

**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/87104375624>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
APRIL 10, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 10, 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. March 13, 2025.
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-250410-11 - considering site plan for 2514 Robinson Avenue NE.
 - b. Resolution PZ-250410-12 - considering site plan for 10 Main Street SE.
 - c. Resolution PZ-250410-13 - considering Grain District Preliminary Plat.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Staff
 - 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: March 13, 2025 Karen Keeran, Chair

1. Call to Order 6:00 pm
Place Bondurant City Hall (200 2nd St NE, PO Box 37)

2. Roll Call

Members Present: Karen Keeran (Chairperson), Andy Mains (Vice-Chairperson), Kristin Brostrom (arrived at 6a), 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 Vore to approve of the March 13, 2025, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Torres to approve of the February 11, 2025, meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

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

Kelsey Scallon, Shive-Hattery, provide the Commission an overview of the proposed site plan. Clayton asked what type of storage will be on-site. Scallon stated she was unsure what type of business was planning on moving into the

proposed building. Clayton asked if the outdoor storage area is gravel or if it is paved, Scallon confirmed it is paved.

Keeran asked what side elevation is the “pretty” side. Scallon stated the entrance will be the southeast corner. Pezley stated they are proposing to meet the Highway 65 overlay architecture design standards as staff is proposing to make these standards the industrial design standards. If that code change does not happen, new design elevations will be submitted. Murray stated the overlay allows for a few more materials as primary materials.

Motion by Commission Member Mains, seconded by Commission Member Pitt to table Resolution PZ - 250313-05.

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.

- 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 (R-2) District.

Public Hearing opened at 6:07.

Matt Carlile, with Confluence, presented the rezoning request on behalf of Bondurant-Farrar Community School District. Carlile stated the School needed to rezone the property from Agricultural to Residential in order to construct a school.

Public Hearing closed at 6:08.

- c. Resolution PZ-250313-06 – Resolution regarding rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density (R-2) District.

Motion by Commission Member Mains, seconded by Commission Member Vore to table Resolution PZ - 250313-06.

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.

- d. Resolution PZ-250313-07 – Resolution regarding Bondurant-Farrar Community School District Baseball, Softball and Tennis Site Plan.

Carlile, provided the Commission an overview of the submitted site plan.

Pezley stated the only comment staff has is the property needs to be rezoned from Agricultural to Residential, which was just voted on, and staff is meeting with Confluence to discuss stormwater. Any comments that come out of that meeting will need to be reflected.

Pitt asked if BFCSD currently has a tennis team, Powers stated the school currently sends student athletes to Roosevelt High School. Vore asked what the timeline is, Powers stated they are hoping to be playing baseball and softball next summer (2026). Powers stated the tennis court may take a little longer.

Keeran asked if there is traffic concerns in regards to the public using the southern parking lot. Carlile stated they are trying to develop the Aspen extension and parking lot expansion to reduce traffic congestion. Keeran asked for confirmation the sidewalk will be extended to the southern parking lot, Carlile and staff confirmed it will be.

Brostrom asked about maintenance responsibilities. Powers stated it will be addressed in the 28E agreement between the School and the City.

Clayton asked about lights spilling onto neighboring properties. Powers stated the tennis court will not have lights right away. The softball and baseball fields will be lit, and the lights will be pretty intense based on the type of lighting needed for those sports. Carlile stated the conduits will be there to install lights at the tennis courts, it just will not be installed on day one.

Motion by Commission Member Mains, seconded by Commission Member Torres to table Resolution PZ - 250313-07.

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.

- e. Resolution PZ-250313-08 – Resolution regarding Plat of Survey to create Parcel 2025-25.

Pezley provided the Commission an overview of the submitted Plat of Survey. Pezley stated the east line may move a little bit depending upon the placement of Truman Drive. Carlile stated he believes the eastern property line should be set at this point.

Mains asked if this is the same portion of land the School was previously looking to swap with another property owner. Powers stated that is correct.

Keeran asked about traffic flow. Carlile stated he believes we are mixing sites a little bit. Powers stated with the extension of Truman all the way north and addition of east-west connections will hopefully help alleviate any

traffic issues. Carlile added the most recent school rendering would allow for approximately 100 vehicles to stack before it would spill onto Truman.

Motion by Commission Member Mains, seconded by Commission Member Vore to table Resolution PZ - 250313-08.

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.

- f. Public Hearing – regarding rezoning of multiple properties located within the Grain District Downtown Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (R-5).

Public Hearing opened at 6:31

Derek Johnson, ISG, provided a brief overview of the proposed rezoning request. The proposed PUD would place each area into different areas which would have slightly different bulk regulations and use allowances. Pezley provided the Commission with more of a breakdown of each area and examples uses that would be allowed in each area. Pezley stated the Downtown (C-4) District was used as the base zoning for each district.

Keeran asked if there is a timeline for the development. Murray stated Lincoln Street extension and the arboretum bike trail and currently in engineering and construction will begin this summer. Murray stated the distillery site plan is slated to be on the April Planning and Zoning agenda and construction to begin later this year or early next year.

Keeran asked if a sunset was needed for this development. Murray state the language in the PUD, in staff's opinion, is strong enough that if the current developer were to leave, any new development would still need to meet what is shown in master plan.

Sillanpaa, asked about Area F and the discussion of placing townhomes in this area. Murray stated this area is currently owned by the City and the city does not currently feel like the development of this area is crucial for the development of the Grain District. The area is still shown as future townhome development, but it would like be developed after other Grain District development takes places. Sillanpaa asked if this would eliminate the need for road connection to Area F. Murray stated it depends on the development of Area F, but north-south extension of Filmore would not take place until Area F is developed.

Sillanpaa asked if the road development affects the bike trail extension down to 2nd Street SE. Murray stated the City is seeking grant funding to install that north-south bike trail connection. Keeran asked if the street will

stub, will there be assurances to allow for emergency vehicle to turn around. Murray stated the City will coordinate with ISG to facilitate this road development. Johnson agreed with Murray and provided additional information to the Commission regarding this stub.

Pitt asked if small commercial is intended for the incubator area. Johnson stated that is correct. The goal is uses that activate the plaza area and promote local businesses. Johnson added this area will include the possibility for a drive through food service use. Johnson added that this final design is still being ironed out and may change between now and site plan submittal.

Murray stated the draft PUD for areas A and B are using the bulk regulation height for the C-4 district (4 stories). Murray stated the developer is wanting direction on if the Commission would be open to allowing for taller structures. Johnson stated the plan right now has no plans for structures larger than four stories but the developer wants to stay flexible to address market needs. Pitt asked what would be allowed in the upper stories. Murray stated traditionally it is residential, but could allow for office space.

Mains stated he would prefer four stories in Area A but may be open to taller as it moves east and gets closer to the taller grain silo structures. Pitt agreed with Mains's comment. Staff stated Prairie Trail in Ankeny is a mix of 2-4 stories, Altoona has 4-story structures and the western suburbs have a greater mix. Sillanpaa stated his concerns with allowing 4-story structures, he asked staff if four-story structures had previously been discussed. Murray stated four-story structures are currently allowed in the C-4 district by right. Johnson reiterated, the developer is not proposing four-story or taller structures, they simply want to remain flexible to the needs of the market. Clayton stated he would prefer to keep it at four-stories, with the understanding if the developer has a unique idea they can bring it forward for consideration.

Johnson asked the Commission for guidance on drive-through in the business incubator area. Murray stated the developer is asking for guidance on allowing the pick-up window to also operate as a pick-up window with designated spaces for pick-up customers. Johnson explained the site plan in this area to the commission. Mains stated the ask is for two drive-throughs, Johnson confirmed that is correct. Keeran stated concerns with taking away potential parking areas. Johnson stated customer parking is seen as being along Lincoln Street. Keeran asked where employees will park, Johnson stated those parking numbers would be included in the overall parking count of the district.

Pezley stated staff and the developer are also seeking direction for the providence of bike racks for upper-story residential users being used inside the structures. The Commission agreed providing bike racks on the inside of the building for residents but bike racks should still be provided for commercial users. Johnson stated that should be something that can be

accommodated.

Public Hearing closed at 7:02.

- g. Resolution PZ-250313-09 – Resolution regarding rezoning request for multiple properties located within the Grain District Downtown Redevelopment District area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (R-5).

Motion by Commission Member Mains, seconded by Commission Member Pitt to table Resolution PZ - 250313-09.

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.

- h. Resolution PZ-250313-10 – Resolution regarding 1920 2nd Street NE Plat of Survey to create Parcel '2025-2' and '2025-3'.

Pezley stated the Plat of Survey is creating a parcel to allow for the construction of a bike trail. This proposed bike trail will eventually serve as the connection between the Chichaqua Valley Trail and Civic Campus.

Motion by Commission Member Mains, seconded by Commission Member Pitt to table Resolution PZ – 250313-10.

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 – asked about a property next to the Bird's Nest. Staff stated they have been made aware of nuisances on their property and action is underway.

Pitt – has a question about fencing on a corner lot. Pezley stated all fences in the street side yard can only be 4', however that requirement may

change with the zoning code update. Board of Adjustment has set a precedent of allowing 6' fences that are located 10' from the sidewalk.

Torres – none.

Vore – none.

Commission Chair – Keeran asked about snow ordinance and cars being parked on the road. Keeran asked if vehicles are actually going to be towed. Pezley stated he does not know how much towing was completed, but the Sheriff's office did issue quite a bit of tickets. Typically he chooses a part of town and tries to hit that part of town pretty hard.

- b. Community Development Director – none.
- c. City Planner – Murray stated the City will receive the National Best Practice in Economic Development Planning Award at the National APA Conference.
- d. City Administrator – stated the City was featured in the Government Finance Operators magazine this past month. The City received grant funding for trees in City Park.
- e. City County Liaison – Sillanpaa asked about home occupation, specifically about a property adjacent to City Park. Staff stated this is actively being addressed.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 7:24.



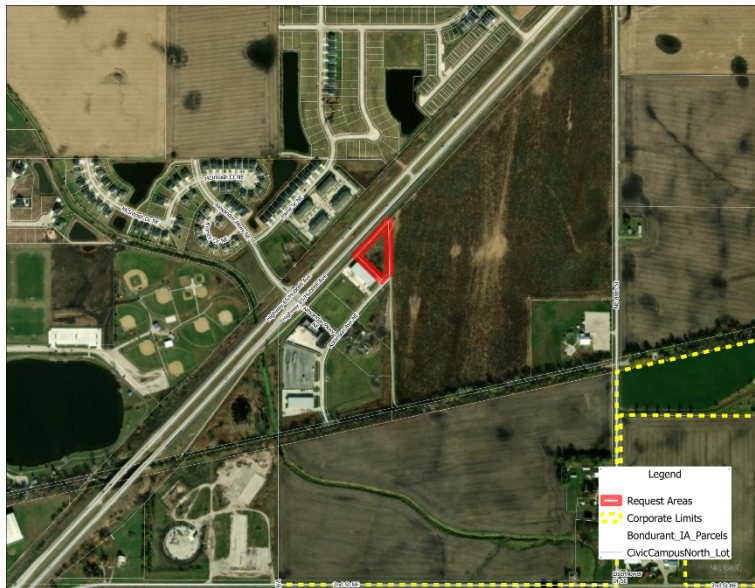
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 4/10/2025
Resolution

TITLE: Resolution PZ-250410-11 - considering site plan for 2514 Robinson Avenue NE.

CONTACT PERSON:

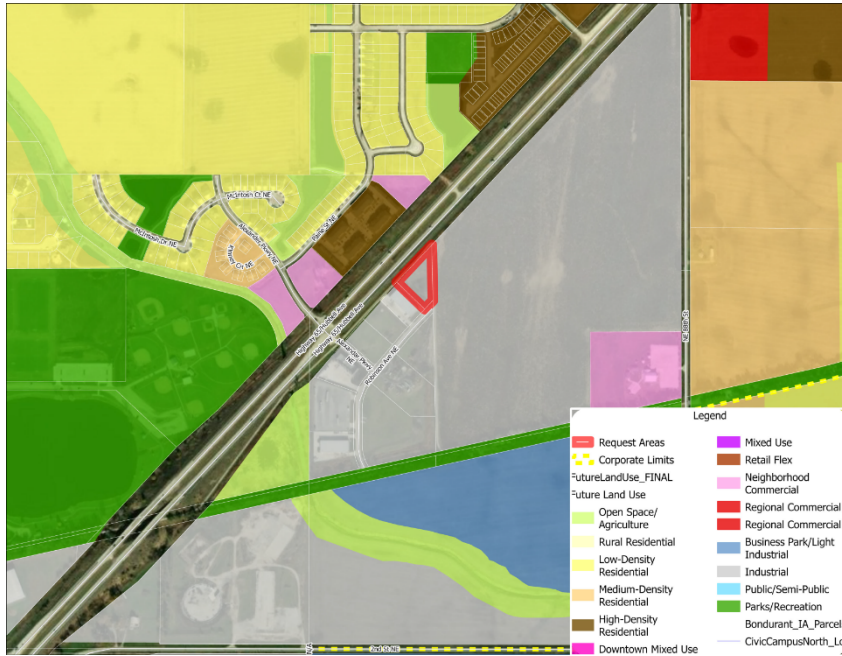
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 1.36-acre parcel of land accessed from Robinson Avenue NE. The site plan applicant is Bondurant Business Park LLC. The site plan was prepared by Pelds Design Services. The applicants are proposing a 80' x 175' building, 17 parking spaces with additional loading spaces and an area for outdoor storage. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of the property will be warehousing.



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

Consistency with the City's Comprehensive Plan:

A M-2 development at this location is consistent with the (draft) 2022 Comprehensive Plan which guides for Industrial at this location.



Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Commercial Use & Bulk

- Outdoor storage area is proposed in the northeast corner of the site.
- The site plan does not show any screening around the outdoor storage area. Appropriate Type C screening is required for any outdoor storage area that is viewable from the public right-of-way.
- The site plan labels the required setbacks at this location - a 30' front yard setback along Robinson Avenue NE, a 40' rear yard setback along the east property line and 20' side yard setbacks along the northern and southern property lines.

Parking/Drive Areas

- Access to the site is from a driveway on the west side of Robinson Avenue NE and at the southeast corner of the site.
- The proposed driveway is located in a proposed 24' wide access easement. The easement will be located on the southern 12' of the property and northern 12' feet of the property directly south.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 3' away from the front property lines, as is required by Section 177.10.1.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.21 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Warehousing: one (1) space per employee.
- Section 177.08 regulates minimum loading space count requirements. This section reads: at least one (1) off-street loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet.
- The site plan shows 19 parking spaces, including 1 handicap stall, and 3 loading spaces.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.
- The site plan does not show the distance between the proposed parking lot and property lines. Staff has requested the site plan be updated to show the proposed parking lot will be located at least 10' from public right-of-way.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. No comments from Veenstra & Kimm have been received at this time.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District and the Park Side Water Connection Fee District. Staff will send an invoice for the connection fee districts.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.
- Staff commented that any lighting used to illuminate the parking area shall be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting.

Landscaping Plan

- Page 2 of the site plan shows the required landscaping plan. Notes on this
 1. The site plan notes the existing landscaping buffer provided in the front yard setback area.
 2. 19 parking spaces/18 = at least 1 interior trees are required. The site plan shows 2 interior trees proposed.
 3. At least 5% interior greenspace must be provided for any parking area visible from the public right-of-way. The site plan notes 5% interior greenspace would equate to 266 square feet. The site plan shows 738 square feet are provided for greenspace.
 4. The site plan shows that the required general trees will be located at least 4' away from the front property line as required by Section 182.05.E of the Zoning Code.
 5. Section 182.04 of the Zoning Code requires deciduous trees conform to the minimum of 1 ¾ inch caliper in size at time of planting. The applicant has not provided the City with the size of tree(s) that will be installed.
 6. The site plan notes that 30% of this site will be open space.
 7. The properties immediately adjacent to this site are Medium Industrial (M-2) and no additional screening is required.

Architectural Elevations

- Site plan submittal includes the required building elevations. Notes on this:
 1. Elevations are provided in color.
 2. Proposed building height will be 22 feet.
 3. All roof mounted mechanical units will be screened from view of the public right-of-way. Currently no such units are proposed

4. A reminder that adequate treatment or screening of negative aspects of the building (i.e. non-residential overhead door) from any public street or adjoining properties shall be required.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-250410-11.
2. Recommended approval of RESOLUTION NO. PZ-250410-11, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250410-11.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Site Plan
2. Architectural Design Elevations
3. RESOLUTION NO. PZ-250410-11 - 2514 Robinson Ave NE Site Plan

SITE ADDRESS
2514 ROBINSON AVE NE
BONDURANT, IOWA 50035

ZONING
EXISTING: M-2
ADJACENT ZONING:
NORTH WEST: ROAD ROW
NORTHEAST: M-2
SOUTH WEST: ROAD ROW
SOUTH EAST: M-2

SETBACKS
FRONT: 30 FT
SIDE: 20 FT
REAR: 40 FT

BUILDINGS
PROPOSED: 80' x 175' - 14,000 SQ.FT.

BUILDING USES
STORAGE FACILITY

BUILDING HEIGHT
MAX BUILDING HEIGHT: 80 FT.
PROPOSED HEIGHT: 22

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**

**6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 6 * 1.5 = 9 FT

SITE AREA
1.36 ACRES (59,436 SQ.FT.)

OPEN SPACE
PROPOSED: 30% (17,863 SQ.FT.)
REQUIRED: 10% (5,944 SQ. FT.)

IMPERVIOUS SPACE
PROPOSED: 70% (41,573 SQ.FT.)

PARKING
REQUIRED: 1 SPACE PER EMPLOYEE
ESTIMATED: 3 TENANTS
PROPOSED: 19 SPACES (INCLUDING 1 HANDICAP PARKING STALLS)

DISTURBED AREAS
ESTIMATED: 44,599 SQ. FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS MORE THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

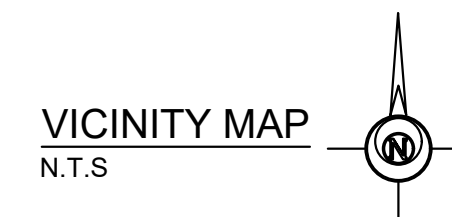
FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

SITE IMPROVEMENTS

FOR

BONDURANT INDUSTRIAL PARK LOT 1 2514 ROBINSON AVE NE BONDURANT, IOWA

LEGAL DESCRIPTION:
LOT 1 IN BONDURANT INDUSTRIAL PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.



