[AGENDA_POSTING_DATE]

**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/87139794336*

NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JUNE 12, 2025

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 12, 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. May 8, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
   a. Public Hearing - Considering request to rezone Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District.
   b. Resolution PZ-250612-19 - considering request to rezone Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District.
   c. Resolution PZ-250612-21 - Considering amended Site Plan for the Bondurant-Farrar Community School District's Baseball, Softball and Tennis development.
   d. Resolution PZ-250612-22 - Considering fireworks permit application for Iowa Fireworks.
7. Discussion Items -
   a. Zoning Code Update - Residential Districts
8. Reports / Comments and appropriate action thereon:
   a. Commission Members
   b. City Staff
   c. City Administrator
   d. City Council Liaison
9. Adjournment

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

Meeting
Minutes

DATE: May 8, 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, Brian Clayton, Jesse Torres,
Members Absent: Jason Vore, Ethan Pitt

City Official & Staff Present: Maggie Murray, Isaac Pezley, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the May 8, 2025, meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the April 10, 2025, meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

a. Public Hearing – Resolution to rezone The Station from General Commercial (C-2) District to the Central Business (C-4) District.

Public hearing opened at 6:01 p.m.

Pezley stated the City of Bondurant is the applicant for this rezoning request. Pezley stated this parcel is partially zoned as C-2 General Commercial and part

of the property is zoned as C-4 Central Business District. This rezoning request is to clean up this discrepancy. Pezley stated the use of the Station, the Depot and the bike trail will stay the same.

Keeran asked about the Station. Pezley stated that will be the name of the Emergency Services Building once the Fire Department vacates the building. Murray stated a site plan will come to the Commission in the future with the additions that are being made to that building. Murray stated she is unsure if Grain Street will become a two-way street, that will likely be addressed during the site plan process.

Public hearing closed at 6:04 p.m.

b. Resolution PZ-250508-14 – Resolution considering request to rezone The Station from the General Commercial (C-2) District to the Central Business (C-4) District.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250508-14.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission Member Pitt. Vote on Motion 5-0-0. Motion carried.

c. Resolution PZ-250508-15 – Resolution considering Newby Farms Plat of Survey.

Julie Campbell addressed the Commission. This Plat of Survey area is located east of Jim Clayton's property and is currently under contract with a development company. The Plat of Survey is splitting the entire Newby Farmland into three separate parcels.

Pezley stated staff has no comments. No right-of-way was needed for this plat of survey as right-of-way easement has already been established on the western property line of the proposed parcels.

Clayton asked about the timeline for development of the parcel. Campbell stated she believes construction will start before Truman Drive is extended through the area.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 250508-15.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission

Member Pitt. Vote on Motion 5-0-0. Motion carried.

d. Resolution PZ-250508-16 – Resolution considering the Plat of Survey for 8597 Ne 112th Street

Terry Coady, with Snyder & Associates, addressed the Commission. Coady stated this Plat of Survey is for ground located in rural Polk County, however because it is closer to Bondurant city limits than Mitchellville, Polk County requires Bondurant to review it. Coady stated the goal is to create one residential tax parcel for this property. In order to do this, the Plat of Survey would split the residential portion of the property from the agricultural portion. The property owner would then lot-tie the two residential pieces together.

Pezley state staff has no comments.

Motion by Commission Member Mains, seconded by Commission Member Brostrom to approve Resolution PZ - 250508-16.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission Member Pitt,. Vote on Motion 5-0-0. Motion carried.

e. Resolution PZ-250508-17 – Resolution considering T12 Distillery Site Plan located at 101 Lincoln Street NE.

Alex Amadeo, with ISG, addressed the Commission. Amadeo provided the Commission an overview of the proposed site plan for the T12 Distillery. Amadeo stated the distillery will be the main use of the property, but it will also feature two drive-thru facilities to the west of the distillery. The drive-thru facilities will be accessible from Lincoln Street NE.

Keeran asked if there will be speaker boxes for the drive-thru facilities, Amadeo stated there are currently no speaker boxes for these two facilities. Mains asked if there was a plan to address noise from these properties. Scott Turczynski stated the distillery, cigar patio and speakeasy will be open likely five days a week until roughly midnight. There will be an event space that can be rented out. Turczynski stated he had not considered noise maintenance.

Brostrom asked if outside music would be allowed. Turczynski stated outdoor music not his intent but not a lot of thought had gone into it. Staff stated they would be subject to current noise regulations. Mains asked if the events would take place entirely indoor. Turczynski stated yes, there has been discussion about placing a tent in the green space just east of the event space. Mains asked about restroom facilities. Turczynski stated there are restroom facilities available in the event space and speakeasy space.

Pezley stated staff has a couple of comments that are reflected on the resolution.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250508-17 with staff recommendations.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore, Commission Member Pitt,. Vote on Motion 5-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – none.

Mains – none.

Pitt – absent.

Torres – none.

Vore – absent.

Commission Chair – Keeran asked staff to take a look at Dollar Tree to ensure they are compliant with their landscaping plan.

b. Community Development Director – Murray stated the City presented for a grant application this past week and it appears the City was awarded the grant. Murray stated the City is working with ISG for the amphitheater portion of the Grain District. 2nd Street NW is right on schedule, and 2nd Street NE east of Hubbell will start next week and the entire intersection will be completed this construction year.

c. City Planner – Water tower stenciling has begun.

d. City Administrator – absent.

e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Brostrom to

adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 6:22.

