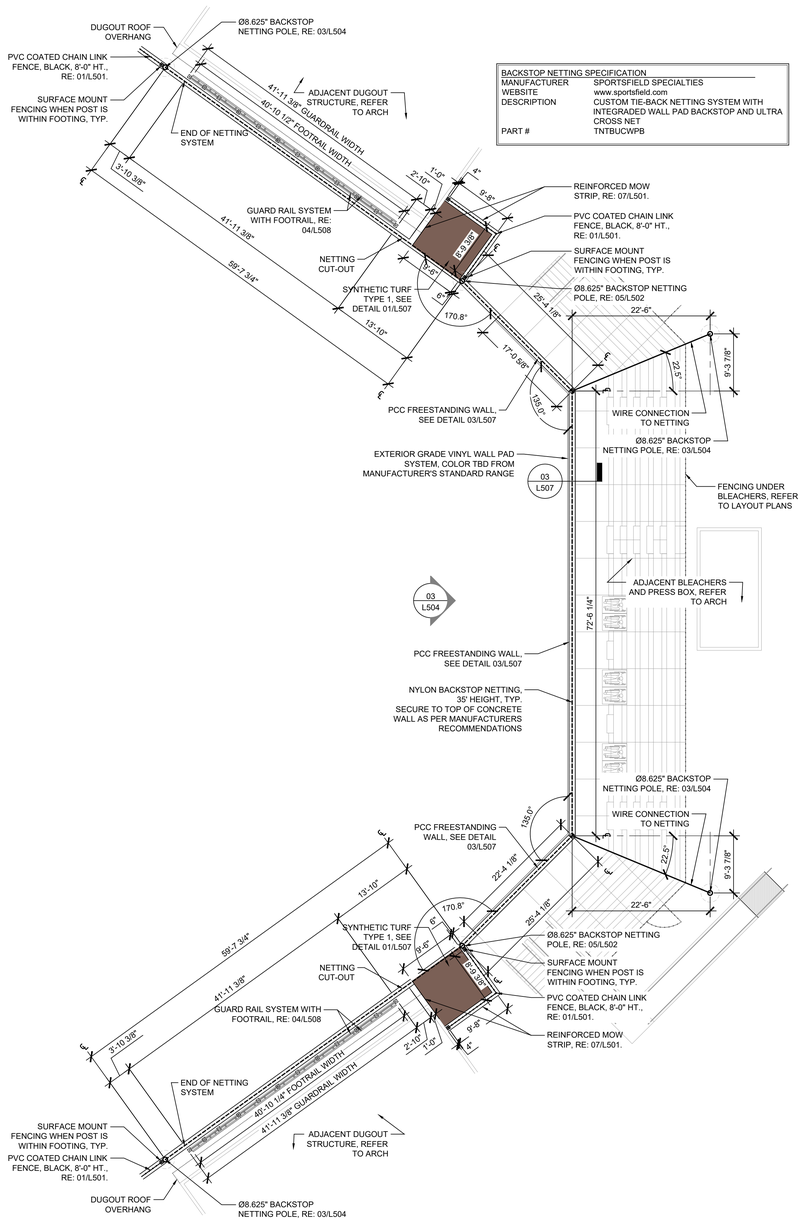
05 L504 ELEVATION: BASEBALL FOUL POLE, TYP. SCALE: 1/4" = 1'-0"



01 L504 ELEVATION: BASEBALL NETTING WITH INTEGRATED WALL PAD & FREESTANDING PCC WALL 1"=10' SCALE

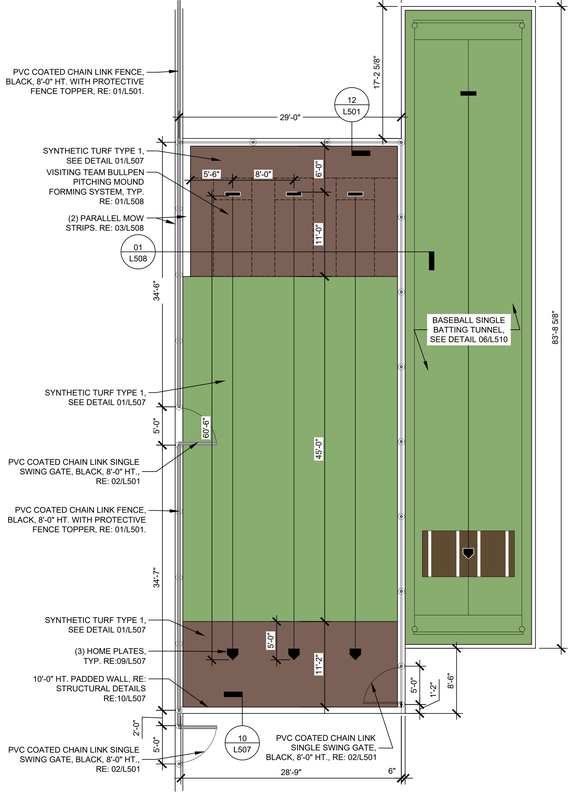


03 L504 DETAIL: BASEBALL BACKSTOP NETTING POLE FOOTING, TYP. SCALE: 1/2" = 1'-0"



BACKSTOP NETTING SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	CUSTOM TIE-BACK NETTING SYSTEM WITH INTEGRADED WALL PAD BACKSTOP AND ULTRA CROSS NET
PART #	TNTBUCWPB

02 L504 PLAN: BASEBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD & FREESTANDING PCC WALL 1"=10' SCALE



06 L504 PLAN: BASEBALL FIELD VISITOR SIDE BULLPEN SCALE: 1/8" = 1'-0"

04 L504 PLAN: BASEBALL FIELD HOME SIDE BULLPEN SCALE: 1/8" = 1'-0"

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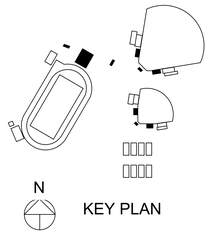

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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02/25/2025

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PROJECT NUMBER
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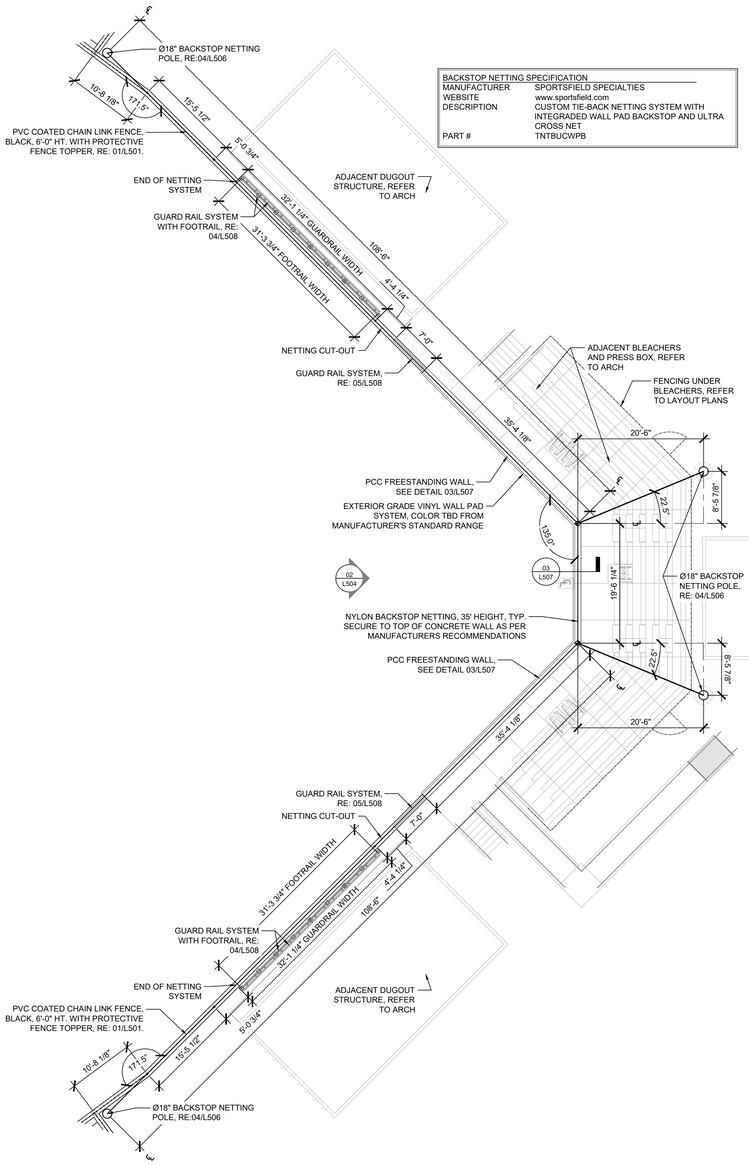
BASEBALL FIELD DETAILS

L504



BACKSTOP NETTING SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	CUSTOM TIE-BACK NETTING SYSTEM WITH INTEGRADED WALL PAD BACKSTOP AND ULTRA CROSS NET
PART #	TNTBUCWPB

03 L506 PLAN: SOFTBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD & FREESTANDING PCC WALL 1"=10' SCALE

SOFTBALL TURF SURFACE LEGEND

- SYNTHETIC TURF TYPE 3 (SOFTBALL) COLOR: FIELD GREEN
- SYNTHETIC TURF TYPE 3 (SOFTBALL) COLOR: BROWN
- SYNTHETIC TURF TYPE 3 (SOFTBALL) COLOR: 15 FT WIDE FIELD/SUMMER GREEN OUTFIELD STRIPES

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
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- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

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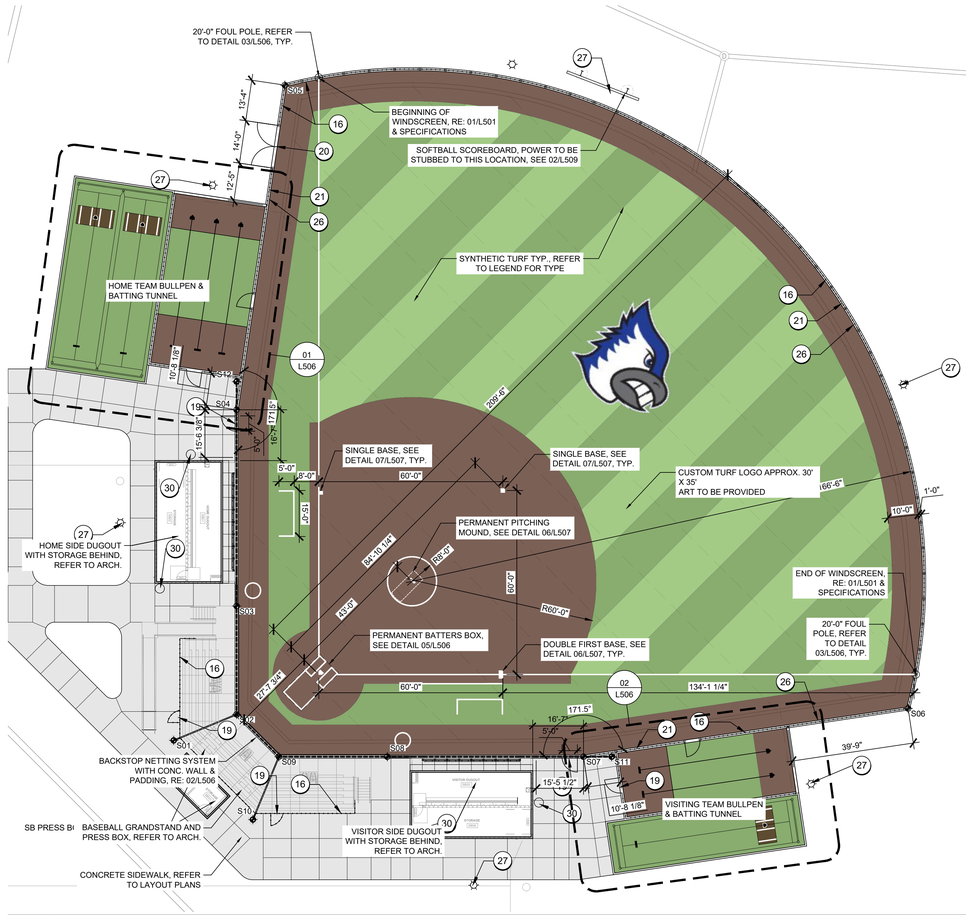

01 L505 ENLARGEMENT PLAN: SOFTBALL FIELD 1" = 20'-0"

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
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11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CROSS-WALK STRIPING
14. CONCRETE WHEEL STOP, RE: 17/L500
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17. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
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20. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
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24. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
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26. REINFORCED MOW STRIP, RE: 07/L501
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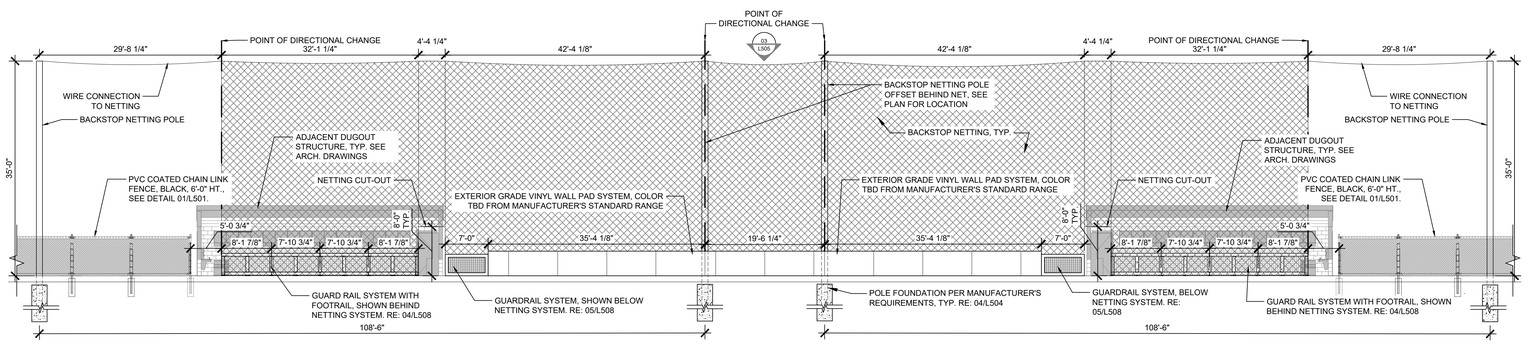
28. AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29. PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30. LITTER RECEPTACLE
31. INTERNAL WIND TENNIS SYSTEM
32. PORTABLE PICKLEBALL SYSTEM



02 L506 ELEVATION: SOFTBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD 1"=10' SCALE

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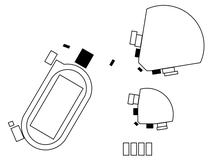

N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

ISSUANCE

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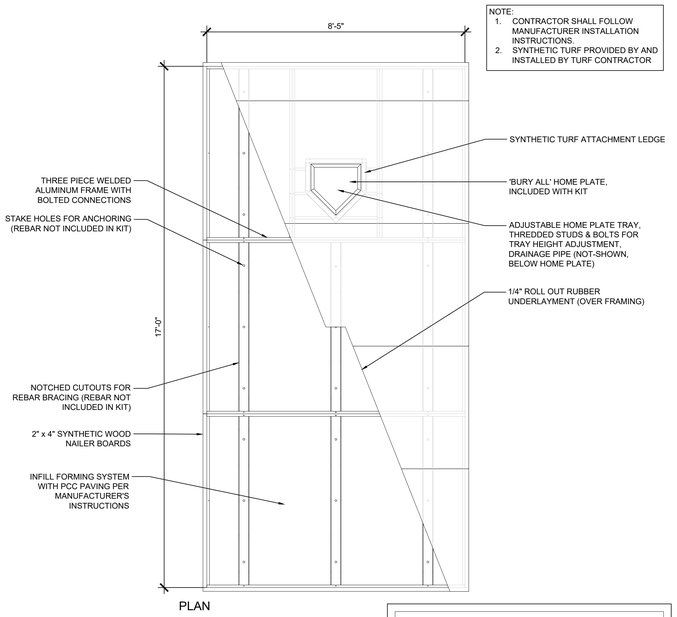
PROJECT NUMBER 24010

SOFTBALL FIELD ENLARGEMENT

L505



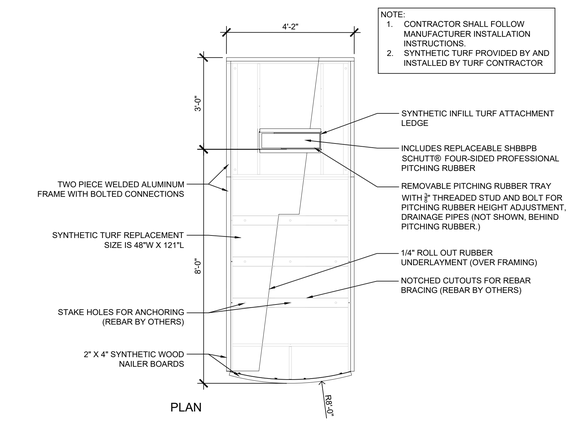
NOTE:
1. CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS.
2. SYNTHETIC TURF PROVIDED BY AND INSTALLED BY TURF CONTRACTOR

PLAN

BBFSS SOFTBALL BATTERS BOX FORMING SYSTEM	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	BBFSS SOFTBALL BATTERS BOX

SECTION

05 L506 DETAIL: SOFTBALL BATTERS BOX FORMING SYSTEM
SCALE: 1/2" = 1'-0"



NOTE:
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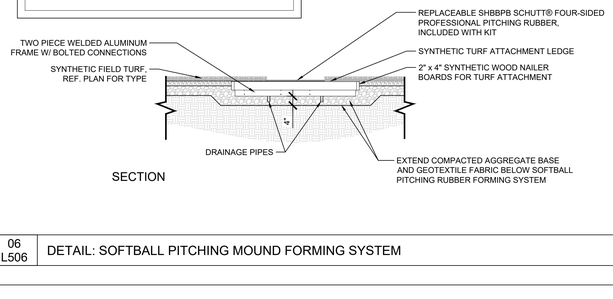
2. SYNTHETIC TURF PROVIDED BY AND INSTALLED BY TURF CONTRACTOR

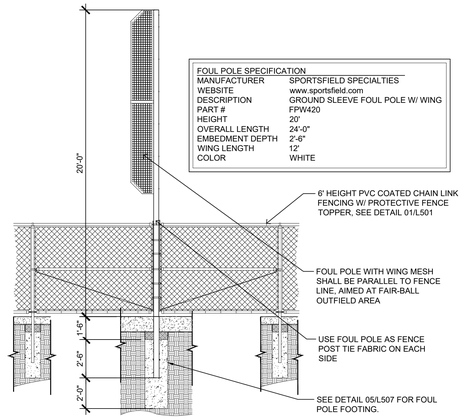
PLAN

PMFSS SOFTBALL PITCHING MOUND FORMING SYSTEM	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	PMFSS SOFTBALL PITCHING MOUND



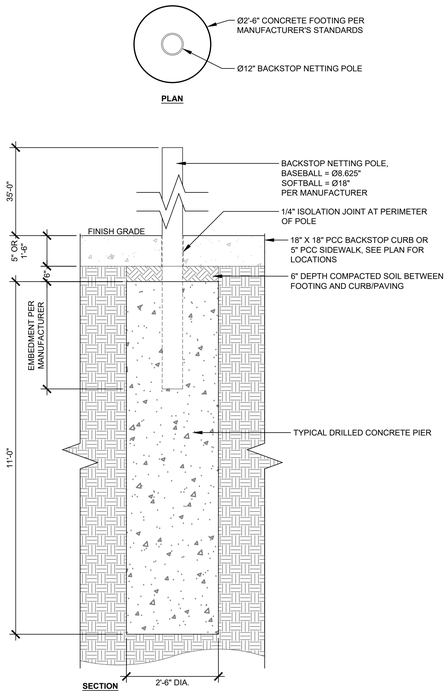
SECTION

06 L506 DETAIL: SOFTBALL PITCHING MOUND FORMING SYSTEM
SCALE: 1/2" = 1'-0"



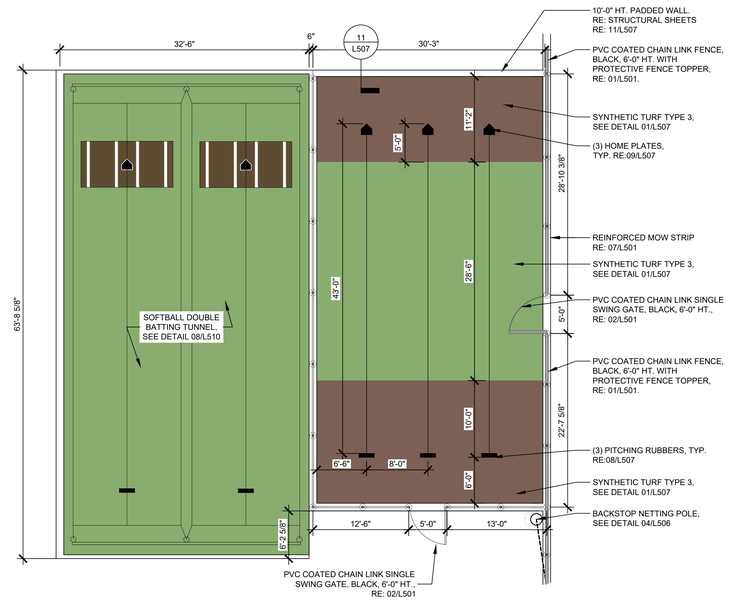
FOUL POLE SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	GROUND SLEEVE FOUL POLE W/ WING
PART #	FPW420
HEIGHT	20'
OVERALL LENGTH	24'-0"
EMBEDMENT DEPTH	2'-6"
WING LENGTH	12'
COLOR	WHITE

03 L506 ELEVATION: SOFTBALL FOUL POLE, TYP.
SCALE: 1/4" = 1'-0"



SECTION

04 L506 DETAIL: SOFTBALL BACKSTOP NETTING POLE FOOTING, TYP.
SCALE: 1/2" = 1'-0"



01 L506 PLAN: SOFTBALL FIELD HOME SIDE BULLPEN
SCALE: 1/8" = 1'-0"

02 L506 PLAN: SOFTBALL FIELD VISITOR SIDE BULLPEN
SCALE: 1/8" = 1'-0"

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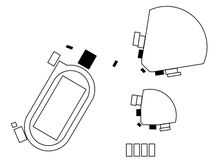

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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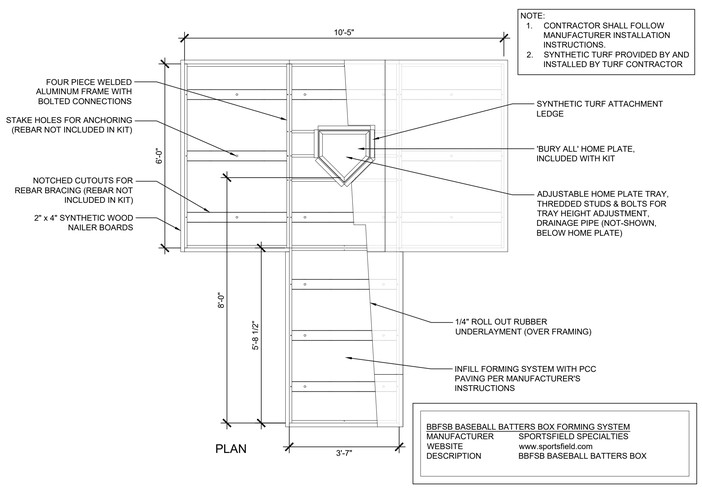
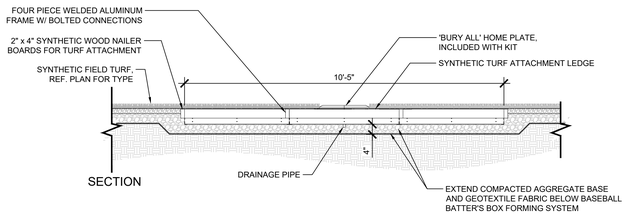
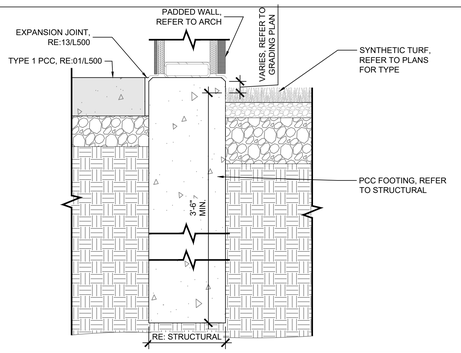
SOFTBALL FIELD DETAILS

L506

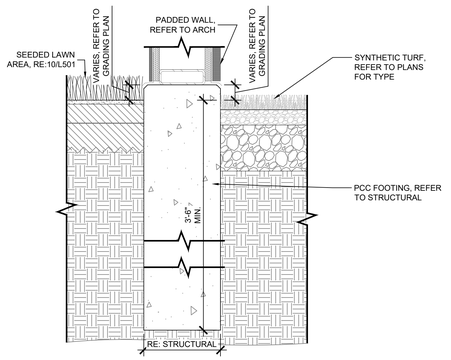




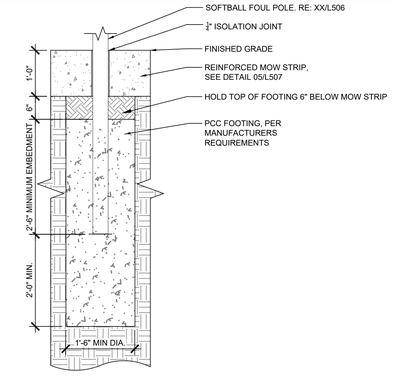
12 L507 DETAIL: BASEBALL BATTERS BOX FORMING SYSTEM SCALE: 1/2" = 1'-0"



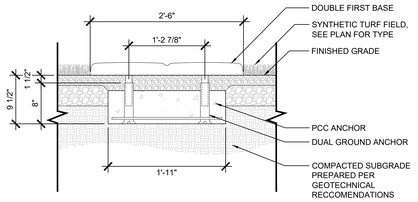
10 L507 DETAIL: BULLPEN PADDED WALL @ BASEBALL SCALE: 1 1/2" = 1'-0"



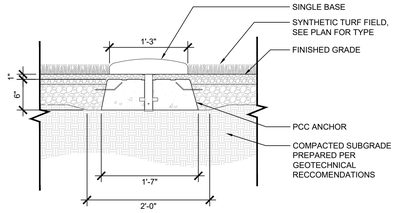
11 L507 DETAIL: BULLPEN PADDED WALL @ SOFTBALL SCALE: 1 1/2" = 1'-0"



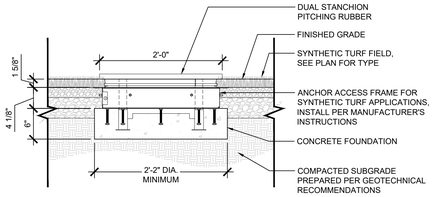
05 L507 SECTION: SOFTBALL FOUL POLE FOOTING SCALE: 3/4" = 1'-0"



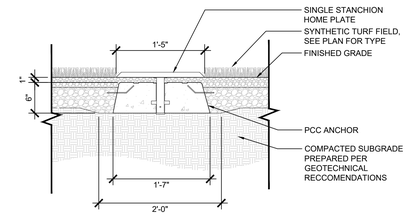
06 L507 SECTION: DOUBLE FIRST BASE SCALE: 1" = 1'-0"