GENERAL NOTES

- THE LOCAL JURISDICTION MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. THE LOCAL JURISDICTION IS THE CITY OF BONDURANT.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE LOCAL JURISDICTION AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST SUDAS STANDARDS. ALL PROVIDED SUDAS DETAILS ARE FOR REFERENCE ONLY AND THE LATEST VERSIONS SHALL BE IMPLEMENTED.
- 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.
- 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."
- PELDS DESIGN SERVICES 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.
- 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.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL JURISDICTION.
- 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.
- 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.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN AUGUST 2018. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES FOR BONDURANT INDUSTRIAL PARK LOT 1 2514 ROBINSON AVE NE BONDURANT, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- 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.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- 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

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- 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.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. 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.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- 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 SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- 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.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- 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.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE LOCAL JURISDICTION SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE LOCAL JURISDICTION REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE LOCAL JURISDICTION STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL ROW AREAS SHALL BE SODDED IN ACCORDANCE WITH THE LOCAL JURISDICTION SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN 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.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES


- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

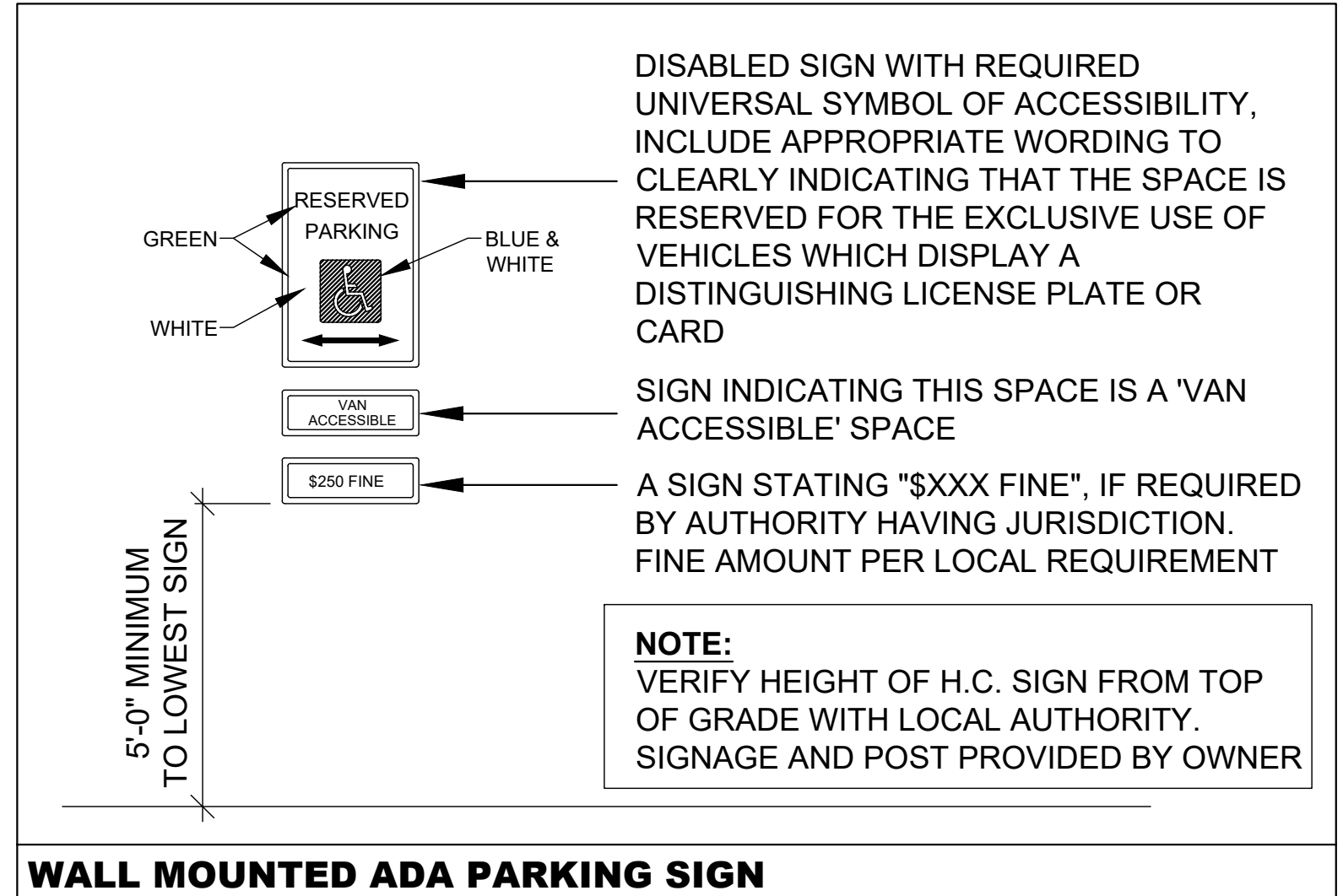
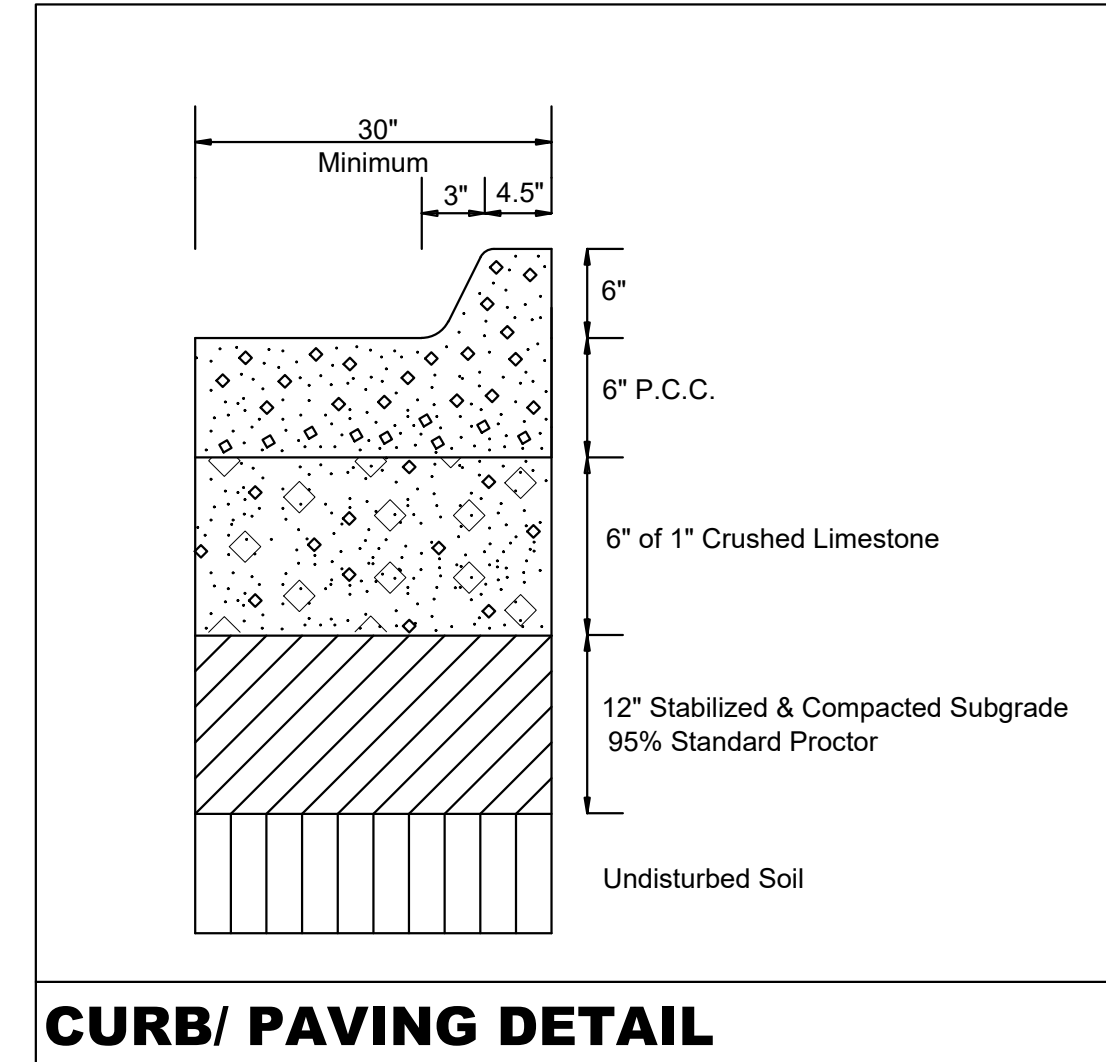
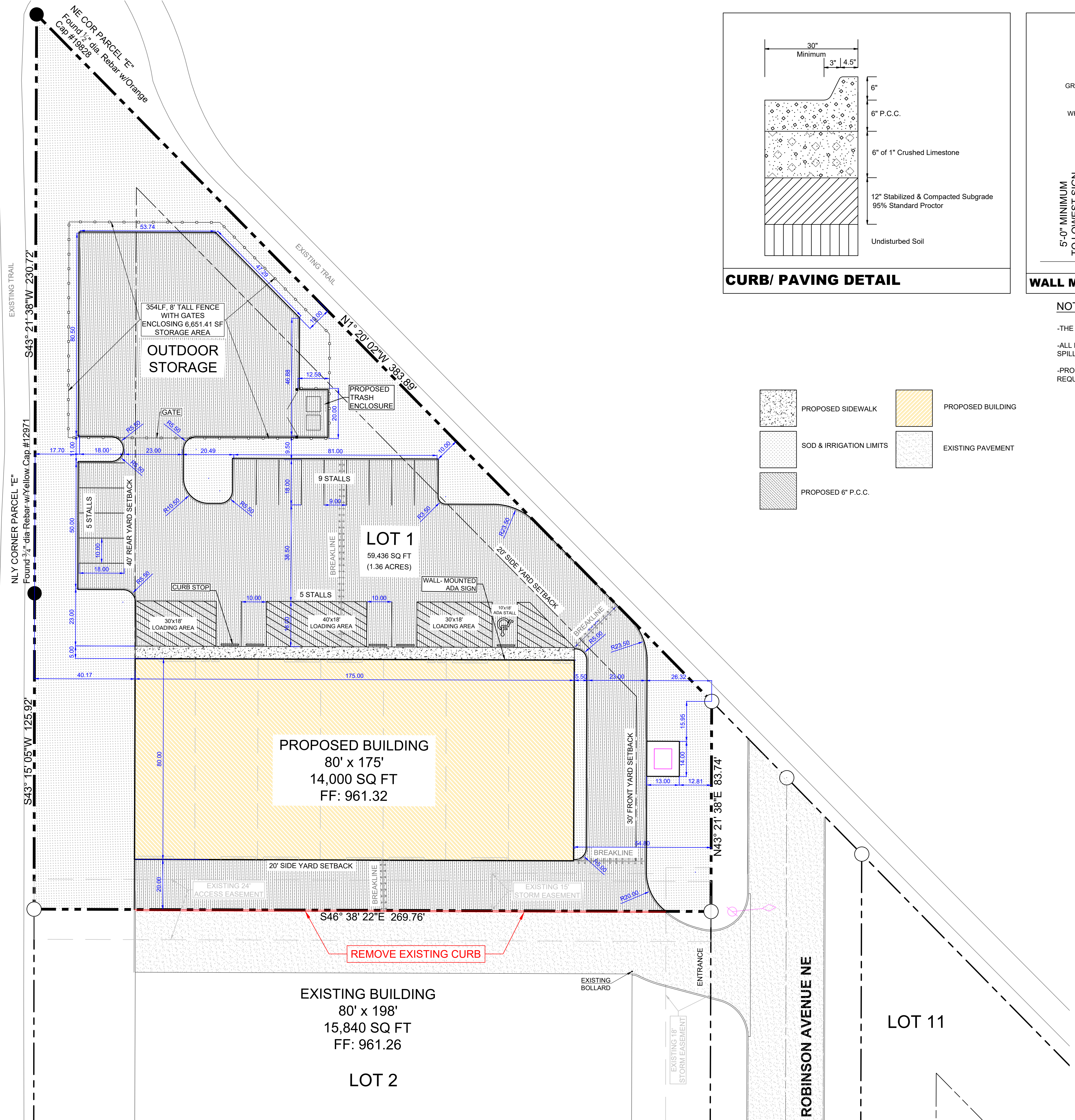
- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

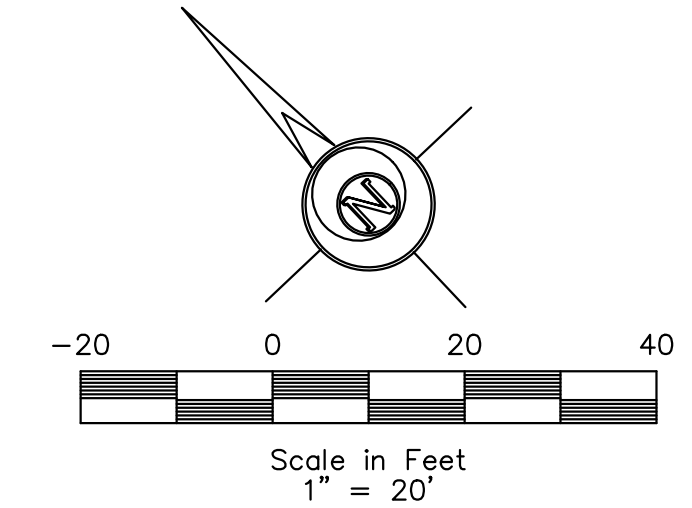
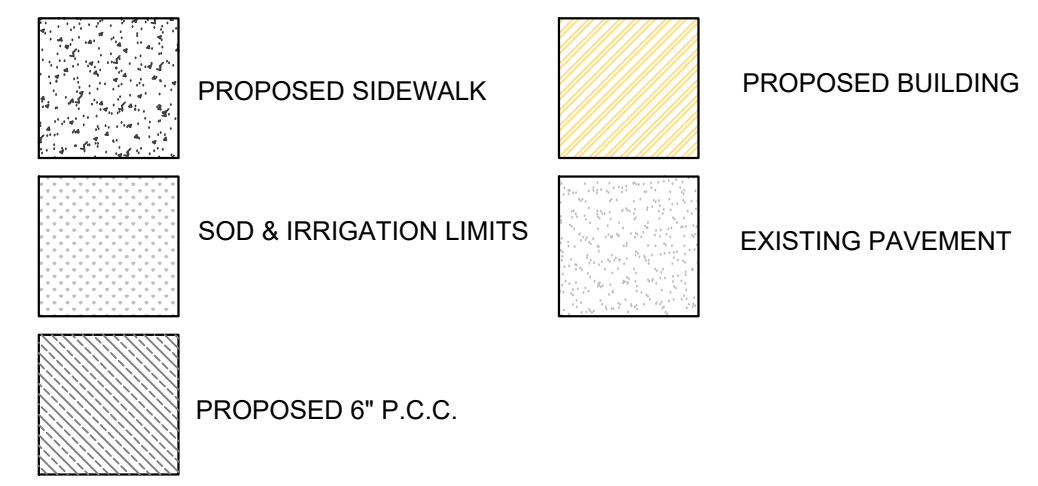
 PELDS Design Services Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 8196				
BONDURANT INDUSTRIAL PARK LOT 1 2514 ROBINSON AVE NE BONDURANT, IOWA				
REVISIONS:		REVISIONS:		
COPYRIGHT DATE: 2022		DRAWN BY: L. BURKE	SCALE:	DATE: 04/09/2025
FILE PATH: P:\2022 Projects\22-125 Lot 1_BIP\Engineering\Site Plan\Sheet Set		DRAWING NO: 22-125		PRELIMINARY
				C-002 - NOTE SHEET

NE HUBBELL AVE
(U.S. HIGHWAY #65)



NOTES:

- THE NORTHWEST PAVED AREA WILL BE FOR OUTDOOR STORAGE USAGE
- ALL LIGHTING USED TO ILLUMINATE THE PARKING AREA TO BE FULL CUT-OFF LIGHTING SO THAT NO SPILLAGE OCCURS ONTO ADJACENT RESIDENTIAL PROPERTIES.
- PROPOSED FENCE AROUND OUTDOOR STORAGE AREA NEEDS TO MEET TYPE 'C' SCREENING REQUIREMENTS WITH A COMBINATION OF 100% OPAQUE SCREENING COMBINED WITH LANDSCAPING.



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV — CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO — FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		

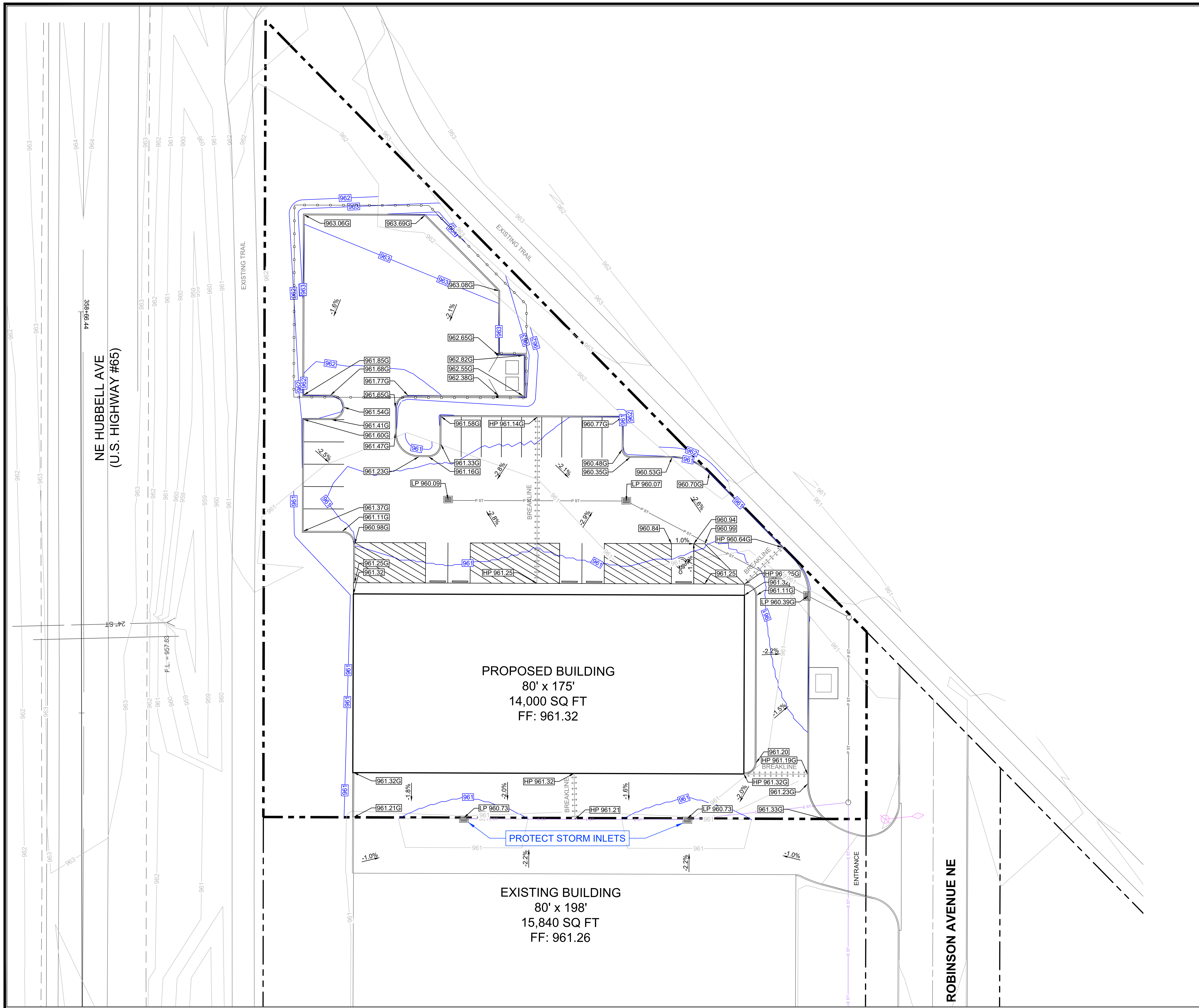
ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