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

Item No. 6.a.
For Meeting of 6/12/2025
Public Hearing

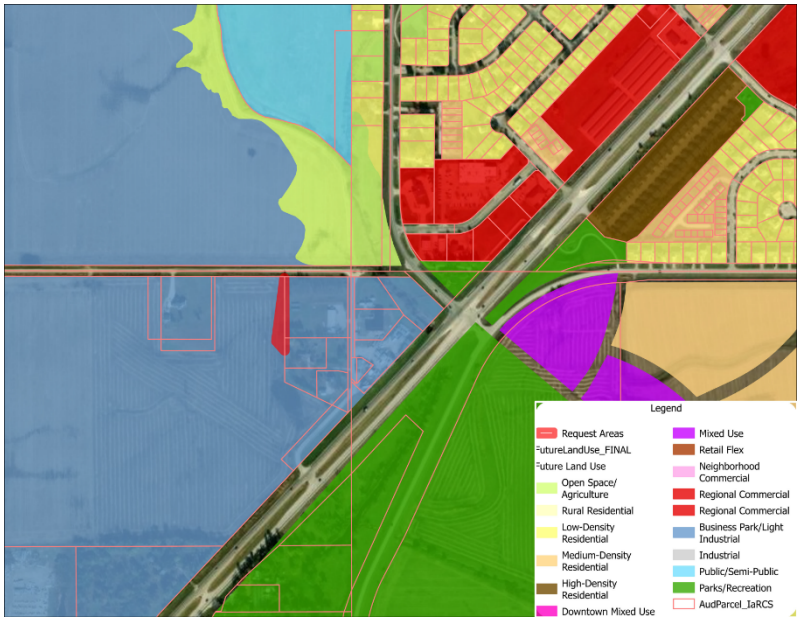
TITLE: Public Hearing - Considering request to rezone Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District.

CONTACT PERSON:
Isaac Pezley, City Planner
Maggie Murray, Planning & Community Development Director

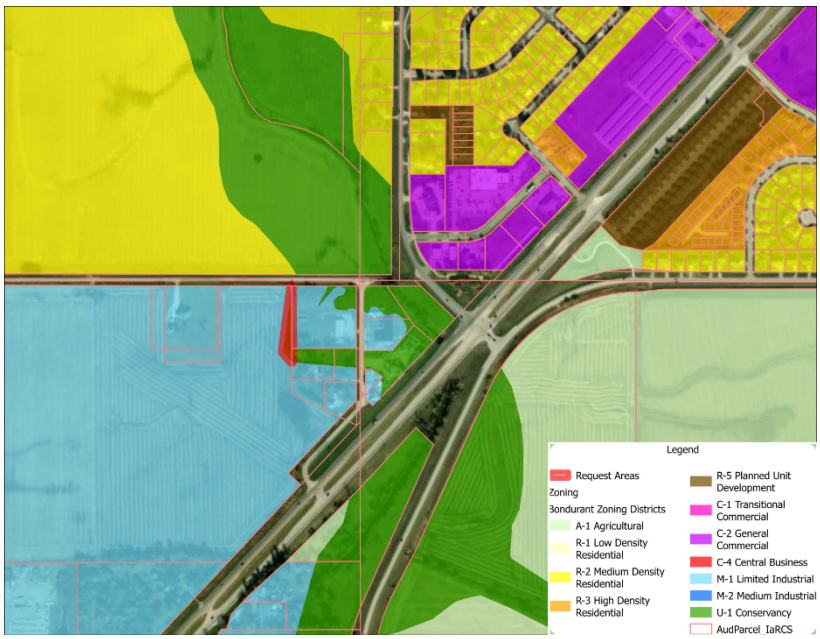
BRIEF HISTORY & ANALYSIS: The City has received a rezoning request for a portion of Geo Parcel 7923.01.200.024. The rezoning request proposes to change the zoning from U-1 Conservancy to M-1 Limited Industrial for the portion of the parcel highlighted in red below. The remaining portion of this parcel is presently zoned M-1. This property is currently undeveloped and used for row cropping. The request area is highlighted below.

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

Comprehensive Plan/Future Land Use Map – the Future Land Use Map included as part of the Building Bondurant Comprehensive Plan designates this parcel for Business Park/Light Industrial development. There is existing Business Park/Limited Industrial use on adjacent properties. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The small portion of the parcel under consideration for rezoning is currently designated as U-1 Conservancy. This zoning classification was established in 2003 as part of the City's comprehensive zoning map update. In 2019, the City's FEMA Floodplain Map was revised, and the updated mapping confirmed that the parcel no longer lies within a designated floodplain. As a result, there is no longer a justification for maintaining the U-1 designation on this property. The land is presently used for agricultural row cropping. The City and the property owner have been in discussions about designating this site as a Certified Site. To align with the requirements of the City's Certified Sites application—due in August 2025—the City is proactively rezoning the entire parcel to M-1 Limited Industrial. This industrial zoning classification is necessary for the entire area proposed for certification. The parcel proposed for rezoning is outlined in red on the City's current Zoning Map below.



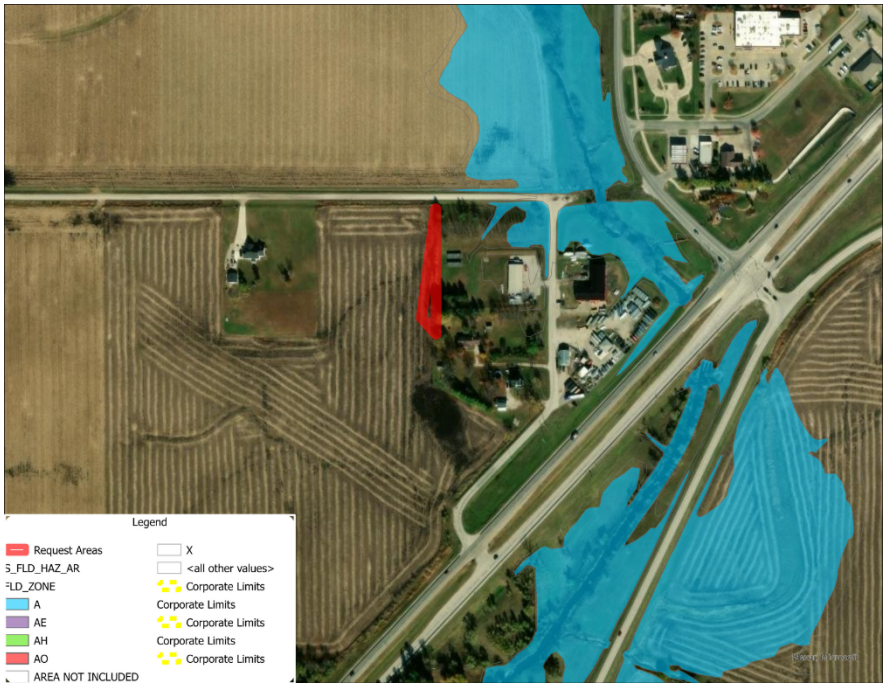
Parkland Dedication – N/A - industrial sites do not have parkland dedication requirements.