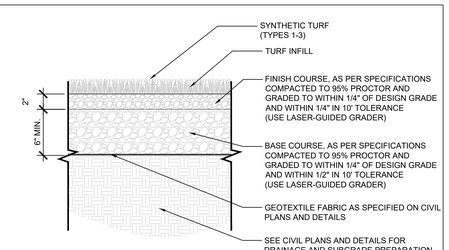
07 L507 SECTION: SINGLE BASE SCALE: 1" = 1'-0"



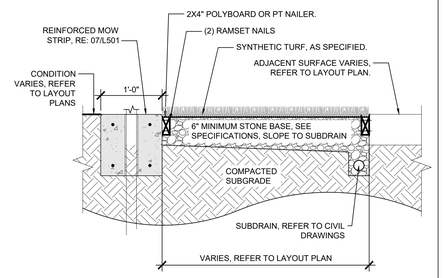
08 L507 SECTION: PITCHING RUBBER SCALE: 1" = 1'-0"



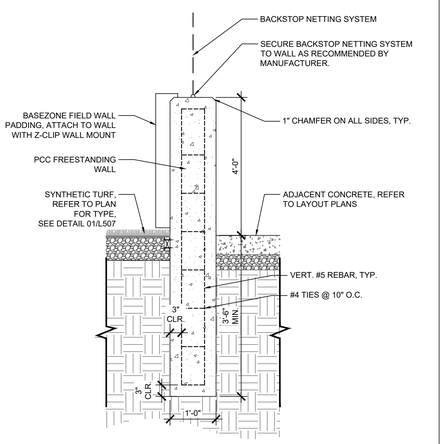
09 L507 SECTION: HOME PLATE SCALE: 1" = 1'-0"



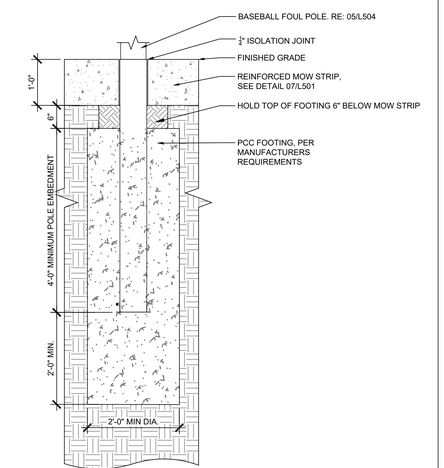
01 L507 SECTION: SYNTHETIC TURF SYSTEM SCALE: 1 1/2" = 1'-0"



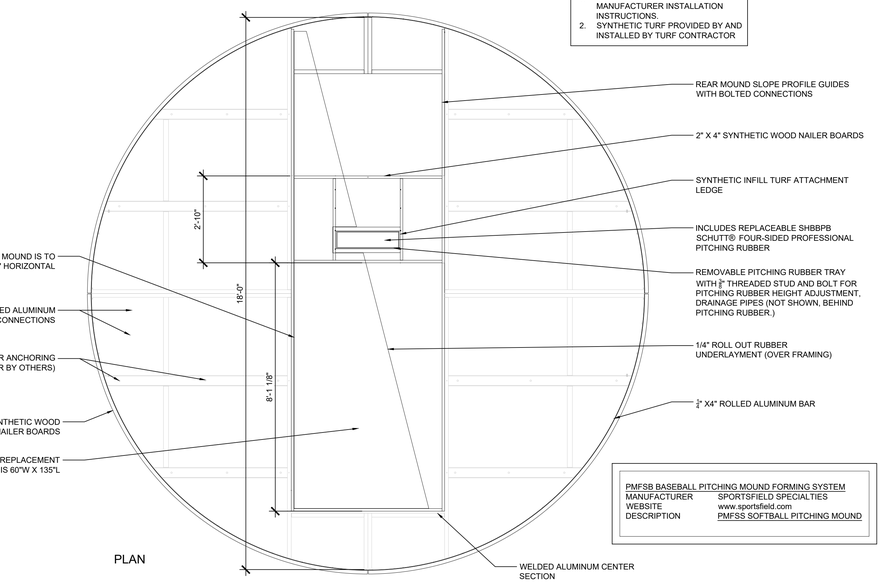
02 L507 SECTION: SYNTHETIC TURF EDGE CONDITION SCALE: 1" = 1'-0"

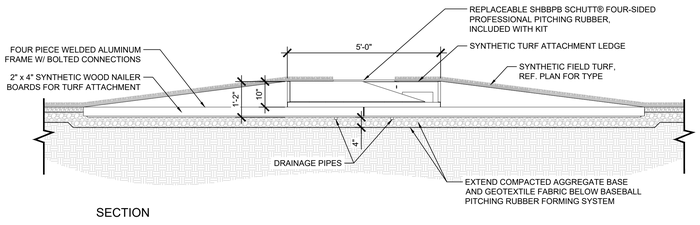


03 L507 SECTION: PCC FREESTANDING WALL AT BACKSTOP SCALE: 3/4" = 1'-0"



04 L507 SECTION: BASEBALL FOUL POLE FOOTING SCALE: 3/4" = 1'-0"





13 L507 DETAIL: BASEBALL PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"

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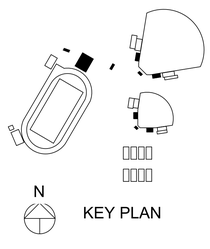

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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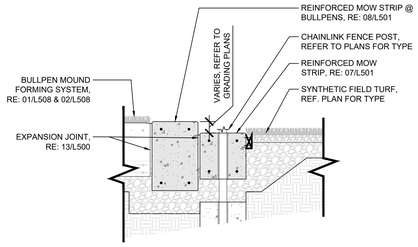
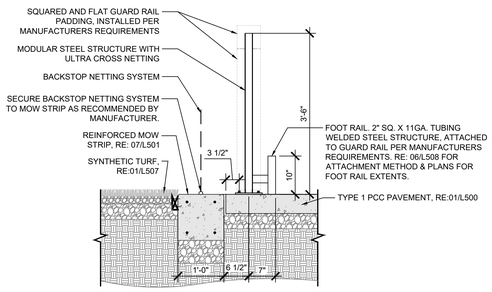
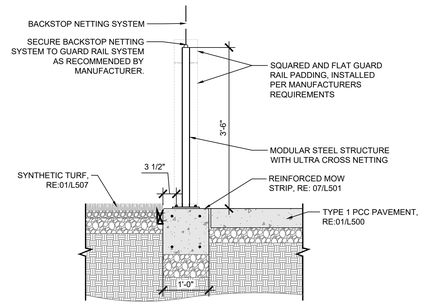


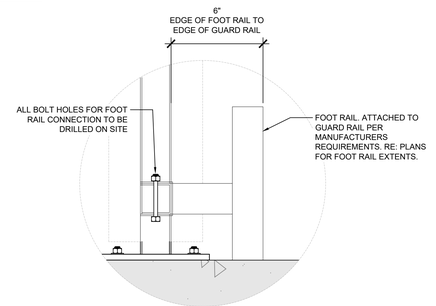
03 L508 SECTION ENLARGEMENT: PARALLEL MOW STRIPS SCALE: 3/4" = 1'-0"



04 L508 SECTION: GUARD RAIL SYSTEM WITH FOOTRAIL SCALE: 3/4" = 1'-0"



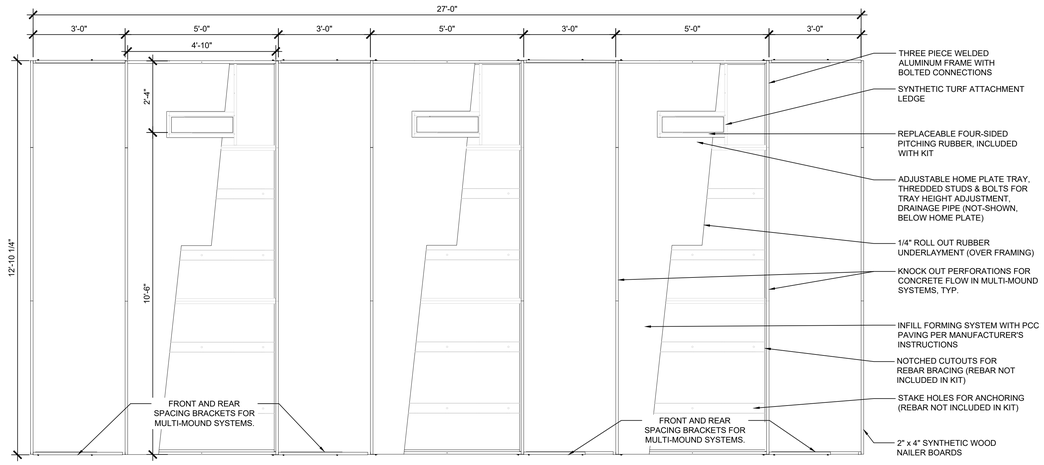
05 L508 SECTION: GUARD RAIL SYSTEM SCALE: 3/4" = 1'-0"

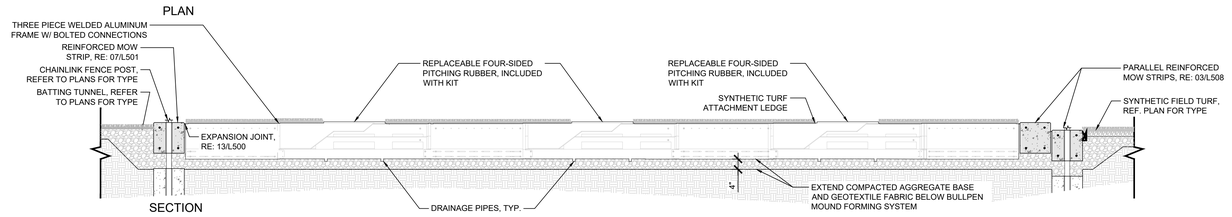


06 L508 SECTION ENLARGEMENT: FOOT RAIL CONNECTION SCALE: 3" = 1'-0"

BULLPEN PITCHING MOUND FORMING SYSTEM	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	TRIPLE MOUND FORMING SYSTEM
PART #	PMFSBPT

NOTE:
1. CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS.
2. SYNTHETIC TURF PROVIDED BY AND INSTALLED BY TURF CONTRACTOR

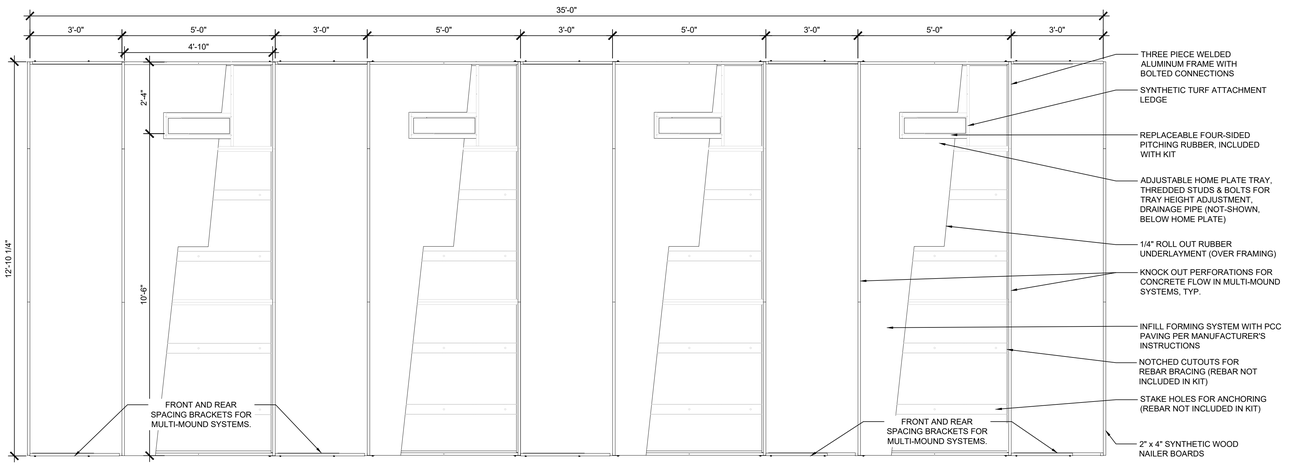


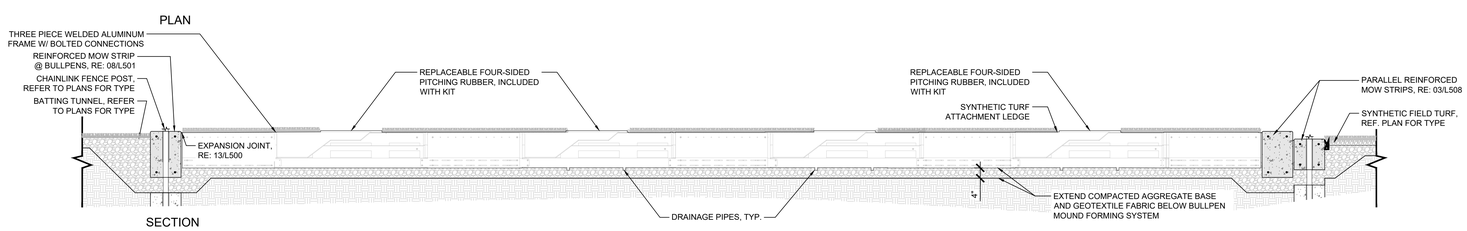


01 L508 DETAIL: BASEBALL VISITOR TEAM BULLPEN PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"

BULLPEN PITCHING MOUND FORMING SYSTEM	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	QUAD MOUND FORMING SYSTEM (CUSTOM)
PART #	PMFSBPT & PMFSBPS

NOTE:
1. CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS.
2. SYNTHETIC TURF PROVIDED BY AND INSTALLED BY TURF CONTRACTOR





02 L508 DETAIL: BASEBALL HOME TEAM BULLPEN PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"

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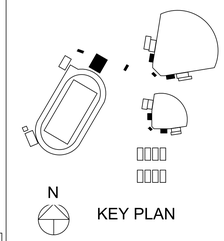

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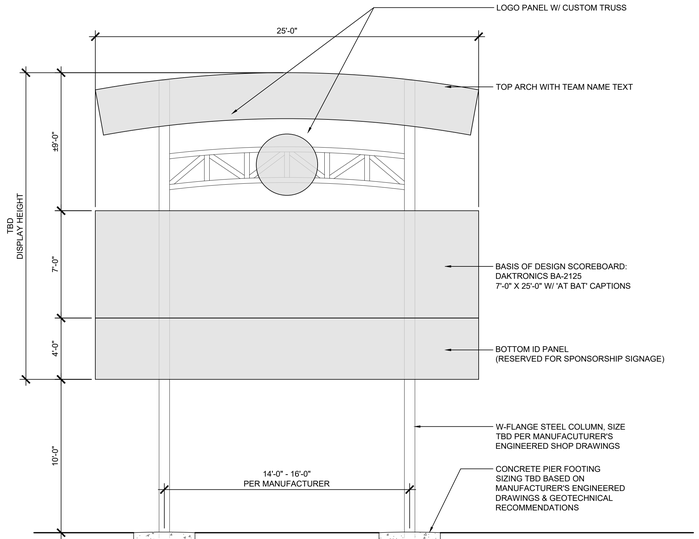
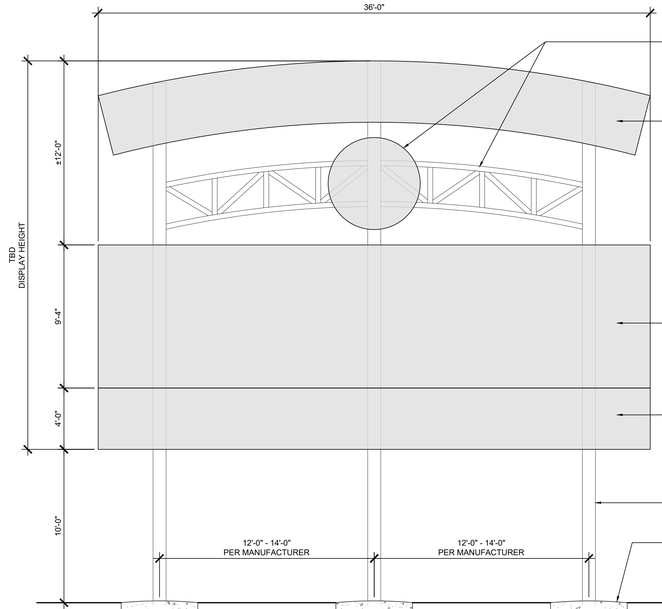


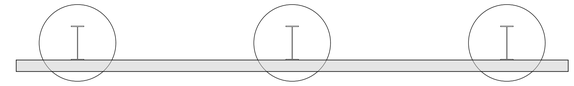
SCOREBOARD DESIGN BASED ON WAUKEE NORTHWEST
PRECEDENT - SHOWN ABOVE FOR REFERENCE ONLY

SHOP DRAWINGS REQUIRED

02 L509 SOFTBALL SCOREBOARD SCALE: 1/4" = 1'-0"



SCOREBOARD DESIGN BASED ON WAUKEE NORTHWEST
PRECEDENT - SHOWN ABOVE FOR REFERENCE ONLY



SHOP DRAWINGS REQUIRED

01 L509 BASEBALL SCOREBOARD SCALE: 1/4" = 1'-0"

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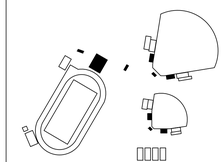

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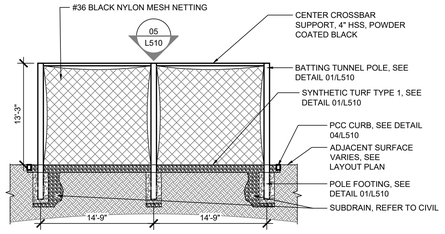
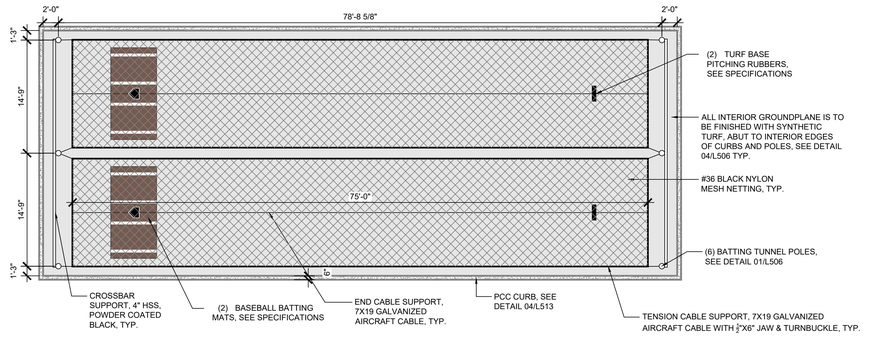
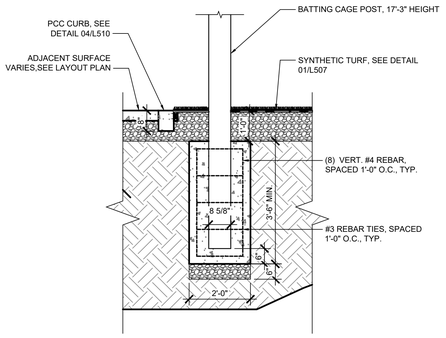


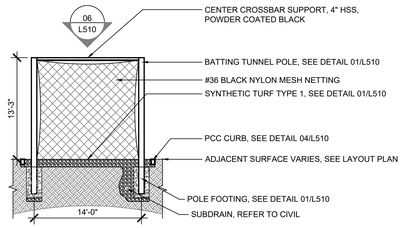
09 L510 SECTION: BASEBALL DOUBLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



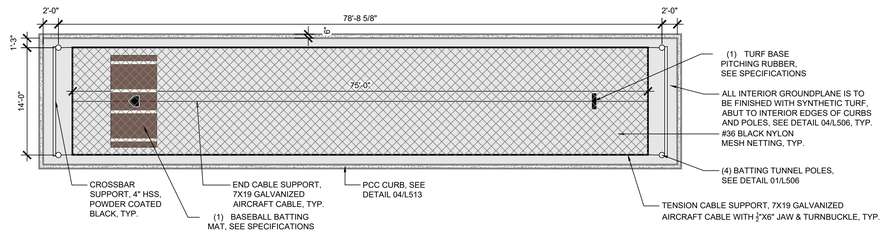
05 L510 PLAN: BASEBALL DOUBLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



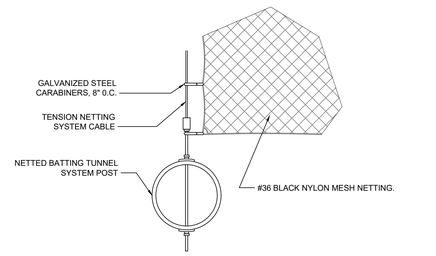
01 L510 SECTION: BATTING TUNNEL POLE FOOTING, TYP. SCALE: 1/2" = 1'-0"



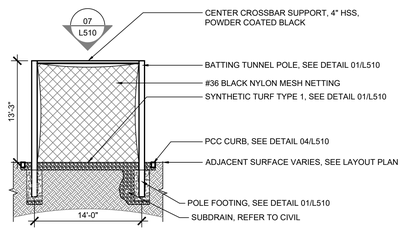
10 L510 SECTION: BASEBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



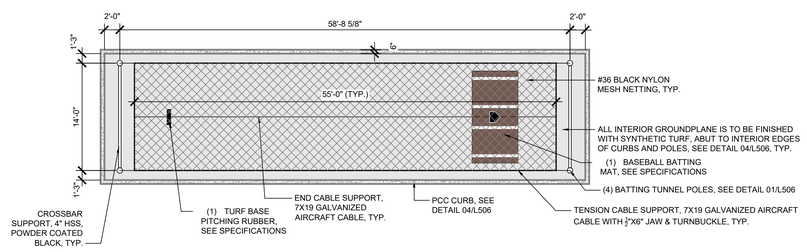
06 L510 PLAN: BASEBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



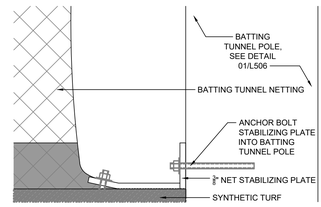
02 L510 DETAIL: NETTING TENSION SYSTEM CONNECTION TO POLE SCALE: 1 1/2" = 1'-0"



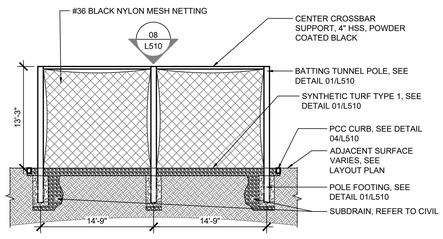
11 L510 SECTION: SOFTBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



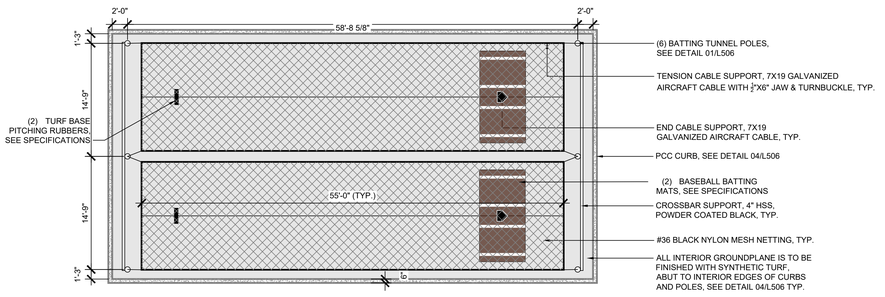
07 L510 PLAN: SOFTBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



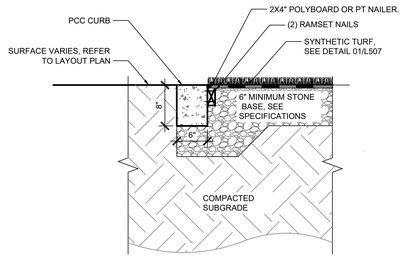
03 L510 ENLARGEMENT: NETTING STABALIZATION SCALE: 3" = 1'-0"



12 L510 SECTION: SOFTBALL DOUBLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



08 L510 PLAN: SOFTBALL DOUBLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



04 L510 SECTION: BATTING TUNNEL PERIMETER CURB SCALE: 1" = 1'-0"

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N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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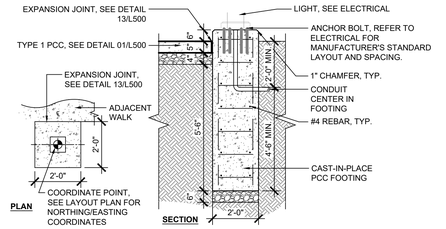
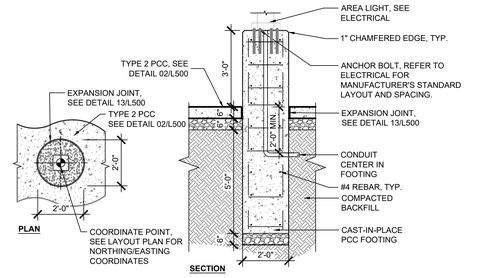
BATTING TUNNEL DETAILS

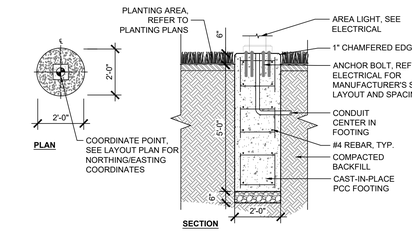
L510



01 L511 DETAIL: PATHWAY LIGHTING FOOTING SCALE: 3/8" = 1'-0"



02 L511 DETAIL: AREA LIGHTING FOOTING IN PAVEMENT SCALE: 3/8" = 1'-0"



03 L511 DETAIL: AREA LIGHTING FOOTING IN PLANTING AREA SCALE: 3/8" = 1'-0"

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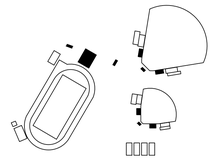

N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
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SITE LIGHTING DETAILS

L511

MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1

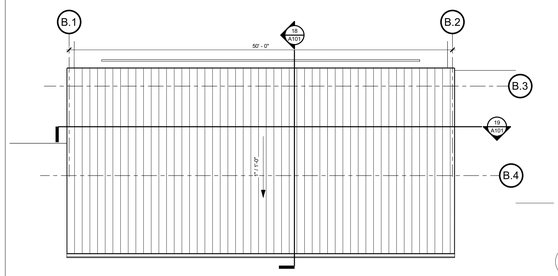
BASEBALL EXTERIOR ELEVATION NOTES

1	CONCRETE MASONRY UNIT - SMOOTH FACE
2	PLYWOOD SIDING
3	METAL ROOF PANEL
5	ROOF EDGE FASCIA
6	DOWNSPOUT
7	<varies>
8	FENCE WITH PADDING

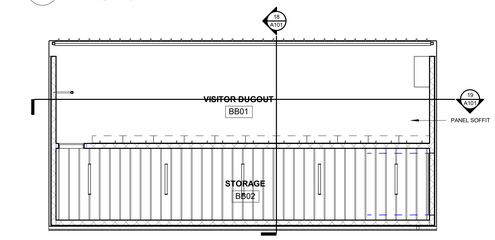
GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN, CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS +0'-0" ON THE FLOOR PLANS. ELEVATION 0'-0" = 100.00 GRADE SHOWN ON CIVIL DRAWINGS.