PRELIMINARY

DATE: 04/09/2025
DRAWN BY: L. BURKE
SCALE: 1"=20'
DRAWING NO: 22-125
FILE PATH: J:\2022 Projects\22-125 Lot 1, BIP\Engineering\Site Plan\Sheet Set

C-101 - SITE SHEET



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
○	CONTROL POINT	⊙	AREA INTAKE
○	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
●	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
▲	FOUND SECTION CORNER	⊙	GAS VALVE
▲	PARKING SPACE	⊙	FIRE HYDRANT
▲	SIGN	⊙	WATER VALVE
▲	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
▲	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
▲	LIGHT POLE	⊙	CATV — CABLE TELEVISION
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▲	GUY ANCHOR	⊙	GAS — GAS LINE
▲	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
▲	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
▲	ELEC. METER	⊙	SS — SANITARY SEWER
▲	ELEC. BOX	⊙	ST — STORM SEWER
▲	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
▲	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
▲	GAS METER	⊙	W — WATER
▲	CABLE TV JUNCTION BOX	⊙	— — FENCE LINE
▲	WATER METER	⊙	

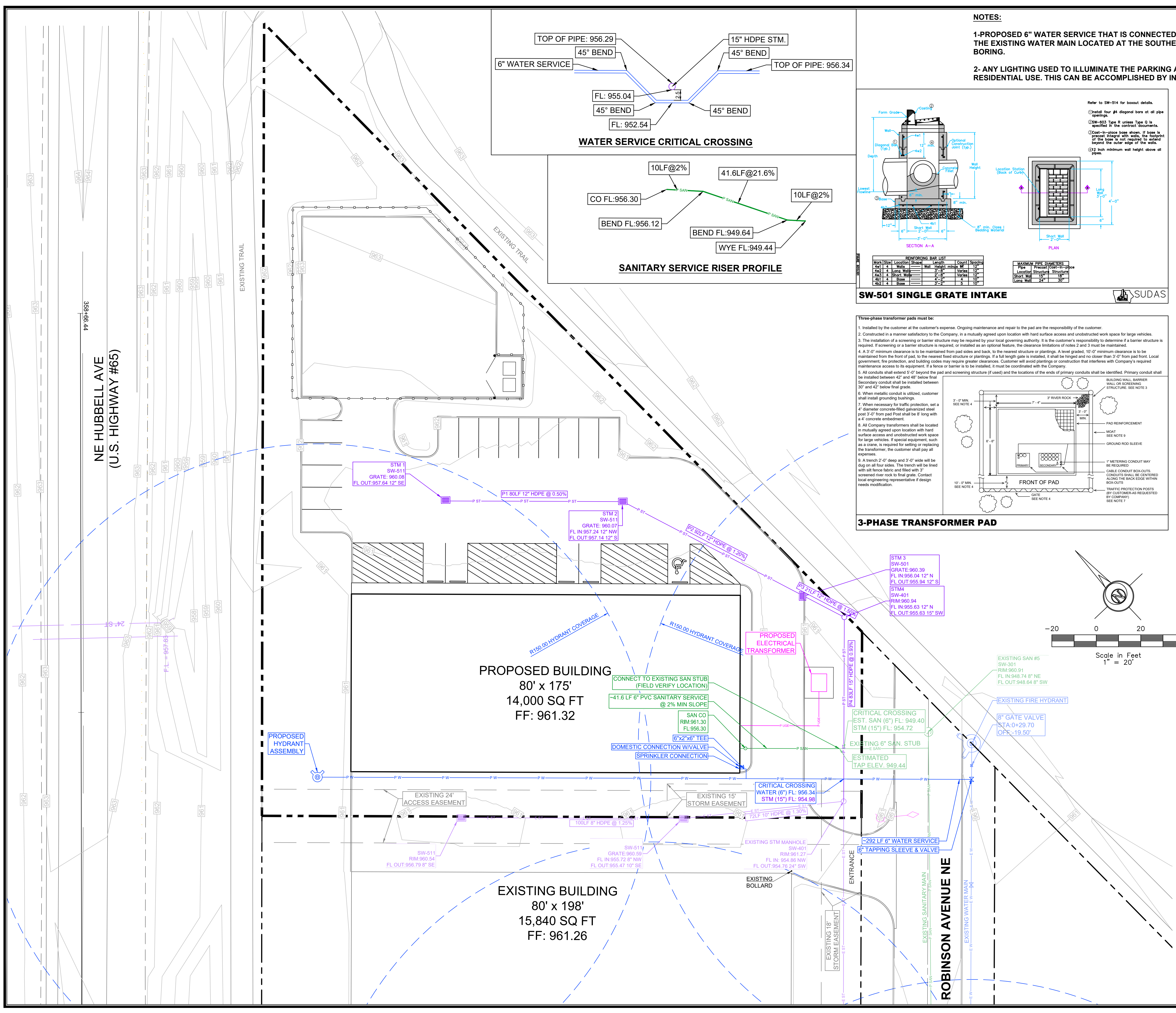
PRELIMINARY

BONDURANT INDUSTRIAL PARK LOT 1
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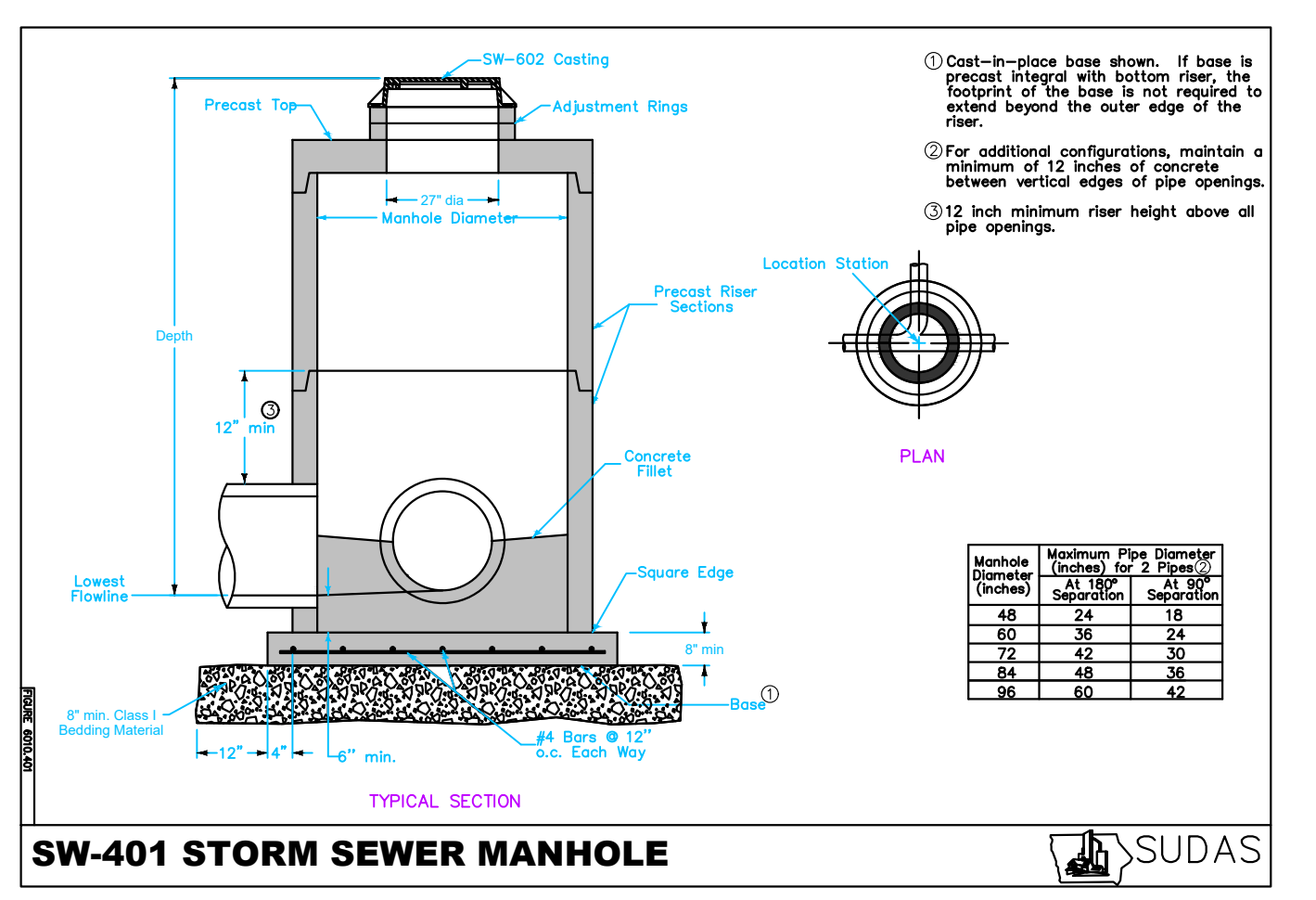
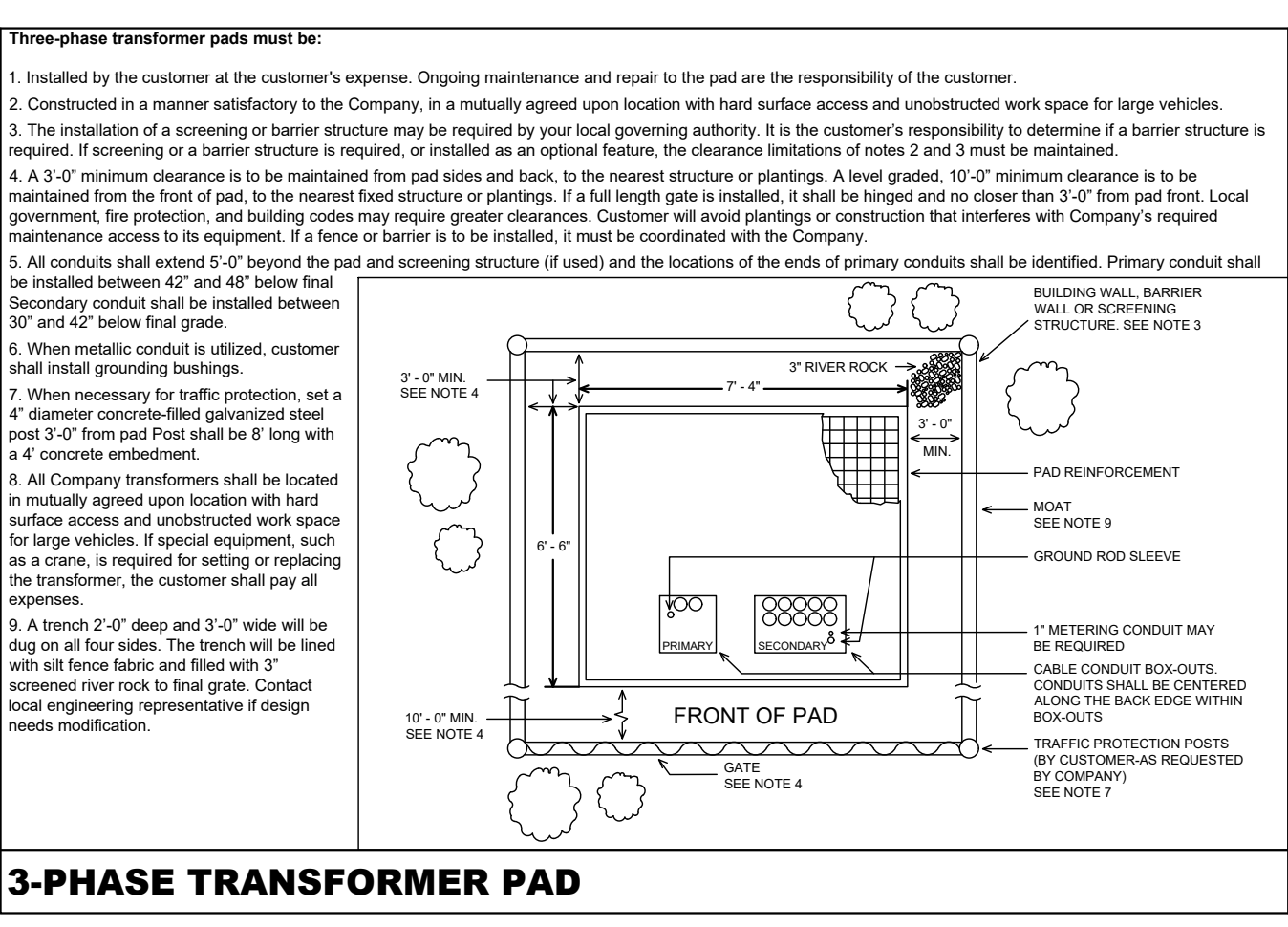
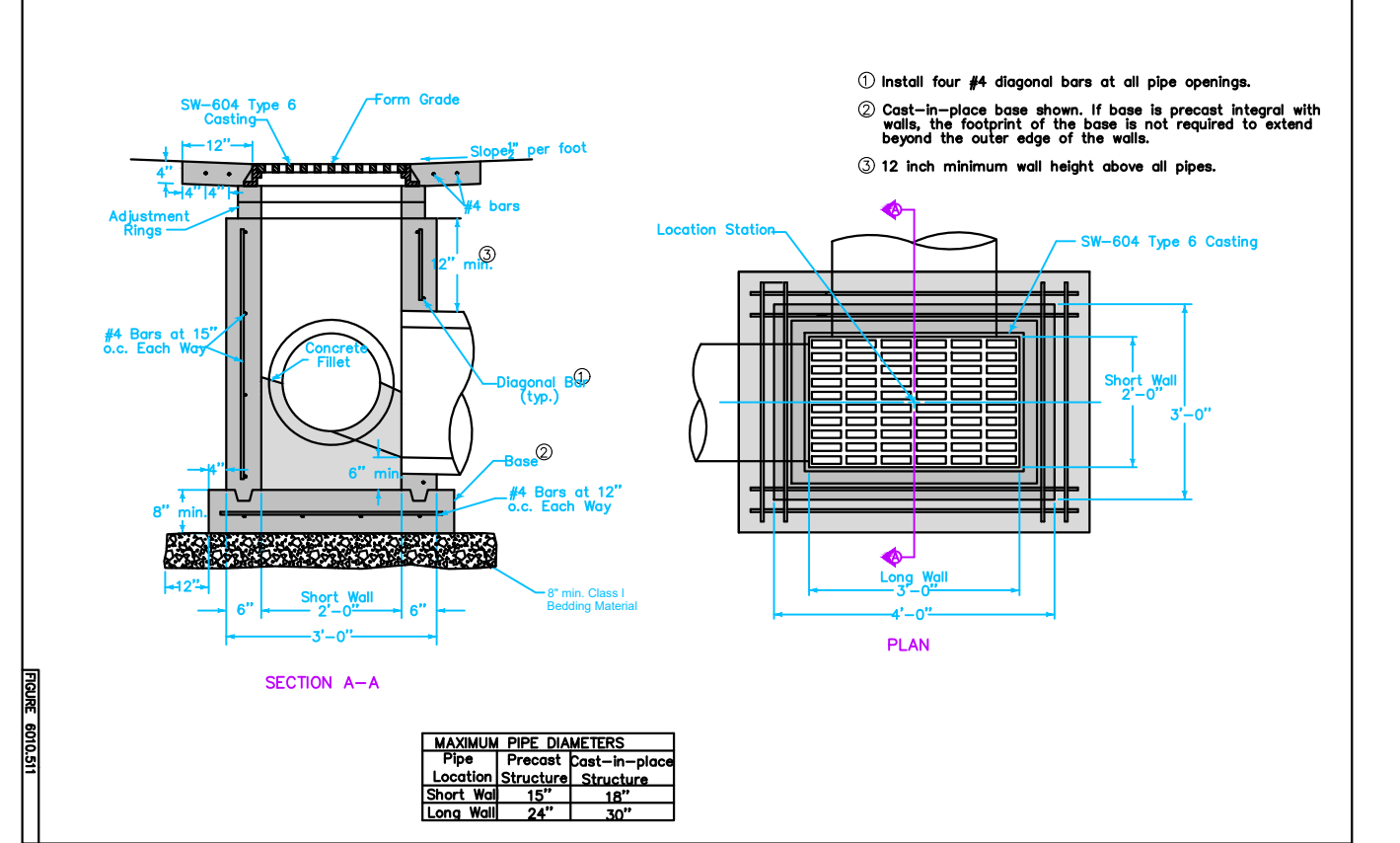
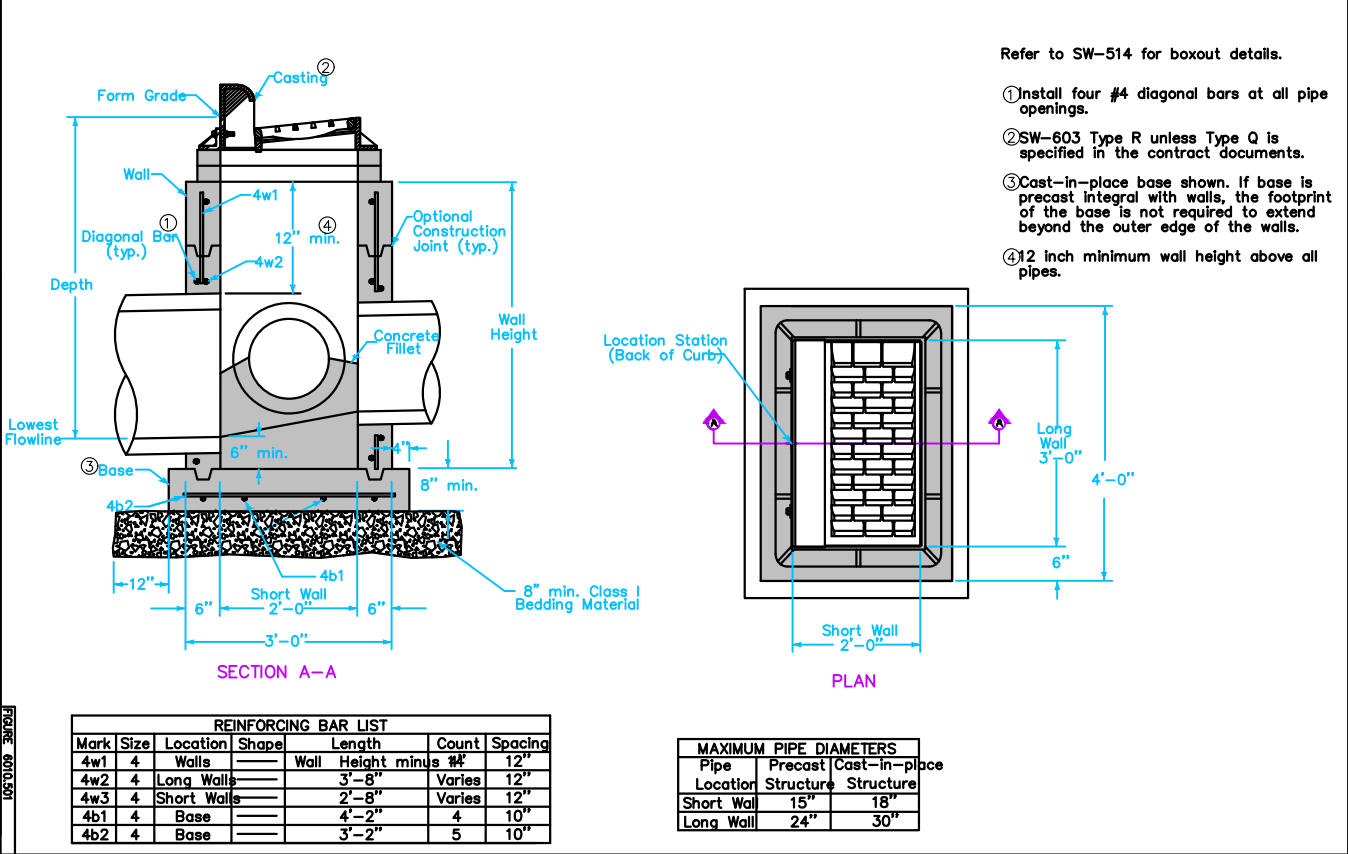
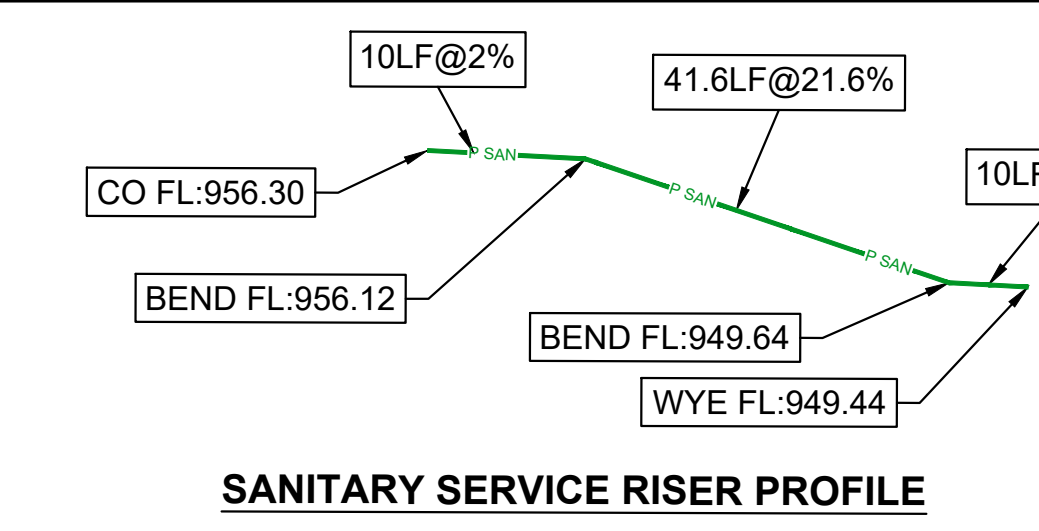
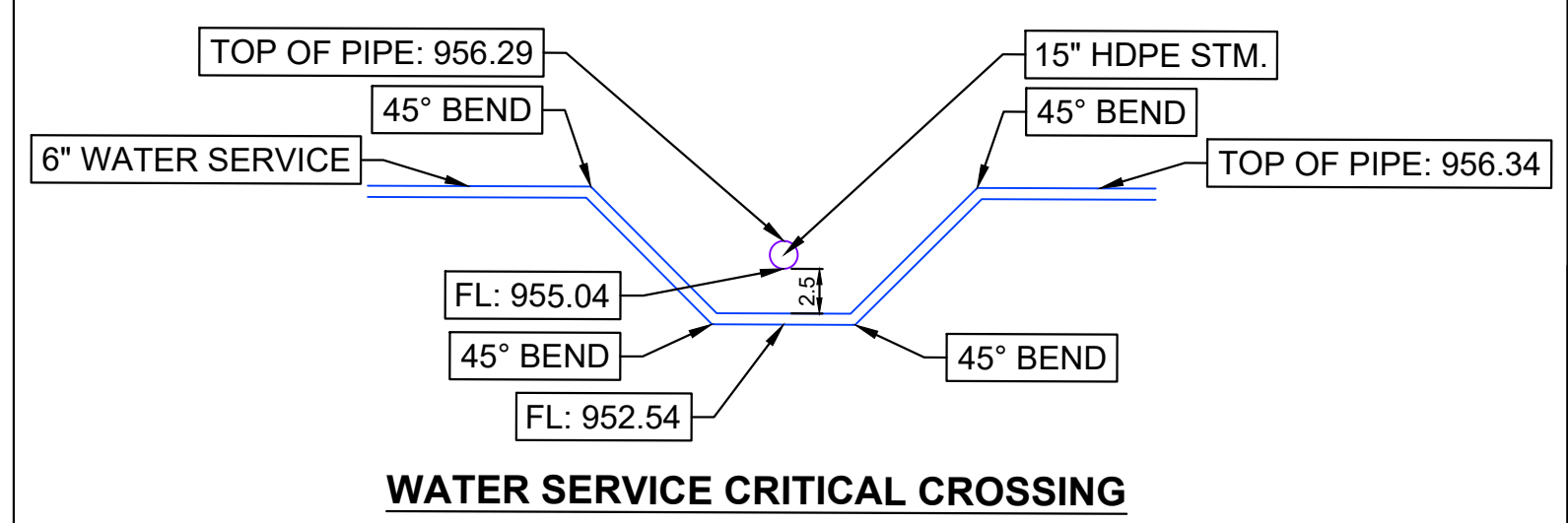
DRAWN BY: L. BURKE	SCALE: 1"=20'	DATE: 04/09/2025	DRAWING NO: 22-125
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C-102 - GRADING SHEET