Streets – The property accessed from 15th Street SW.

Pedestrian Connections – The topic of pedestrian sidewalks would be reviewed if/when a subdivision or site plan is received for this ground.

Utilities – The topic of utilities would be reviewed if/when a subdivision or site plan is received for this ground.

FEMA Floodplain – this development is no longer located within the FEMA Floodplain area. The applicant is proposing to rezone the portion of the property previously located within the 100-year floodplain. The property is shown below, outlined in red, with the 100-year floodplain showing.



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

Comments from City Officials and Utilities -

- City Engineering – No comments received at this time.
- Public Works – No comments received at this time.
- Emergency Services – No comments received at this time.

200' Neighboring Owner Notice - at the time of writing this report, no comments have been received from neighboring properties.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-250612-19.
2. Recommended approval of Resolution No. PZ-250612-19, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-250612-19.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-250612-19, as this rezoning is consistent with the Future Land Use Map, and is necessary as part of the upcoming Certified Sites application process.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250612-19

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR REZONING FROM THE CONSERVANCY (U-1) DISTRICT TO THE LIGHT INDUSTRIAL (M-1) DISTRICT, ON PORTIONS OF THE PROPERTY LOCATED AT GEOPARCEL 7923.01.200.024.

WHEREAS, on June 12, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from the Conservancy (U-1) District to the Limited Industrial (M-1) District, on a portion of the property located at Geoparcel 7923.01.200.024 and further described as follows:

PARCEL C AT BOOK 9958 PAGE 761, EXCEPT THE NORTH 375 FEET AND EXCEPT THE NORTH 33 FEET OF NE 70TH AVENUE, NORTHERLY 1176.31 FEET, WEST 381 FEET EASTERLY 1220.16 FEET IN THE NORTHEAST FRACTIONAL QUARTER, SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

THE NORTH 100 ACRES OF THE NORTHEAST FRACTIONAL QUARTER SECTION 1, TOWNSHIP 79 NORTH, RAGE 23 WEST OF THE 5TH P.M., POLK COUNTY IOWA, EXCEPT 831.4 FEET SOUTH AND 29.2 FEET SOUTHWEST OF NORTHEAST CORNER THENCE SOUTHWEST 476.5 FEET NORTHWEST 101 FEET, NORTHEAST 446.5 FEET, SOUTHEAST 105.3 FEET TO POINT OF BEGINNING ROAD EASEMENT AND BEGINNNG AT NORTHEAST CORNER THENCE WEST 400 FEET SOUTH 662.45 FEET SOUTHEASTERLY 425.5 FEET NORTHEASTERLY 29.05 FEET, NORTH 831.95 TO POINT OF BEGINNING AND PARCEL C AT BOOK 9958 PAGE 761.

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Conservancy (U-1) District to Limited Industrial (M-1) District for a portion of the property located at Geoparcel 7923.01.200.024.

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 June 12, 2025, among other proceedings the above was adopted.

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

_____

Isaac J. Pezley, City Planner

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

_____

Karen Keeran, Commission Chair

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

Item No. 6.c.
For Meeting of 6/12/2025
Resolution

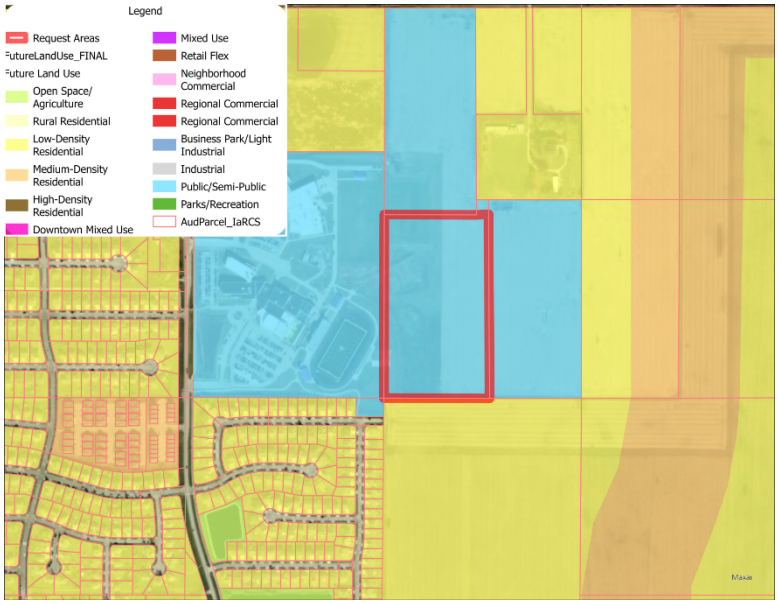
TITLE: Resolution PZ-250612-21 - Considering amended Site Plan for the Bondurant-Farrar Community School District's Baseball, Softball and Tennis development.