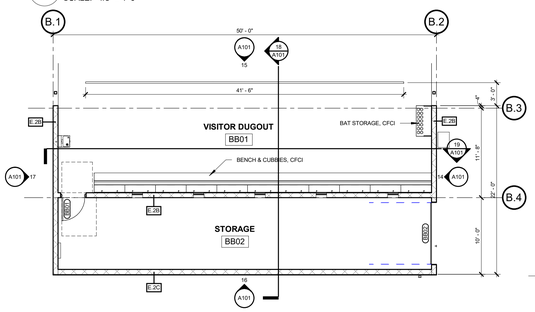
   ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING AT WINDOWS, DOORS AND PARAPETS MUST BE FIRE RETARDANT TREATED SHEATHING.
4. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
5. SEE SHEET A001 FOR WALL TYPE DESCRIPTIONS.
6. PROVIDE BRACING AT TOP OF NON LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
7. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
8. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
9. PROVIDE BULL-NOSED CORNERS ON CONCRETE BLOCK WALLS AT ALL EXPOSED OUTSIDE CORNERS AND AT JAMBS AND SILLS OF DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
11. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL REINFORCEMENT. PROVIDE MIN. 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYESTER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
13. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
14. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
15. PAINT ALL EXTERIOR STEEL LINTELS w/ HIGH PERFORMANCE COATINGS.



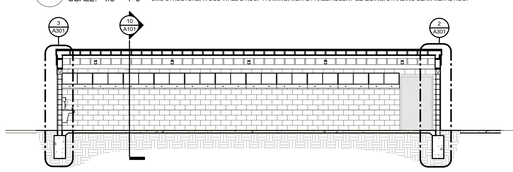
1 BASEBALL VISITOR DUGOUT ROOF PLAN
SCALE: 1/8" = 1'-0"



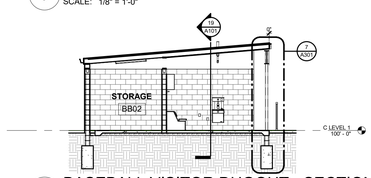
5 BASEBALL VISITOR DUGOUT RCP
SCALE: 1/8" = 1'-0"



11 BASEBALL VISITOR DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU STRUCTURE, WOOD WALL & ROOF FRAMING, METAL PANEL ACCENT CLADDING, STANDING SEAM METAL ROOF



9 BASEBALL HOME DUGOUT - SECTION 1
SCALE: 1/8" = 1'-0"



18 BASEBALL VISITOR DUGOUT - SECTION 1
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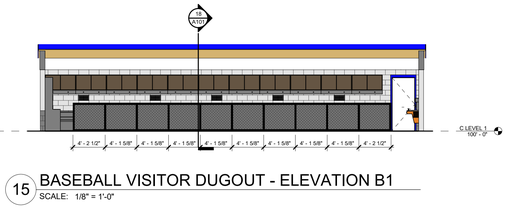

15 BASEBALL VISITOR DUGOUT - ELEVATION B1
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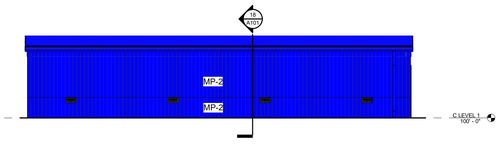

16 BASEBALL VISITOR DUGOUT - ELEVATION C1
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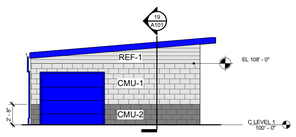
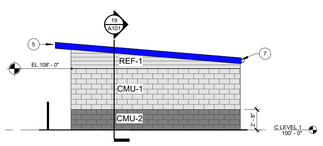
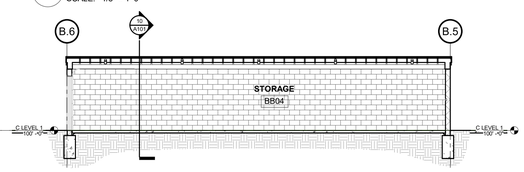


14 BASEBALL VISITOR DUGOUT - ELEVATION A1
SCALE: 1/8" = 1'-0"



17 BASEBALL DUGOUT - ELEVATION D1
SCALE: 1/8" = 1'-0"



13 BASEBALL HOME DUGOUT - SECTION 3
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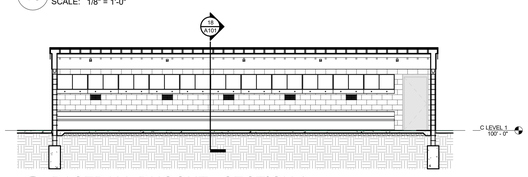

19 BASEBALL DUGOUT - SECTION 2
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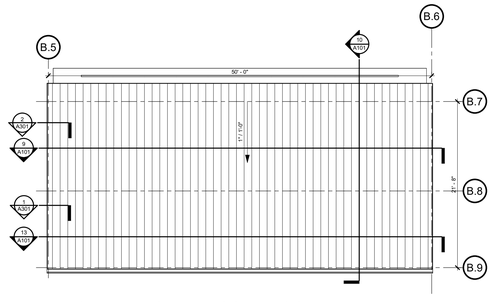
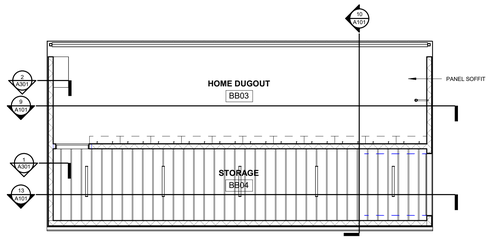
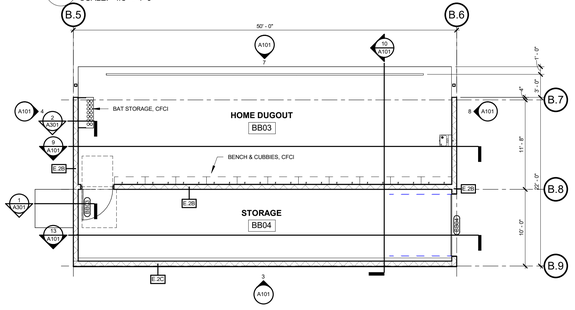


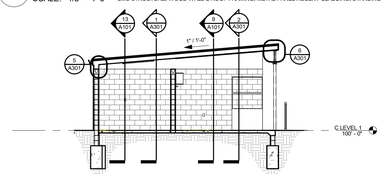
2 BASEBALL HOME DUGOUT ROOF PLAN
SCALE: 1/8" = 1'-0"



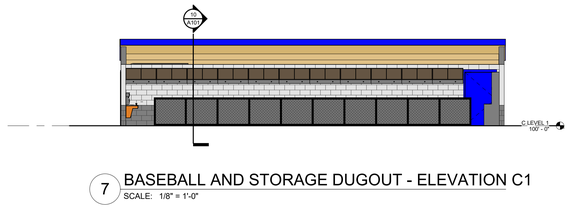
6 BASEBALL HOME DUGOUT RCP
SCALE: 1/8" = 1'-0"



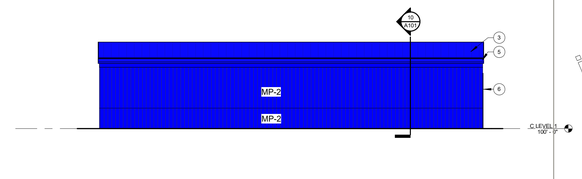
12 BASEBALL HOME DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU STRUCTURE, WOOD WALL & ROOF FRAMING, METAL PANEL ACCENT CLADDING, STANDING SEAM METAL ROOF



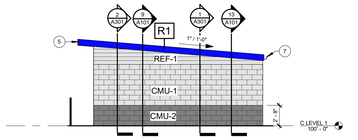
10 BASEBALL HOME DUGOUT - SECTION 2
SCALE: 1/8" = 1'-0"



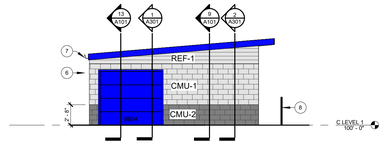
7 BASEBALL AND STORAGE DUGOUT - ELEVATION C1
SCALE: 1/8" = 1'-0"



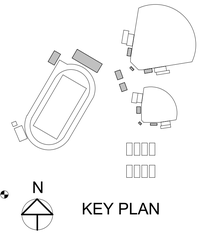
3 BASEBALL HOME DUGOUT - ELEVATION A1
SCALE: 1/8" = 1'-0"



4 BASEBALL HOME DUGOUT - ELEVATION B1
SCALE: 1/8" = 1'-0"



8 BASEBALL HOME DUGOUT - ELEVATION D1
SCALE: 1/8" = 1'-0"



KEY PLAN

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BONDURANT, IA 50035

ISSUANCE

INITIAL CITY SUBMITAL
02/13/2025

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BASEBALL DUGOUTS

A101

2/13/2025 9:52:47 AM
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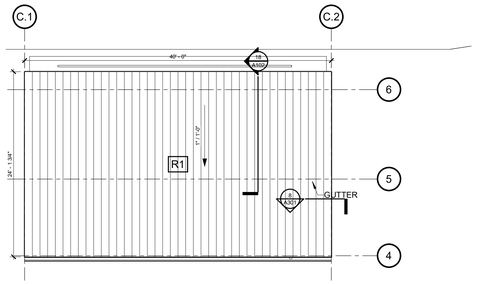
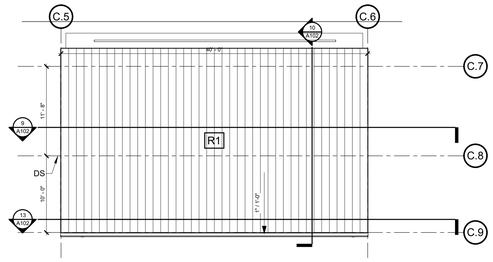
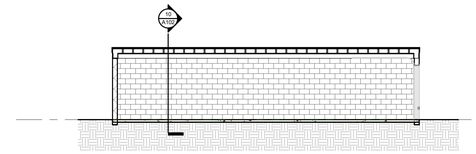


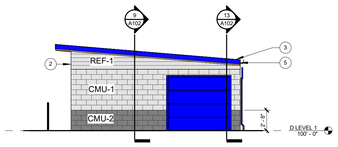
1 SB VISITOR DUGOUT ROOF PLAN
SCALE: 1/8" = 1'-0"



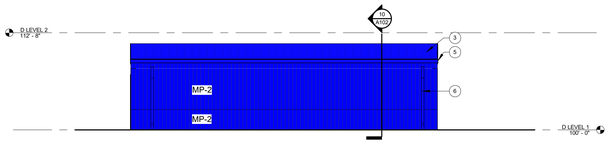
2 SB HOME DUGOUT ROOF PLAN
SCALE: 1/8" = 1'-0"



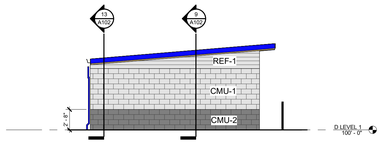
13 SOFTBALL HOME DUGOUT - SECTION 3
SCALE: 1/8" = 1'-0"



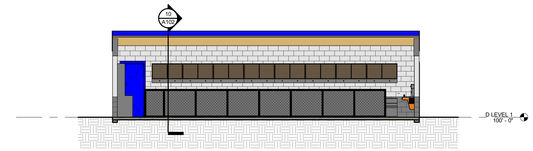
4 SOFTBALL HOME DUGOUT - ELEVATION B1
SCALE: 1/8" = 1'-0"



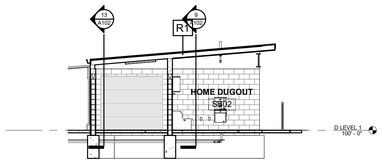
3 SOFTBALL HOME DUGOUT - ELEVATION A1
SCALE: 1/8" = 1'-0"



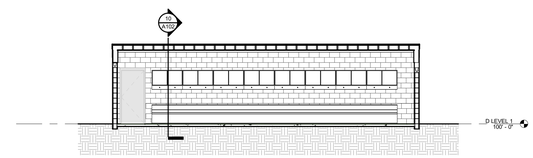
8 SOFTBALL HOME DUGOUT - ELEVATION D1
SCALE: 1/8" = 1'-0"



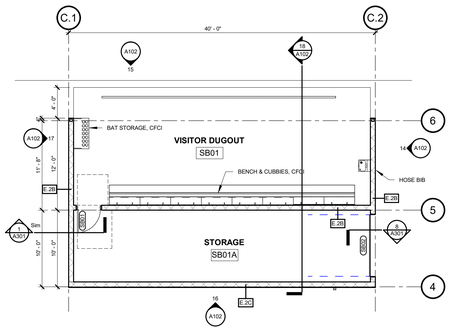
7 SOFTBALL HOME DUGOUT - ELEVATION C1
SCALE: 1/8" = 1'-0"



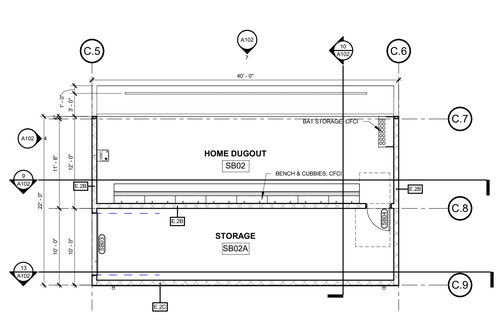
10 SOFTBALL AND STORAGE DUGOUT - SECTION 2
SCALE: 1/8" = 1'-0"



9 SOFTBALL HOME DUGOUT - SECTION 1
SCALE: 1/8" = 1'-0"

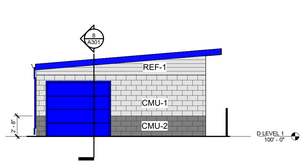


11 SB VISITOR DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU STRUCTURE, WOOD WALL & ROOF FRAMING, METAL PANEL ACCENT CLADDING, STANDING SEAM METAL ROOF

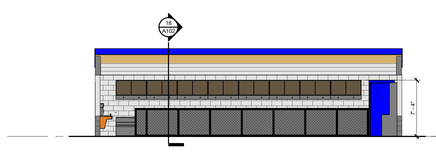


12 SB HOME DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU STRUCTURE, WOOD WALL & ROOF FRAMING, METAL PANEL ACCENT CLADDING, STANDING SEAM METAL ROOF

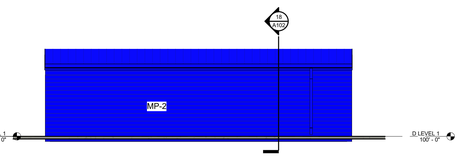
9 SOFTBALL HOME DUGOUT - SECTION 1
SCALE: 1/8" = 1'-0"



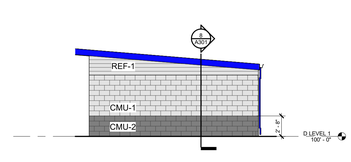
14 SB VISITOR DUGOUT - ELEVATION A1
SCALE: 1/8" = 1'-0"



15 SB VISITOR DUGOUT - ELEVATION B1
SCALE: 1/8" = 1'-0"



16 SB VISITOR DUGOUT - ELEVATION C1
SCALE: 1/8" = 1'-0"



17 SB VISITOR DUGOUT - ELEVATION D1
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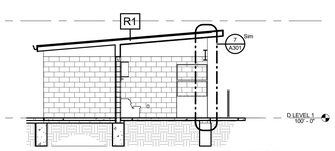
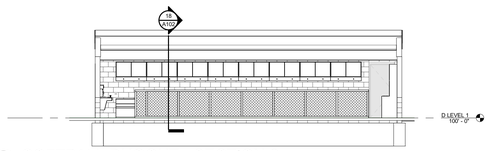


18 SOFTBALL DUGOUT - SECTION 1
SCALE: 1/8" = 1'-0"



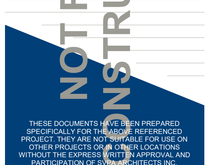
19 SOFTBALL DUGOUT - SECTION 2
SCALE: 1/8" = 1'-0"

SOFTBALL EXTERIOR ELEVATION NOTES	
1	CONCRETE MASONRY UNIT - SMOOTH FACE
2	PLYWOOD SIDING
3	METAL ROOF PANEL
5	ROOF EDGE FASCIA
6	DOWNSPOUT
7	<varies>
8	FENCE WITH PADDING

MATERIAL LEGEND	
CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1

GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS +0.0" ON THE FLOOR PLANS. ELEVATION 0'-0" = 100.00 GRADE SHOWN ON CIVIL DRAWINGS.
   ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING AT WINDOWS, DOORS AND PARAPETS MUST BE FIRE RETARDANT TREATED SHEATHING.
4. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
5. SEE SHEET A001 FOR WALL TYPE DESCRIPTIONS.
6. PROVIDE BRACING AT TOP OF NON-LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
7. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
8. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
9. PROVIDE BULL-NOSED CORNERS ON CONCRETE BLOCK WALLS AT ALL EXPOSED OUTSIDE CORNERS AND AT JAMBS AND SILLS OF DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
11. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
13. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES . SEE DRAWINGS FOR ADDITIONAL INFORMATION.
14. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
15. PAINT ALL EXTERIOR STEEL LINTELS w/ HIGH PERFORMANCE COATINGS.



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KEY PLAN

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BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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PROJECT NUMBER
24010

SOFTBALL DUGOUTS

A102

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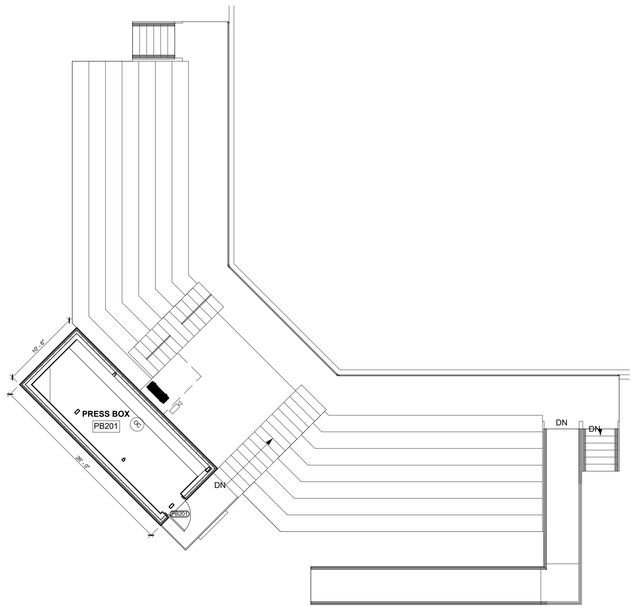
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt

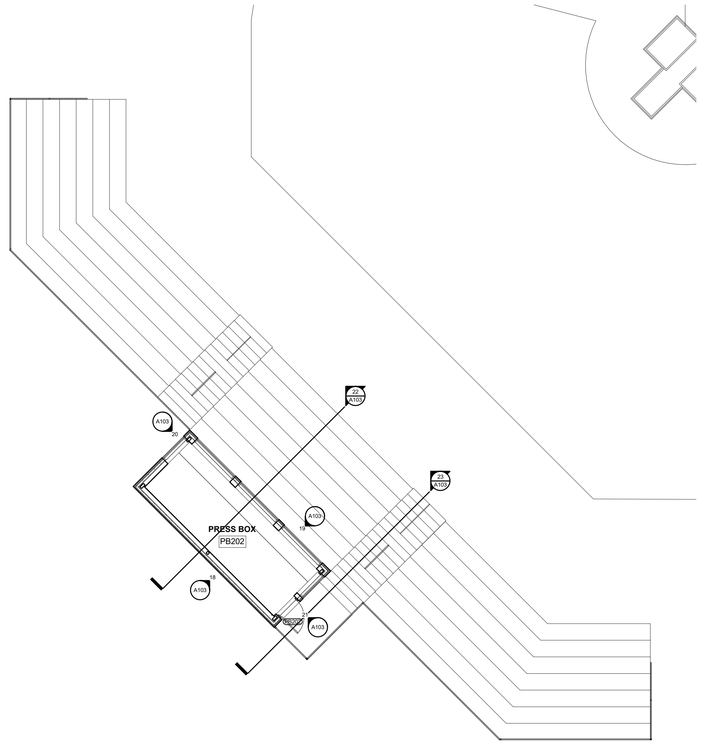
BASEBALL EXTERIOR ELEVATION NOTES	
1	CONCRETE MASONRY UNIT - SMOOTH FACE
2	PLYWOOD SIDING
3	METAL ROOF PANEL
5	ROOF EDGE FASCIA
6	DOWNSPOUT
7	*VACANT*
8	FENCE WITH PADDING

MATERIAL LEGEND

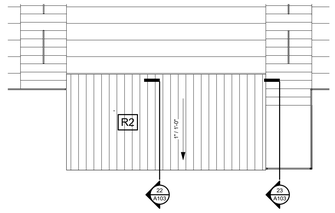
CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1



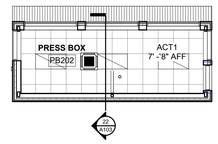
1 PRESS BOX/GRANDSTAND_SB
SCALE: 1/8" = 1'-0"



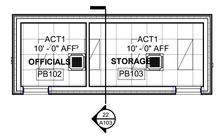
7 PRESS BOX/ GRANDSTAND_BB
SCALE: 1/8" = 1'-0"



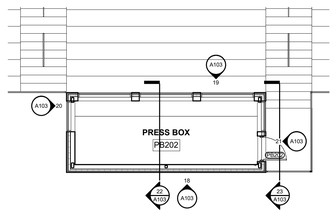
8 BB PRESS BOX ROOF PLAN
SCALE: 1/8" = 1'-0"



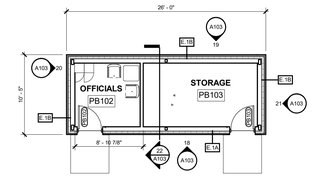
9 BB PRESS BOX RCP
SCALE: 1/8" = 1'-0"



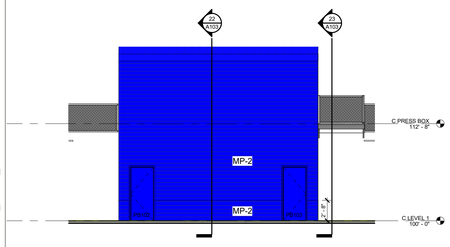
10 LEVEL 1 - PRESS BOX RCP
SCALE: 1/8" = 1'-0"



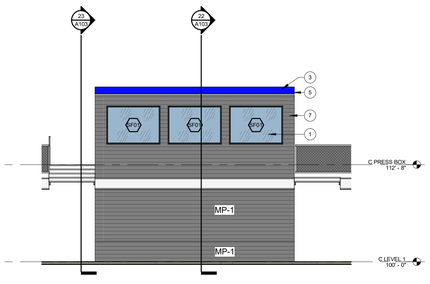
11 LEVEL 2 - PRESS BOX FLOOR PLAN
SCALE: 1/8" = 1'-0"



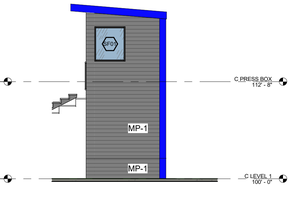
12 LEVEL 1 - PRESS BOX FLOOR PLAN
SCALE: 1/8" = 1'-0"
STEEL STRUCTURE, METAL STUD WALL FRAMING, METAL PANEL CLADDING, STANDING SEAM METAL ROOF



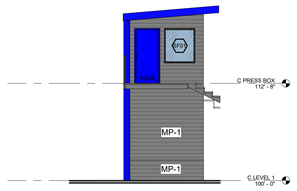
18 BB PRESS BOX SW ELEVATION
SCALE: 1/8" = 1'-0"



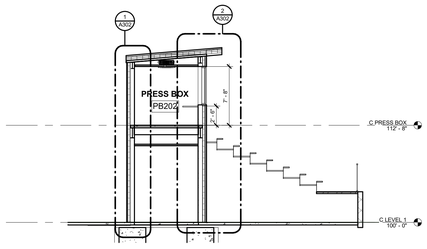
19 BB PRESS BOX NE ELEVATION
SCALE: 1/8" = 1'-0"



20 PRESS BOX NW ELEVATION
SCALE: 1/8" = 1'-0"



21 BB PRESS BOX SE ELEVATION
SCALE: 1/8" = 1'-0"



22 PRESS BOX SECTION
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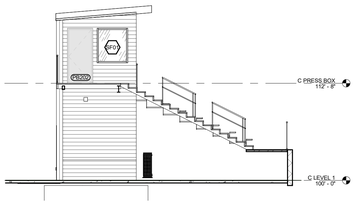

23 BLEACHER STEP SECTION
SCALE: 1/8" = 1'-0"

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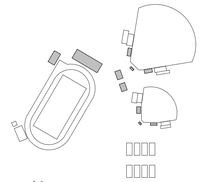