NOTES:

- 1-PROPOSED 6" WATER SERVICE THAT IS CONNECTED AT THE BUILDING ON THE SOUTHEAST WILL BE EXTENDED ACROSS THE STREET TO THE EXISTING WATER MAIN LOCATED AT THE SOUTHEASTERLY SIDE OF ROBINSON AVE NE AND THE CROSSING METHOD WILL BE THROUGH BORING.
- 2- ANY LIGHTING USED TO ILLUMINATE THE PARKING AREA WILL BE ARRANGED SO AS TO REFLECT LIGHTING AWAY FROM ANY ADJACENT RESIDENTIAL USE. THIS CAN BE ACCOMPLISHED BY INSTALLING FULL CUT-OFF LIGHTING.



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE	
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE	
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE	
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE	
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT	
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT	
⊙	CONTROL POINT	⊙	AREA INTAKE	
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE	
⊙	FOUND CORNER	⊙	THROAT INTAKE	
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION	
⊙	FOUND SECTION CORNER	⊙	GAS VALVE	
⊙	PARKING SPACE	⊙	FIRE HYDRANT	
⊙	SIGN	⊙	WATER VALVE	
⊙	STREET LIGHT	⊙	P XX	PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX	EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV	CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO	FIBER OPTIC
⊙	GUY ANCHOR	⊙	GA	GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE	OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT	OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS	SANITARY SEWER
⊙	ELEC. BOX	⊙	ST	STORM SEWER
⊙	ELEC. VAULT	⊙	UGE	UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT	UNDERGROUND TEL.
⊙	GAS METER	⊙	W	WATER
⊙	CABLE TV JUNCTION BOX	⊙	---	FENCE LINE
⊙	WATER METER			

ELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

BONDURANT INDUSTRIAL PARK LOT 1
 2514 ROBINSON AVE NE
 BONDURANT, IOWA

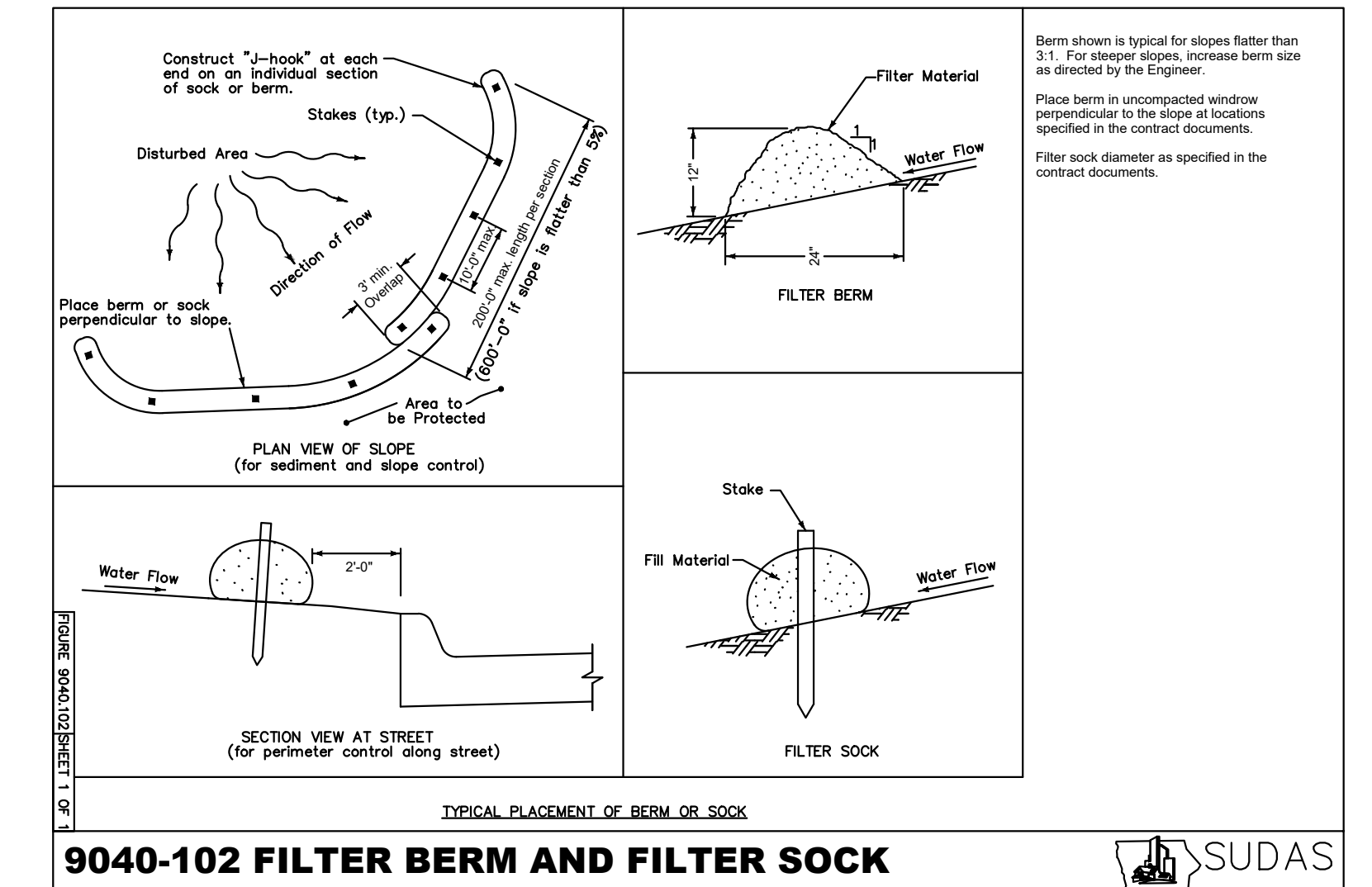
PRELIMINARY

DATE: 04/09/2025
 DRAWN BY: L. BURKE
 SCALE: 1"=20'
 SHEET NO: 22-125
 PROJECT: J:\2022 Projects\22-125 Lot 1, BIP\Engineering\Site Plan\Sheet Set

C-103 - UTILITY SHEET

SWPPP NOTES:

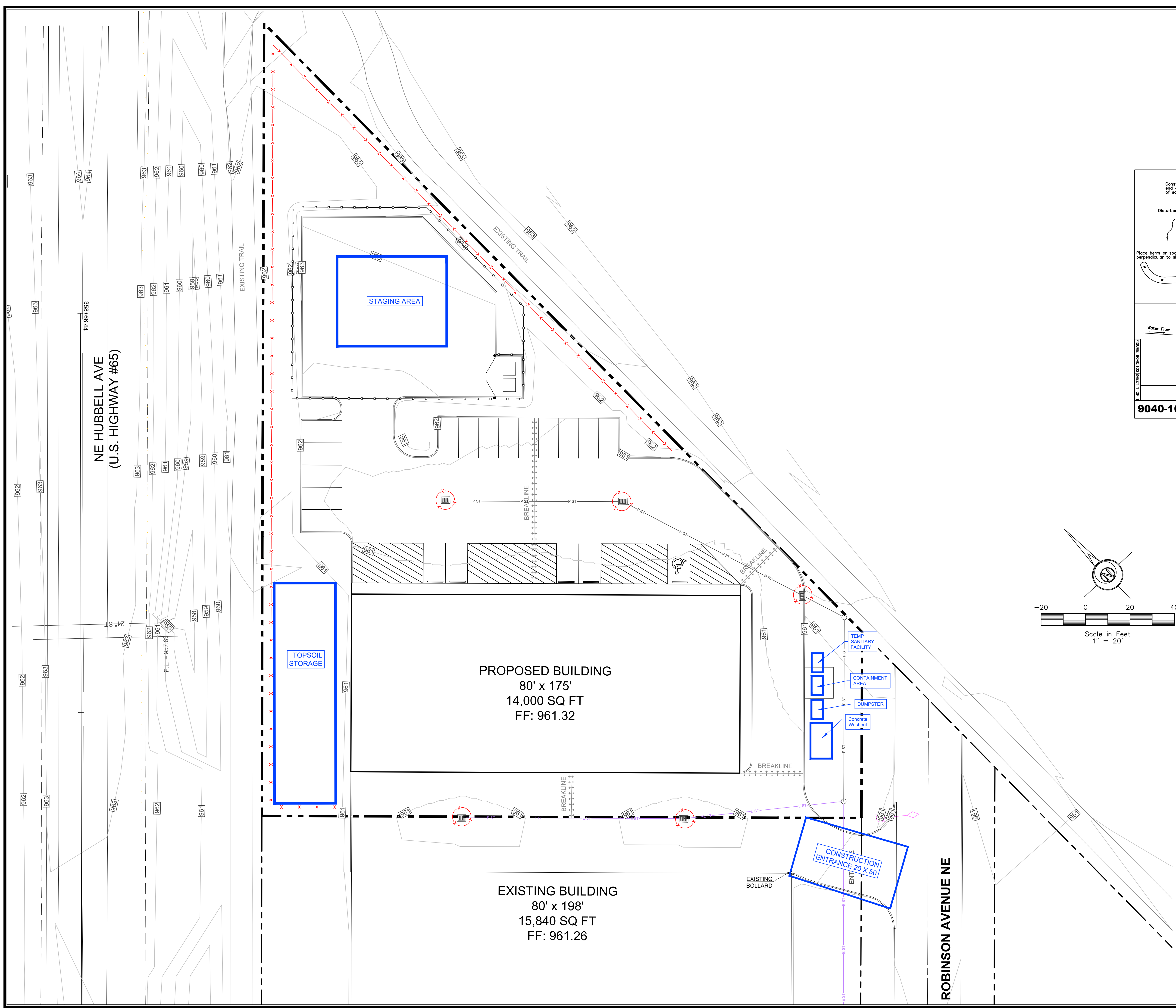
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA. CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
2. ALL INTERIOR & PERIMETER SILT FENCE MAY NOT BE SHOWN. SEE EROSION CONTROL PLAN.
3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
5. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ON-SITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
6. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
7. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING



9040-102 FILTER BERM AND FILTER SOCK




— x — x — x — FILTER SOCK



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
●	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV — CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO — FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		



PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

PRELIMINARY

DATE: 04/09/2025
 DRAWING NO: 22-125

C-104 - EROSION CONTROL SHEET

REQUIRED LANDSCAPING

REQUIRED OPEN SPACE PERCENTAGE: 10% = 0.1 X 59,436 = 5,943 SQ.FT
 PROVIDED OPEN SPACE: 31% = 18,234 SQ.FT.