CONTACT PERSON:

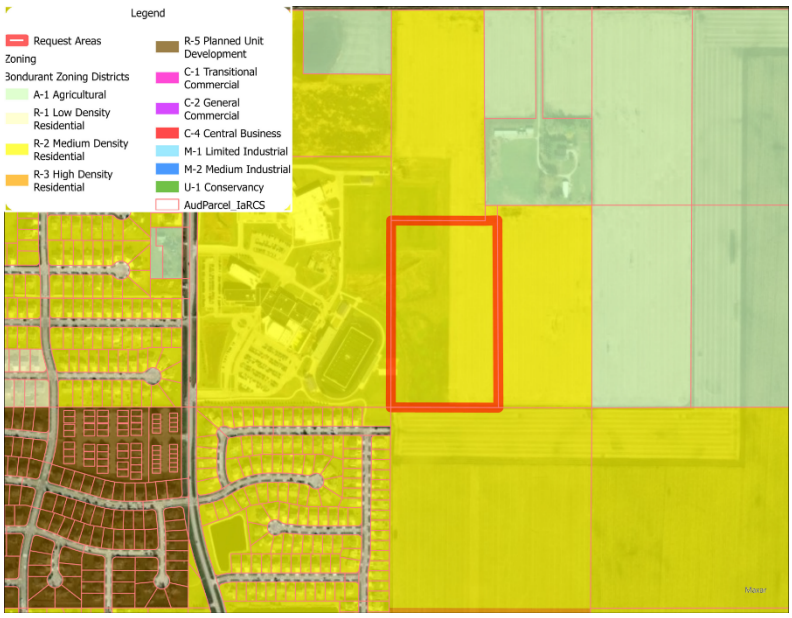
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for BFCSD baseball, softball and tennis courts. The site plan applicant and owner of the property is the Bondurant-Farrar Community School District. The site plan was prepared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

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

Consistency with the City's Comprehensive Plan:
A school recreational development at this location is consistent with the 2022 Comprehensive Plan which guides for Public/Semi-Public at this location. There is Public/Semi-Public to the west and north of the proposed property, and Low-Density Residential to the east and south.



Consistency with the City's Zoning Code:
Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development. The Zoning Map shows the property zoned as Medium Density Residential (R-2).



Parking/Drive Areas

- Access to the athletic fields will be through the existing school campus.
- The site plan shows three new athletic fields/courts. The northern most field will be used for baseball, the middle field for softball, and courts for tennis and pickleball.
- The site plan shows the parking/drive/loading area as being at least 10’ from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6” and 8” P.C.C. which meets code requirements.
- The previous site plan showed a total of 184 parking stalls with 6 ADA stalls and 2 van accessible stalls. The majority of the proposed parking stalls are located at the northern end of the site plan with another smaller parking lot at the south end near the tennis and pickle ball courts.
- The new site plan shows a total of 26 parking spaces on the north side of this development area. This parking area includes 8 ADA stalls.
- The new site plan shows a total of 22 parking spaces on the south end of the development area, two of which have been designated as ADA stalls.
- The site plan includes a drive loop for bus pick-up and drop-off. This drive loop is accessible through the northern parking lot and does not have parking stalls.
- The pedestrian walkways have been reconfigured. Emergency services has reviewed and concluded these walkways provide sufficient access for emergency vehicles.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report, any comments submitted by the City Engineer must be addressed before City Staff releases the Site Plan.
- This property is located within a Northwest Truck Sewer Connection Fee District.
- This property is located within a 16th St NE (Grant St N to Pleasant St NE) Water Connection Fee District.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

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

Other Site Plan Features

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

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

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

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-250612-21.

2. Recommended approval of RESOLUTION NO. PZ-250612-21, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250612-21.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-250612-21
2. Site Plan
3. L210 EMS Site Layout Plan
4. L211 Site Parking Layout Plan

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

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

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

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

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

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

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

WHEREAS, the zoning for the property is currently zoned Medium Density Residential (R-2) AND;

WHEREAS, athletic fields is a permitted accessory use in the Medium Density Residential (R-2) District per Sections 178.03.2. of the Zoning Code;

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

1. Any comments and/or clarifications from the Public Work or City Engineering Departments is addressed.

Moved by _____, Seconded by _____to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on June 12, 2025; among other proceedings the above was recommended.

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

_____

Isaac J. Pezley, City Planner

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

_____

Karen Keeran, Commission Chair

BFCSD HIGH SCHOOL BB/SB/TENNIS

Bondurant - Farrar Community School District

1000 Grant St N,
Bondurant, Iowa 50035

LANDSCAPE REQUIREMENTS:

GENERAL TREE REQUIREMENT:
1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES
53 SPACES X 1 TREES / 6 SPACES = **9 OVERSTORY TREES REQUIRED**
33 OVERSTORY TREES PROVIDED

PARKING LOT ISLANDS:
1 TREE PER 18 PARKING SPACES
48 SPACES X 1 TREES / 18 SPACES = **3 OVERSTORY TREE/ISLAND REQUIRED**
10 OVERSTORY TREE/ISLAND PROVIDED

PARKING REQUIREMENTS:

SCHOOLS:

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

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

TOTAL PARKING STALLS PROVIDED: **48 STALLS (5 ADA + 5 VAN)**
TOTAL DROP-OFF SPACES PROVIDED: **5 SPACES**

ACCESSIBLE STALLS REQUIRED: **2**
ACCESSIBLE STALLS PROVIDED: **10 (5 ARE VAN ACCESSIBLE)**

LEGAL DESCRIPTIONS
SITE A: S 50A W $\frac{1}{2}$ NW $\frac{1}{4}$ LESS RD EAS SEC 30-80-22
SITE B: PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E $\frac{1}{2}$ NW $\frac{1}{4}$ THN E 610.21F S 1418.2F W 620.44F N 1413.51F TO POB LESS .46A RD E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 30-80-22
SITE C: PARCEL 2020-189 BK 18268 PG 247 E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 30-80-22
SITE D: -EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162- E $\frac{1}{2}$ SW $\frac{1}{4}$ LESS RD SEC 30-80-22