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KEY PLAN

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PROJECT NUMBER
24010

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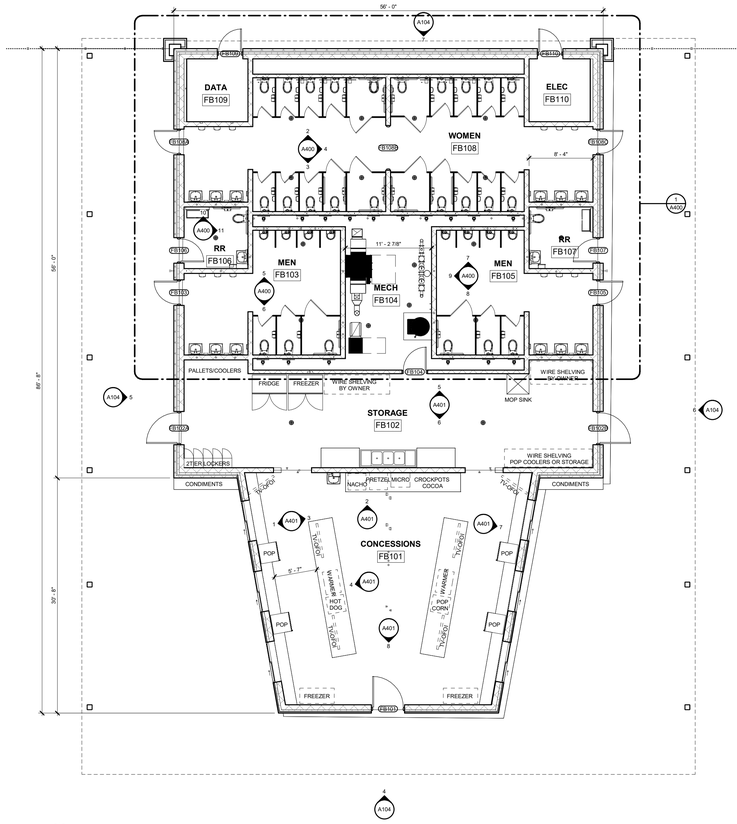
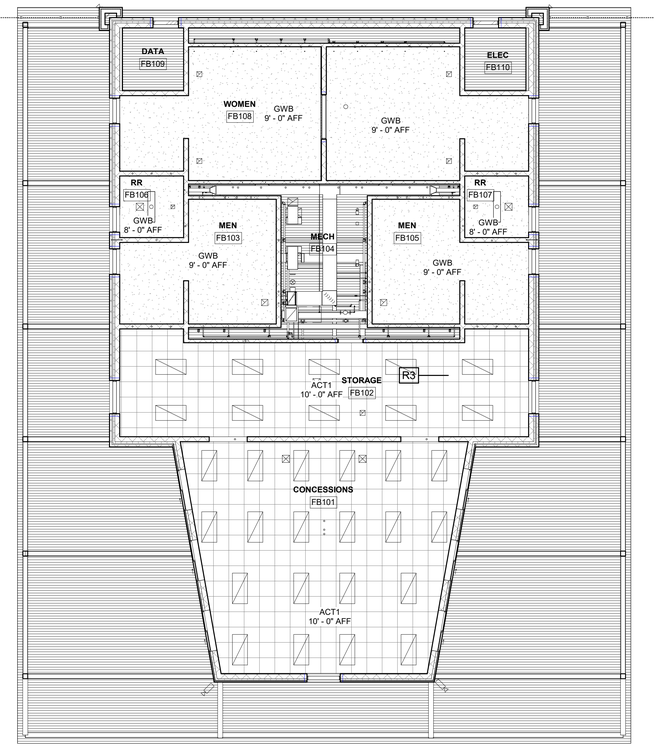
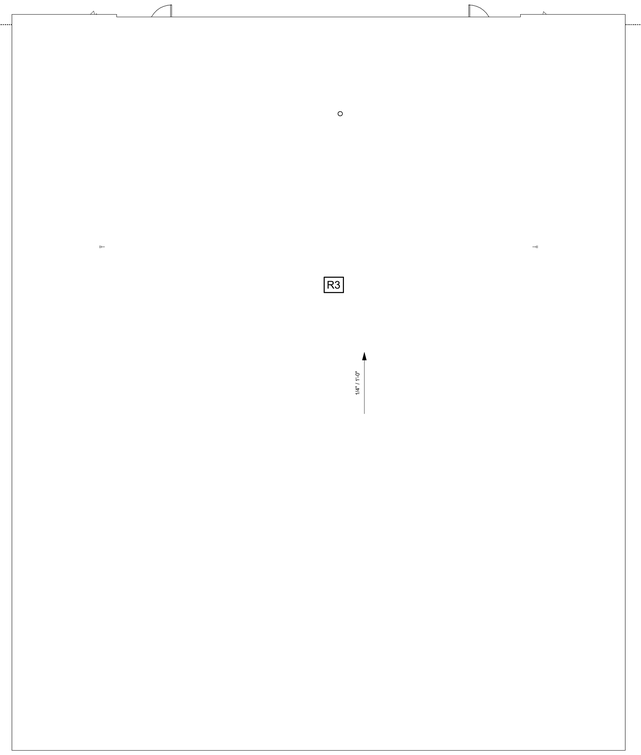


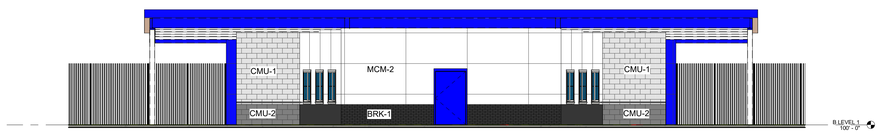
1 CONCESSIONS & RR FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU & STEEL STRUCTURE; CMU WALL FRAMING; BRICK, MCM, & FACE CMU CLADDING; MEMBRANE ROOF



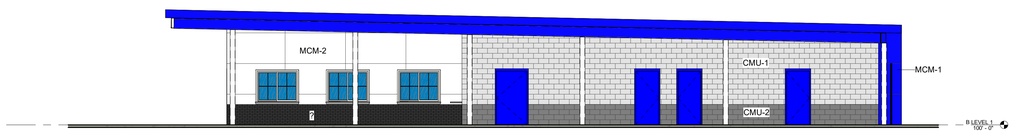
2 CONCESSIONS RCP
SCALE: 1/8" = 1'-0"



3 CONCESSIONS ROOF PLAN
SCALE: 1/8" = 1'-0"



4 CONCESSIONS SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



6 CONCESSIONS SOUTHEAST ELEVATION
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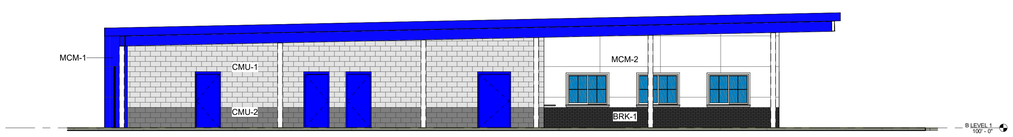
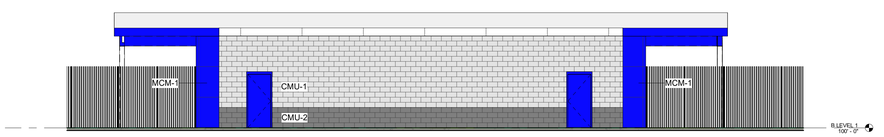


5 CONCESSIONS NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



7 CONCESSIONS NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1

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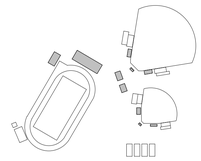

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ISSUANCE

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02/13/2025

REVISIONS

NOT FOR CONSTRUCTION

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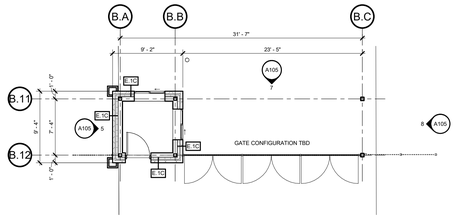
PROJECT NUMBER
24010

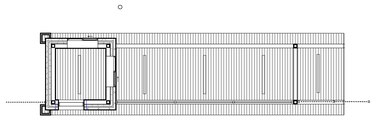
CONCESSIONS FLOOR PLAN

A104

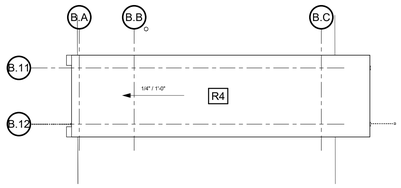
2/13/2025 9:53:16 AM
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt



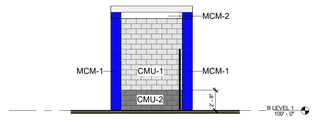
1 ENTRY FLOOR PLAN
SCALE: 1/8" = 1'-0" STEEL STRUCTURE, METAL STUD WALL FRAMING, FACE CMU & MCM CLADDING, MEMBRANE ROOFING



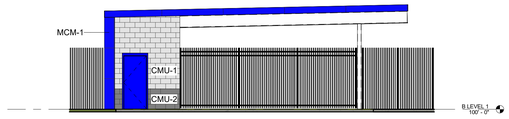
2 ENTRY RCP
SCALE: 1/8" = 1'-0"



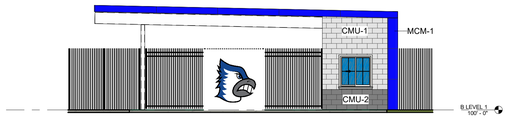
3 ENTRY ROOF PLAN
SCALE: 1/8" = 1'-0"



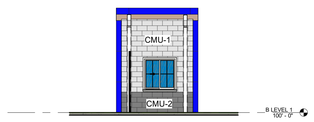
5 ENTRY WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 ENTRY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



7 ENTRY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



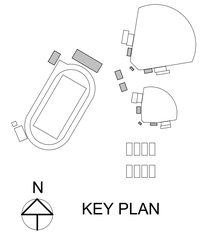
8 ENTRY EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

BISHOP ENGINEERING
kpff
Twin Rivers Engineering Consultants
CONFLUENCE



KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

INITIAL CITY SUBMITAL
02/13/2025

REVISIONS

NOT FOR CONSTRUCTION

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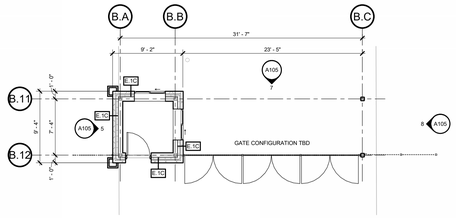
PROJECT NUMBER
24010

ENTRY STRUCTURES

A105

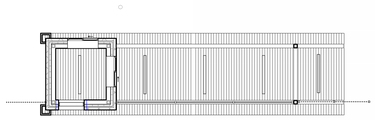
2/13/2025 9:53:21 AM
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt



1 ENTRY FLOOR PLAN

SCALE: 1/8" = 1'-0"

STEEL STRUCTURE, METAL STUD WALL FRAMING, FACE CMU & MCM CLADDING, MEMBRANE ROOFING



2 ENTRY RCP

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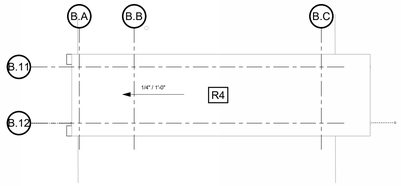

3 ENTRY ROOF PLAN

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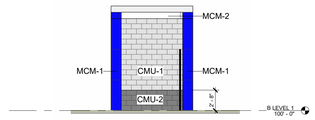

5 ENTRY WEST ELEVATION

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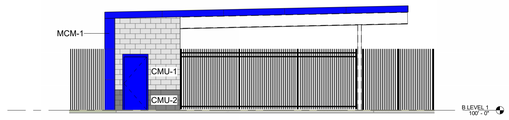
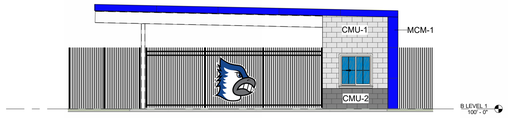


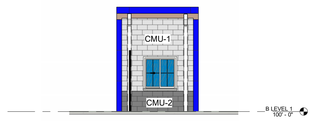
6 ENTRY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



7 ENTRY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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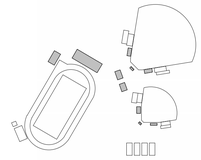
SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

BISHOP ENGINEERING | kpff | Twin Rivers Engineering Consultants | CONFLUENCE



N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

INITIAL CITY SUBMITAL
02/13/2025

REVISIONS

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PROJECT NUMBER
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ENTRY STRUCTURES

A105

2/13/2025 9:43:46 AM
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250313-07

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR THE BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT BASEBALL, SOFTBALL AND TENNIS SITE PLAN.

WHEREAS, Confluence, on behalf of the applicant Bondurant-Farrar Community School District, has submitted the site plan for new baseball, softball and tennis athletic facilities on property described as follows;

SITE A:
S 50A W ½ NW ¼ LESS RD EAS SEC 30-80-22

SITE B:
PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E ½ NW ¼ THN E 610.21F S 1418.2F W 620.44F N 1413.51F TO POB LESS .46A RD E ½ NW ¼ SEC 30-80-22.

SITE C:
PARCEL 2020-189 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22.

SITE D -EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162-E ½ SW ¼ LESS RD SEC 30-80-22.

WHEREAS, the zoning for the property is currently zoned Agricultural (A-1) AND;

WHEREAS, the applicant has request to rezone the property to Medium Density Residential (R-2) District and athletic fields is a permitted accessory use per Sections 178.03.2. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Bondurant-Farrar Community School District baseball, softball and tennis site plan subject to the following City Code/Policy clarification recommendation items;

1. Request to rezone subject property from the Agricultural (A-1) District to the Medium Density Residential (R-2) District is approved.
2. Any comments and/or clarifications from the Public Work or City Engineering Departments is addressed.

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 March 13, 2025; 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

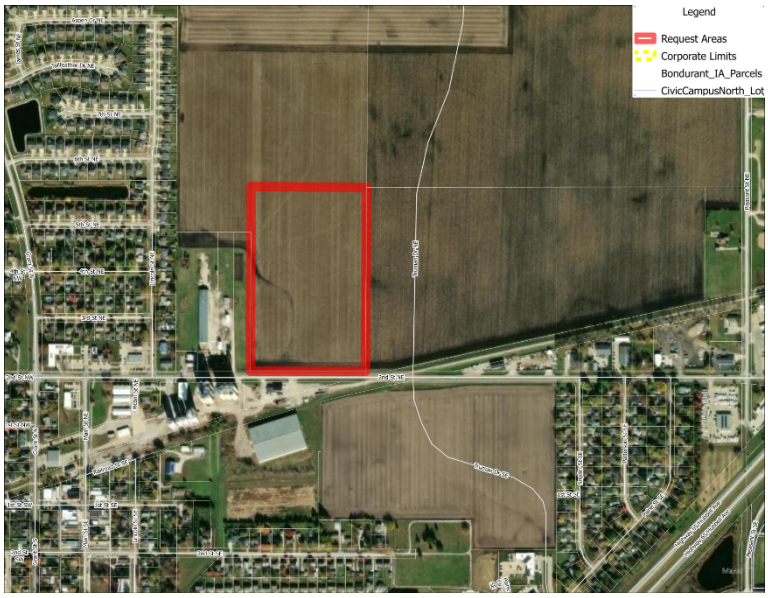
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.e.
For Meeting of 3/13/2025
Resolution

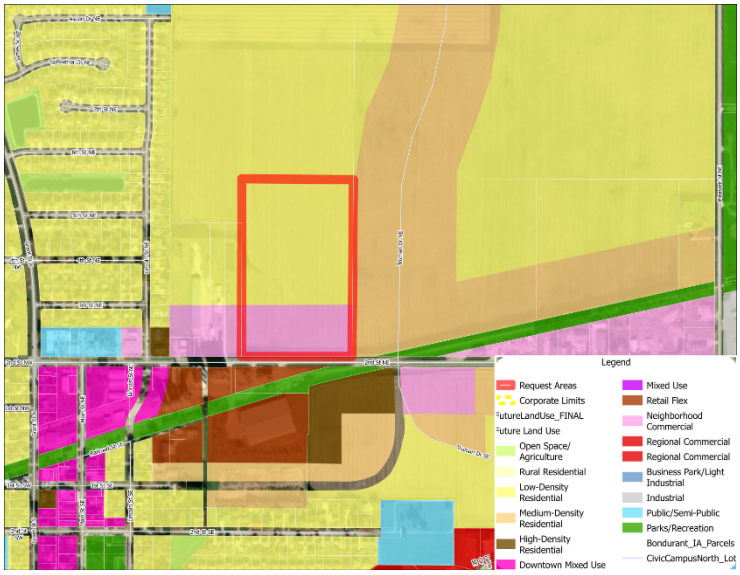
TITLE: Resolution PZ-250313-08 - regarding Plat of Survey to create Parcel 2025-25.

CONTACT PERSON:

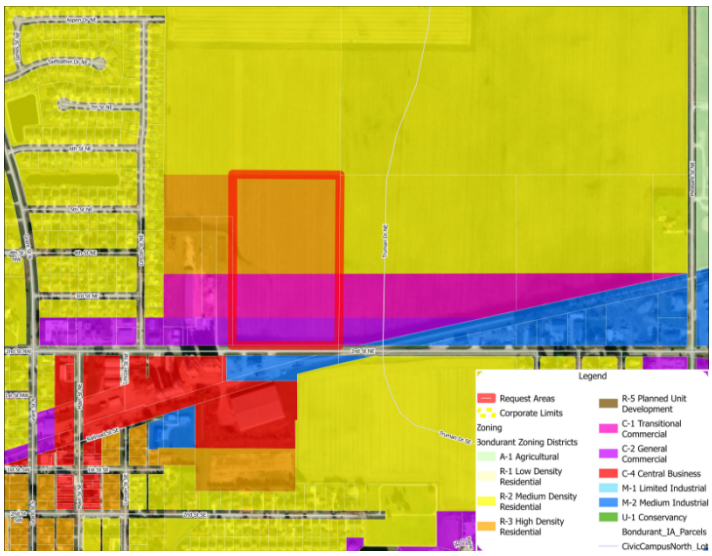
BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located north of 401 2nd Street NE. The subject property is owned by Bondurant-Farrar Community School District. The subject property is currently used for agricultural use. The subject property is currently for sale and marketed for commercial use. The Plat of Survey is proposing to split the commercial portion of the property from the remaining property to be used for public school development. The area in red shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial and Low Density Residential. Medium-Density Residential is shown to the east and follows the proposed layout of the future Truman Drive. The map below shows the property outlined in red on the Future Land Use Map.



The current zoning map shows the proposed Plat of Survey area as High-Density Residential (R-3), Transitional Commercial (C-1) and General Commercial (C-2). The current owners of the subject property have no plans to develop the Plat of Survey area. Future development will be required to go through the subdivision and site plan process. The subject property is outlined below in red.



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

1. City Engineering – Submitted review comments to applicant for review.
2. Public Works – Submitted review comments to applicant for review.
3. Emergency Services – Submitted review comments to applicant for review.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-230313-08.

2. Recommended approval of RESOLUTION NO. PZ-230313-08, subject to certain Subdivision Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-230313-08.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RES. PZ-250313-08
2. PLAT OF SURVEY

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250313-08

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF SURVEY TO CREATE PARCEL '2025-25'.

WHEREAS, Bishop Engineering. has submitted a plat of survey on the behalf of Bondurant-Farrar Community School District to create Parcels '2025-25' further described as follows:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'35" ALONG SAID SOUTH LINE, A DISTANCE OF 751.65 FEET; THENCE N00°01'12"E, A DISTANCE OF 1003.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 159.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1160.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 20.08 ACRES WHICH INCLUDES 0.69 ACRES OF ROAD EASEMENT.

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 March 13, 2025; 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

PLAT OF SURVEY

PARCELS 2025-25 & 2025-45
E 1/2 - SW 1/4 SEC. 30-T80N-E22W

INDEX LEGEND
Location: E 1/2 SW 1/4 SEC. 30-T80N-R22W
Requestor / Owner : BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
Surveyor: Larry D Hyler, PLS
Company: Bishop Engineering, 3501 104th St. Urbandale, Ia 50322 (Ph) 515-276-0467

PARCEL 2025-25 DESCRIPTION:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 18.70 ACRES .

PARCEL 2025-45 DESCRIPTION:

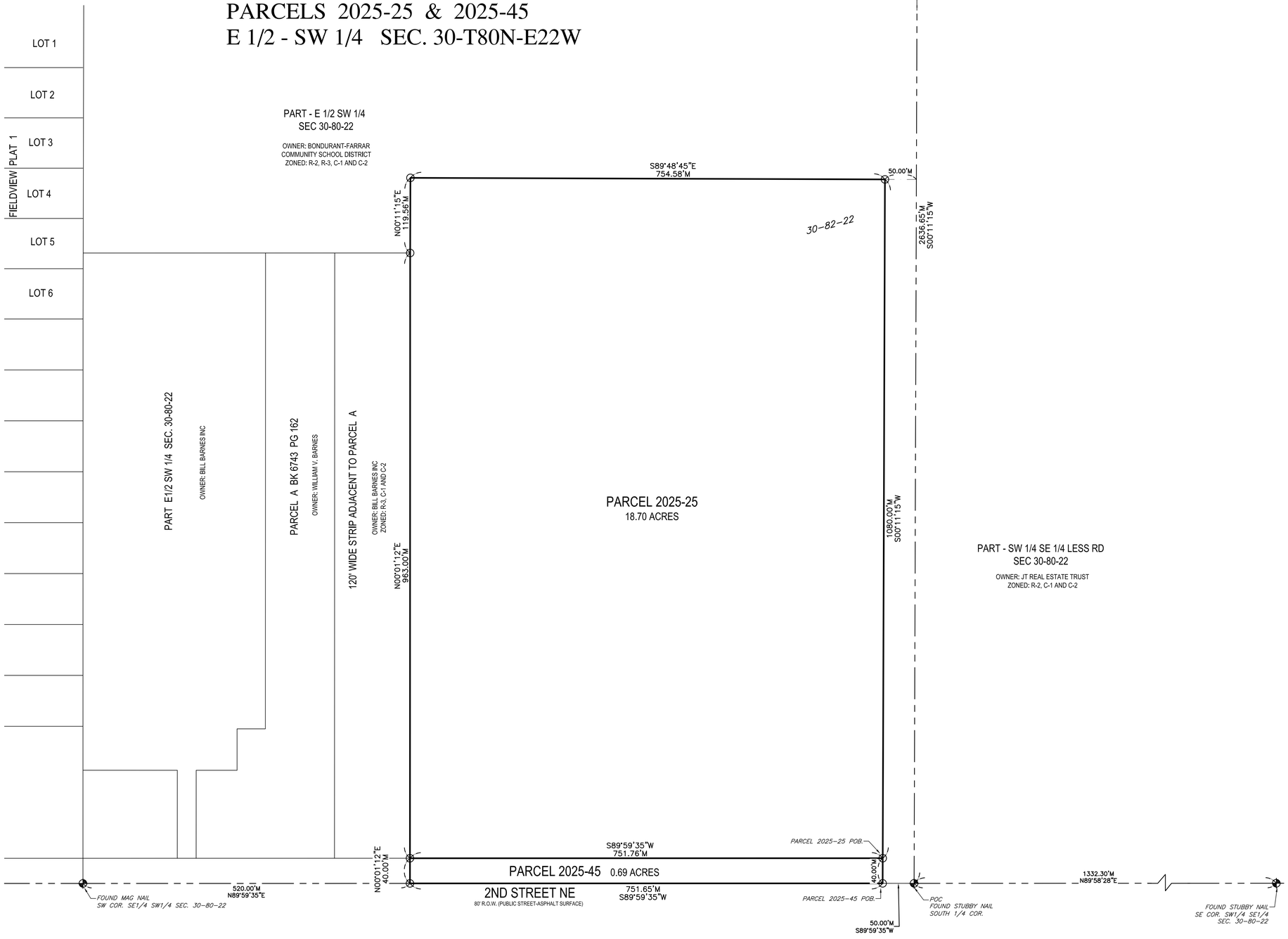
A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'35"W ALONG SAID SOUTH LINE, A DISTANCE OF 751.65 FEET; THENCE N00°01'12"E, A DISTANCE OF 40.00 FEET; THENCE N89°59'35"E, A DISTANCE OF 751.76 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 0.69 ACRES

LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

GRAPHIC SCALE
80 0 40 80
SCALE:1"= 80'



NOTE:
1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

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.

SIGNED: PRELIMINARY DATE:
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

PLAT OF SURVEY
PARCELS 2025-25 & 2025-45
SW1/4 SEC.30 -T80N - R22 W
BONDURANT, IOWA

REFERENCE NUMBER:

DRAWN BY: TEB

REVISION DATE:

PROJECT NUMBER: 240187

SHEET NAME:

SHEET NUMBER: 1 OF 1

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

Item No. 6.f.
For Meeting of 3/13/2025
Public Hearing

TITLE: Public Hearing - Considering rezoning of multiple properties located within the Grain District Master Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD).

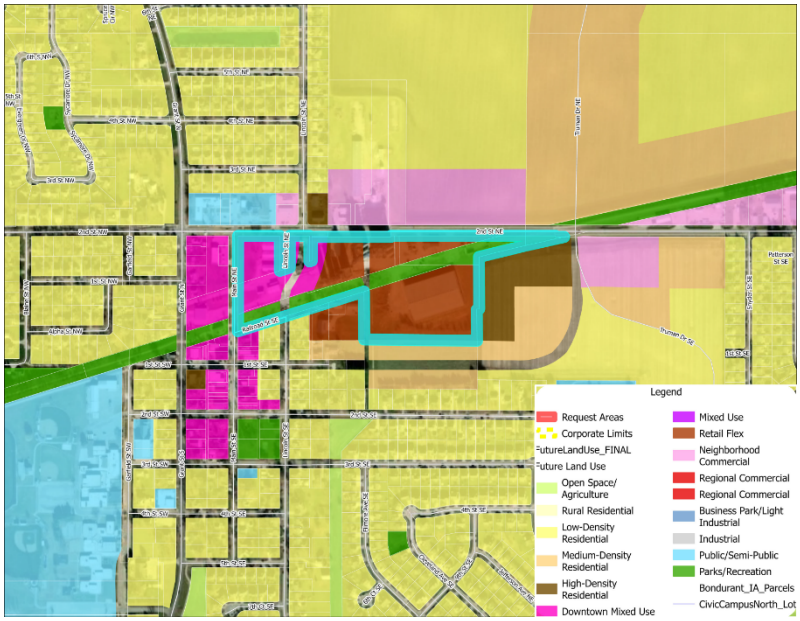
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City and The 101 LLC has made a rezoning request for multiple parcels located within the Grain District Downtown Redevelopment Area. The rezoning request proposes to change the zoning of these parcels from Central Business (C-4) and Medium Industrial (M-2) Districts to Planned Unit Development (PUD). This subject parcels are owned by The 101 LLC and the City of Bondurant. The property is being proposed for mixed-use including retail shopping, second floor residential, restaurants, and other uses outlined in the attached Grain District PUD Ordinance. The proposed rezoning request will help kickstart the implementation of the Grain District Downtown Redevelopment Plan. The request area is highlighted below.

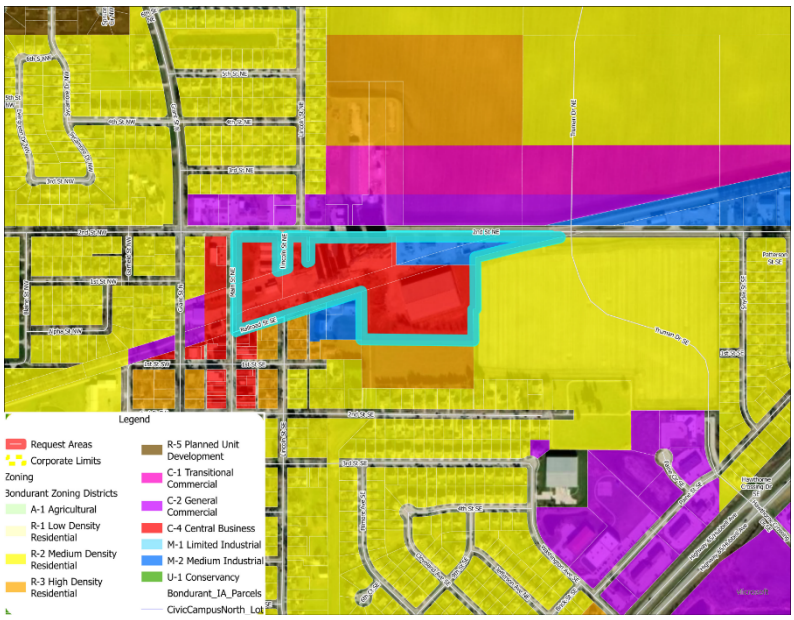
When considering rezoning requests, the Planning & Zoning Commission and City

Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the property is currently designated for Retail Flex and Downtown Mixed Use. The proposed use of the PUD area is for downtown commercial use with upper-story residential in the western portion of the PUD District. Restaurants, business incubator, entertainment area and athletic recreation are proposed for the remaining areas of the PUD area. There is existing residential use to the south-southeast of the district area. Existing commercial is located to the west, and government facilities and single-family residential is located to the north. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels is question are currently zoned Central Business (C-4) and Medium Industrial (M-2). The current property was previously used for agricultural commercial and industrial uses. The properties in question are outlined below on the City’s existing Zoning Map.



Parkland Dedication –There are proposed green space throughout the PUD area. The City owns former railroad right-of-way in the area that will be upgraded as an arboretum trail.