GENERAL:

REQUIRED - 1/50' OF STREET FRONTAGE OR 1/6 PARKING SPACES - 84' FRONTAGE FROM ROBINSON AVE NE = 84/50 = 1.68 = 2 TREES
 OR 19/6 = 3.16 = 4 TREES
 PROVIDED - 4 SITE TREES SPACED AT MOST 50' APART

INTERIOR:

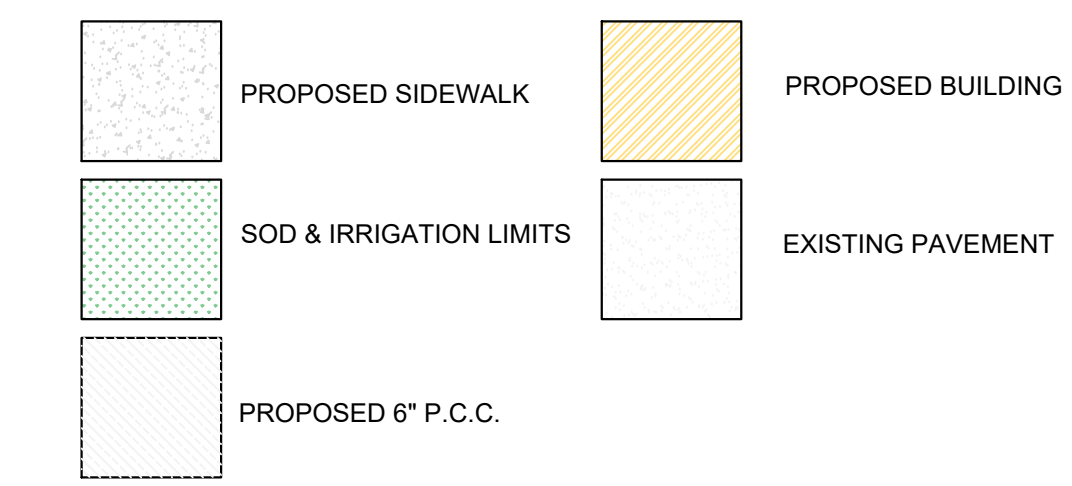
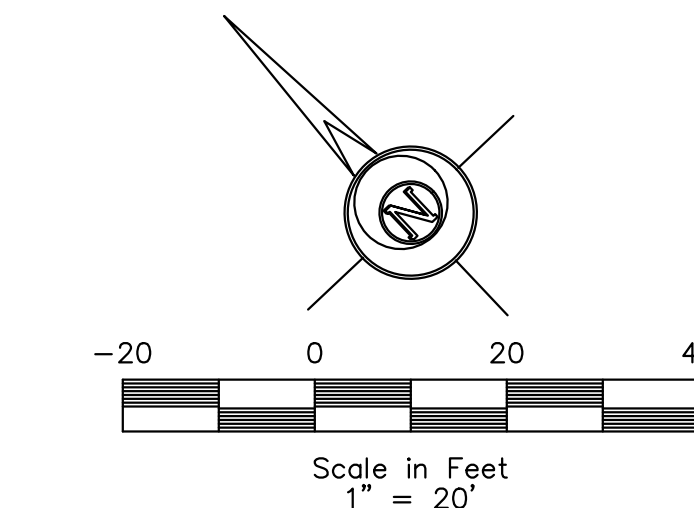
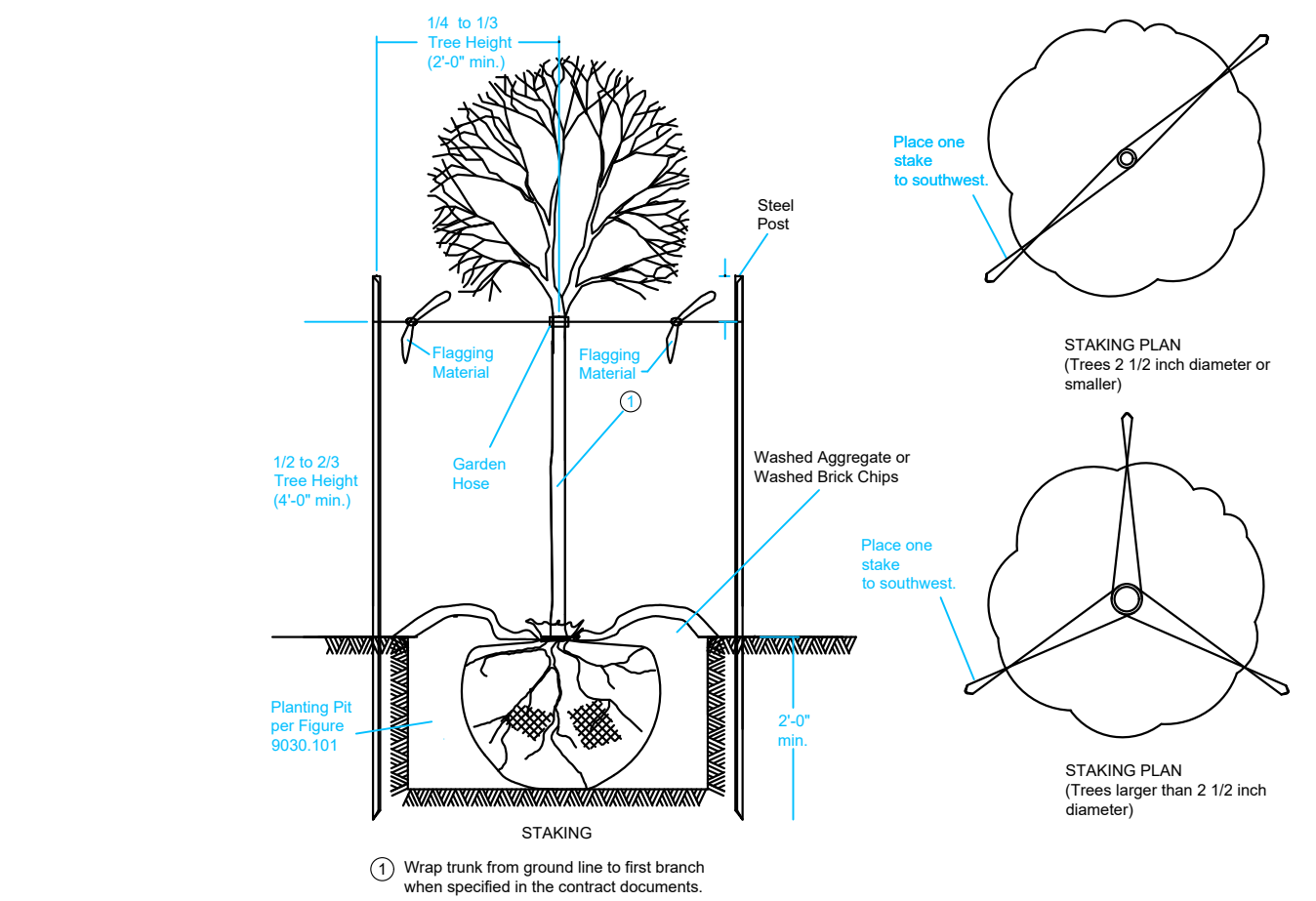
REQUIRED - 1/18 PARKING SPACES - 19/18 = 1 TREES
 PROVIDED - 1 INTERIOR TREES

ISLANDS:

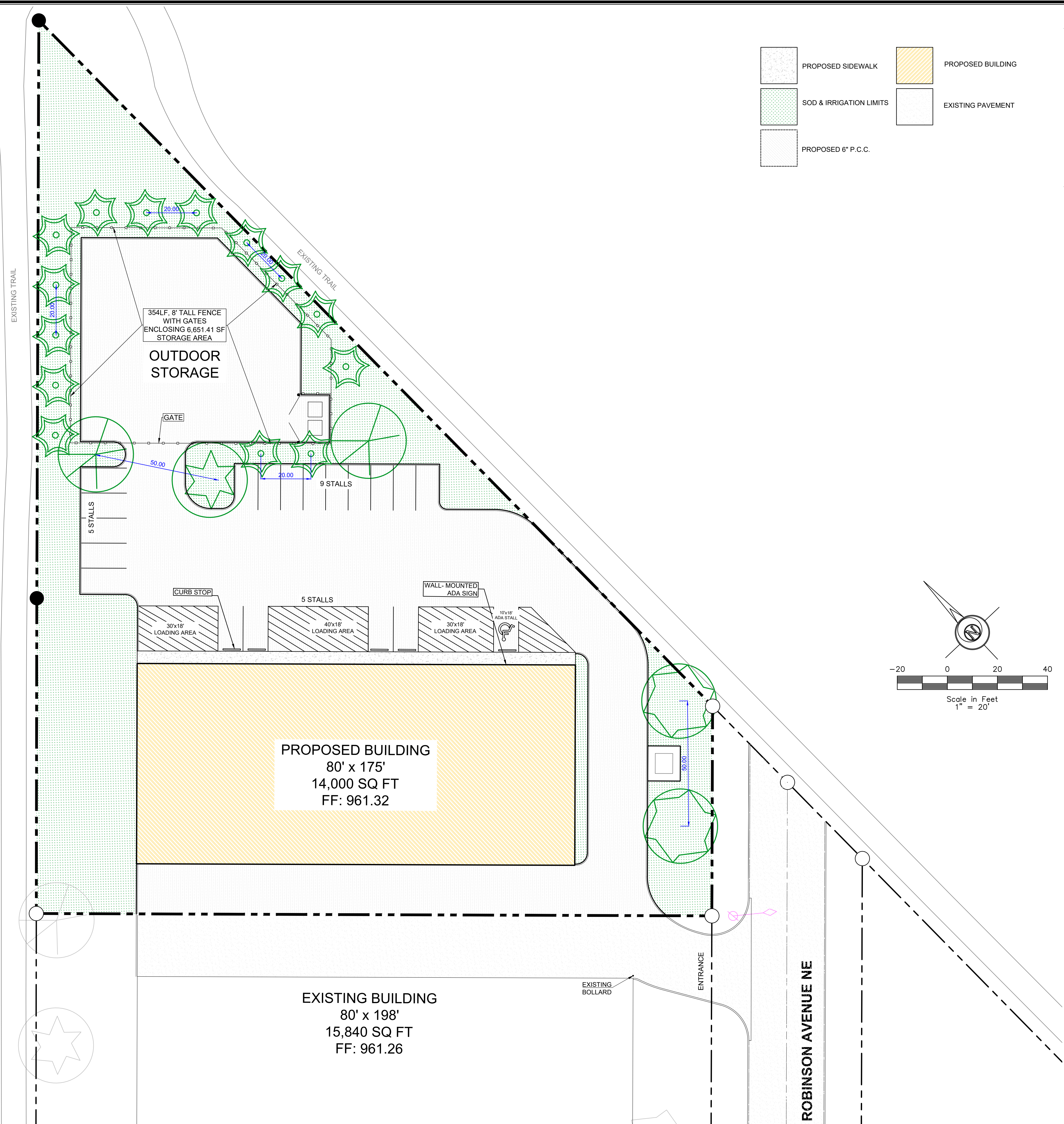
REQUIRED - 5% PARKING GREENSPACE - 5,313 SQ.FT. PARKING LOT * 5% = 266 SQ.FT.
 PROVIDED - 738 SQ.FT. FOR TWO LANDSCAPED ISLANDS

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	2	KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS)	MINIMUM 1.75" CALIPER B&B	60'-80' & 40'-55'
	2	RED OAK (QUERCUS RUBRA)	MINIMUM 1.75" CALIPER B&B	50'-75' & 50'-75'
	1	TULIP TREE (LIRIODENDRON TULIPEFERA)	MINIMUM 1.75" CALIPER B&B	60'-80' & 30'-45'
	14	IRONWOOD, PERSIAN (PARROTTIA PERSICA)	1.5-2.5" CALIPER B&B	20'-40' & 15'-30'



358-56-14
 NE HUBBELL AVE
 (U.S. HIGHWAY #65)



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
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⊙	FOUND SECTION CORNER	⊙	GAS VALVE
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⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
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⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		

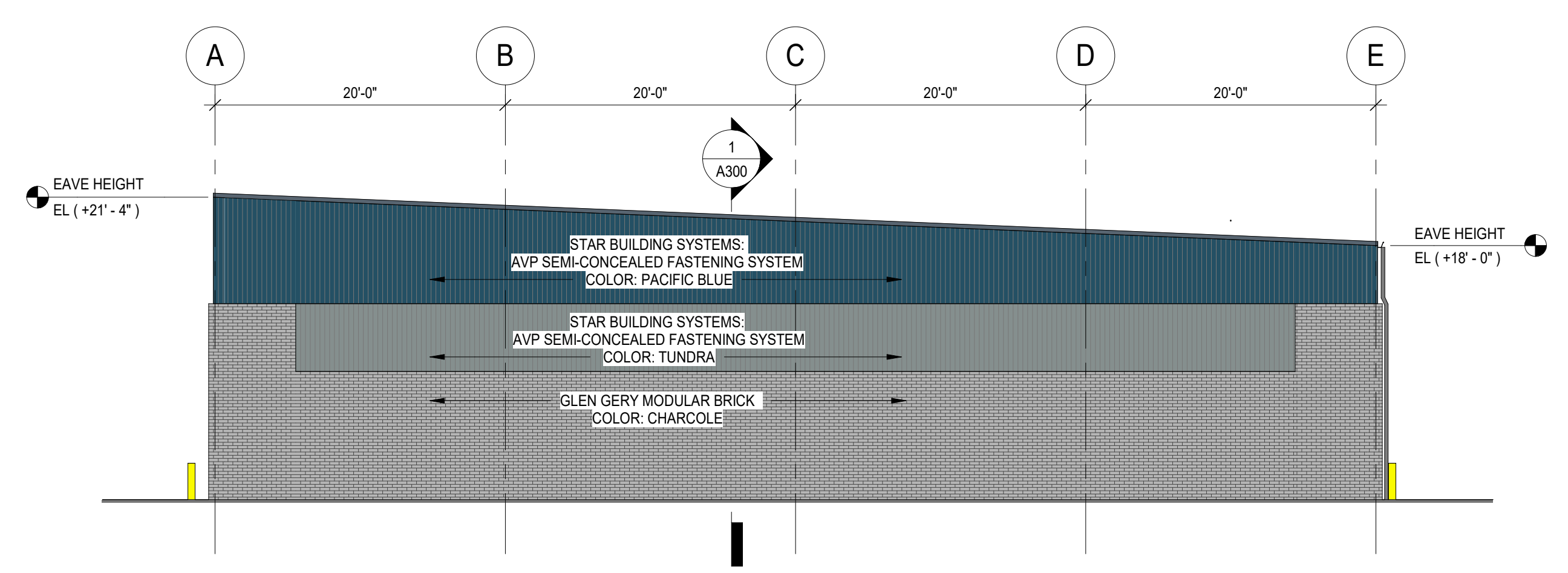
Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

BONDURANT INDUSTRIAL PARK LOT 1
 2514 ROBINSON AVE NE
 BONDURANT, IOWA

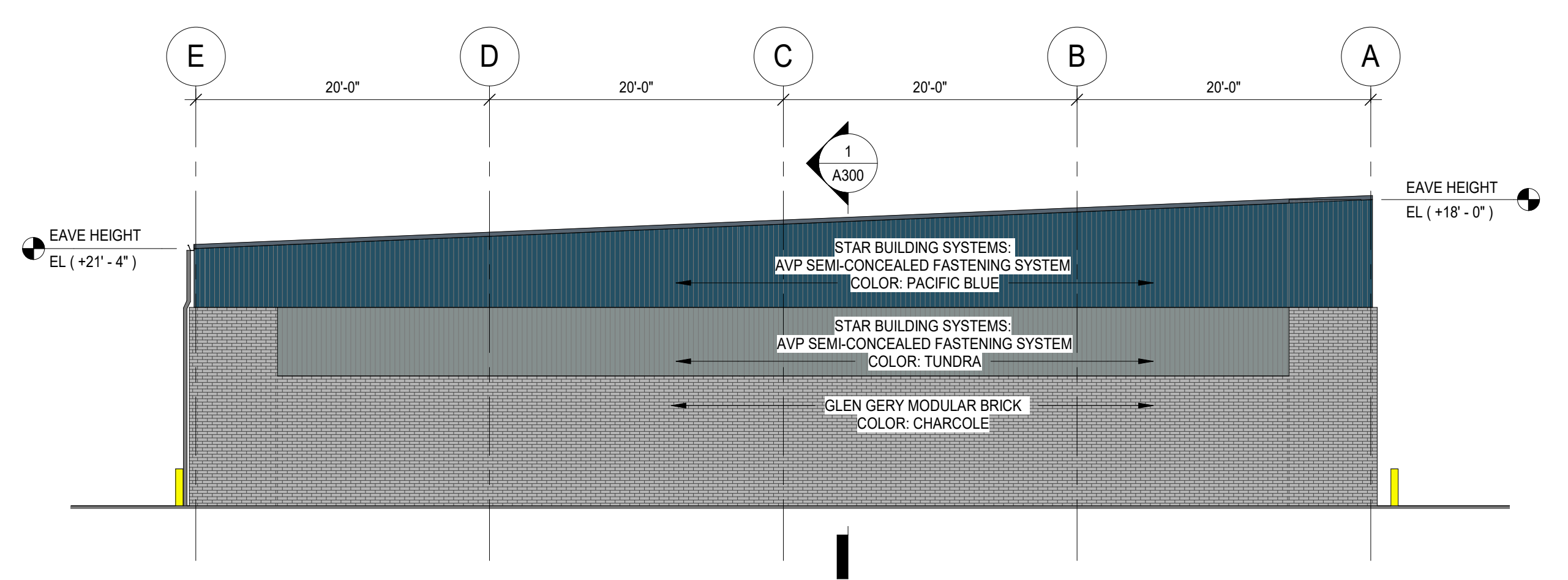
PRELIMINARY

DATE: 04/09/2025
 DRAWN BY: L. BURKE
 SCALE: 1"=20'
 DRAWING NO: 22-125
 FILE PATH: J:\2022 Projects\22-125 Lot 1_BIP\Engineering\Site Plan\Sheet Set

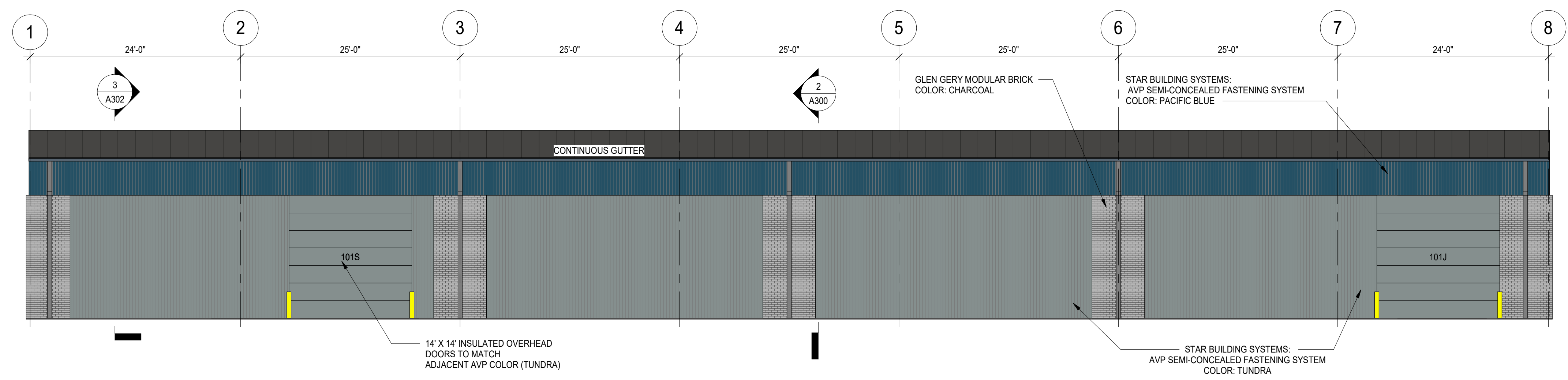
C-105 - LANDSCAPING SHEET



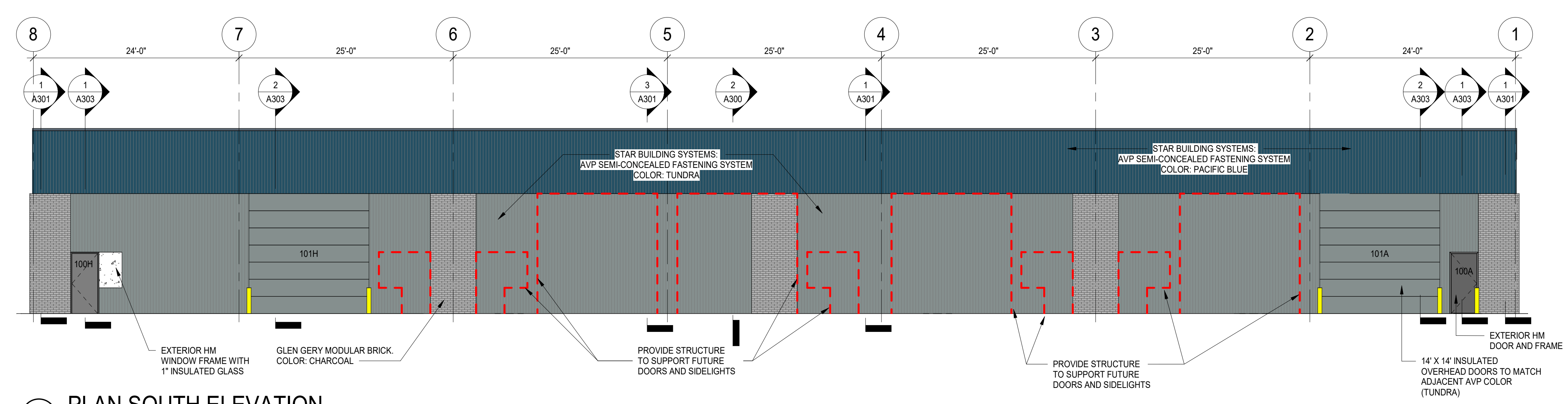
3 PLAN EAST ELEVATION
 1/8" = 1'-0"



4 PLAN WEST ELEVATION
 1/8" = 1'-0"



2 PLAN NORTH ELEVATION
 1/8" = 1'-0"



1 PLAN SOUTH ELEVATION
 1/8" = 1'-0"

MATERIAL CLASSIFICATION

MATERIAL	OVERLAY CLASS	NORTH FACADE%	SOUTH FACADE%	EAST FACADE%	WEST FACADE%
AVP SEMI-CONCEALED PANEL - COLOR 1	SECONDARY	22%	34%	30%	30%
AVP SEMI-CONCEALED PANEL - COLOR 2	SECONDARY	52%	42%	20%	20%
DOORS	SECONDARY	12%	12%	0%	0%
GLASS	PRIMARY	0%	1%	0%	0%
MODULAR BRICK	PRIMARY	13%	10%	50%	50%
METAL COPING	LIMITED	1%	1%	1%	1%

PROJECT NAME:
**PRIMEIR DEVELOPMENT
 BONDURANT INDUSTRIAL PARK
 LOT 1
 BONDURANT, IOWA**

REVISION		
No	DESC	DATE

PERMIT SET
 DATE OF ISSUE: 08.XXX.XXXX
 KEY PLAN

DRAWN BY: AKB
 CHECKED BY: DCW
 JOB NUMBER: 21-180
 SHEET TITLE:

EXTERIOR ELEVATIONS
 SHEET NUMBER: **A200**

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250410-11

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
2514 ROBINSON AVENUE NE

WHEREAS, Pelds Design Services submitted the site plan for 2514 Robinson Avenue NE described as follows; AND

LOT 1 BONDURANT INDUSTRIAL AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IA.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and a storage facility use is a permitted use per Sections 178.14.1.A and 178.13.1.EE of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2514 Robinson Avenue NE, subject to the following City Code/Policy clarification recommendation items:

1. Site Plan shall be updated to reflect any comments received from Public Works, Engineering or the Fire Department.

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 April 10, 2025; among other proceedings the above was recommended.