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

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

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: JDOBESH@THINKCONFLUENCE.COM
CONTACT: JARED DOBESH

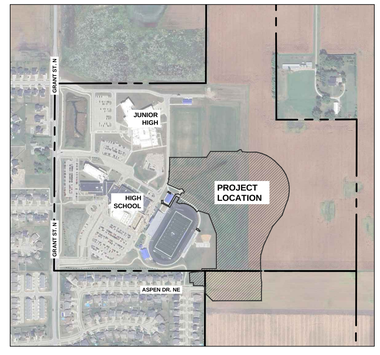
OWNER/APPLICANT
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST. SW
BONDURANT, IA 50035
515-967-7819

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G000	COVER SHEET
	CIVIL SHEETS
C100-C108	UTILITY PLAN
C200	UTILITY DETAILS
C300-C308	EROSION CONTROL PLAN
C400	ASPEN DRIVE PLAN & PROFILE
	LANDSCAPE SHEETS
L000	GENERAL NOTES
L100	OVERALL SITE PREPARATION PLAN
L103-L108	SITE PREPARATION PLANS
L200	OVERALL SITE LAYOUT PLAN
L203-L208	SITE LAYOUT PLANS
L300	OVERALL SITE GRADING PLAN
L303-L308	SITE GRADING PLANS
L309	SIDEWALK RAMP DETAILS
L400	OVERALL SITE PLANTING PLAN
L403-L408	SITE PLANTING PLANS
L500-L502	SITE DETAILS
L503	BASEBALL FIELD ENLARGEMENT
L504	BASEBALL FIELD DETAILS
L505	SOFTBALL FIELD ENLARGEMENT
L506	SOFTBALL FIELD DETAILS
L507-L509	SPORTS FIELDS DETAILS
L510	BATTING TUNNEL DETAILS
L511	SITE LIGHTING DETAILS
	ARCHITECTURAL SHEETS
A101	BASEBALL DUGOUTS
A102	SOFTBALL DUGOUTS
A103	PRESS BOXES
A104	CONCESSIONS PLAN & ELEVATIONS
A105	ENTRY STRUCTURE - ADD ALTERNATE 2

VICINITY MAP



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KPFF CONSULTING ENGINEERS
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DES MOINES, IA 50309
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MEP ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
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STATE OF IOWA — MATT CARLILE — LANDSCAPE ARCHITECT — NO. 422 — MY LICENSE RENEWAL DATE IS JUNE 30, 2026

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

MATT CARLILE | REGISTRATION #422 | DATE

MY REGISTRATION DATE IS: JUNE 30, 2026

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Know what's below. Call before you dig.

COVER SHEET

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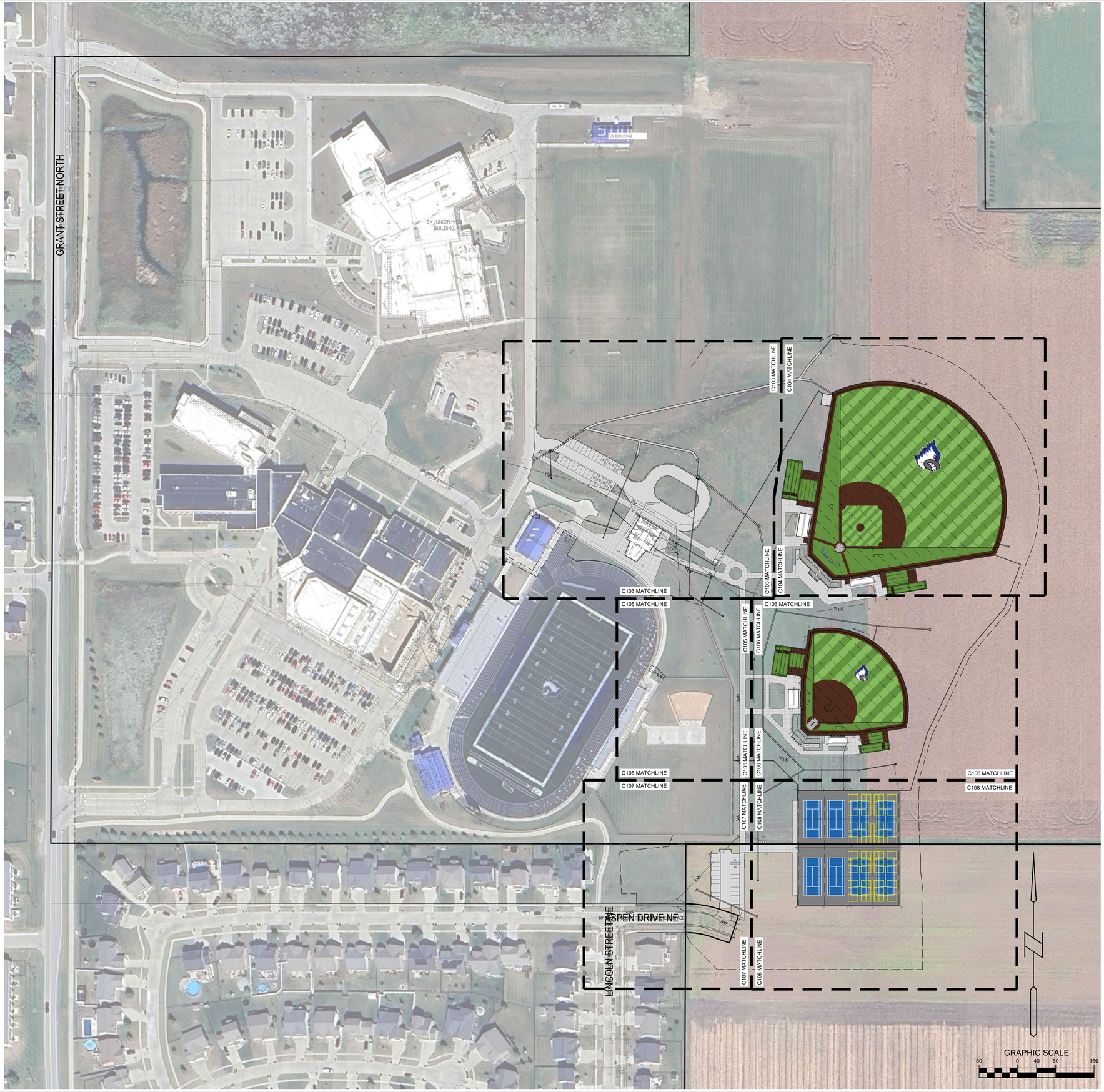