Streets – The property is accessible 2nd Street NE, Railroad Street, Lincoln Street NE and Main Street NE. As the PUD area is developed, Lincoln Street NE will be upgraded and extended through to the south. The PUD also proposes an additional street located between the large elevator superstructure and 401 2nd Street NE that would be extended south to the large warehouse structure.

Pedestrian Connections –The City owns former railroad right-of-way and has plans to upgrade the area into an arboretum trail. This will be part of the existing Chichaqua Valley Trail system.

Utilities – There is existing utilities located both on-site and near the site. Further utility needs will be determined during the site plan phases.

FEMA Floodplain – this property is not located within the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Draft Grain District PUD Ordinance Text
2. Grain District Planned Unit Development Exhibit 03-05-2025
3. FINAL Grain District Downtown Redevelopment Plan (Reduced size)

GRAIN DISTRICT PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Section 1. Purpose and Intent

The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:

1. **Downtown Mixed Use – Intent:** This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
2. **Downtown Corridor – Intent:** This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
3. **Entertainment & Play – Intent:** This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
4. **Silo Redevelopment – Intent:** This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
5. **Eastern Gateway – Intent**: This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
6. **Future Recreation – Intent**: This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.

Section 2. Permitted Uses.

A. Table 2.A.1 details permitted principal uses allowed by Grain District PUD sub-district:

Table 2.A.1 – Permitted Principal Uses

Sub-District	Permitted Principal Use Description
Downtown Mixed Use	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility* also allowed.
Downtown Corridor	Shall comply with those permitted principal uses in the C-4 District, with Distilleries*; Indoor Commercial Entertainment Facility**; and up to one drive-thru and one pick-up window allowed where such drive-thru and pick-up window are limited to their designated areas within the Corridor Business Incubator Area***
Entertainment & Play	The following uses are permitted in this area: amphitheater and lawn space, playground, and other public uses complementary of Grain District redevelopment efforts.
Silo Redevelopment	Shall comply with those permitted principal uses in the C-4 District, and to also include first-floor residential occupancy if such first-floor residential occupancy involves reuse of an existing grain silo structure.
Eastern Gateway	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility** also allowed.
Future Recreation	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility**, Indoor Recreation Complex****, and any use associated with temporary activation of the existing 84,000 SF structure allowed deemed consistent with the vision of the Grain District Downtown Redevelopment Plan and/or Building Bondurant Comprehensive Plan.

***Distillery:** Facility licensed and operating in accordance with the applicable provisions of the Iowa Code that is engaged in the production of distilled spirits. This includes the processes of fermentation, distillation, and aging to produce alcoholic beverages. This use also includes related uses such as tasting rooms, on-site bar and patio space, and event space.

****Indoor Commercial Entertainment Facility:** Indoor facilities open to the public for a fee, including but not limited to, billiard parlors, skating rinks, indoor swimming pools, bowling alleys, arcades, miniature golf, driving ranges, playground spaces, and other similar businesses. Such businesses may also incorporate as part of its operations a restaurant, brewery, distillery, winery, tavern/bar, retail sales of related items, and other support facilities.

*****Corridor Business Incubator Area:** May include up to one drive-thru facility and up to one pick-up window facility in area as shown in Grain District PUD Concept Plan, but that adequate queuing spaces associated with drive-thru use, pick-up window use, appropriate pedestrian plaza, and other site characteristics will be reviewed for consistency with the Grain District Downtown Redevelopment Plan and other long-range plans at time of site plan consideration.

****Indoor Recreation Complex:** An indoor complex or destination used primarily for indoor physical activities, including but not limited to organized sports, fitness classes, recreational leagues, and community events. This use includes related accessory uses.

B. Permitted Accessory Uses. Permitted accessory uses shall comply with the permitted accessory uses of the C-4 District, except for the following modifications:

i. This is not a modification but rather a general guideline encouraging the incorporation of outdoor dining as an accessory use wherever it can be feasibly accommodated for restaurants, breweries, Indoor Commercial Entertainment Facilities, and similar establishments.

ii. Outdoor displays on public sidewalks are permitted as an accessory use only with an approved annual Grain District Sidewalk Encroachment Permit. This permit allows businesses to use up to three feet of the sidewalk adjacent to their storefronts for merchandise displays, provided that at least six feet remains unobstructed for pedestrians. Long-term or permanent storage on the sidewalk is prohibited, and all items must be arranged to avoid pedestrian hazards.

iii. Outdoor accessory yard games, such as cornhole, bocce ball, horseshoes, etc. are permitted on private property when serving a permitted principal use such as restaurants, breweries, distilleries, Indoor Commercial Entertainment Facilities, or other permitted principal uses. Such outdoor accessory yard games must be confined to designated areas shown on a site plan that are landscaped or otherwise screened from adjacent properties, ensuring these accessory use areas do not interfere with pedestrian circulation or the overall aesthetics of the district.

iv. Mobile Food Vendors operating from private property are permitted as an accessory use when directly servicing a permitted principal use. These operations must be temporary or intermittent in nature, integrated into the overall site design, and comply with all applicable health, safety, and licensing requirements.

Refer to Section 11.C of the Grain District PUD ordinance for Mobile Food Vendor requirements pertaining to public property.

C. Conditional Uses. All conditional uses shall comply with conditional use permit requirements of the C-4 District unless otherwise specified in this Grain District PUD ordinance. No conditional use permit application shall be presented to the Board of Adjustment unless it has first been reviewed and favorably recommended by the Planning & Zoning Commission. The Commission shall evaluate the proposed use for consistency with the Grain District Downtown Development Plan, the Building Bondurant Comprehensive Plan, and other

relevant long-range planning documents. Only after obtaining a positive recommendation from the Commission may the application be submitted to the Board of Adjustment for final determination.

Section 3. Bulk Regulations.

A. Table 3.A.1 details bulk regulations allowed by Grain District PUD sub-district.

Table 3.A.1 – Bulk Regulations

Sub-District	Bulk Regulations Description
Downtown Mixed Use	Shall comply with bulk regulations of the C-4 District.
Downtown Corridor	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Entertainment & Play	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Silo Redevelopment	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Eastern Gateway	Shall comply with bulk regulations of the C-4 District.
Future Recreation	Existing Structure – Shall comply with bulk regulations of the C-4 District, except that maximum footprint limits do not apply; New Building – Shall comply with bulk regulations of the C-2 District.

Section 4. Parking Regulations – Vehicles & Bicycle Racks.

A. Vehicles: For those structures involving upper-story housing, the following minimum parking stall count requirements shall apply and must be provided in a private parking lot area either on site or off-site through a shared-use parking lot agreement: for each one (1) bedroom unit, at least 1.5 parking spaces must be provided; for each two (2) bedroom unit, or larger, at least two (2) parking spaces must be provided.

B. Vehicles: For those structures not containing upper-story housing, the following minimum parking stall count requirements shall apply: Parking stall count requirements shall be exempt from parking requirements of the traditional Zoning Code. Rather, parking shall be determined on a case-by-case basis, where all site plans shall be accompanied by a parking study that identifies peak parking demand by use and a parking strategy.

C. Bicycle Racks: For multi-family residential and all nonresidential forms and functions, bicycle racks or other form(s) of bicycle storage shall be provided to accommodate at least one (1) bicycle for every twenty (20) parking spaces, provided, up to a maximum of ten (10) bicycles. Bicycle parking accommodations shall be placed an adequate distance from the entrance to multi-family residential and nonresidential buildings.

Section 5. General Driveway & Parking Layout – Downtown Mixed Use Area.

A. New driveways accessing Main Street and Lincoln Street in the Downtown Mixed Use Area shall be shared or clustered whenever possible and generally restricted to locations designated in the Grain District Planned Unit Development Concept Plan.
B. Surface-level private parking lot provided for in the Downtown Mixed Use Area shall be located behind the structures in the area generally shown in the Grain District PUD Concept Plan.

Section 6. Open Space & Landscaping Regulations.

A. All areas shall comply with the Open Space & Landscaping standards as prescribed in the traditional Zoning Code, except for the following modifications:
    i. A minimum of 10% open space for each development site is required unless an engineer’s stormwater management report provides sufficient documentation justifying a reduction.
    ii. If a proposed building layout adjacent to a public right-of-way prevents a site from meeting the minimum general tree count requirements in the front yard area, the developer may choose to pay a fee in lieu. This fee will support the City's right-of-way tree planting efforts in the Grain District and will be determined annually based on market rate conditions.
    iii. No part of any parking space on private property shall be located closer than 5’ to any established street right-of-way line.

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Section 7. Screening Regulations.

A. **Trash Enclosures.**
   i. Shall be fully enclosed and screened with an opaque material at least 6 feet high, using a design that is architecturally cohesive with the primary structure.
   ii. Trash enclosures in the Downtown Mixed Use Area shall be clustered where reasonably possible.

B. **Loading Docks & Other Negative Aspects.** Adequate treatment and/or screening shall be provided from view of the public right-of-way, public trail, and residential uses by a combination of plantings, earth forms, fencing, or other adequate treatment.

C. **Outdoor Storage**. Shall comply with outdoor storage location and screening requirements of the C-4 District. Additional locations for outdoor storage may be approved through the site plan review process, provided it is determined that such storage does not visually detract from the site or surrounding properties, and is designed in accordance with the general intent of this ordinance and the Grain District Downtown Redevelopment Plan.

Section 8. Accessory Structures.

A. Accessory structures shall meet the City's accessory structure requirements of the Zoning Code, except for the following modifications:
   i. Such accessory structures shall match the primary building's materials and/or architectural style, regardless of size.
   ii. Such accessory structures related to outdoor dining (pergola, covered patio, etc.) do not need to be located in a rear yard area only.

Section 9. Signage Regulations.

A. Signage shall follow the City's Sign Code standards, except for the following modifications:
   i. This is not a modification but rather a general guideline encouraging the use of blade signs, awning signs, and canopy signs in the Downtown Mixed Use Area, but these signs are still subject to count and square footage limitations of the Sign Code
   ii. Monument signs are prohibited in the Downtown Mixed Use Area.
   iii. If sign will be lit, the only form of acceptable lighting for all areas except for the Future Recreation Area is an externally lit sign or a halo-lit sign.
   iv. Projects reusing existing concrete grain silos are exempt from the Sign Code's maximum building signage square footage and count regulations. Instead, allowable signage square footage and count requirement will be

determined during site plan review process, based on a submitted signage plan detailing size, location, and design.

v. A general acknowledgement that the City's Wayfinding Plan, as part of the adopted Art, Culture, & Wayfinding Plan, is exempt from Sign Code regulations. The City will continue efforts to implement wayfinding signage as reasonably practical in the Grain District.

Section 10. Building Design Regulations.

A. **Building Elevations Required**. Colored building elevations for all elevations prepared by a professional architect shall be submitted at the time of site plan consideration for review by the Planning & Zoning Commission and City Council where such elevations shall detail materials proposed showing compliancy with the building design regulations of this ordinance.

B. **Rooftop Mechanical Units.** New rooftop mechanical units in all areas shall be screened from public view by the extension of a parapet wall or other roof mounted equipment. Such screening shall have similar design features as the building including material, shape, and/or color considerations.

C. **Downtown Mixed Use Building Design Regulations.** Buildings in the Downtown Mixed Use area shall be consistent with the Iowa Economic Development Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modifications:

   i. The existing structure housing the indoor batting cage use within the upcoming Lincoln Street NE extension project area is exempt from the Downtown Mixed Use Area's building design and material requirements.

   ii. Front building entrance(s) shall be oriented toward the public street areas of Main Street NE, 2nd Street NE, and/or Lincoln Street NE.

   iii. No building façade facing a public street shall have the appearance of a rear façade. Architectural details, including materials, textures, patterns, colors, and design features used on the front façade shall be incorporated into all facades facing public streets and easily visible to the public.

   Consistency with the Iowa Economic Development Authority's Downtown Design Guide related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the Grain District Downtown Redevelopment Plan's vision. In the event of any discrepancy between the Iowa Economic Development Authority's Downtown Design Guide and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the Grain District Downtown Redevelopment Plan shall prevail.

D. **Downtown Corridor Building Design Regulations.** Buildings in the Downtown Corridor Area shall be consistent with the Iowa Economic Development Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design, with the following modifications:

i. **Existing Concrete Grain Silos**. The existing concrete grain silos in the Downtown Corridor Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure by respecting its industrial aesthetics recognizing that non-traditional building design/material may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.

ii. **Structures Constructed in Corridor Business Incubator Area.** This area may feature small-scale, repurposed metal grain bins and complementary materials, creating compact business incubators that offer opportunities for small businesses. Any metal grain bin used shall be designed to enhance the pedestrian-scale environment. In conjunction with developing structures within the Corridor Business Incubator Area, the developer shall be required to construct an outdoor pedestrian plaza, as identified in the Grain District PUD Concept Plan.

Consistency with the Iowa Economic Development Authority's Downtown Design Guide related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the Grain District Downtown Redevelopment Plan's vision. In the event of any discrepancy between the Iowa Economic Development Authority's Downtown Design Guide and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the Grain District Downtown Redevelopment Plan shall prevail.

E. **Entertainment & Play Building Design Regulations.** The existing concrete grain silos in the Entertainment & Play Area may retain their current design and materials, preserving their industrial character as a backdrop for the amphitheater space. The amphitheater addition's materials and finishes will be determined through the schematic design process, ensuring compatibility with the Grain District Downtown Redevelopment Plan's aesthetic and functional needs. A mural on the grain silo structures may be incorporated as part of the amphitheater addition project, serving to enhance the visual identity of the district.

F. **Silo Redevelopment Building Design Regulations.** The existing concrete grain silo structures in the Silo Redevelopment Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure recognizing that non-traditional

downtown building materials may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.

Consistency with the statement above will be evaluated at the time of site plan consideration to ensure alignment with the Grain District Downtown Redevelopment Plan's vision.

G. **Eastern Gateway Building Design Regulations.** New buildings in the Eastern Gateway Area shall be consistent with the Iowa Economic Development Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modification:
   i. The existing structure at 401 2nd Street NE is exempt from the Eastern Gateway Area's building design, in an effort to honor existing industrial feel of this eastern gateway coupled with potential changing site needs when other Grain District areas redevelop.

   Consistency with the Iowa Economic Development Authority's Downtown Design Guide related to new construction, the City's C-4 District building design, and the above modification will be evaluated at the time of site plan consideration related to new buildings to ensure alignment with the Grain District Downtown Redevelopment Plan's vision. In the event of any discrepancy between the Iowa Economic Development Authority's Downtown Design Guide and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the Grain District Downtown Redevelopment Plan shall prevail.

H. **Future Recreation.** New buildings in the Future Recreation Area shall be consistent with the City's C-2 District building design requirements, with the following modifications:
   i. For new structures over 40,000 SF containing an Indoor Commercial Entertainment Facility use or an Indoor Recreation Complex use, a relaxation in C-2 District building design standards may be considered at the time of site plan consideration where such new building may alternatively meet industrial district building design regulations.
   ii. Building design standards do not apply to any maintenance associated with the existing 84,000 SF structure in the Future Recreation Area, as the Grain District Downtown Redevelopment Plan envisions this existing structure may be removed in the future to accommodate redevelopment.

Section 11. Other Grain District PUD Considerations.

A. **Public Parkland Dedication.** The extension of the Arboretum Trail via the Chichaqua Valley Trail through the Grain District and the designated amphitheater space shall be recognized as contributing toward the required public parkland dedication for projects that include upper-story housing. The

dedication requirement for each applicable project shall first be satisfied by these improvements. If additional public parkland dedication is necessary beyond these designated areas to meet the minimum parkland dedication requirements, the developer shall provide either additional land dedication or pay a fee-in-lieu as prescribed in the City's Subdivision Code.

B. **Special Events.** The regulations governing large-scale public events are not included within the Grain District PUD ordinance. Instead, such events shall be subject to the City's Special Events Permit application process and requirements. Event organizers must obtain approval in accordance with the City's established permitting procedures.
C. **Mobile Food Vendors.** The regulation of mobile food vendors within the Grain District PUD is not contained within this ordinance. Mobile food vendors shall be governed by Chapter 125 of the City Code, titled Mobile Food Vendor, and must comply with all applicable licensing, location, and operational standards as outlined in that chapter.
D. **Noise Control.** The regulation of noise control within the Grain District PUD is not contained within this ordinance. Instead, all noise-control matters shall be governed by Chapter 53 of the City Code, titled Noise Control.
E. **Ownership.**
    i. For the Downtown Mixed Use, Downtown Corridor, and Silo Redevelopment Areas, The 101 LLC retains the right to develop these areas or sell portions of the property to other developers.
    ii. For the Entertainment & Play, Eastern Gateway, and Future Recreation Areas, the City of Bondurant retains the right to develop these areas or sell portions of the property to other developers.

    If any portion of the Grain District is sold, the Grain District PUD ordinance and its associated maintenance and restrictive covenants shall remain in effect and shall be fully applicable to any future buyers of the property, ensuring consistency with the established vision and regulatory framework.

F. **Common Area Maintenance.** Common areas of the Downtown Mixed Use Area and the Downtown Corridor Area shall be maintained through an owners' association structure or a similar private maintenance entity, where documentation of the established maintenance structure, including the applicable private covenants and easements, shall be provided by the developer at the time of development of the adjacent building areas that the common area is intended to serve. This requirement ensures the ongoing upkeep and functionality of shared spaces.

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Section 12. Grain District PUD Regulatory Flexibility, Amendments, & Applicability of Zoning & Subdivision Code.

A. **Automatic Updates.** If the City modifies/updates the regulations contained within the C-4 District or any other section of the City Code herein referenced in the Grain District PUD ordinance, those changes shall automatically apply to the Grain District PUD ordinance unless otherwise already prescribed in the Grain District PUD ordinance.

B. **Applicability of Zoning & Subdivision Code.** Any unaddressed regulations of this Grain District PUD ordinance shall default to Bondurant's Zoning & Subdivision Code or the general City Code of Bondurant.

C. **Modifications.** Any modifications to the Grain District PUD ordinance shall follow the procedures established in the City's Zoning Code pertaining to Minor Modifications and Substantial Modification of PUD Districts. Amendments may be initiated by the City, The 101 LLC, or subsequent property owners. Any modification shall maintain the integrity and intent of the Grain District PUD, ensuring consistency with the vision of the Grain District Downtown Redevelopment Plan and other long-range planning documents. As previously-stated, future amendments to the City's C-4 District regulations or any other section of the City Code herein referenced in this Grain District PUD ordinance, shall automatically apply to the Grain District PUD ordinance unless explicitly stated otherwise within the Grain District PUD ordinance.

D. **Preservation of Grain District PUD Standards**. Any current and future language in the Iowa Code limiting a city's ability to enforce its Zoning Standards related to permitted uses, bulk regulations, parking regulations, general driveway and parking lot layout, open space and landscaping regulations, screening regulations, accessory structures, signage regulations, and building design regulations shall not affect the applicability of the regulations contained in this Grain District PUD, as these regulations have been established and agreed upon through the PUD rezoning process.

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EXHIBIT A: Grain District Planned Unit Development Concept Plan

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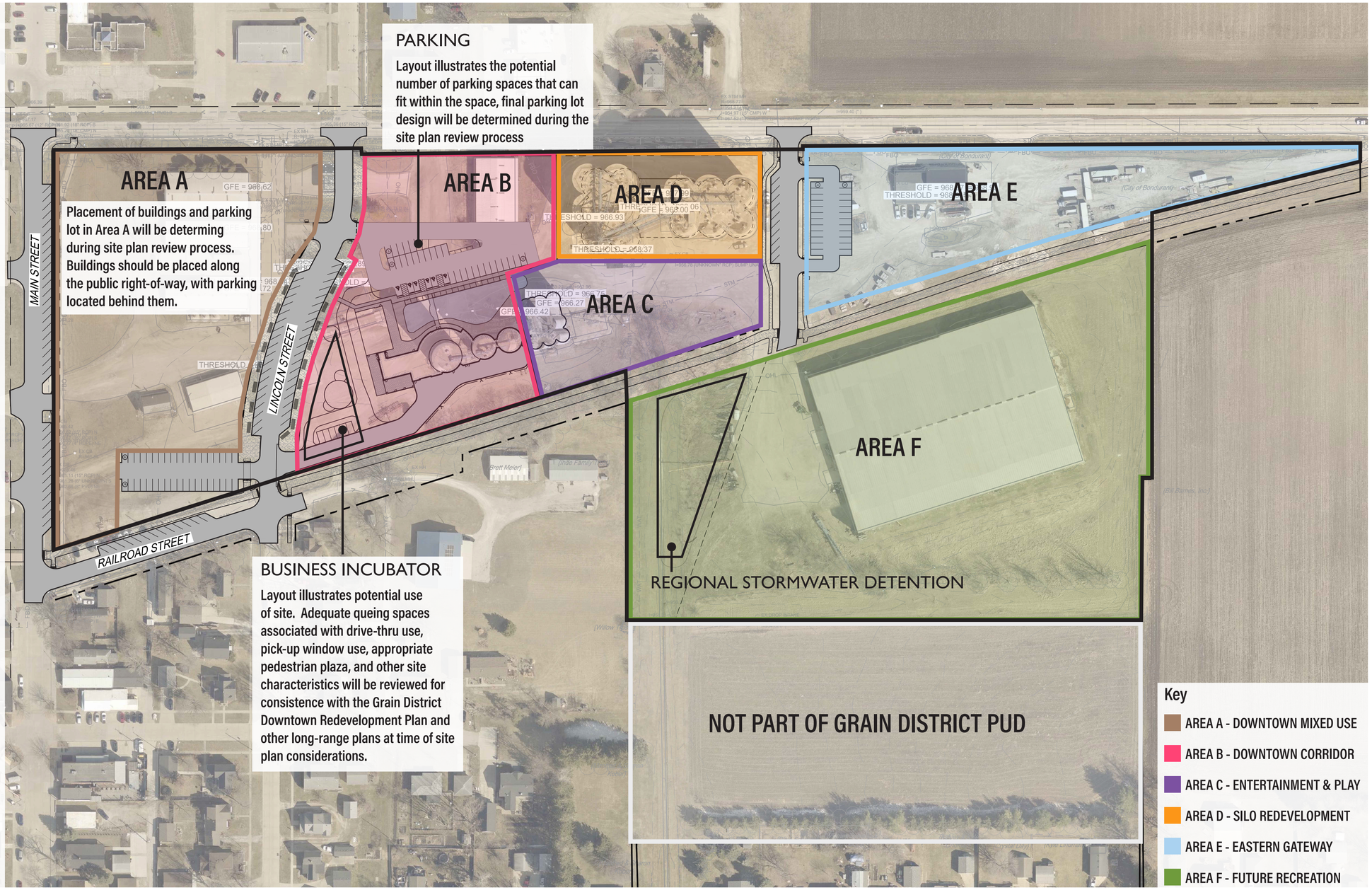
Intent of the Grain District Planned Unit Development:

The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:

1. Downtown Mixed Use – Intent: This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
2. Downtown Corridor – Intent: This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
3. Entertainment & Play – Intent: This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
4. Silo Redevelopment – Intent: This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
5. Eastern Gateway – Intent: This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
6. Future Recreation – Intent: This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.



GRAIN DISTRICT PLANNED UNIT DEVELOPMENT CONCEPT

Bondurant, IA

Bondurant
Life Connecting

ISG

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant, Iowa

City Council adopted the plan on February 20, 2024

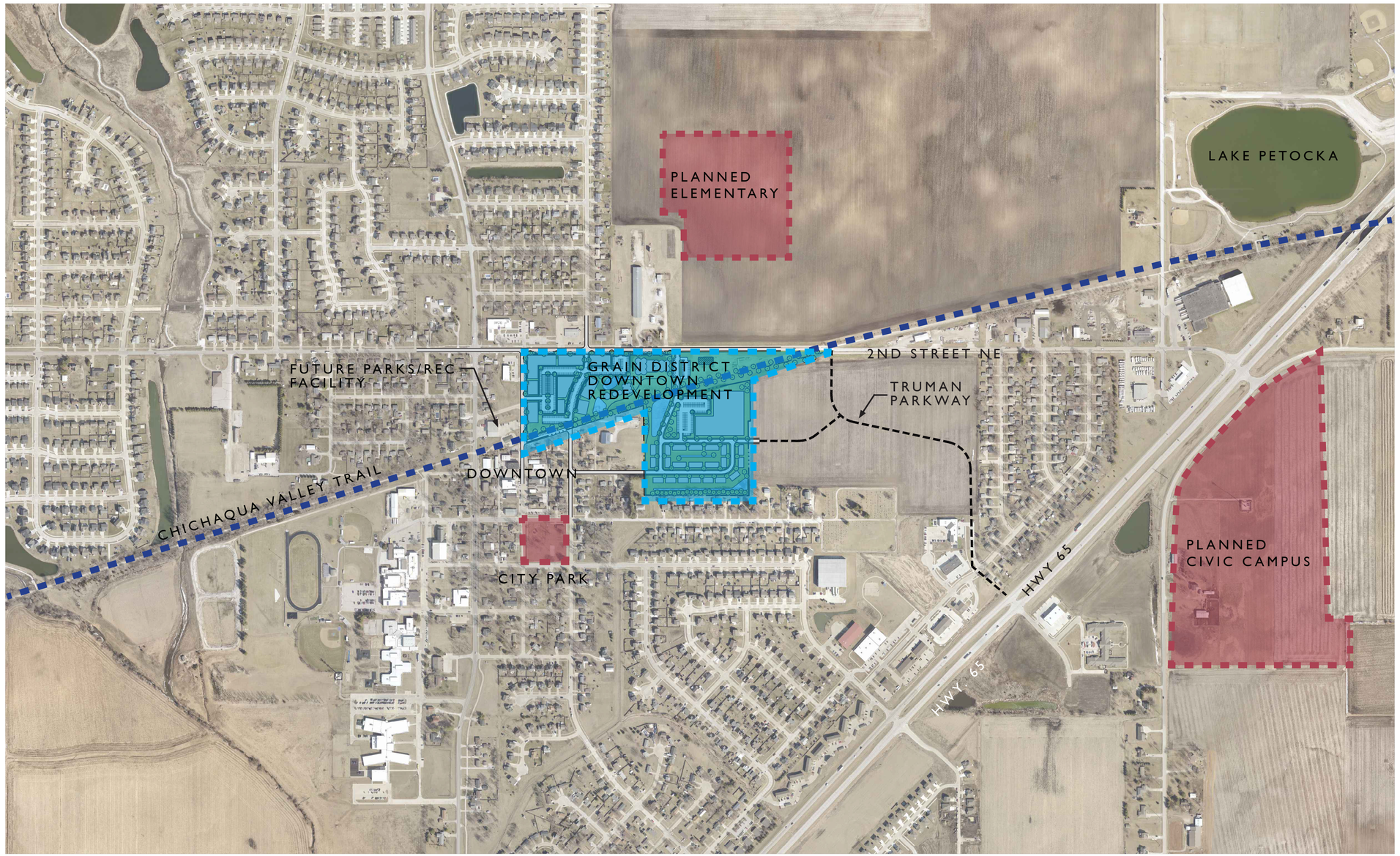
SITE CONTEXT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

SITE CONTEXT:

"The Grain District" Downtown Redevelopment Plan envisions extending downtown Bondurant with the creation of a dynamic mixed-use development. This new development, located south of 2nd Street NE and East of Main St, will include an extension of Chichaqua Valley Trail, mixed-use retail and commercial district, redevelopment of the grain silos, a recreational facility and residential community of townhomes. The planned redevelopment looks to create a walkable destination that encourages community engagement and fosters economic growth.