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

Isaac 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**

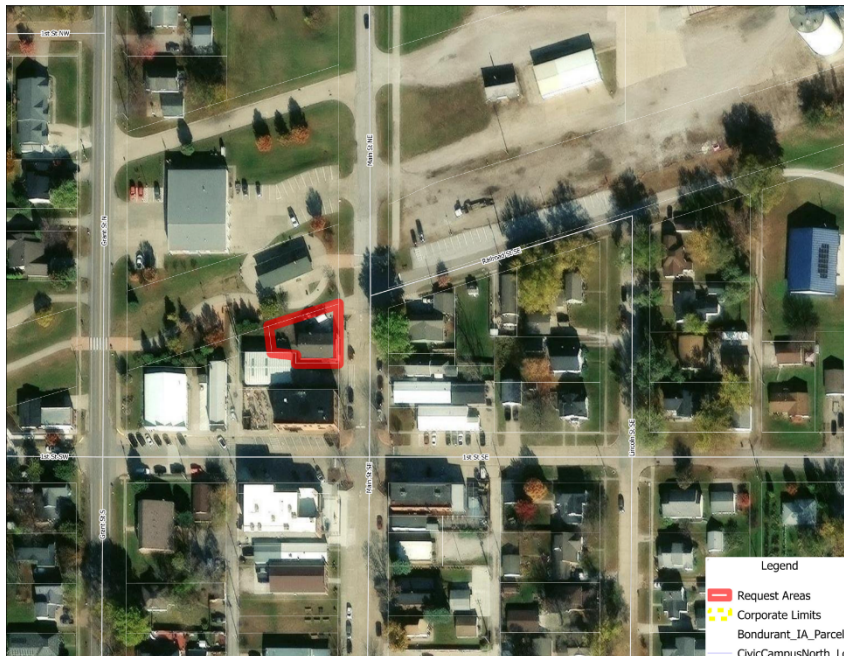
Item No. 6.b.
For Meeting of 4/10/2025
Resolution

TITLE: Resolution PZ-250410-12 - considering site plan for 10 Main Street SE.

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 0.12-acre parcel of land located at 10 Main Street SE. The site plan applicant is Elson Rentals. The site plan was prepared by Alan Knuth. The site plan is proposing a redevelopment of the existing building. This property is zoned as being within the City's Central Business (C-4) District. There is no current commercial tenant identified for this location. This property suffered from structural damage and the proposed site plan shows a new roof, the continued removal of a second story, and a new outer façade of the building. No other major changes are proposed for the site.



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 C-4 development at this location is consistent with the Future Land Use Map of the Building Bondurant Comprehensive Plan which guides for downtown mixed use at this location.



Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Commercial Use & Bulk

- No outdoor storage area is proposed for the site.
- The building is existing on site. Central Business (C-4) District does not require front or rear yard setbacks. 15-foot side yard setbacks are required when C-4 zoned properties are adjacent to residential properties, this does not apply to this property.

Parking/Drive Areas

- Access to the site is from a driveway on the west side of Main Street SE.
- There is an existing parking lot located on the north side of the existing building. The parking lot is partially asphalt and partially gravel.
- The parking lot may be updated to allow for better handicap access.
- The site plan shows no expansion of the existing parking lot. The C-4 District does not require off-street parking spaces.

Stormwater, Utilities & Natural Features

- No expansion of the existing structure is being proposed, for this reason a stormwater management report was not required.
- This property is not located within a Sanitary Sewer Connection Fee District or a Water Connection Fee District.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Architectural Elevations

- Site plan submittal includes the required building elevations.
- The elevations show stone veneer on the north, south and east facades extending approximately 3' from grade.
- The remaining north, south and east facades will be eifs and stucco finish. The western façade will be stucco finish only.
- Elevations show new doors and windows on the north, south and east facades.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-250410-12.
2. Recommended approval of Resolution No. PZ-250410-12, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-250410-12.
4. Table pending additional information.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-250410-12 - 10 Main St SE Site Plan
2. Architectural Design Standards

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250410-12

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
10 MAIN STREET SE.

WHEREAS, Knuth Construction and Rains Architecture have submitted the site plan for 10 Main Street SE, on behalf of the owner Elson Rentals, described as follows; AND

PART OF LOTS 2 AND 3, BLOCK 3 ORIGINAL TOWN OF BONDURANT, POLK COUNTY, IOWA AND THE VACATED RAILROAD STREET ADJACENT THERETO MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 3; THENCE NORTH 00 DEGREES 22'12" EAST, 77.33 FEET; THENCE NORTH 72 DEGREES 34'47" EAST, 155.73 FEET ALONG THE NORTHERLY LINE OF THE VACATED RAILROAD STREET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 72 DEGREES 34'47" EAST, 128.93 FEET; THENCE SOUTH 00 DEGREES 00'00" EAST 76.70 FEET ALONG THE WEST LINE OF MAIN STREET; THENCE SOUTH 89 DEGREES 53'38" WEST, 56.60 FEET; THENCE NORTH 00 DEGREES 21'58" EAST, 13.59 FEET, THENCE SOUTH 89 DEGREES 39'38" WEST 76.06 FEET; THENCE NORTH 00 DEGREES 01'43" EAST, 22.04 FEET TO THE POINT OF BEGINNING.

WHEREAS, the zoning for the property is Central Business (C-4); AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 10 Main Street SE.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on April 10, 2025; among other proceedings the above was recommended.

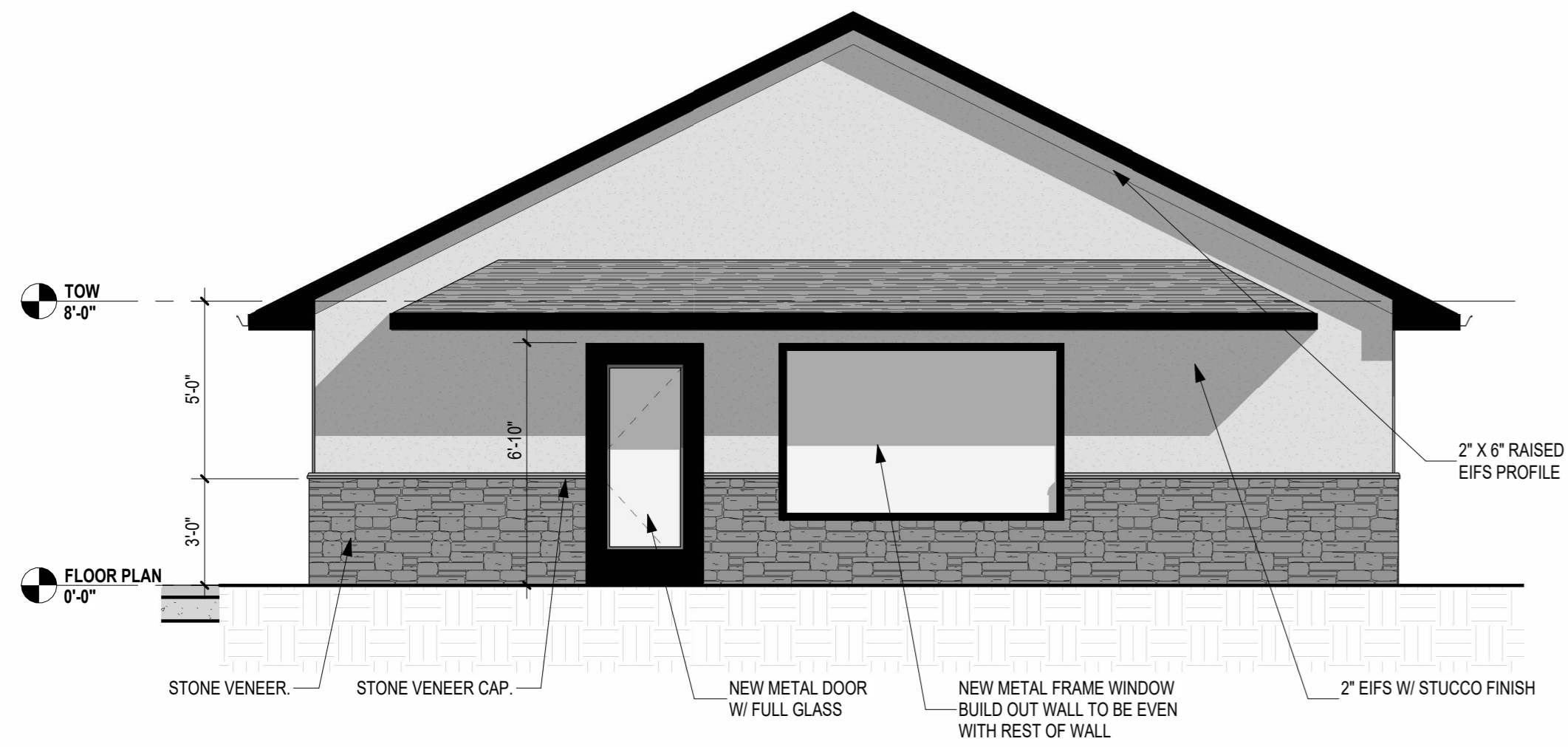
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac Pezley, City Planner

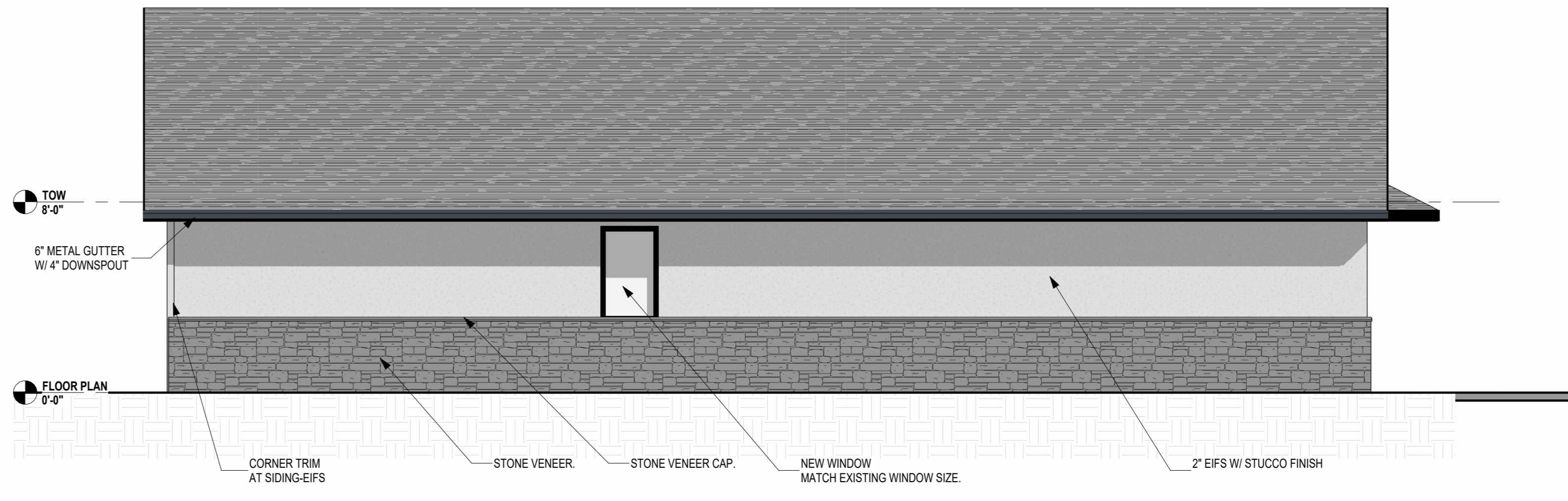
Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				

Pitt				
Torres				
Vore				

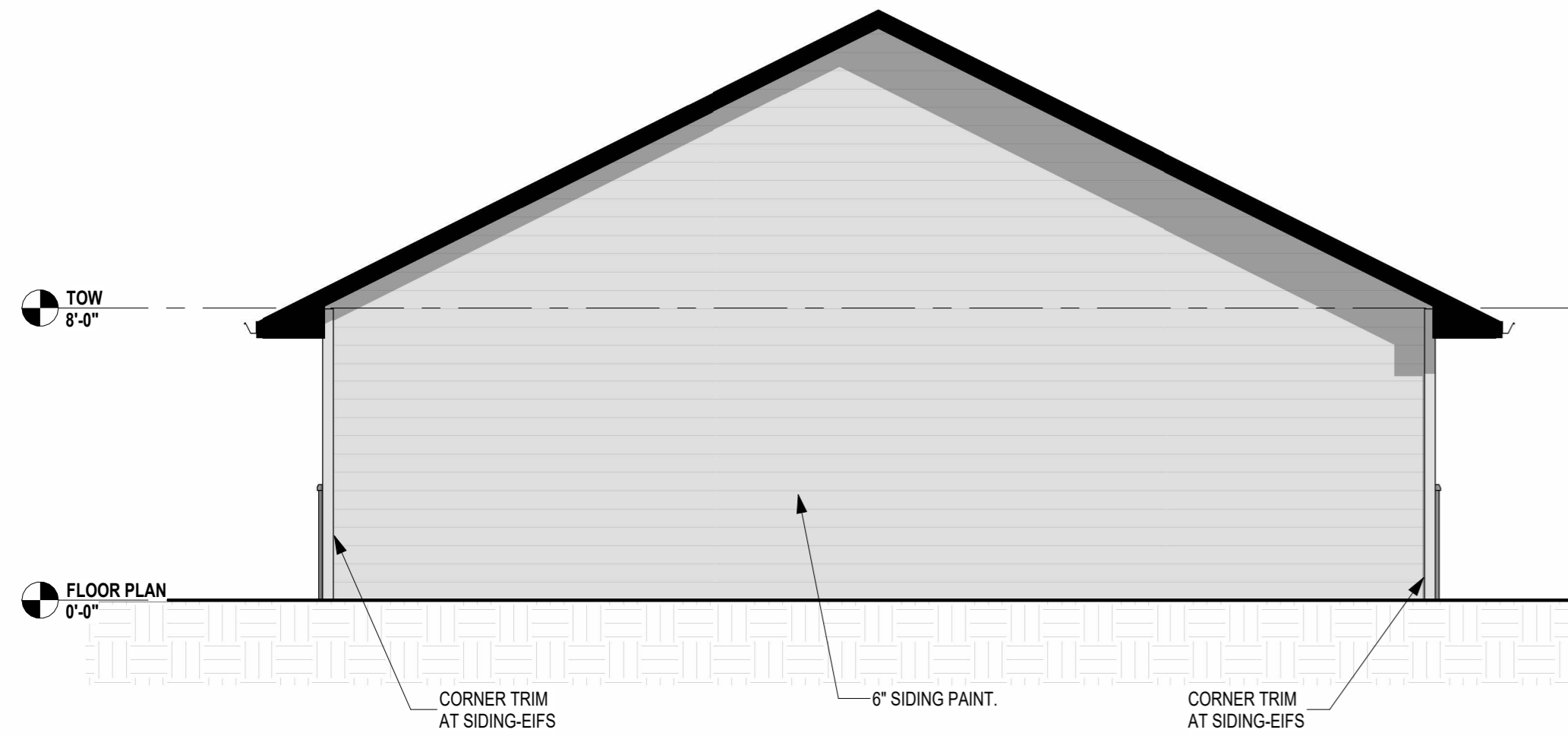
Karen Keeran, Commission Chair



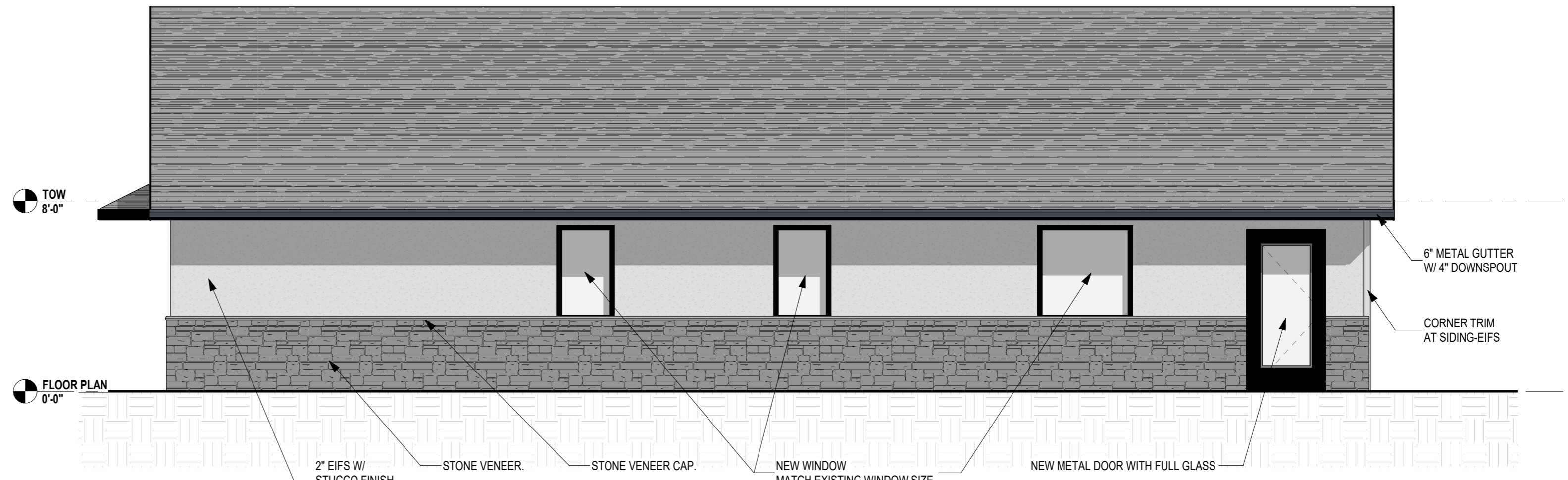
① EAST - Dependent 1
1/4" = 1'-0"



② NORTH - Dependent 1
1/4" = 1'-0"



③ WEST - Dependent 1
1/4" = 1'-0"



④ SOUTH Copy 1
1/4" = 1'-0"



BONDURANT REMODEL
10 MAIN STREET
BONDURANT, IOWA

Revisions	

ISSUE DATE: 03-18-25 PROJ. #: RA24042
3d / ELEVATIONS

2025-04-02-- P&Z REVIEW SET

A1.1



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

Item No. 6.c.
For Meeting of 4/10/2025
Resolution

TITLE: Resolution PZ-250410-13 - considering Grain District Preliminary Plat.