GENERAL NOTES:

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

UTILITY NOTES:

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

UTILITY CONFLICT NOTES:

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

STORM & SANITARY TELEVISING NOTES:

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

FARM TILE NOTES:

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

REQUIRED AS-BUILTS:

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

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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BONDURANT, IA 50035

ISSUANCE

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04/18/2025

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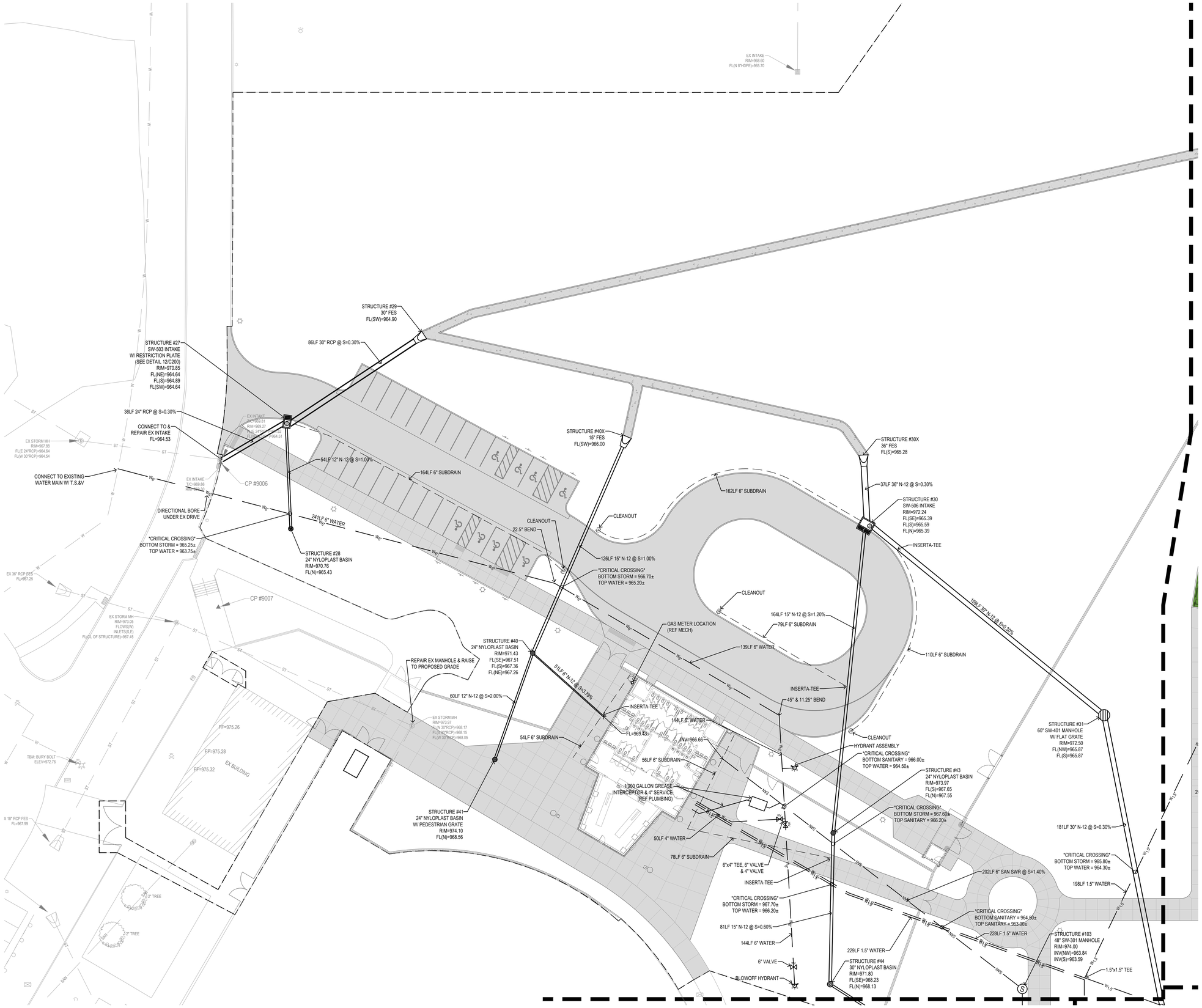