The Grain District development builds upon the momentum of other planned future developments in Bondurant, including a new elementary school, Civic Campus, and Parks and Recreation Facility. To the north of The Grain District is the site for a new elementary school, with connectivity to the proposed Truman Parkway via the Townhome portion of the development. The Chichaqua Valley Trail extension running through The Grain District development will create a destination experience for users of the trail and tie into regional trail networks. Further to the east of the study site is the proposed development of the Bondurant Civic Campus, which will serve as the future home of a variety of civic and private uses including City Hall, Emergency Services, retail space, Public Works facilities, among others.



SITE PLAN

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant
Life Connecting

(A) ADDITIONAL PARKING MAY BE NEEDED BASED ON PLANNED USE DENSITY

TOWNHOME DEVELOPMENTS

>2 BEDROOMS

PEDESTRIAN-ORIENTED DESIGN

(1) TOWNHOME - ARCHITECTURAL GUIDELINES

(2) SCULPTURE GARDEN

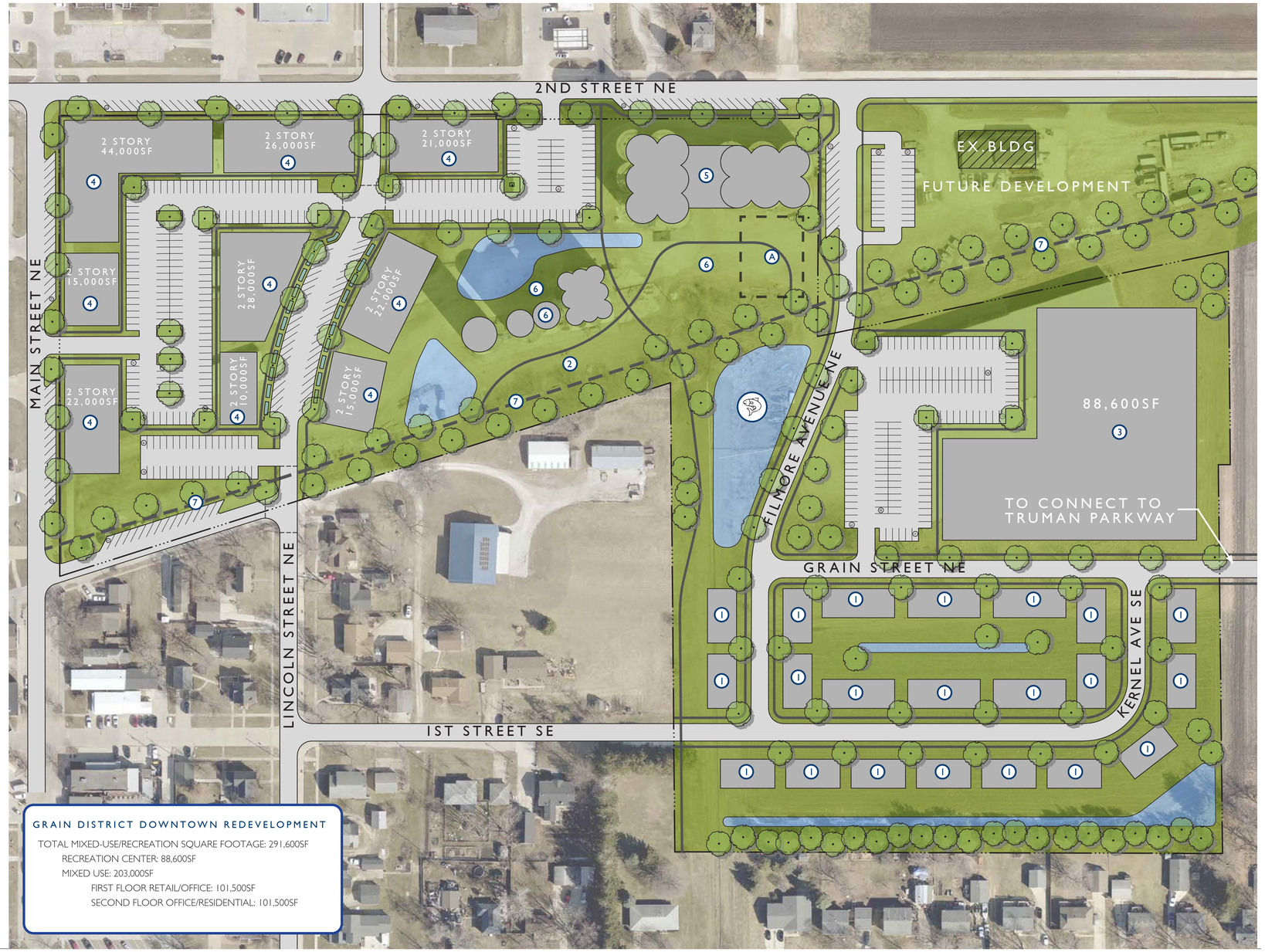
(3) RECREATION CENTER

(4) MIXED-USE

(5) LANDUS REDEVELOPMENT

(6) UNIQUE PUBLIC SPACE

(7) TRAIL



GRAIN DISTRICT DOWNTOWN REDEVELOPMENT

TOTAL MIXED-USE/RECREATION SQUARE FOOTAGE: 291,600SF
- RECREATION CENTER: 88,600SF
- MIXED USE: 203,000SF
  - FIRST FLOOR RETAIL/OFFICE: 101,500SF
  - SECOND FLOOR OFFICE/RESIDENTIAL: 101,500SF

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PEDESTRIAN AND VEHICULAR MOVEMENT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant
Life Connecting

1 RAISED PEDESTRIAN CROSSING

2 DOWNTOWN WALK

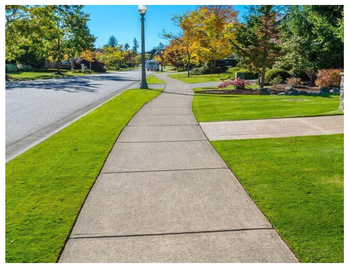
3 CURB EXTENSION

4 ON STREET PARKING

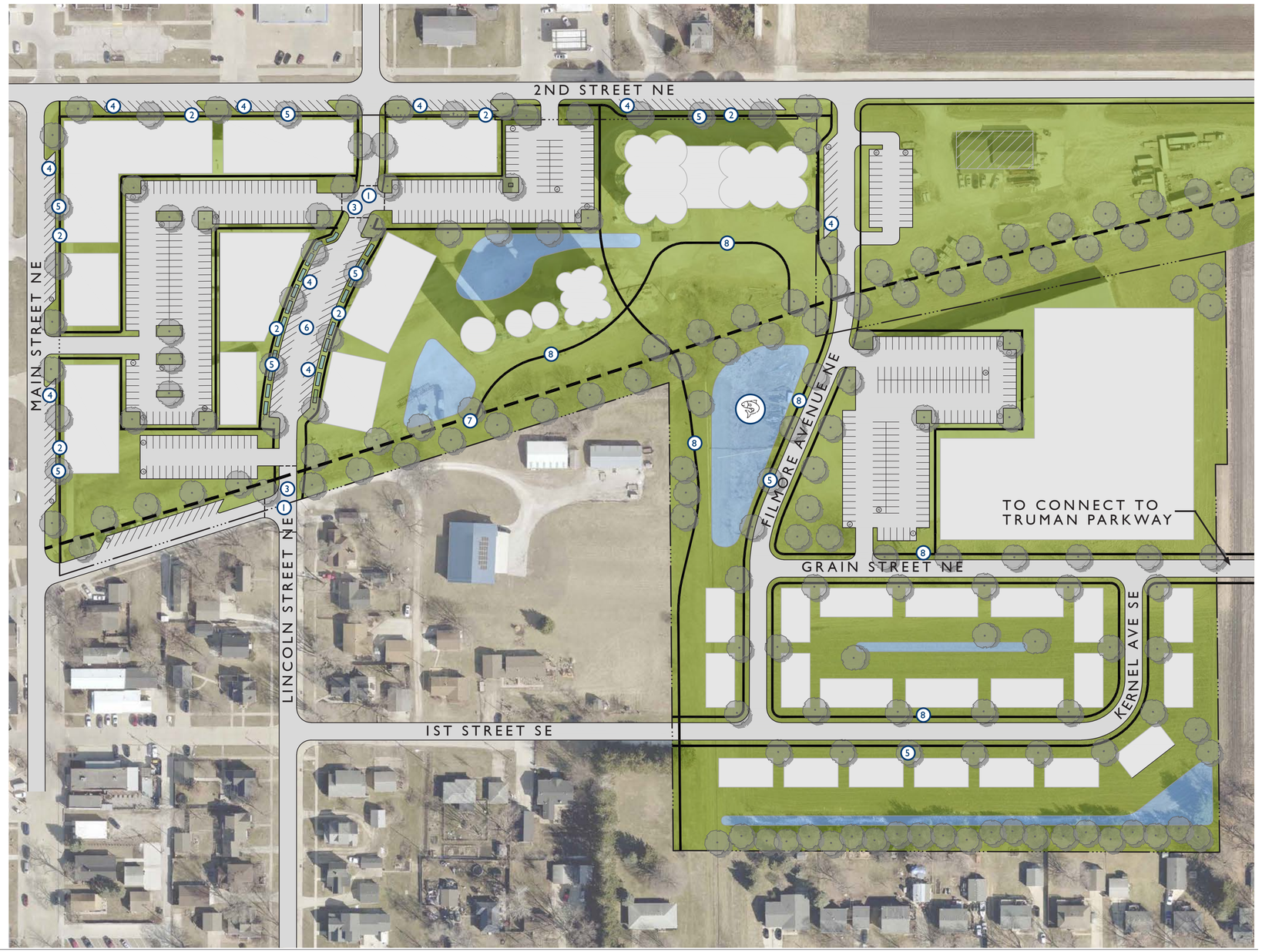
5 PLANTED STREETSCAPE

6 CHICANE/CURVED ROADWAY

7 RAILROAD TRAIL - RE-PURPOSED



8 RESIDENTIAL WALK



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STORMWATER MANAGEMENT STRATEGIES

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant
Life Connecting

1 RESIDENTIAL STORMWATER DETENTION

2 GREEN INFRASTRUCTURE - BIOCELL

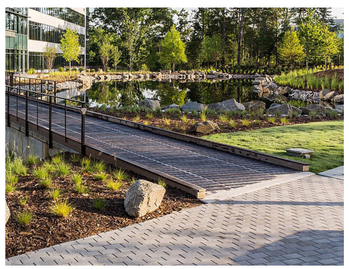
3 STORMWATER FEATURE

4 STORMWATER UNDERGROUND STORAGE

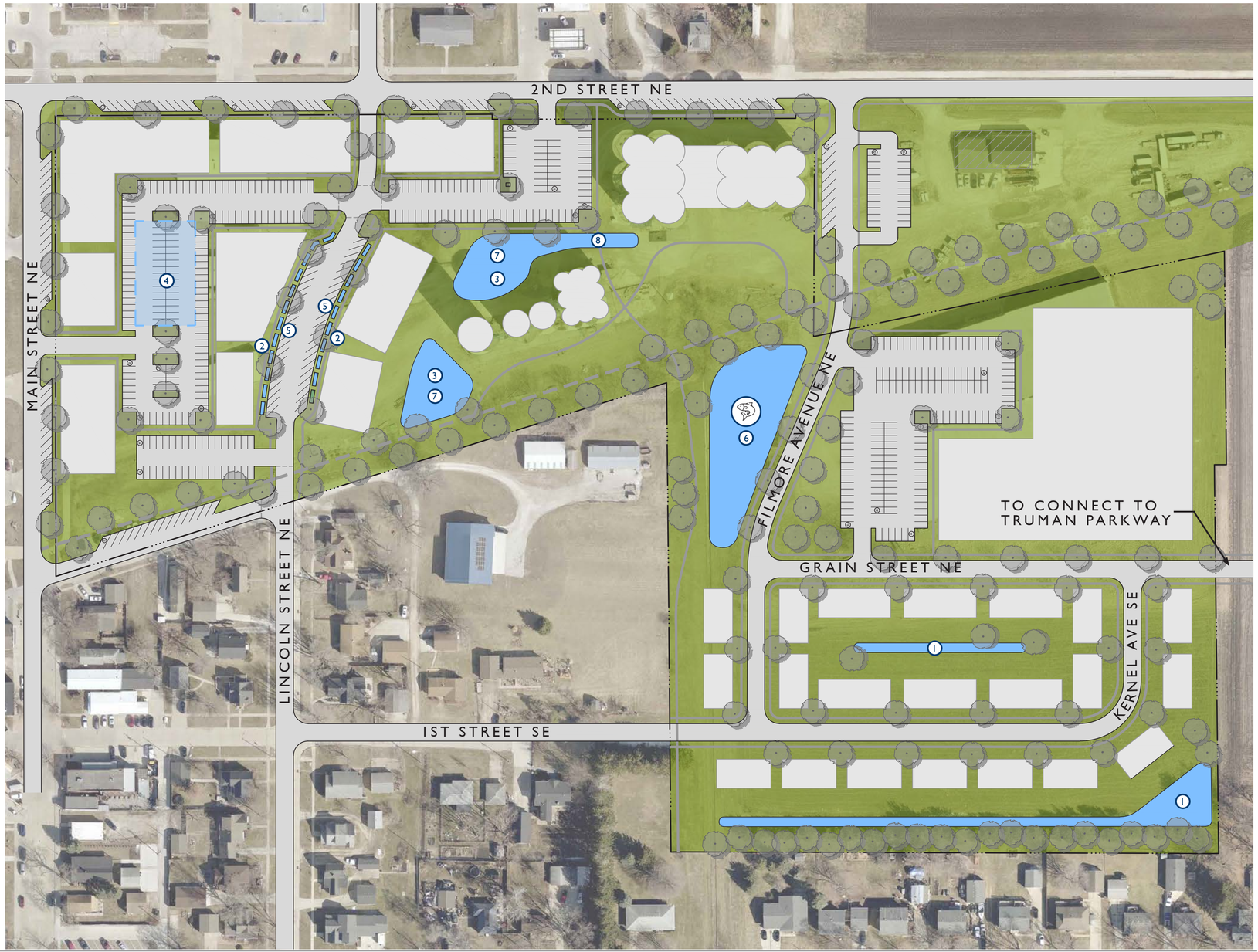
5 PERMEABLE PAVEMENT

6 STORMWATER RETENTION POND

7 STORMWATER FEATURE



8 STORMWATER FEATURE/BRIDGE



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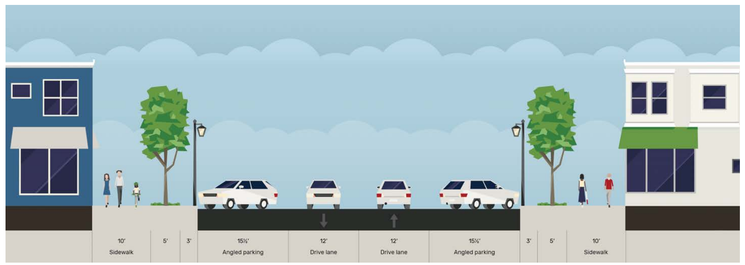
DOWNTOWN CORRIDOR AESTHETICS

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



SECTION VIEW - LINCOLN STREET NE

DOWNTOWN EXTENSION - LINCOLN STREET NE PERSPECTIVE

The proposed mixed-use and downtown corridor development is to act as an extension of downtown Bondurant, engaging the community through new experiences such as shopping, dining, recreation, education, and community festivals. The design is intended to channel the features currently found downtown and features pedestrian scale low-rise commercial development and welcoming views between buildings and sidewalks. Additional design elements include a connected lighted streetscape, providing opportunities for banners and other community branding, and green infrastructure elements to provide stormwater management while also creating an engaging landscape. Building finishes use a traditional palette of materials and colors, including brick, natural stone, glass store fronts, and canopies and awnings. All elements in The Grain District development are integrated to create a seamless transition for all users experiencing this dynamic expansion of downtown. Additionally, the Lincoln Street NE downtown corridor extension has a unique opportunity to be closed for the numerous festivals and events that welcome visitors to the community, such as the Sidewalk Chalk Art Festival, Summerfest, and Celebrate Bondurant.

SILO REDEVELOPMENT - EXTERIOR ELEVATIONS

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant
Life Connecting

REDEVELOPMENT CONCEPT:

The silo redevelopment at "The Grain District" envisions a multi-use strategy that saves and re-purposes the iconic grain silos. This strategy affords the community the opportunity to showcase the continued use of these facilities and bring them into a new light. The existing silos channel the community's agricultural history and were a source for economic development. Future redevelopment will continue the economic tradition of the silos and adapt them into a mixed use destination. This includes restaurant and retail space, condominiums, hotel and event space. A secondary group of silos will remain to showcase the original intended use and be integrated into "The Grain District" as a central feature.

Feasibility Study Results:

- Re-purposing of the silos is promising
- Structurally the silos are in good condition
- New roof and cosmetic repairs are recommended
- An environmental assessment was favorable for proposed development

Considerations for Re-Use:

- Building code requirements for high rise buildings
- Building code requirements for living units
- Repairs to the roof and other cosmetic repairs
- Improvements to the building envelope

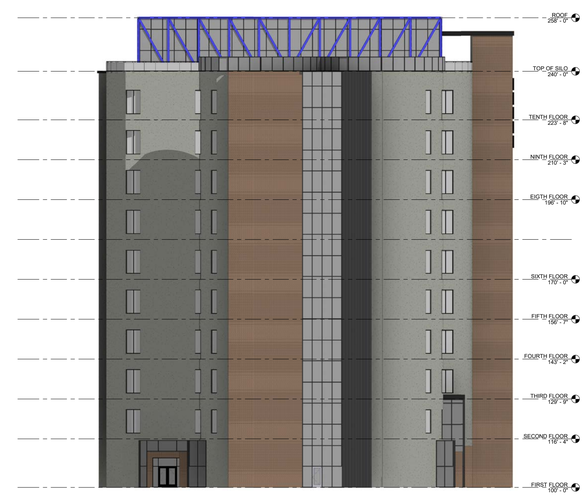
Recommended Re-Use Includes a Combination of:

- Retail and restaurant space
- Condo-style living units with mezzanines
- Hotel suites
- Additional upper level for an event venue

CONCEPTUAL ELEVATION - NORTH

CONCEPTUAL ELEVATION - SOUTH

CONCEPTUAL ELEVATION - WEST



CONCEPTUAL ELEVATION - EAST

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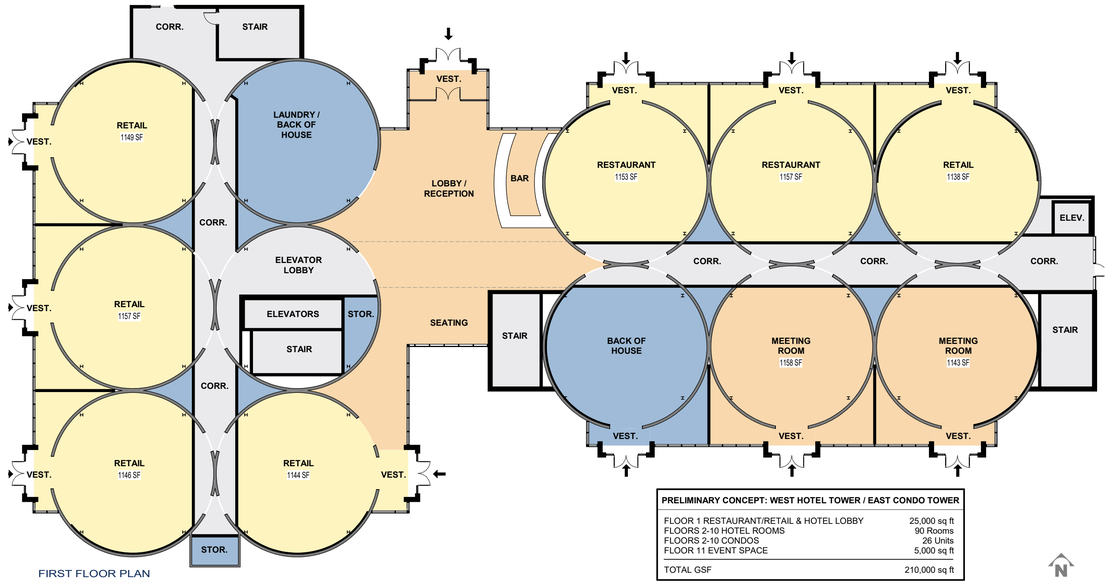
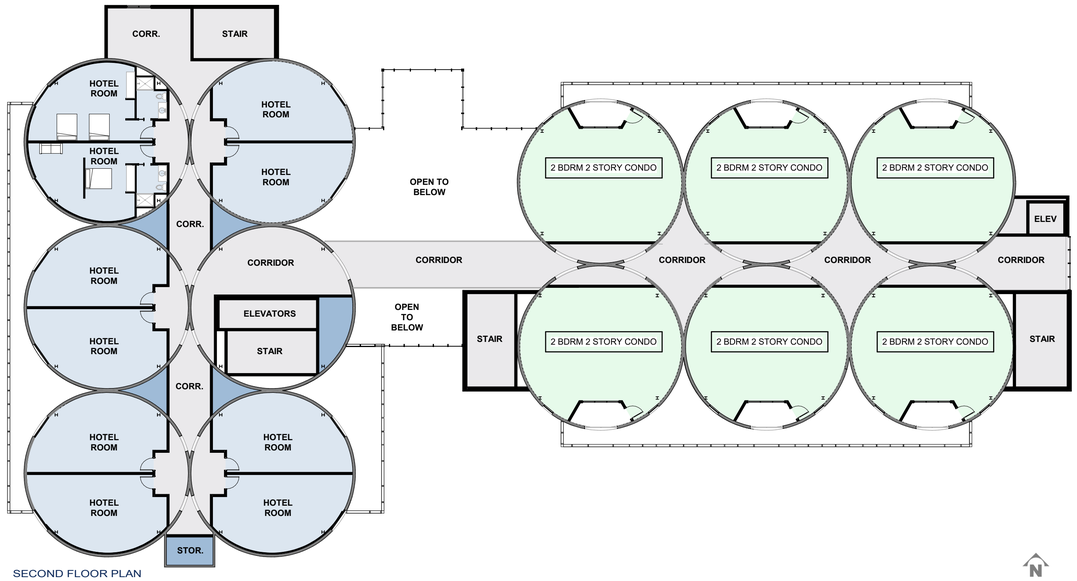
SILO REDEVELOPMENT - FLOOR PLANS

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

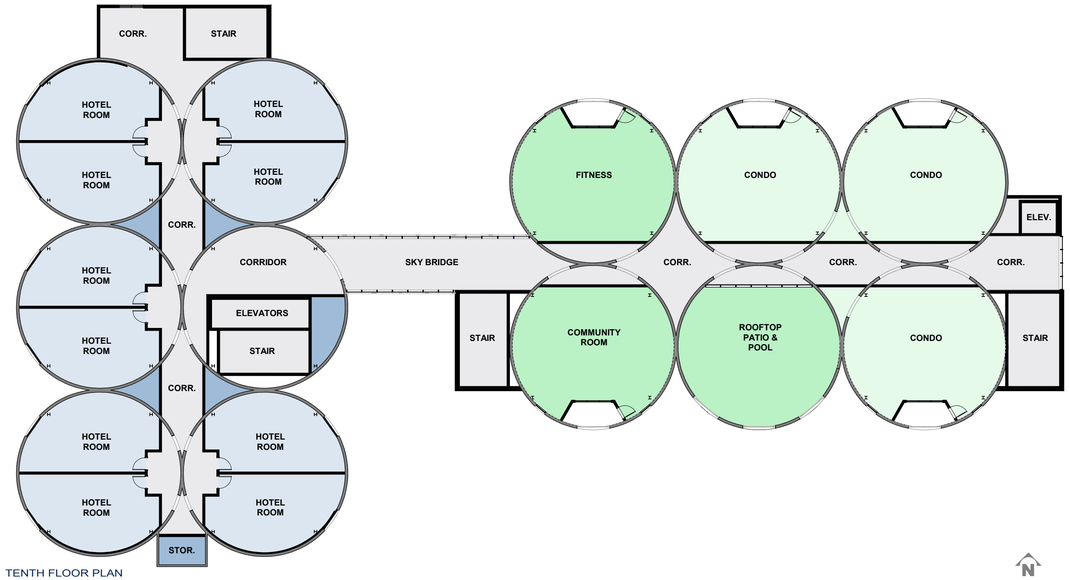


FIRST FLOOR PLAN

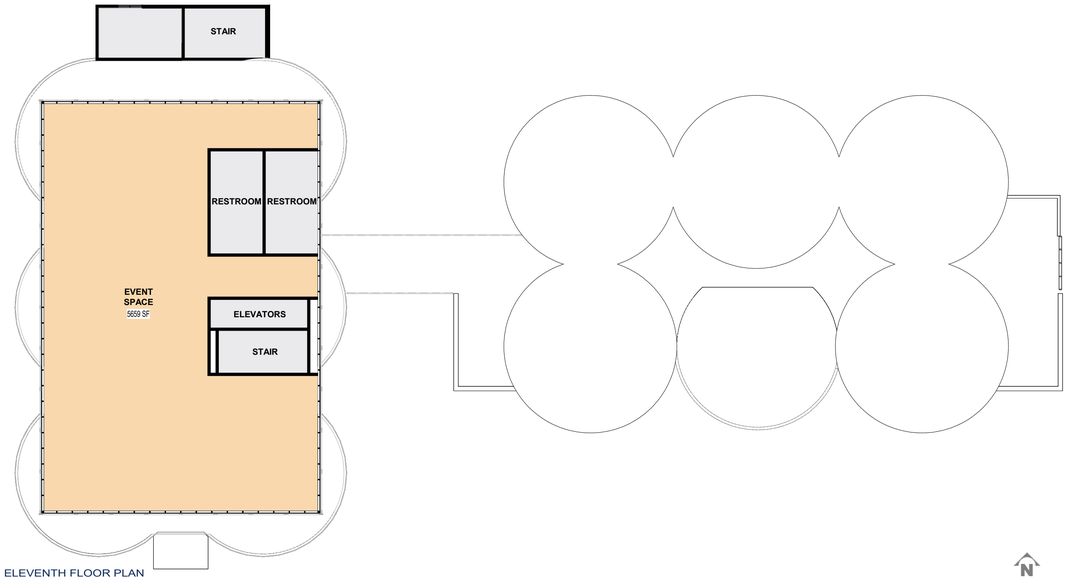
PRELIMINARY CONCEPT: WEST HOTEL TOWER / EAST CONDO TOWER	
FLOOR 1 RESTAURANT/RETAIL & HOTEL LOBBY	25,000 sq ft
FLOORS 2-10 HOTEL ROOMS	90 Rooms
FLOORS 2-10 CONDOS	26 Units
FLOOR 11 EVENT SPACE	5,000 sq ft
TOTAL GSF	210,000 sq ft



SECOND FLOOR PLAN



TENTH FLOOR PLAN



ELEVENTH FLOOR PLAN

DEVELOPMENT + INFRASTRUCTURE

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

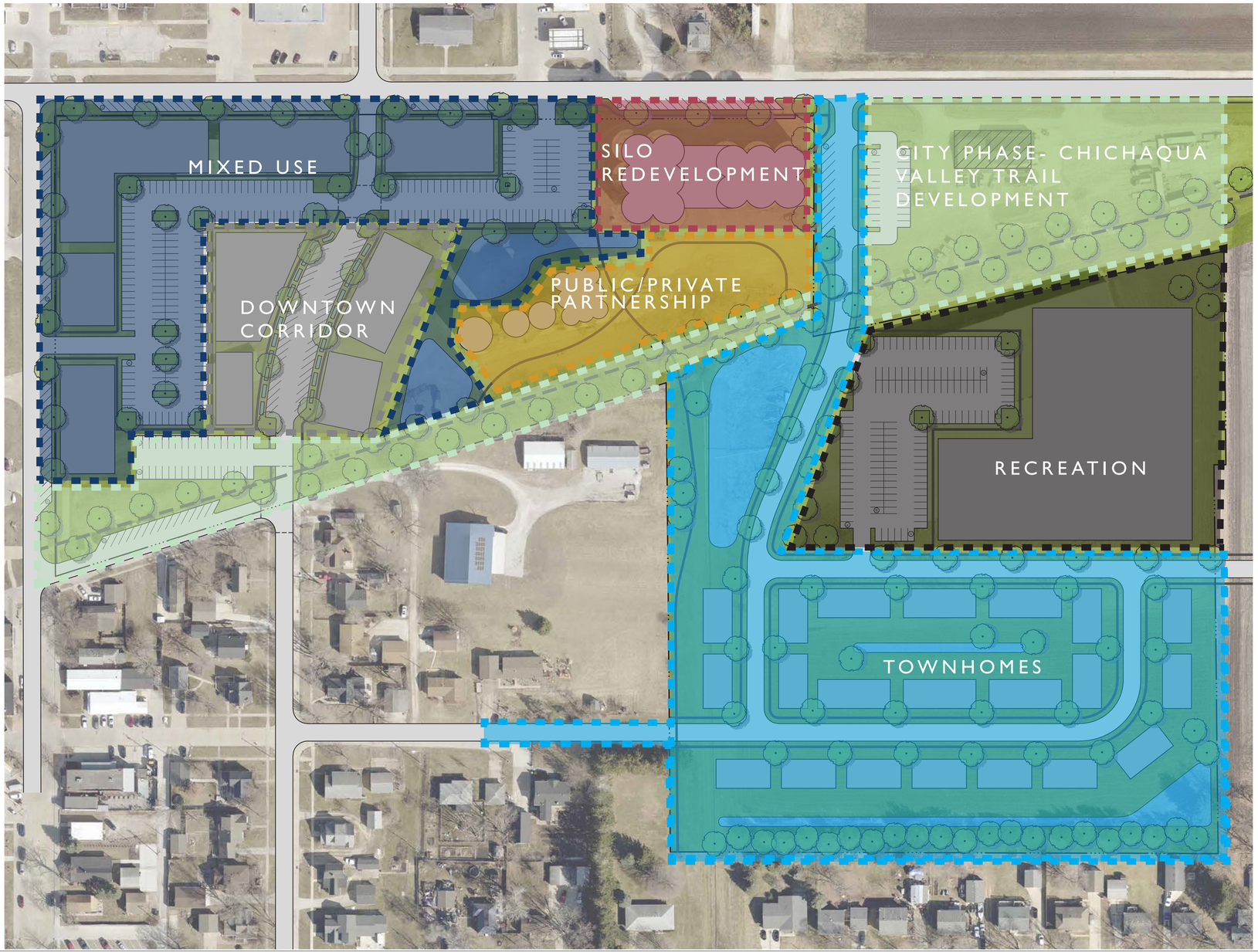
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT

The redevelopment plan is to be a market led development, with seven anticipated build outs. The recommended first area for development is the residential townhomes and necessary infrastructure. The second and third developmental areas include mixed-use and downtown corridor, with the recreation facility and silo redevelopment occurring later. The Chichaqua Valley Trail extension and Public/Private Partnership central lawn are expected to occur in conjunction with other development phases.