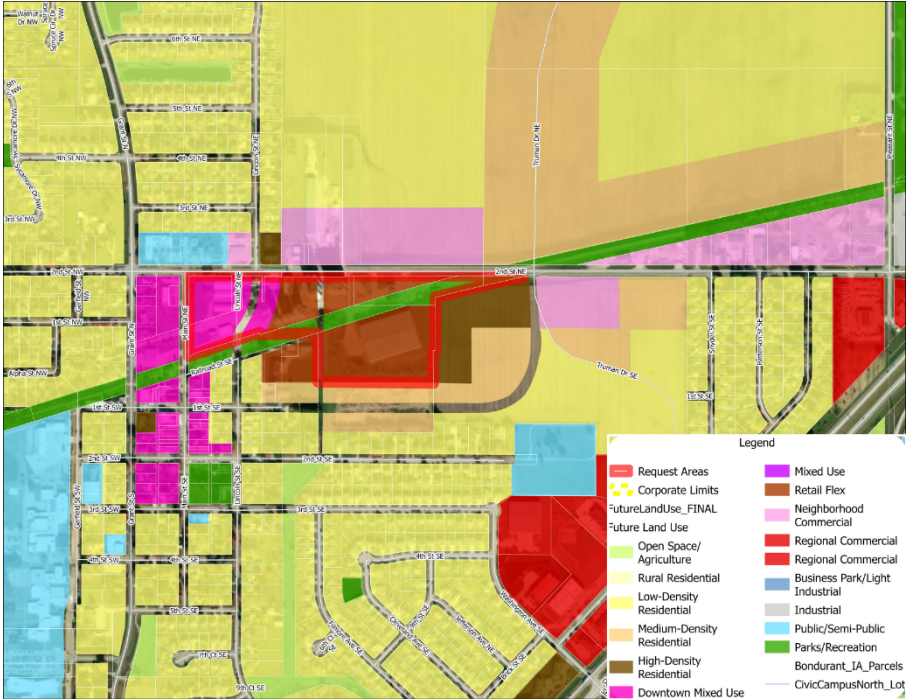
CONTACT PERSON:
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is the Grain District Preliminary Plat. The land contained within the Grain District Preliminary Plat area is owned by both The 101 LLC and the City of Bondurant. The preliminary plat was submitted by ISG, the firm jointly hired by The 101 LLC and the City of Bondurant to have the document created. The Grain District Preliminary Plat development proposes 6 mixed-use lots that are reflected in the previously approved Grain District Downtown Redevelopment Plan and Grain District Planned Unit Development. Grain District Preliminary Plat development area is highlighted below.

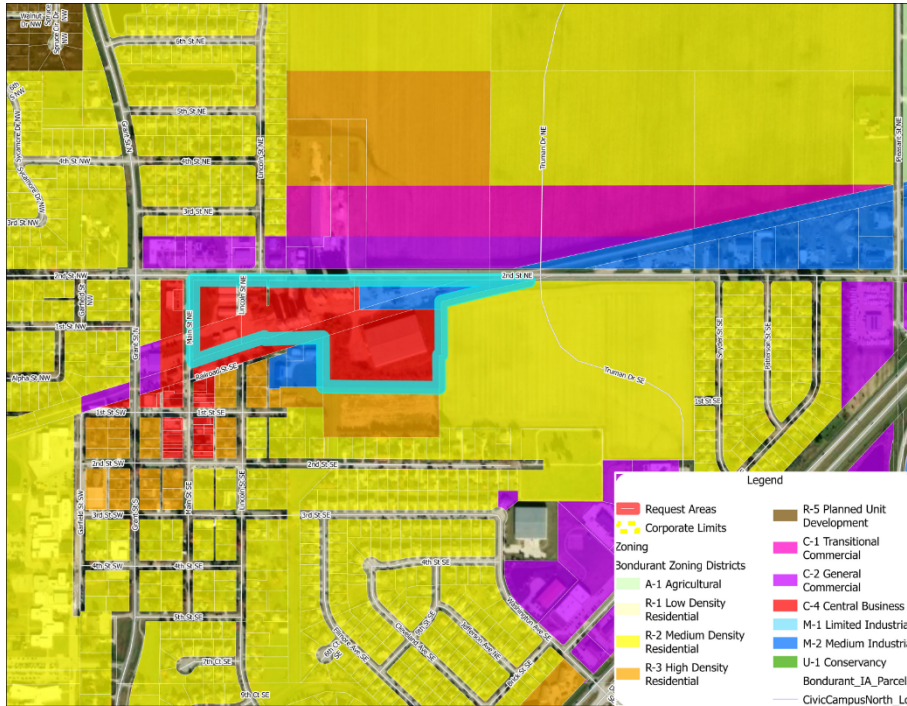


When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance,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

Comprehensive Plan/Future Land Use Map - the proposed downtown mixed-use commercial use is consistent with the 2022 Future Land Use Map which guides for future Mixed Use and Retail Flex uses. The Grain District Preliminary Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Grain District Preliminary Plat area is currently zoned C-4 Central Business and M-1 Limited Industrial. The Planning and Zoning Commission recommended approval to rezone the preliminary plat area to the Planned Unit Development (R-5) District at their March 13, 2025 meeting. This rezoning request is being considered by the City Council. The PUD has the proposed bulk regulations which has been attached for reference. The Grain District Preliminary Plat is highlighted below on the City’s Zoning Map.



Parkland Dedication – No residential dwellings are currently proposed as part of this subdivision review. As such, the City's parkland dedication requirements are not applicable at this stage. Should future site plans include residential development, compliance with the City's public parkland dedication requirements will be reviewed at that time. The subdivision includes an arboretum trail that will connect to the existing Chichaqua Valley Trail system, along with open green space and pedestrian plazas. Additionally, the detention pond on Lot 6 is currently designated as a future public fishing area.

Streets – the preliminary plat shows that Lincoln Street NE will be extended through the Grain District to connect from Railroad Street north to 2nd Street NE; construction of this street project will begin in 2025. The right-of-way necessary for the future north/south Filmore Avenue NE corridor is being preserved between the eastern grain silo structures and 401 2nd Street NE; this will be a future street improvement project by the City. The Main Street NE corridor just west of the Grain District Preliminary Plat area will be reconstructed by the City in the future so better accommodate area utility and parking needs.

Pedestrian Connections – the Preliminary Plat will have an arboretum trail connecting into the existing Chichaqua Valley trail system. The City is also pursuing grant funding to provide for a future north-south pedestrian trail connecting 2nd Street SE to the arboretum trail through Lot 6.

Utilities - the preliminary plat shows the proposed utilities on page 2. A 8" water main is located along Lincoln Street NE. A 8" sanitary sewer line is located on the easter side of Lincoln Street NE. Storm sewer lines are shown along Lincoln Street NE and depositing

into the two detention ponds shown in Lots 2 and 6.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not subject to the City’s Stream Buffer Ordinance.

Comments from City Officials and Utilities -

Below is a summary of comments received:

- City Engineering – no comments have been received at this time.
- Public Works – no comments have been received at this time.
- Emergency Services – 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-250410-13.
2. Recommended approval of Resolution No. PZ-250410-13, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-250410-13.
4. Table pending additional information.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-250410-13
2. Preliminary Plat
3. 01_2025-04-07 Traffic Memo_Grain District Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250413-13

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE GRAIN
DISTRICT PRELIMINARY PLAT

WHEREAS, ISG, on behalf of the property owner The 101 LLC, has submitted the Grain District Preliminary Plat which is described as follows:

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 NEBRASKA 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 RAIALLY, 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 NORTHNORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERL 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 RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

AND

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ 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 ABOVE 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 PARCL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2022 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.

AND

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT 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 AND THE NORTH-SOUTH ALLEY BETWEEN LOTS 14-16 AND LOTS 17-19 IN BLOCK 12 IN THE OFFICIAL PLAT OF OUTLOTS 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. AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER 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 SECOND 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, IOWA THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.00 FEET, TO THE CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED, THENCE SOUTH 0°00' EAST, ALONG SAID CENTER LINE OF LINCOLN STREET, 458.73 FEET, TO THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRCK 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 CONTINUING NORTH 17°05' WEST 90.0 FEET, THENCE NORTH 72°55' EAST 100.0 FEET; THENSE 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' 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 CENTERLINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 240.0 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE S. 73°11' W., 75.0 FEET; THENCE N. 16°49' W., 90.0 FEET; THENCE S. 73°11' 2., 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 THR 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 DISTANT 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 THR NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOEBR 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORT, 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.).

AND

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.

AND

- (1) THE 100 FOOT ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SETION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND
- (2) PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PRAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILRAOD IN THE NE $\frac{1}{4}$ OF THE N1 $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.
- (3) THAT PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMECNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 34 MINUTES 18 SECONDS EAST (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 7, 323.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS EAST, 753.05 FEET TO A POINT ON THE EAST LINE OF SAIT LOT 7 AND THERE TERMINATING
- (4) THAT PART OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILRAOD CO. RIGHT-OF-WAY, EXCEPT THE WET 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.

AND;

WHEREAS, the preliminary plat area is being rezoned to the Planned Unit Development (R-5) District; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Grain District Preliminary Plat subject to the following City Code/Policy clarification recommendation items:

1. Preliminary Plat will be updated per any additional code review comments received from City Engineer, Public Works, or Fire.

2. Preliminary Plat will be updated to reflect staff comments sent to the applicant.

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 April 10, 2025, among other proceedings the above was adopted.

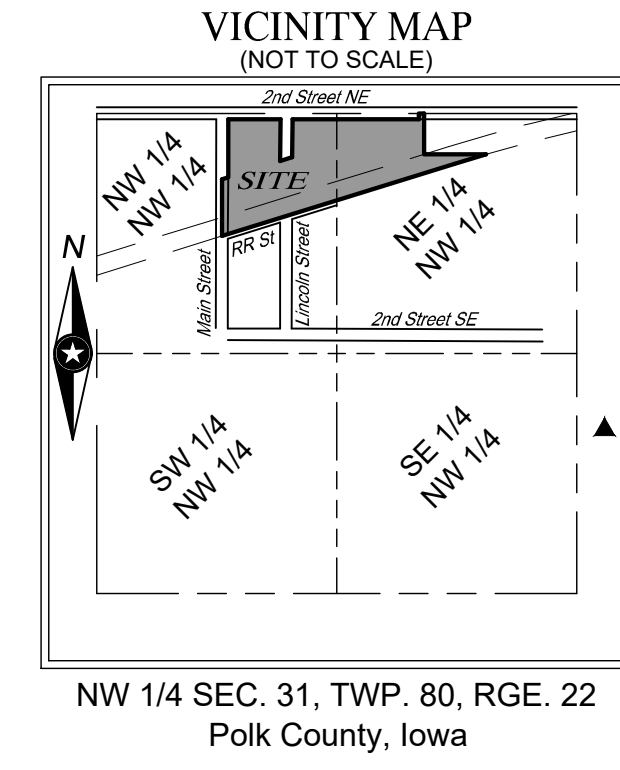
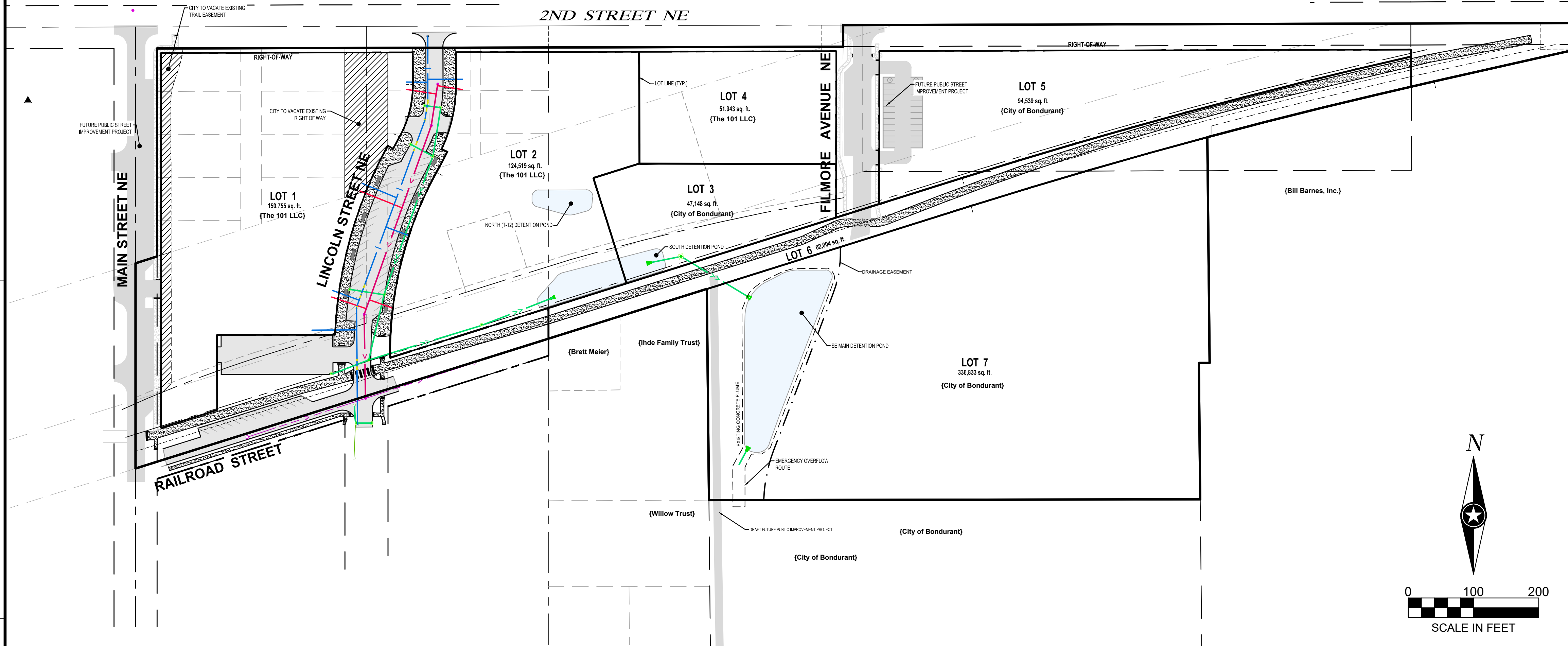
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair

GRAIN DISTRICT PRELIMINARY PLAT

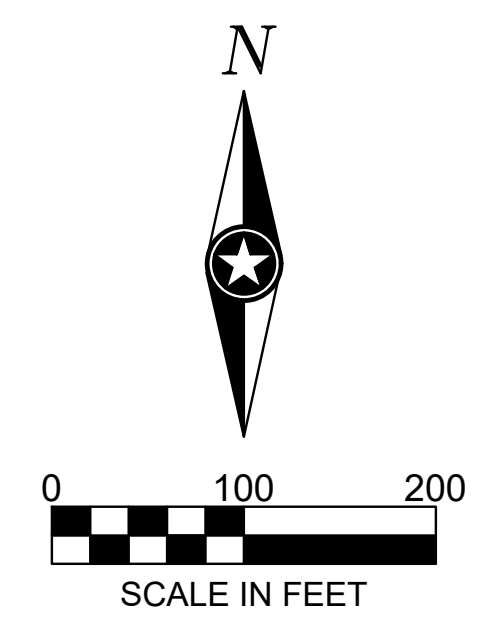


BENCHMARK:
Bury bolt on fire hydrant located along the south right-of-way line of 2nd St. NE, and 50.80 feet west of the centerline of Lincoln St.
Elevation = 970.44

Top nut fire hydrant located along the south right-of-way line of 2nd St. NE and near the northwest corner of proposed Lot 2.
Elevation = 968.93

Top nut fire hydrant located near the south side of proposed Lot 1, 160.88 feet east of the centerline of Main St. NE and 124.54 feet north of the centerline of Railroad St.
Elevation = 971.63

FLOOD ZONE:
The surveyed property shown on this survey map is in Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 19153C0230F, published by the Federal Emergency Management Agency, effective date February 1, 2019.



OVERALL DESCRIPTION

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 North 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 Nebraska 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 100 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 Northwesterly 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 Northwesterly parallel with said 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 Southeast of a line parallel with and distant 50 feet Northwesterly, measured at right angles, from the center line of the main track Railway Company, as the same is now located.

AND

A strip of land 100 feet in width extending over and across the North 1/2 of the Northwest 1/4 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 1/2 of the Northwest 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M., lying Northwesterly of the above described 100-foot wide strip of land and lying Southeast 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.

AND

Lots 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 12 in the Official Plat 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 and Lots 17-19 in Block 12 in the Official Plat of Outlots 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. And That part of the Northeast Quarter of the Northwest Quarter of Section 31, Township 80 North, Range 22 West of the Fifth Principal Meridian, in the Town of Bondurant, Polk County, Iowa, described as follows: Commencing at the northeast corner 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, 132.94 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, Iowa, 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; thence 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 continuing 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' 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 Southeasterly; 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. 8th 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 distant 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 And Parcel "M" of Plat of Survey filed October 19, 2012 in Book 14493 Page 751 being part of the Northeast 1/4 of the Northwest 1/4 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.).