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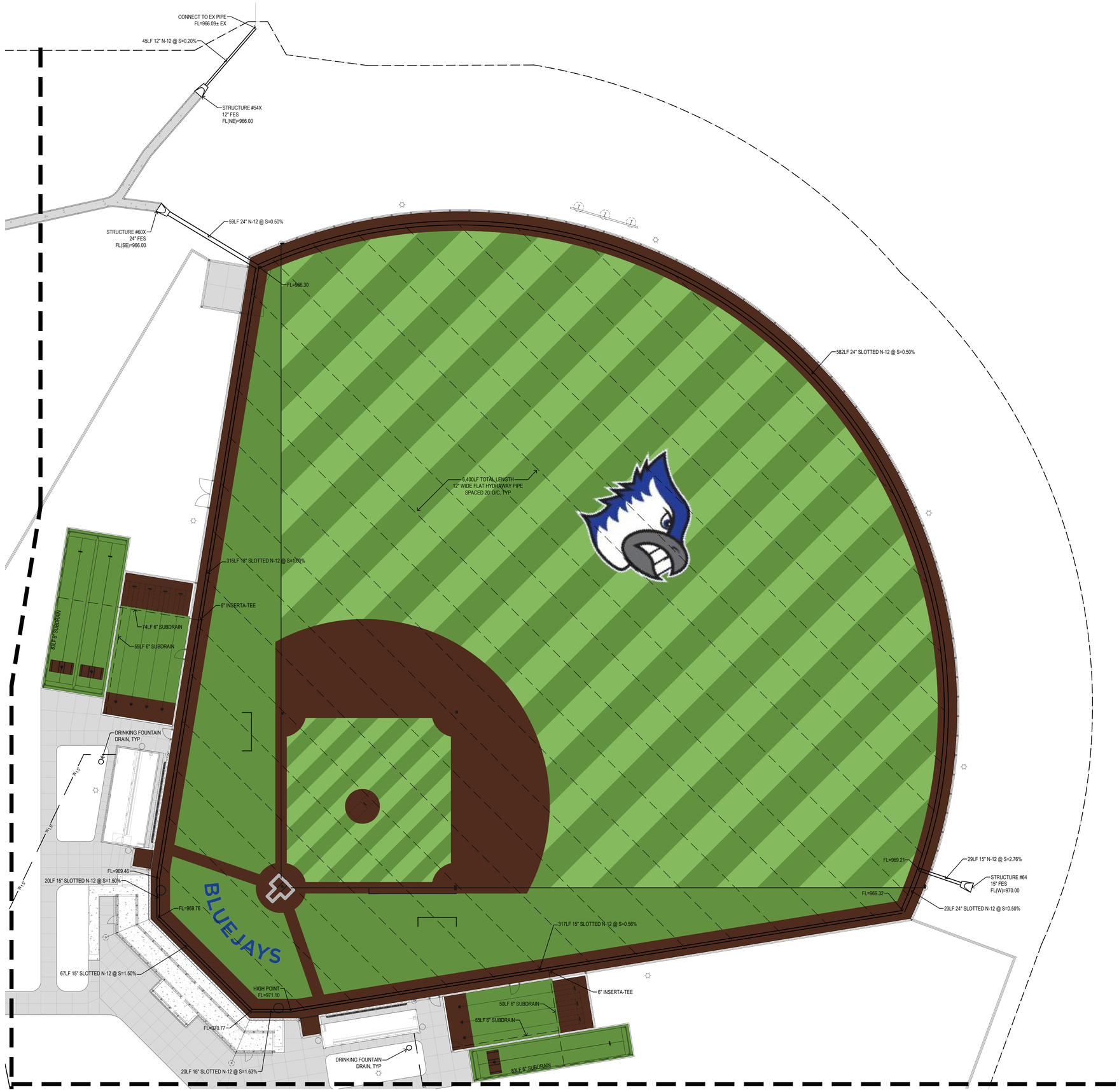

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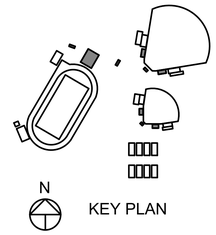

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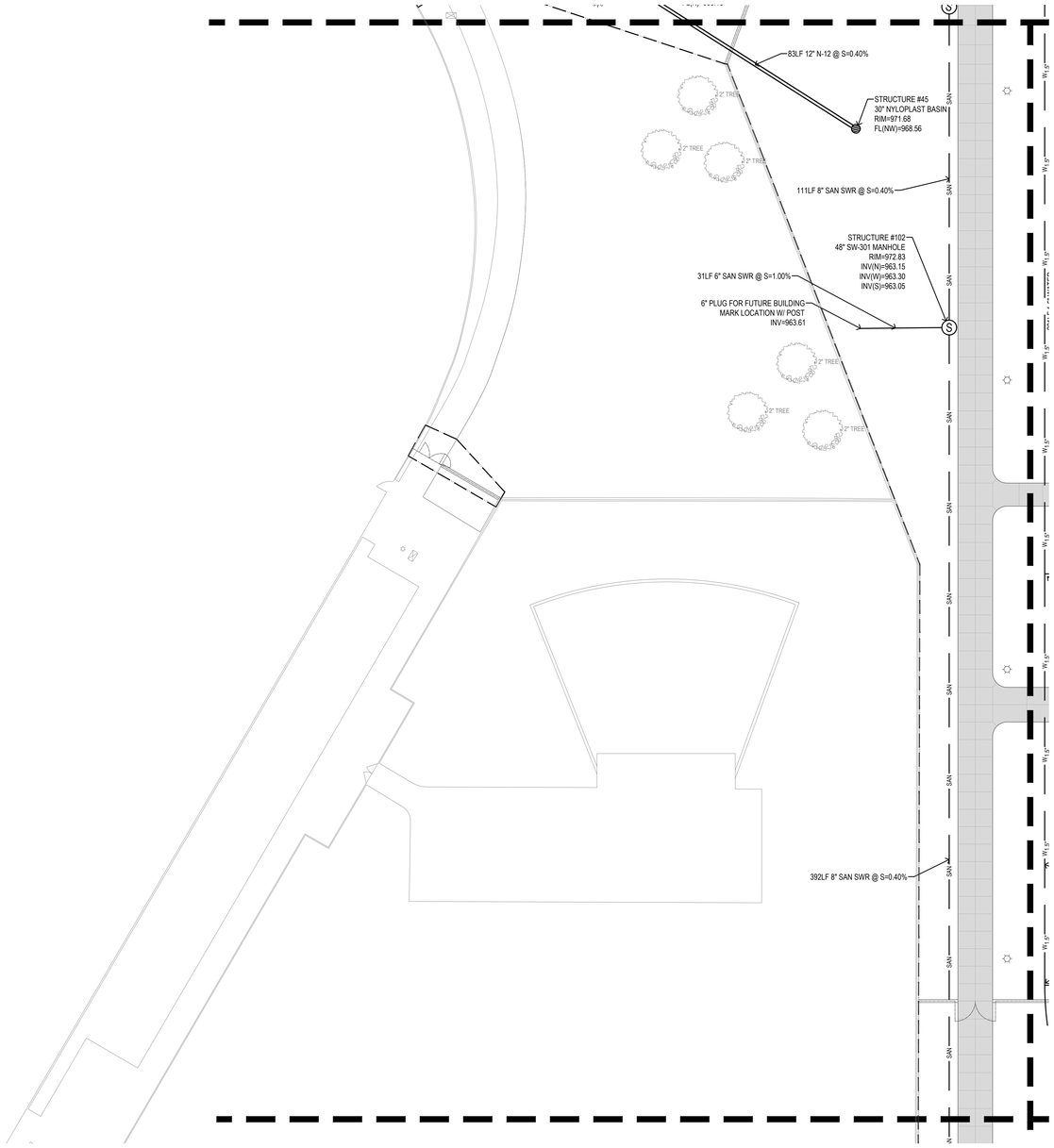