OVERALL OPINION OF PROBABLE COST - INFRASTRUCTURE

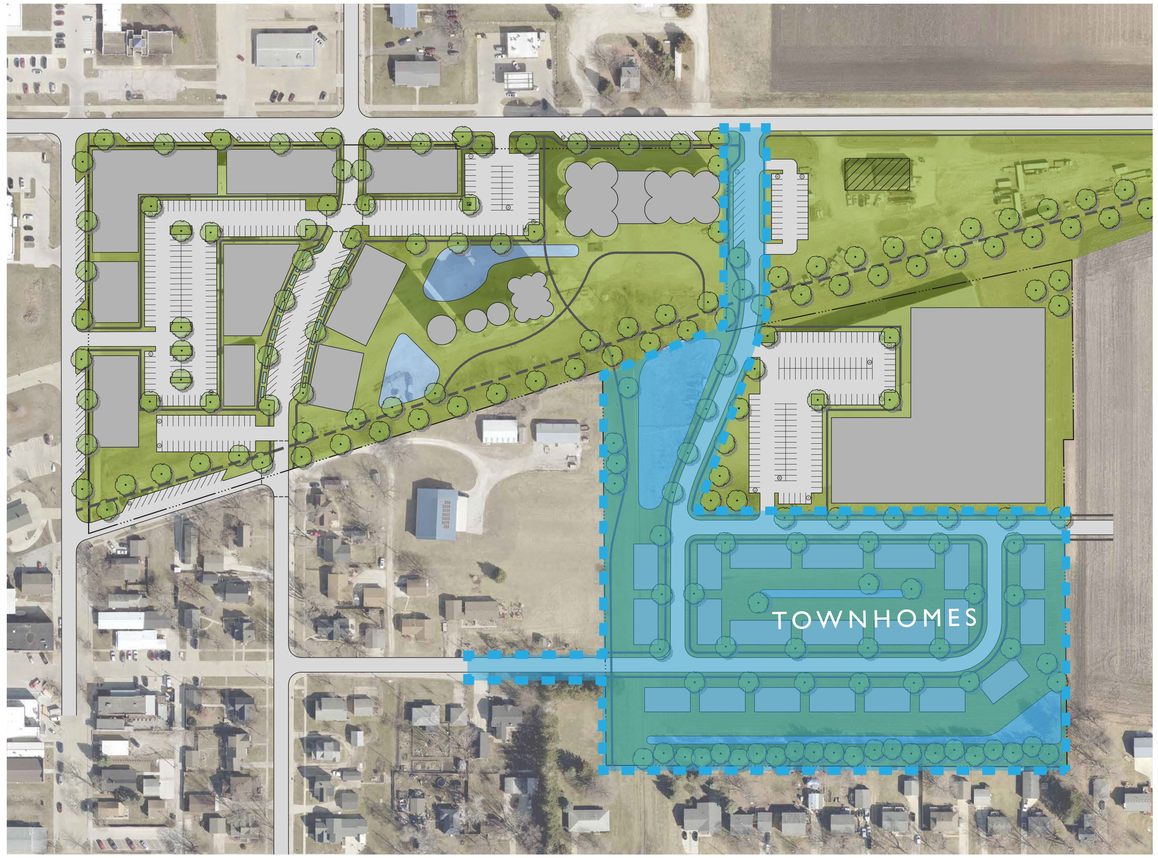
No.	ITEM DESCRIPTION	TOTAL AMOUNT
1	Townhomes	$3,473,589.17
2	Mixed Use	$2,848,495.00
3	Downtown Corridor	$1,765,276.50
4	Recreation	$1,265,189.60
5	Silo Redevelopment	$554,450.00
6	Chichaqua Valley Trail Development - Arboretum Plaza and Trail	$1,584,570.00
7	Public Private Partnership	$485,875.00
8	Site Demo (assumes all buildings within development footprint)	$910,000.00
	Construction Costs	$12,887,445.27
	TOTAL PROJECT COST	$12,887,445.27

Note: All estimates are based on current estimated construction costs (January 2024) and factor in 10% contingency and 20% non-construction costs.



DEVELOPMENT + INFRASTRUCTURE - TOWNHOMES

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

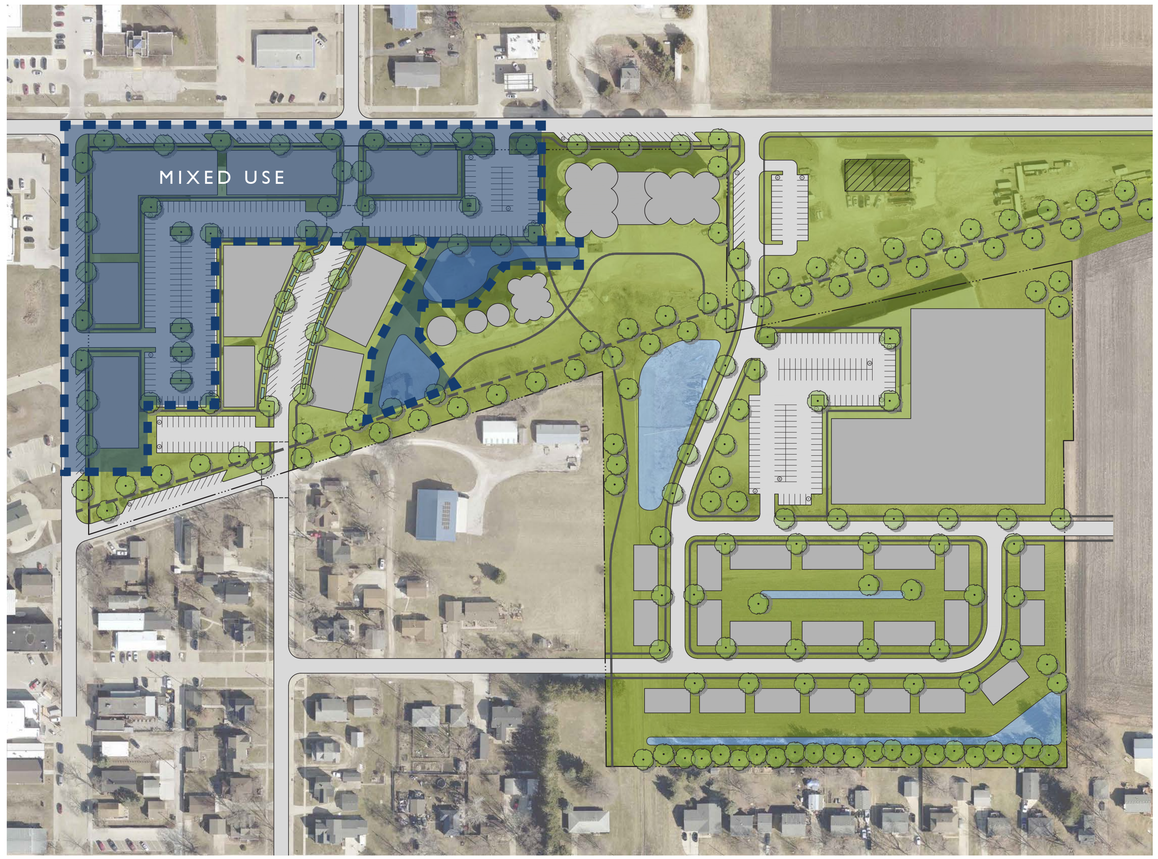


OPINION OF PROBABLE COST - INFRASTRUCTURE - TOWNHOMES

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	$5,000.00	$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	9700	$15.00	$145,500.00
3	Subgrade Preparation	SY	8100	$6.00	$48,600.00
4	Detention Pond (Excavation)	CY	6000	$6.00	$36,000.00
5	Aggregate Subbase, 6"	SY	8100	$20.00	$162,000.00
6	PCC Pavement	SY	8100	$80.00	$648,000.00
7	PCC Sidewalk	SY	2400	$65.00	$156,000.00
8	Water Main, 8" C900	LF	2500	$60.00	$150,000.00
9	Water Service Stubs, 1" per unit	EA	42	$2,200.00	$92,400.00
10	Gate Valve and Valve Box, 8"	EA	10	$1,500.00	$15,000.00
11	Hydrant Assembly	EA	5	$5,000.00	$25,000.00
12	Connect to Existing Water Main	EA	2	$2,000.00	$4,000.00
13	Sanitary Sewer, 8" PVC	LF	2100	$75.00	$157,500.00
14	Sanitary Service Stubs, 4" per unit	EA	42	$2,200.00	$92,400.00
15	Circular Sanitary Manhole	EA	5	$6,500.00	$34,125.00
16	Connect to Existing Sanitary Sewer	EA	1	$2,000.00	$2,000.00
17	Subdrain, 6" Perforated HDPE	LF	4600	$15.00	$69,000.00
18	Subdrain Cleanout	EA	15	$650.00	$9,966.67
19	Storm Sewer, RCP	LF	2700	$85.00	$229,500.00
20	Storm Drain Intake	EA	11	$5,000.00	$54,000.00
21	Circular Storm Manhole	EA	4	$5,000.00	$20,000.00
22	RCP Apron	EA	5	$3,000.00	$15,000.00
23	Electrical, Lighting-Wiring-Control Cabinet	LS	1	$120,000.00	$120,000.00
24	Landscaping	LS	1	$200,000.00	$200,000.00
25	Erosion Control	LS	1	$15,000.00	$15,000.00
26	Testing	LS	1	$15,000.00	$15,000.00
27	Mobilization	LS	1	$151,000.00	$151,000.00
				Construction Costs	$2,671,991.67
				10% Contingency	$267,199.17
				20% Non-Construction Cost	$534,398.33
				TOTAL PROJECT COST	$3,473,589.17

DEVELOPMENT + INFRASTRUCTURE - MIXED USE

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

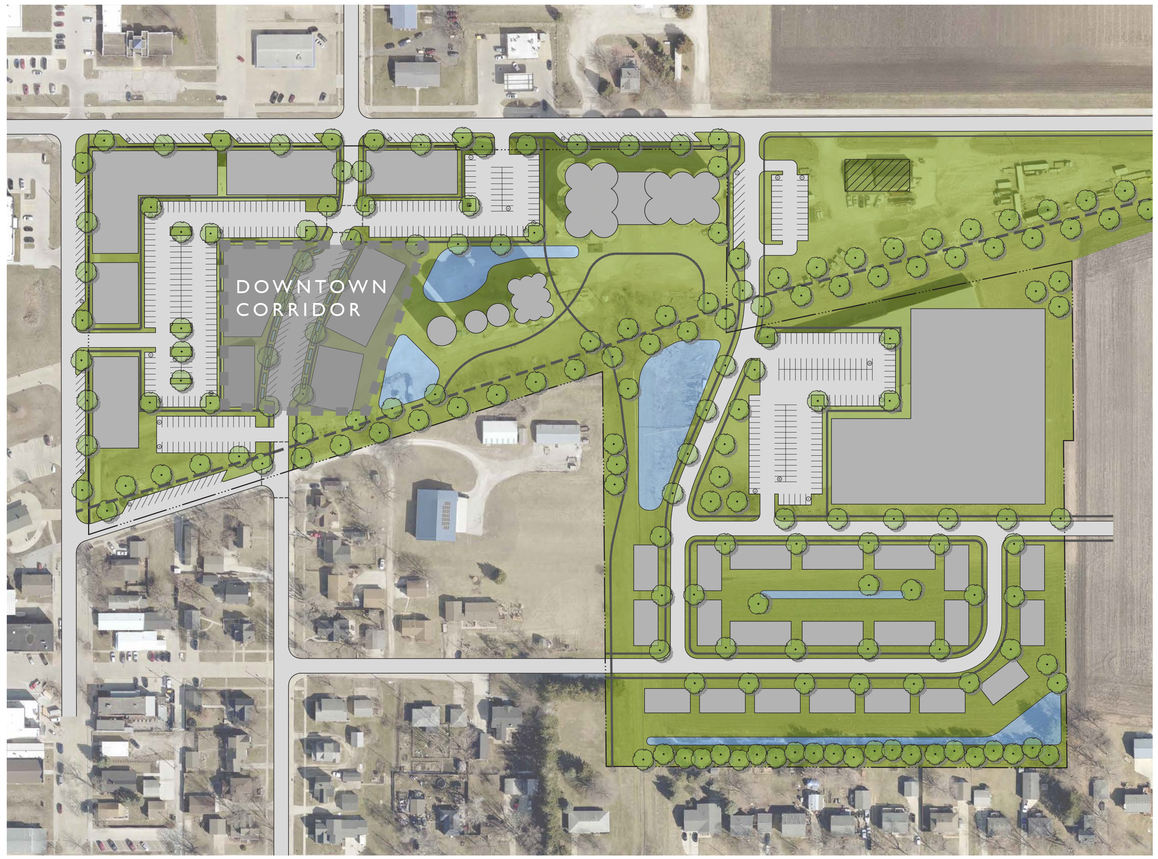


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	$5,000.00	$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	5600	$15.00	$84,000.00
3	Detention Pond (Excavation)	CY	3700	$6.00	$22,200.00
3	Subgrade Preparation	SY	10100	$6.00	$60,600.00
4	Aggregate Subbase, 6"	SY	8300	$20.00	$166,000.00
5	PCC Pavement, Parking Lot, Grant and 2nd Street Parking	SY	8300	$80.00	$664,000.00
6	PCC Sidewalk	SY	1700	$65.00	$110,500.00
7	Water Main, 8" C900	LF	1100	$60.00	$66,000.00
8	Gate Valve and Valve Box, 8"	EA	4	$1,500.00	$6,600.00
9	Hydrant Assembly	EA	2	$5,000.00	$11,000.00
10	Water Service Connections, 6"	EA	7	$5,000.00	$35,000.00
11	Connect to Existing Water Main	EA	2	$2,000.00	$4,000.00
12	Sanitary Sewer, 8" PVC	LF	600	$75.00	$45,000.00
13	Circular Sanitary Manhole	EA	2	$6,500.00	$9,750.00
14	Sanitary Service Connection, 6"	EA	7	$4,000.00	$28,000.00
15	Storm Sewer, RCP	LF	700	$85.00	$59,500.00
16	Storm Drain Intake	EA	3	$5,000.00	$14,000.00
17	Circular Storm Manhole	EA	4	$5,000.00	$20,000.00
18	RCP Apron	EA	2	$3,000.00	$6,000.00
19	**Underground Detention	EA	1	$200,000.00	$200,000.00
20	Electrical, Lighting-Wiring-Control Cabinet	LS	1	$180,000.00	$180,000.00
20	Landscaping	LS	1	$200,000.00	$200,000.00
21	Site Amenities	LS	1	$40,000.00	$40,000.00
22	Erosion Control	LS	1	$15,000.00	$15,000.00
23	Testing	LS	1	$15,000.00	$15,000.00
24	Mobilization	LS	1	$124,000.00	$124,000.00
				Construction Costs	**$2,191,150.00**
				10% Contingency	$219,115.00
				20% Non-Construction Cost	$438,230.00
				TOTAL PROJECT COST	$2,848,495.00

DEVELOPMENT + INFRASTRUCTURE - DOWNTOWN CORRIDOR

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	$5,000.00	$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	2000	$15.00	$30,000.00
3	Subgrade Preparation	SY	2600	$6.00	$15,600.00
4	Aggregate Subbase, 6"	SY	2600	$20.00	$52,000.00
5	PCC Pavement	SY	2600	$80.00	$208,000.00
6	Green Infrastructure along roadway	SF	2640	$230.00	$607,200.00
7	Water Main, 8" C900	LF	400	$60.00	$24,000.00
8	Gate Valve and Valve Box, 8"	EA	2	$1,500.00	$2,400.00
9	Hydrant Assembly	EA	1	$5,000.00	$4,000.00
10	Water Service Connections, 6"	EA	2	$5,000.00	$10,000.00
11	Connect to Existing Water Main	EA	2	$2,000.00	$4,000.00
12	Sanitary Sewer, 8" PVC	LF	300	$75.00	$22,500.00
13	Circular Sanitary Manhole	EA	1	$6,500.00	$4,875.00
14	Sanitary Service Connection, 6"	EA	2	$4,000.00	$8,000.00
15	Connect to Existing Sanitary Sewer	EA	1	$2,000.00	$2,000.00
16	Subdrain, 6" Perforated HDPE	LF	660	$15.00	$9,900.00
17	Subdrain Cleanout	EA	2	$650.00	$1,430.00
18	Storm Sewer, RCP	LF	400	$85.00	$34,000.00
19	Storm Drain Intake	EA	2	$5,000.00	$8,000.00
20	Circular Storm Manhole	EA	4	$5,000.00	$20,000.00
21	RCP Apron	EA	1	$3,000.00	$3,000.00
22	Electrical, Lighting-Wiring-Control Cabinet	LS	1	$50,000.00	$50,000.00
22	Landscaping	LS	1	$100,000.00	$100,000.00
23	Site Amenities	LS	1	$25,000.00	$25,000.00
24	Erosion Control	LS	1	$15,000.00	$15,000.00
25	Testing	LS	1	$15,000.00	$15,000.00
26	Mobilization	LS	1	$77,000.00	$77,000.00
				Construction Costs	$1,357,905.00
				10% Contingency	$135,790.50
				20% Non-Construction Cost	$271,581.00
				TOTAL PROJECT COST	$1,765,276.50

DEVELOPMENT + INFRASTRUCTURE - RECREATION

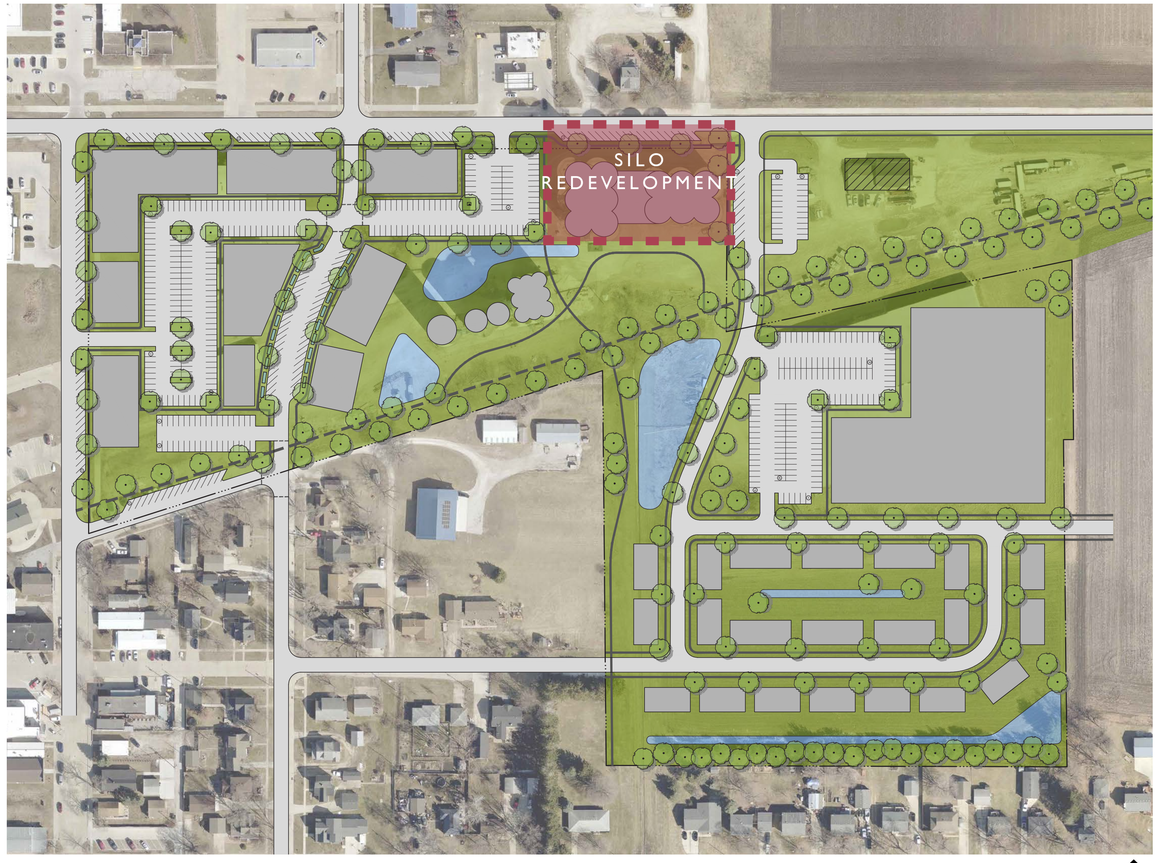
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	5100	$15.00	$76,500.00
2	Subgrade Preparation	SY	5000	$6.00	$30,000.00
3	Aggregate Subbase, 6"	SY	5000	$20.00	$100,000.00
4	PCC Pavement	SY	5000	$80.00	$400,000.00
5	PCC Sidewalk	SY	700	$65.00	$45,500.00
6	Hydrant Assembly	EA	2	$5,000.00	$10,000.00
7	Water Service Connections, 6" & fire considerations	EA	1	$15,000.00	$15,000.00
7	Subdrain, 6" Perforated HDPE	LF	450	$15.00	$6,748.05
8	Subdrain Cleanout	EA	1	$650.00	$974.72
9	Sanitary Service Connection, 8"	EA	1	$5,000.00	$5,000.00
9	Storm Sewer, RCP	LF	300	$85.00	$25,500.00
10	Storm Drain Intake	EA	3	$5,000.00	$15,000.00
11	Circular Storm Manhole	EA	1	$5,000.00	$5,000.00
12	RCP Apron	EA	1	$3,000.00	$3,000.00
13	Landscaping	LS	1	$150,000.00	$150,000.00
14	Erosion Control	LS	1	$15,000.00	$15,000.00
15	Testing	LS	1	$15,000.00	$15,000.00
16	Mobilization	LS	1	$55,000.00	$55,000.00
				Construction Costs	$973,222.77
				10% Contingency	$97,322.28
				20% Non-Construction Cost	$194,644.55
				TOTAL PROJECT COST	$1,265,189.60