AND

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.

- AND
- (1) The 100 foot Abandoned Chicago and North Western Transportation Company Railroad in the NW 1/4 of the NE 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M.; and
 - (2) 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 1/4 of the NW 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M.
 - (3) That part of Lot 7, Bondurant Heights, an Official Plat, lying north of the following described line: Commencing at the northwest corner of said Lot 7; thence South 00 degrees 34 minutes 18 seconds East (assumed bearing) on the west line of said Lot 7, 323.70 feet to the point of beginning; thence North 89 degrees 52 seconds East, 753.05 feet to a point on the east line of said Lot 7 and there terminating.
 - (4) That part of the N 1/2 of the NW 1/4 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.

- NOTES:**
1. While preparing this plat document, ISG relied upon title documentation prepared by American Survey & Title Company.
 2. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv) as determined by:
 - Sanitary Sewer Line per Mapping
 - Storm Sewer Line per Mapping
 - Water Line per Mapping
 - Forcemain
 - Underground Gas Line
 - Underground Electric Line
 - Underground Utility Line
 - Underground Fiber Optic Line
 - Underground Cable TV Line
 - Underground Telephone Line
 - Overhead Utility Line
 - Landscaping Edge
 - Building Canopy Or Deck Line
 - Water's Edge
 - Fence
 - ROW Line
 3. Location of all utilities shown and plotted are approximate, based on Iowa One Call on September 23, 2024, Ticket Numbers 552405802, 552405803, 552405804, and 552405805. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Iowa One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Iowa One Call. Available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Iowa One Call Notification Center for verification of utility type and field location, prior to excavation. Per Iowa One Call Ticket Numbers 552405802, 552405803, 552405804, and 552405805, the following utilities were notified:

Name	Phone No.
City of Bondurant	515-971-6856
Midamer-Elec	515-252-6972
MI-Fiber	515-897-8802
Mediacom	845-687-2521
Windstream Enterprise	800-941-3430
Centurylink	918-547-0147
Aureon Network Services	515-830-0445
Midamer-Gas	515-252-6972

OWNERS / DEVELOPERS:
The 101 LLC
11925 NE 64th Ave
2nd Street
Elkhart, IA
50309

SURVEYOR:
ISG
217 East
Des Moines, IA
50309
(515)-243-9143

AREA TABLE:

Lot 1	150,755 sq. ft.
Lot 2	124,519 sq. ft.
Lot 3	47,688 sq. ft.
Lot 4	51,943 sq. ft.
Lot 5	94,539 sq. ft.
Lot 6	62,004 sq. ft.
Lot 7	336,833 sq. ft.
R/W Area	177,745 sq. ft.
Total	1,045,486 sq. ft. (24.0 AC)

EXISTING PROPERTY:
ZONED:
Grain District PUD (R-5); refer to Grain District PUD ordinance for regulations pertaining to permitted uses, bulk, parking, signage, and other requirements.

LEGEND

--->---	Sanitary Sewer Line	●	Iron Monument Found	◆	Benchmark
--->>---	Storm Sewer Line	■	Indicates Mag Nail Found	◁	Cleanout
--- ---	Water Line	⊙	Indicates Cast Iron Monument Found	○	Drop Intake
--- SAN ---	Sanitary Sewer Line per Mapping	⊗	Indicates Chiseled "X" Found	○ □	Manhole/Catch Basin
--- STM ---	Storm Sewer Line per Mapping	⊗	Indicates Spike Found	□	Sump Connection
--- WAT ---	Water Line per Mapping	▲	Indicates Section Corner Found	⊙	Roof Drain
--- II > ---	Forcemain	○	Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110	□	Downspout
--- G ---	Underground Gas Line	×	Indicates Chiseled "X" Set	⊙	Lift Station
--- UE ---	Underground Electric Line	□	Indicates Mag Nail Set	⊙	Gas Valve
--- UTL ---	Underground Utility Line	□	Indicates Mag Nail Set	⊙	Handicapped Parking Sign
--- FBO ---	Underground Fiber Optic Line	□	Air Conditioner	⊙	Flag Pole
--- UTV ---	Underground Cable TV Line	⊙	Electric Meter	⊙	Lawn Sprinkler Box
--- UT ---	Underground Telephone Line	⊙	Utility Vault	⊙	Lawn Sprinkler Head
--- OHL ---	Overhead Utility Line	⊙	Gas Meter	⊙	Mailbox
---	Landscaping Edge	⊙	LP Tank	⊙	Monitoring Well
---	Building Canopy Or Deck Line	⊙	Ground Light	⊙	Post
---	Water's Edge	⊙	Light Pole	⊙	Sign
---	Treeline	⊙	Transformer	⊙	Street Sign
---	Fence	⊙	Utility Pedestal	⊙	Soil Boring
---	ROW Line	⊙	Utility Pole/Guy Wire	⊙	Traffic Signal Pole
		⊙	Curb Stop	⊙	Traffic Signal Box
		⊙	Hydrant	⊙	Wheel Stop
		⊙	Yard Hydrant	⊙	Bush
		⊙	Fire Department Connection	⊙	Coniferous Tree
		⊙	Water Valve	⊙	Deciduous Tree
		⊙	Post Indicator Valve	⊙	Stump
		⊙	Water Manhole	⊙	Rock/Boulder
		⊙	Water Shut Off	⊙	Utility Hand Hole
		⊙	Well	⊙	Utility Marker



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PROJECT

THE GRAIN DISTRICT

BONDURANT IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
4/4/25	City Comments	KH
4/7/25	City Comments	MMZT

PROJECT NO.	24-32109
FILE NAME	32109 PPLAT
DRAWN BY	GG
DESIGNED BY	-
REVIEWED BY	DS
ORIGINAL ISSUE DATE	2025-03-21
CLIENT PROJECT NO.	-

TITLE

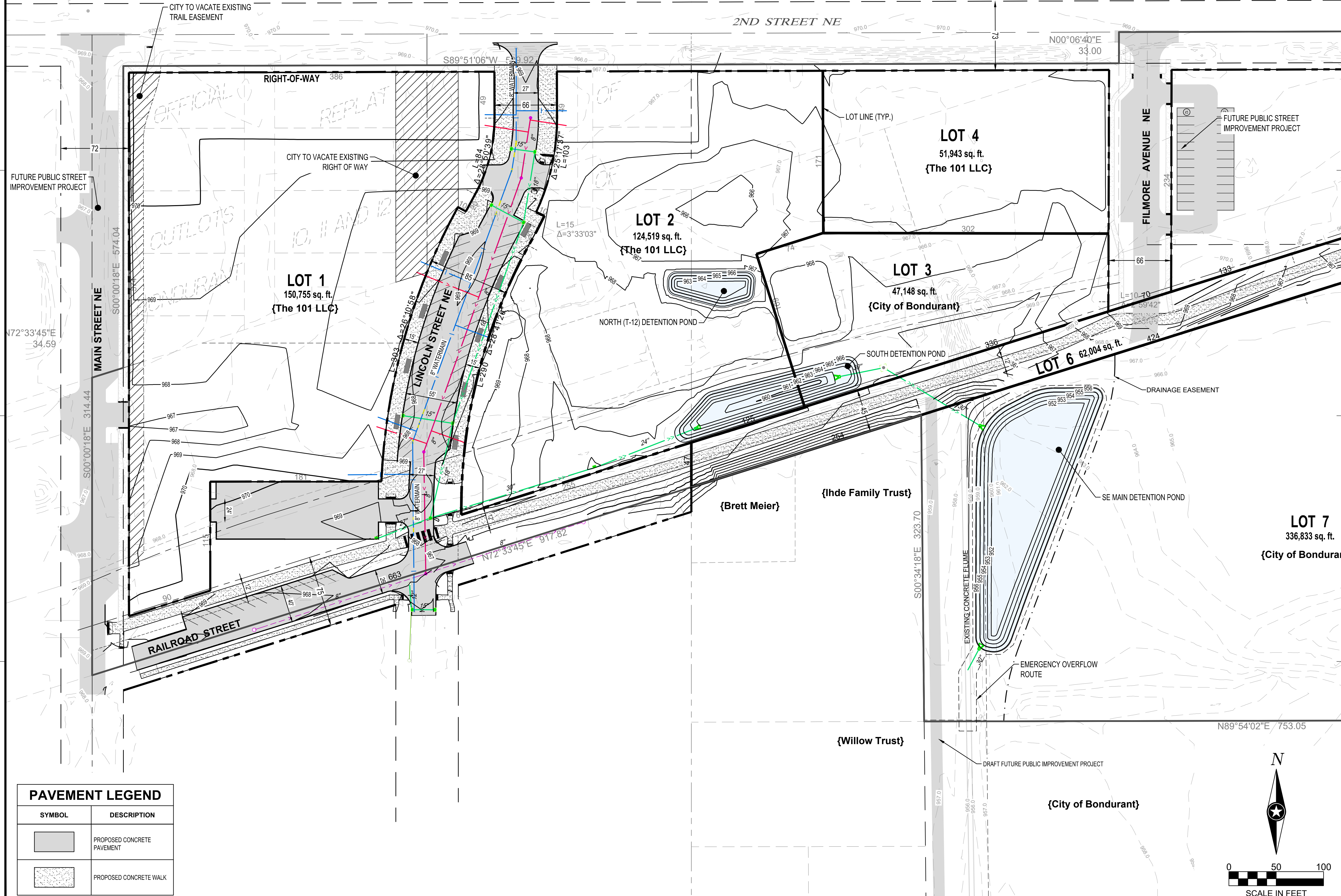
PRELIMINARY PLAT

SHEET

1 OF 4

GRAIN DISTRICT PRELIMINARY PLAT

{City of Bondurant}



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE WALK

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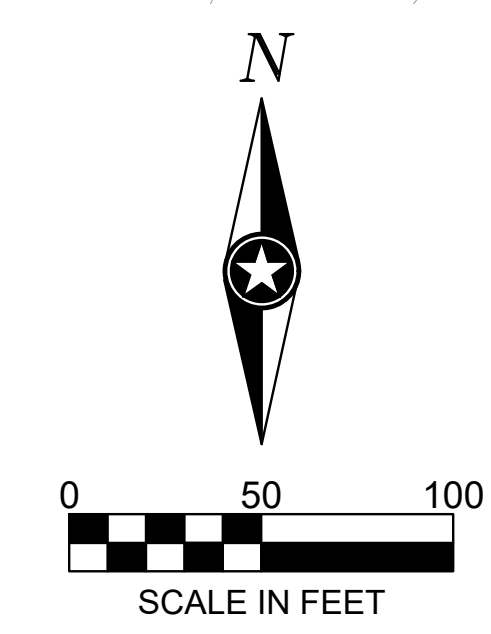
PROJECT	THE GRAIN DISTRICT	
BONDURANT	IOWA	

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
4/4/25	City Comments	KH
4/7/25	City Comments	MY, ZT

PROJECT NO.	24-32109
FILE NAME	32109 PPLAT
DRAWN BY	GG
DESIGNED BY	-
REVIEWED BY	DS
ORIGINAL ISSUE DATE	2025-03-21
CLIENT PROJECT NO.	-

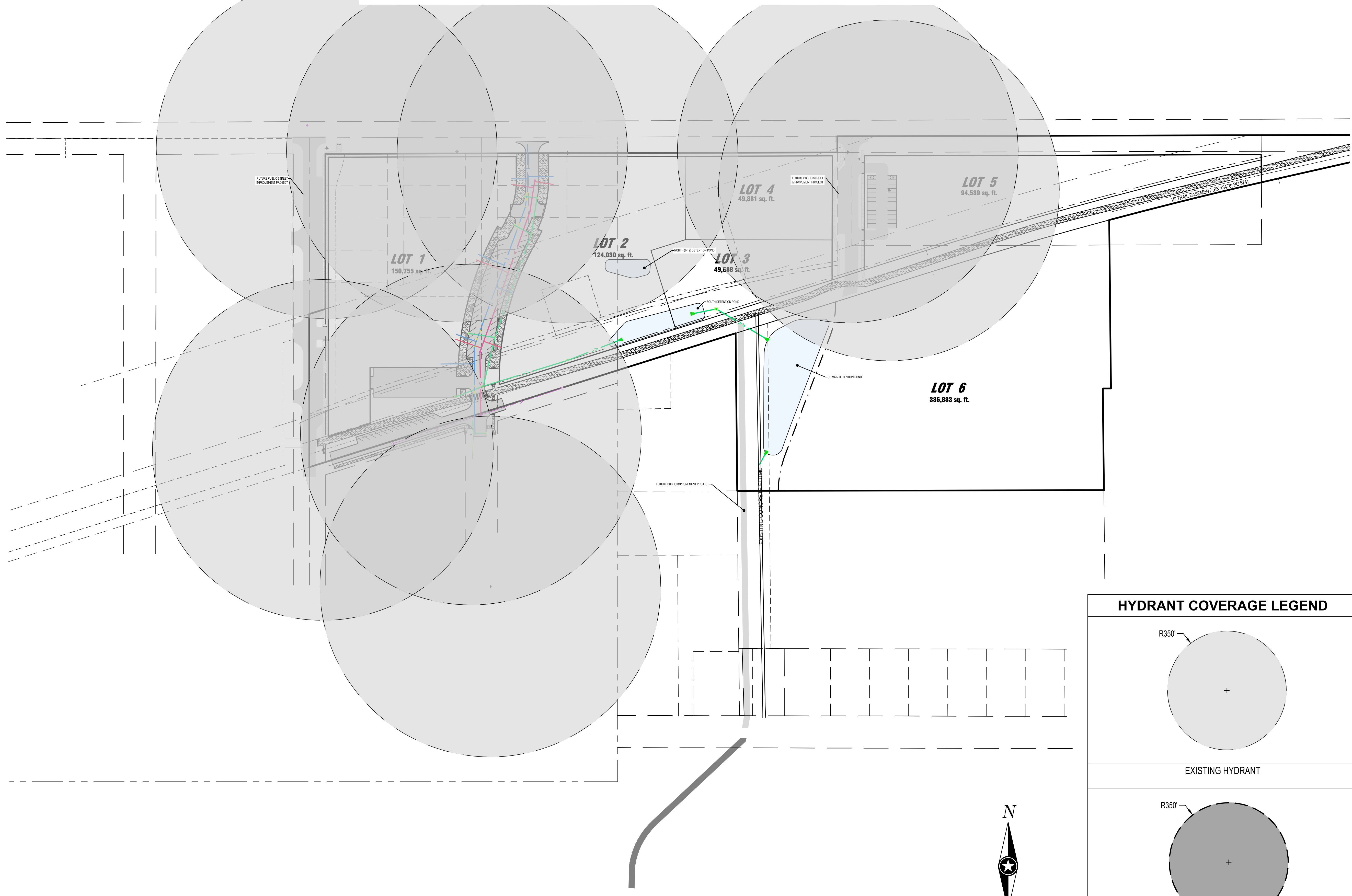
TITLE
PRELIMINARY PLAT

SHEET **2** OF 4



{Manfred & Sharon}

GRAIN DISTRICT PRELIMINARY PLAT



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PROJECT
THE GRAIN DISTRICT
 BONDURANT IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
4/4/25	City Comments	KH
4/7/25	City Comments	MY, ZT

PROJECT NO. 23-29781
 FILE NAME 32109 EMERGENCY ACCESS PLAN
 DRAWN BY GG
 DESIGNED BY -
 REVIEWED BY DS
 ORIGINAL ISSUE DATE 2025-03-21
 CLIENT PROJECT NO. -

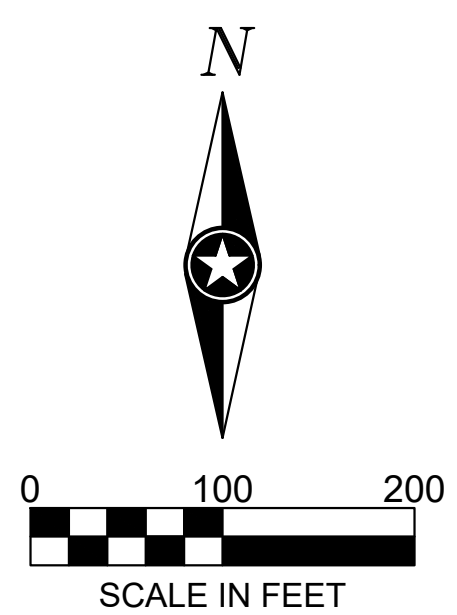
TITLE
PRELIMINARY PLAT

SHEET **4** OF 4

HYDRANT COVERAGE LEGEND

EXISTING HYDRANT

PROPOSED HYDRANT



April 7, 2025

City of Bondurant
200 2nd St NE
Bondurant, IA 50035
planning@cityofbondurant.com



RE: Traffic Impact Study Memo – Grain District Preliminary Plat

Dear City of Bondurant,

As part of the Grain District Preliminary Plat submittal, ISG has prepared this Traffic Impact Study Memo to provide an overview of the transportation-related considerations that have informed the proposed street network and site layout.

While a full, formal Traffic Impact Study (TIS) was not included with the preliminary submittal, ISG conducted a review of existing conditions and future growth projections in accordance with the City of Bondurant Major Streets Master Plan (March 2024). This plan provides critical guidance on projected 2044 traffic volumes, appropriate lane widths, and the classification hierarchy for the City's evolving roadway network. The preliminary plat reflects these recommendations, aligning proposed cross-sections with anticipated volumes and desired development character.

To support this effort, ISG also applied the design criteria established in the City of Bondurant's Street Design Practices (Policy No. 2.1.1). These standards informed:

- Right-of-way and pavement widths appropriate for local and collector streets;
- Subsurface design expectations, including the use of modified subbase and subdrains;
- Concrete pavement specifications with a target 50-year design life, including C-SUD mix and quarter-point jointing.

ISG's evaluation and design approach align closely with the vision and goals outlined in the Grain District Downtown Redevelopment Plan, adopted by City Council on February 20, 2024. The plan emphasizes creating a walkable, mixed-use neighborhood that connects key destinations such as the Civic Campus, new elementary school, Chichaqua Valley Trail, and downtown Bondurant. Proposed roadways and pedestrian routes have been laid out to support these planned land uses and public spaces, enabling efficient circulation and multimodal access.

Additionally, ISG has coordinated with City staff to ensure that the proposed development aligns with planned improvements at the intersection of 2nd Street NE and Truman Drive NE, facilitating a seamless transition between new development and the City's long-range transportation investments.

The Grain District's street and trail networks reflect a commitment to safe, accessible, and resilient transportation infrastructure that supports the City's long-term goals for growth and community vitality. ISG will continue to work collaboratively with City staff through the final design phases to refine traffic operations, access management, and multimodal accommodations.

Please let us know if any additional information or documentation is requested to support your review.

Sincerely,

A handwritten signature in black ink that reads "Joey Whitehouse". The signature is written in a cursive, flowing style.

Joey Whitehouse, PE
Civil Engineer

Joey.Whitehouse@ISGInc.com