DEVELOPMENT + INFRASTRUCTURE - SILO REDEVELOPMENT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

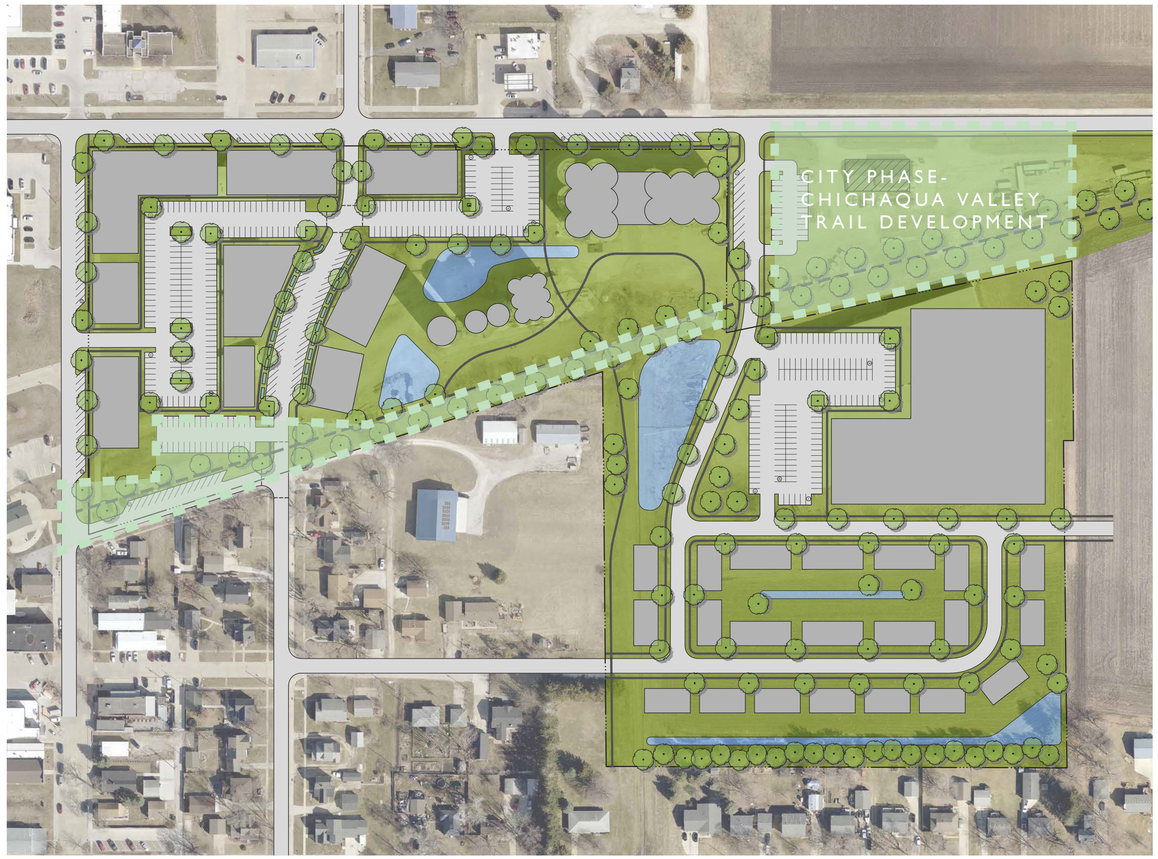


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	1200	$15.00	$18,000.00
2	Subgrade Preparation	SY	400	$6.00	$2,400.00
3	Aggregate Subbase, 6"	SY	400	$20.00	$8,000.00
4	PCC Pavement, 2nd Street Off-street parking	SY	400	$80.00	$32,000.00
5	PCC Sidewalk	SY	200	$65.00	$13,000.00
6	Hydrant Assembly	EA	2	$5,000.00	$10,000.00
7	Water Service Connections, 6" & fire considerations	EA	1	$15,000.00	$15,000.00
8	Connect to Existing Water Main	EA	1	$2,000.00	$2,000.00
9	Sanitary Service Connection, 8"	EA	1	$5,000.00	$5,000.00
10	Connect to Existing Sanitary Sewer	EA	1	$2,000.00	$2,000.00
11	Subdrain, 6" Perforated HDPE	LF	200	$15.00	$3,000.00
12	Subdrain Cleanout	EA	4	$650.00	$2,600.00
13	Storm Sewer, RCP	LF	100	$85.00	$8,500.00
14	Storm Drain Intake	EA	1	$5,000.00	$5,000.00
15	Circular Storm Manhole	EA	4	$5,000.00	$20,000.00
16	RCP Apron	EA	1	$3,000.00	$3,000.00
17	Electrical, Lighting-Wiring-Control Cabinet	LS	1	$23,000.00	$23,000.00
18	Landscaping	LS	1	$150,000.00	$150,000.00
19	Site Amenities	LS	1	$50,000.00	$50,000.00
20	Erosion Control	LS	1	$15,000.00	$15,000.00
21	Testing	LS	1	$15,000.00	$15,000.00
22	Mobilization	LS	1	$24,000.00	$24,000.00
				Construction Costs	$426,500.00
				10% Contingency	$42,650.00
				20% Non-Construction Cost	$85,300.00
				TOTAL PROJECT COST	$554,450.00

DEVELOPMENT + INFRASTRUCTURE - CHICHAQUA VALLEY TRAIL

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

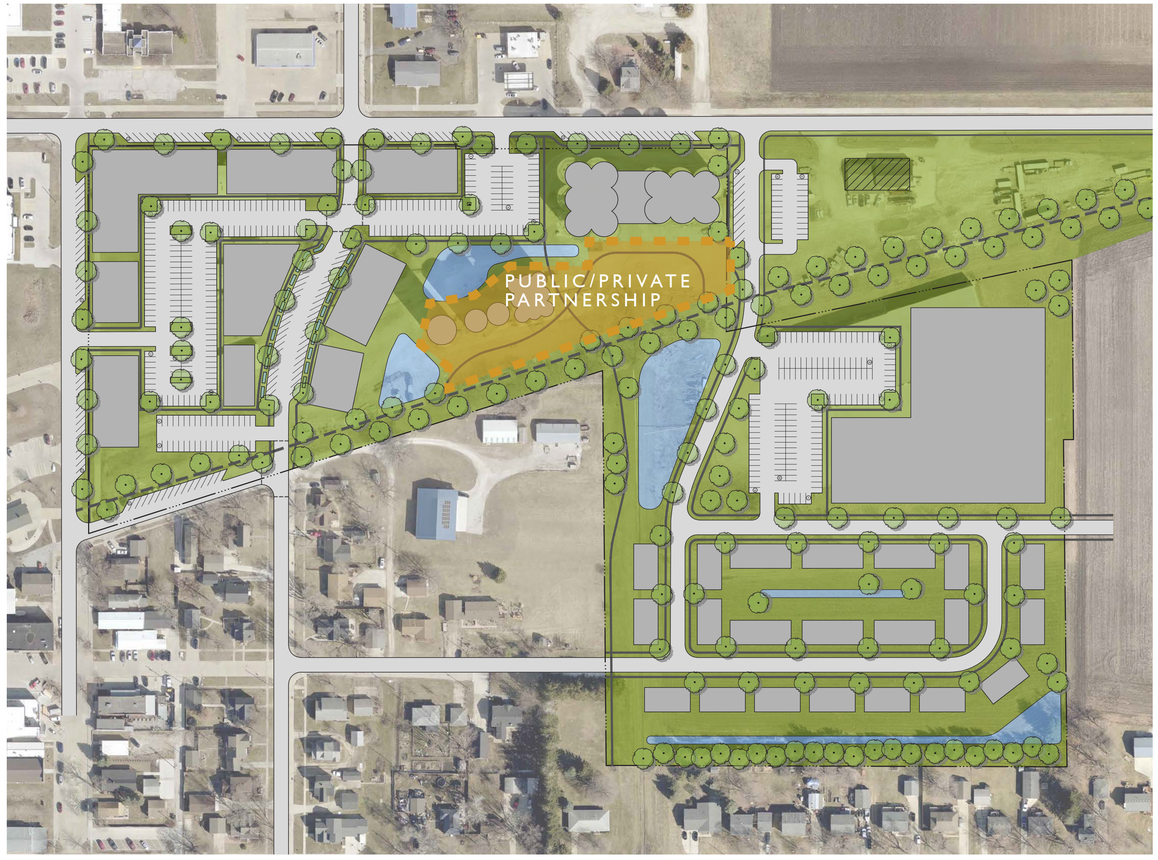


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	5000	$15.00	$75,000.00
2	Subgrade Preparation	SY	1000	$6.00	$6,000.00
3	Aggregate Subbase, 6"	SY	3800	$20.00	$76,000.00
4	Subgrade Preparation	SY	3800	$6.00	$22,800.00
5	PCC Pavement, Parking and Access Drive	SY	2700	$80.00	$216,000.00
6	PCC Trail, 10'	SY	2100	$70.00	$147,000.00
7	PCC West Pavement	SY	1000	$80.00	$80,000.00
8	PCC Sidewalk, 5' Walk	SY	400	$65.00	$26,000.00
9	Hydrant Assembly	EA	1	$5,000.00	$5,000.00
10	Subdrain, 6" Perforated HDPE	LF	200	$15.00	$3,000.00
11	Subdrain Cleanout	EA	4	$650.00	$2,600.00
12	Storm Sewer, RCP	LF	100	$85.00	$8,500.00
13	Storm Drain Intake	EA	1	$5,000.00	$5,000.00
14	Erosion Control	LS	1	$15,000.00	$15,000.00
15	Arboretum Tree - 3"-4" Caliper	EA	48	$1,500.00	$72,000.00
16	Landscaping	LS	1	$150,000.00	$150,000.00
17	Site Furnishings - Bicycle Racks, Benches, Tables etc.	LS	1	$100,000.00	$100,000.00
18	Site Lighting	LS	1	$125,000.00	$125,000.00
19	Testing	LS	1	$15,000.00	$15,000.00
20	Mobilization	LS	1	$69,000.00	$69,000.00
				Construction Costs	**$1,218,900.00**
				10% Contingency	$121,890.00
				20% Non-Construction Cost	$243,780.00
				TOTAL PROJECT COST	$1,584,570.00

DEVELOPMENT + INFRASTRUCTURE - PUBLIC/PRIVATE PARTNERSHIP

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	$5,000.00	$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	1700	$15.00	$25,500.00
3	PCC Sidewalk	SY	400	$65.00	$26,000.00
4	Storm Sewer, RCP	LF	250	$85.00	$21,250.00
5	Storm Drain Intake	EA	1	$5,000.00	$5,000.00
6	Circular Storm Manhole	EA	2	$5,000.00	$10,000.00
7	Erosion Control	LS	1	$15,000.00	$15,000.00
8	Landscaping	LS	1	$150,000.00	$150,000.00
9	Site Amenities	LS	1	$50,000.00	$50,000.00
10	Lighting	LS	1	$30,000.00	$30,000.00
11	Testing	LS	1	$15,000.00	$15,000.00
12	Mobilization	LS	1	$21,000.00	$21,000.00
				Construction Costs	$373,750.00
				10% Contingency	$37,375.00
				20% Non-Construction Cost	$74,750.00
				TOTAL PROJECT COST	$485,875.00

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

Item No. 6.g.
For Meeting of 3/13/2025
Resolution

TITLE: Resolution - PZ-250313-09 - Considering rezoning of multiple properties located within the Grain District Master Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-250313-09, regarding recommended approval of the rezoning request.
2. Recommended approval of Resolution No. PZ-250313-09, regarding recommended approval of the rezoning request, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-250313-09, regarding recommended approval of the rezoning request

4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RES. NO. PZ-250313-09

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250313-09

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR REZONING FROM THE CENTRAL BUSINESS (C-4) AND MEDIUM INDUSTRIAL (M-2) DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD), ON THE PROPERTY LOCATED WITHIN THE GRAIN DISTRICT MASTER PLAN AREA.

WHEREAS, on March 13, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone multiple parcels from the Central Business (C-4) & Medium Industrial (M-2) Districts to Planned Unit Development (PUD), on property located within the Grain District Master Plan area and further described as follows:

Parcel 8022-31-127-026 excluding the southern portion currently zoned High Density Residential (R-3):

LOT 7 IN BONDURANT HEIGHTS, AN OFFICIAL PLAT, (EXCEPT PARCEL “L” OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751), AND OUTLOT “X” AND LOT “A” IN LEWIS ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A APRT OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-31-201-001, 8022-31-126-007 & 8022-31-126-009:

THE 100 FOOR ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND

PARCEL “L” OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NE ¼ OF THE NW ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; AND

THAT PART OF THE N ½ OF THE NW ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, EXCEPT THE WEST 1774 FEET THEREOF, AND EXCEPT PARCEL “M” OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-23-104-003:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK

COUNTY, IOWA BOUNDED AS FOLLOWS: ON THE WEST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET; ON THE NORTHWEST BY A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA AND BREASKA RAILWAY COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31; ON THE EAST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET; AND ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET, DISTANT 9 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE TO A POINT DISTANT 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF SAID SIDE TRACK; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET, AND THERE TERMINATING; EXCEPTING THEREFROM THAT PART, IF ANY, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

Parcel 8022-31-126-006:

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK OF THE FORMER WISCONSIN, IOWA, AND NEBRASKA RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, AND THAT PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTHWESTERLY OF THE ABOVED DESCRIBED 100-FOOT WIDE STRIP OF LAND AND LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 9 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CURVED SEGMENTS AND 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE TANGENT SEGMENTS, OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID SIDE TRACK IS NOW LOCATED, EXCEPT PARCEL “L” OF PLAT OF

SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751 AND EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 14689 PAGE 266 AND EXCEPT THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED IN BOOK 14688 PAGE 259.
Parcels 8022-31-126-005 & 8022-31-126-008:

LOTS 10, 11, 12, 13, 14, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 39 MINUTES WEST 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 428.12 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST 448.81 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, 132.84 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BONDURANT, POLK COUNTY, IOA, THENCE NORTH 90°00’ EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.0 FEET, TO THE CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED; TEHNCE SOUTH 0°00’ EAST, ALONG SAID CENTER LINE OF LINCOLN STREET, 458.73 FEET, TO THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS PRESENTLY ESTABLISHED; THENCE NORTH 72°55’ EAST, ALONG SAID CENTER LINE 160.0 FEET; THENCE NORTH 17°05’ WEST 8.5 FEET, TO THE POINT OF BEGINNING; THENCE TONTINUING NORTH 17°05’ WEST 90.0 FEET, THENCE NORTH 72°55’ EAST 100.0 FEET; THENCE SOUTH 07°05’ EAST 90.0 FEET; THENCE SOUTH 72°55’ WEST 100.0 FEET, TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22; THENCE N. 90°00’ E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39’ W., 470.2 FEET; THENCE N. 73°11’ E., 762.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST LINE OF LINCOLN STREET; THENCE CONTINUING N. 73°11’ E., 478.0 FEET; THENCE S. 16°49’ E., 200.0 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 50 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 240.9 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERL; THENCE S. 73°11’ W., 75.0 FEET; THENCE N. 16°49’W., 90.0 FEET; THENCE S. 73°11’ W., 100.0 FEET; THENCE S. 16°49’ E., 90.0 FEET TO A POINT ON THE NORTH LINE OF THE SAID RAILROAD RIGHT-OF-WAY AND 64 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE S. 73°11’ W ALONG THE NORTH LINE OF SAID RAILROAD

RIGHT-OF-WAY, 121.2 FEET TO A POINT ON THE EAST LINE OF LINCOLN STREET; THENCE N. 0°39' E., ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.998 ACRES. ALSO, A PORTION OF LINCOLN STREET IN THE TOWN OF BONDURANT, IOWA DESCRIBED AS A TRACT OF LAND BEING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE RUNNING SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD 34.6 FEET TO THE CENTER OF LINCOLN STREET; THENCE NORTH ALONG THE CENTER LINE OF LINCOLN STREET AND PARALLEL WITH THE EAST LINE OF LINCOLN STREET 194.99 FEET; THENCE NORTHEAST A DISTANCE OF 34.6 FEET; THENCE SOUTH ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22, THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 1240.80 FEET TO THE POINT OF BEGINNING; THENCE N. 73°11' E., 235.2 FEET TO THE SOUTH LINE OF N.E. 78TH AVENUE; THENCE S. 89°21' E., ALONG SAID SOUTH LINE, 23.0 FEET; THENCE S. 0°39' W., 223.15 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 30.3 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 191.70 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY TO A POINT ON THE SAID RAILROAD RIGHT-OF-WAY, BEING 50 FEET NORMALLY DISTANCE NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE N. 16°49' W., 200.0 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 ACRES. AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 0.16 ACRES (6,883 S.F).

Parcel 8022-31-104-004:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 12, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 12, ALL IN THE OFFICIAL REPLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from the Central Business (C-4) & Medium Industrial (M-2) Districts to Planned Unit Development (PUD), on properties located within the Grain District Master Plan area.

Moved by _____Seconded by _____to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on March 13, 2025, 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				

_____
Karen Keeran, Commission Chair

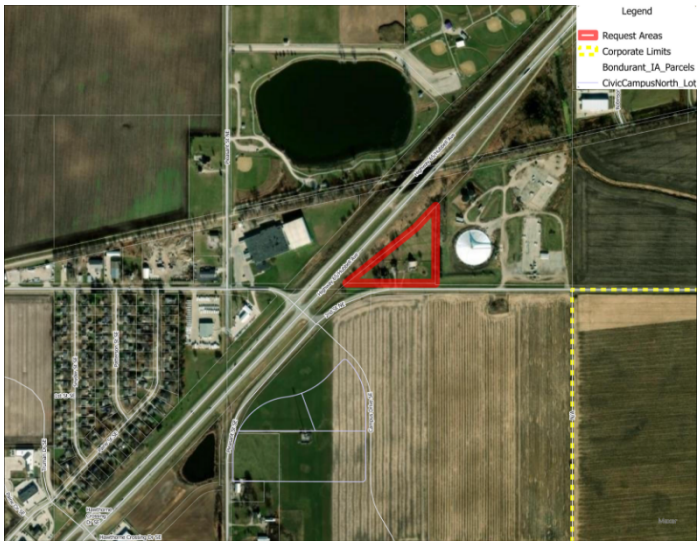
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.h.
For Meeting of 3/13/2025
Resolution

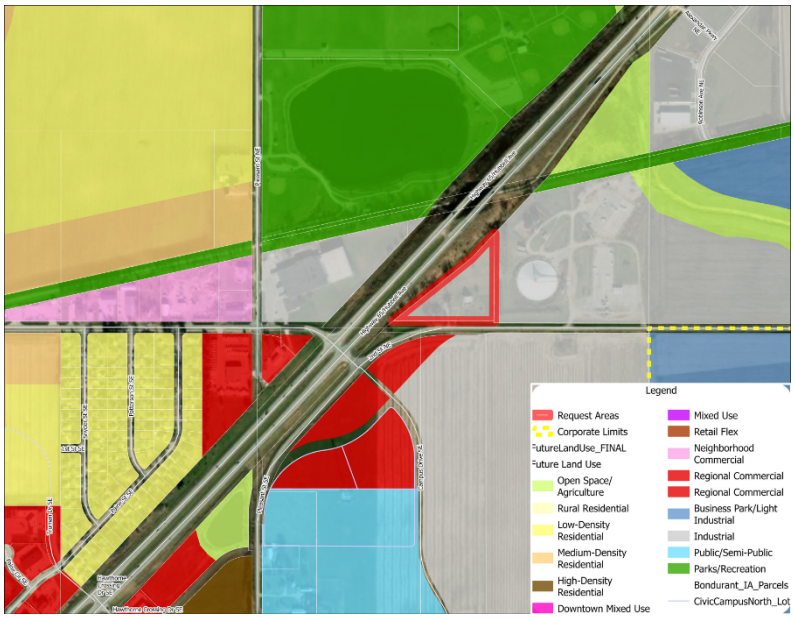
TITLE: Resolution PZ-250313-10 regarding 1920 2nd Street NE Plat of Survey to create Parcel '2025-2' and '2025-3'.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located at 1920 2nd Street NE. The subject property is located to the north of the Civic Campus area. The subject property is currently used for residential use. The property was recently rezoned to the Medium Industrial (M-2) District. The subject property is currently for sale and marketed for industrial use. The Plat of Survey is proposing to split a portion of the property that will be owned by the City of Bondurant for the purposes of extending a recreation trail through the Civic Campus to tie north into the existing Chichaqua Valley Trail. The area in red shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Industrial with Regional Commercial located to the south-southwest of the subject property. The map below shows the property outlined in red on the Future Land Use Map.



The proposed Plat of Survey would create Parcel 2025-2 which will contain much of the existing property. Parcel 2025-3 will create a parcel for the development of a recreational trail. The proposed trail would connect into the existing Chichaqua Valley Trail on the north, and provide access from the proposed trail located in the Civic Campus area to the south.

Figure 1.4 Proposed Layout Option A: Pedestrian Connentivity

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-230313-10.

2. Recommended approval of RESOLUTION NO. PZ-230313-10, subject to certain Subdivision Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-230313-10.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RES. PZ-250313-10
2. Plat of Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250313-10

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF SURVEY OF 1920 2ND STREET NE TO CREATE PARCELS '2025-2' AND '2025-3'.

WHEREAS, Veenstra & Kimm INC. has submitted a plat of survey on the behalf of the City of Bondurant and Sheryl J. Weston Trust to create Parcels '2025-2' and '2025-3' located at 1920 2nd Street NE in Bondurant and further described as follows:

PARCEL 2025-2
A PART OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 867.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND THE POINT OF BEGINNING; THENCE NORTH 50°56'50" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 748.03 FEET; THENCE NORTH 43°17'01" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 161.33 FEET; THENCE SOUTH 00°15'13" WEST, 178.66 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEET; THENCE SOUTH 00°15'13" WEST, 412.66 FEET TO SAID SOUTH LINE OF THE SOUTHWEST 1/4, THENCE NORTH 89°47'27" WEST ALONG SAID SOUTH LINE, 708.89 FEET TO THE POINT OF BEGINNING.

CONTAINGIN 203,858 SQUARE FEET (4.68 ACRES).

PARCEL 2025-3
A PART OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 1575.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°15'13" EAST, 412.66 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET; THENCE NORTH 00°15'13" EAST, 178.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTH 43°17'01" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 58.62 FEET TO THE NORTHWEST CORNER OF PARCEL 'H' OF SAID SOUTHWEST ¼ OF SECTION 29 SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°15'13" WEST ALONG THE WEST LINE OF SAID PARCEL 'H', 634.07 FEET TO SAID SOUTH LINE OF THE SOUTHWEST ¼;

THENCE NORTH 89°47’27” WEST ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,254 SQUARE FEET (0.37 ACRES).

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 March 13, 2025; 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

PLAT OF SURVEY

IN THE SW 1/4 OF SECTION 29-80-22

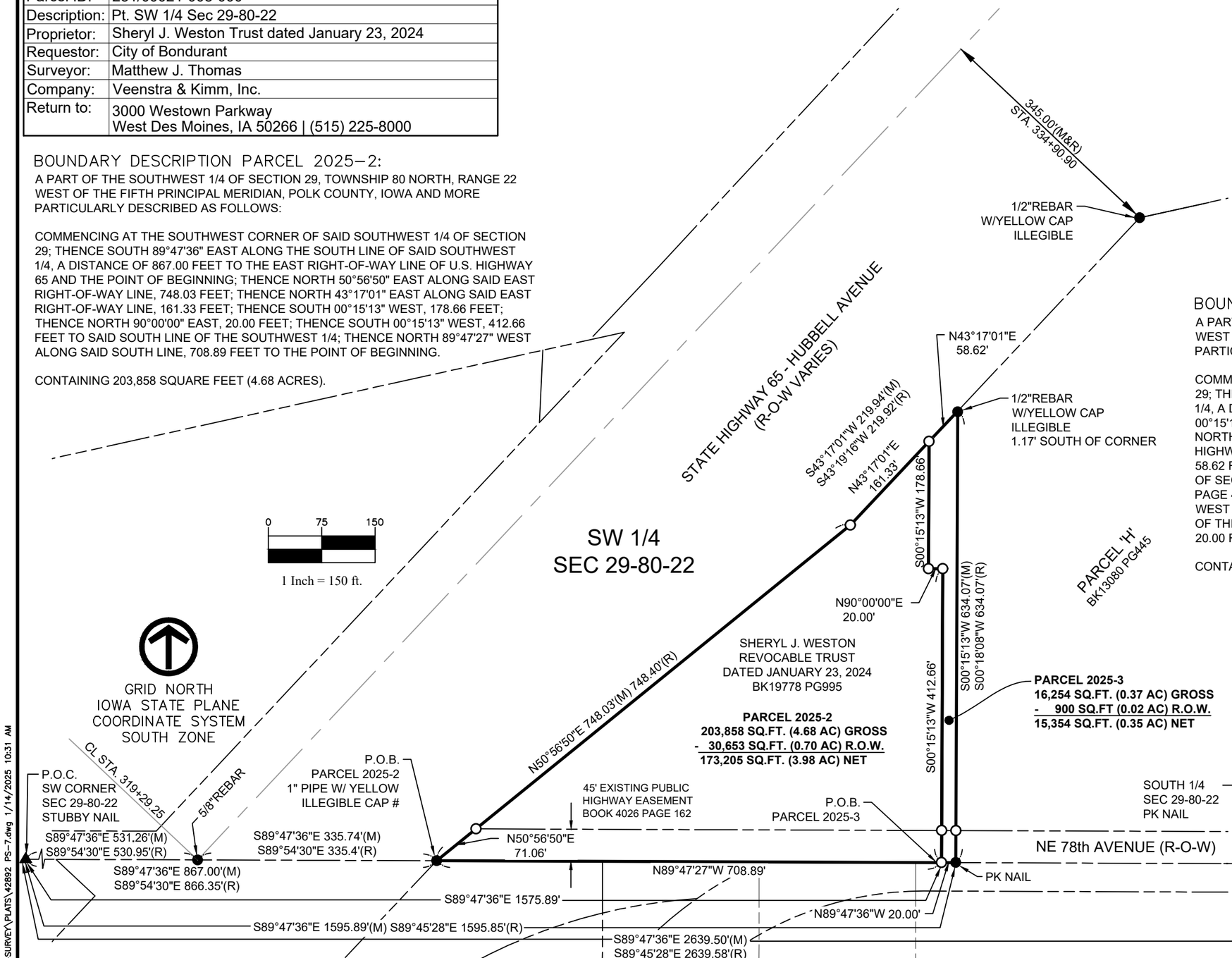
Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-008-000
Description:	Pt. SW 1/4 Sec 29-80-22
Proprietor:	Sheryl J. Weston Trust dated January 23, 2024
Requestor:	City of Bondurant
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 | (515) 225-8000

BOUNDARY DESCRIPTION PARCEL 2025-2:

A PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 867.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND THE POINT OF BEGINNING; THENCE NORTH 50°56'50" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 748.03 FEET; THENCE NORTH 43°17'01" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 161.33 FEET; THENCE SOUTH 00°15'13" WEST, 178.66 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEET; THENCE SOUTH 00°15'13" WEST, 412.66 FEET TO SAID SOUTH LINE OF THE SOUTHWEST 1/4; THENCE NORTH 89°47'27" WEST ALONG SAID SOUTH LINE, 708.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 203,858 SQUARE FEET (4.68 ACRES).



BOUNDARY DESCRIPTION PARCEL 2025-3:

A PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1575.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°15'13" EAST, 412.66 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET; THENCE NORTH 00°15'13" EAST, 178.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTH 43°17'01" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 58.62 FEET TO THE NORTHWEST CORNER OF PARCEL 'H' OF SAID SOUTHWEST 1/4 OF SECTION 29 SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°15'13" WEST ALONG THE WEST LINE OF SAID PARCEL 'H', 634.07 FEET TO SAID SOUTH LINE OF THE SOUTHWEST 1/4; THENCE NORTH 89°47'27" WEST ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,254 SQUARE FEET (0.37 ACRES).

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND PROPERTY MONUMENT (AS NOTED)
- ○ SET 5/8" REBAR W/YELLOW CAP#19968 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- PARCEL BOUNDARY

FIELD SURVEY COMPLETED: JANUARY 2023

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS
19968
STATE OF IOWA

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, 2025

Pages or sheets covered by this seal:

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	TJP
CHECKED	MJT
APPROVED	MJT
DATE	01-07-2025
A.C.	

VEENSTRA & KIMM INC.

BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

PLAT OF SURVEY
PARCEL 2025-2 & PARCEL 2025-3
IN THE SW 1/4 OF SECTION 29-80-22

DWG. NO. PS-7

SHEET 1 OF 1

PROJECT 42892

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