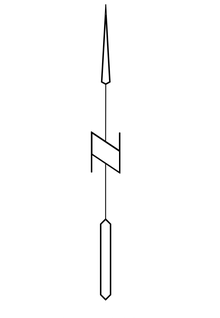

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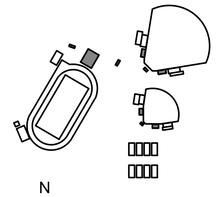

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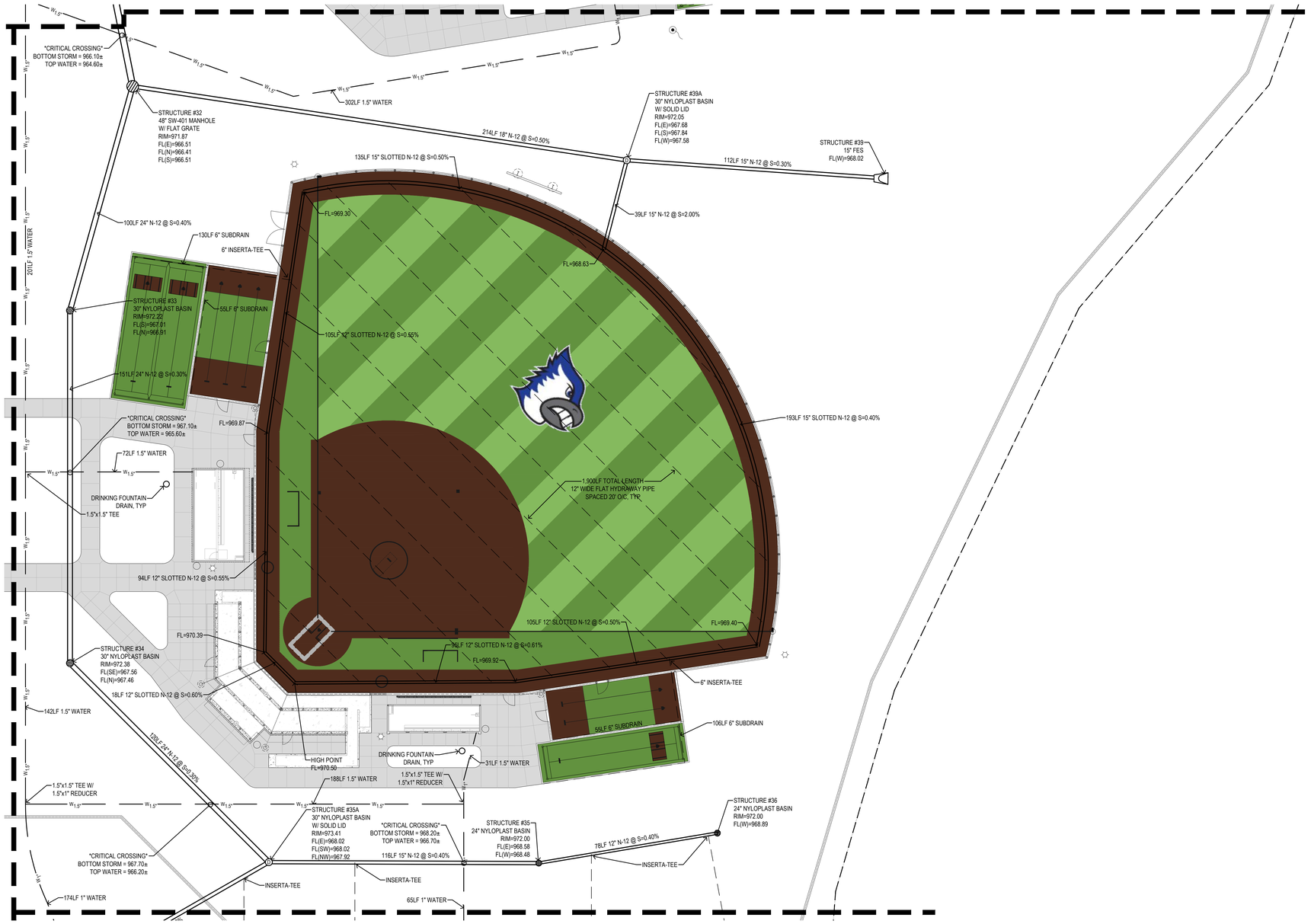

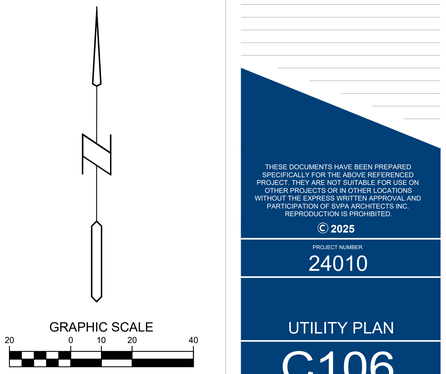

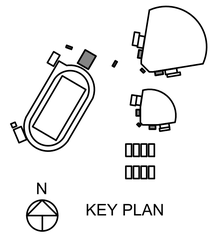

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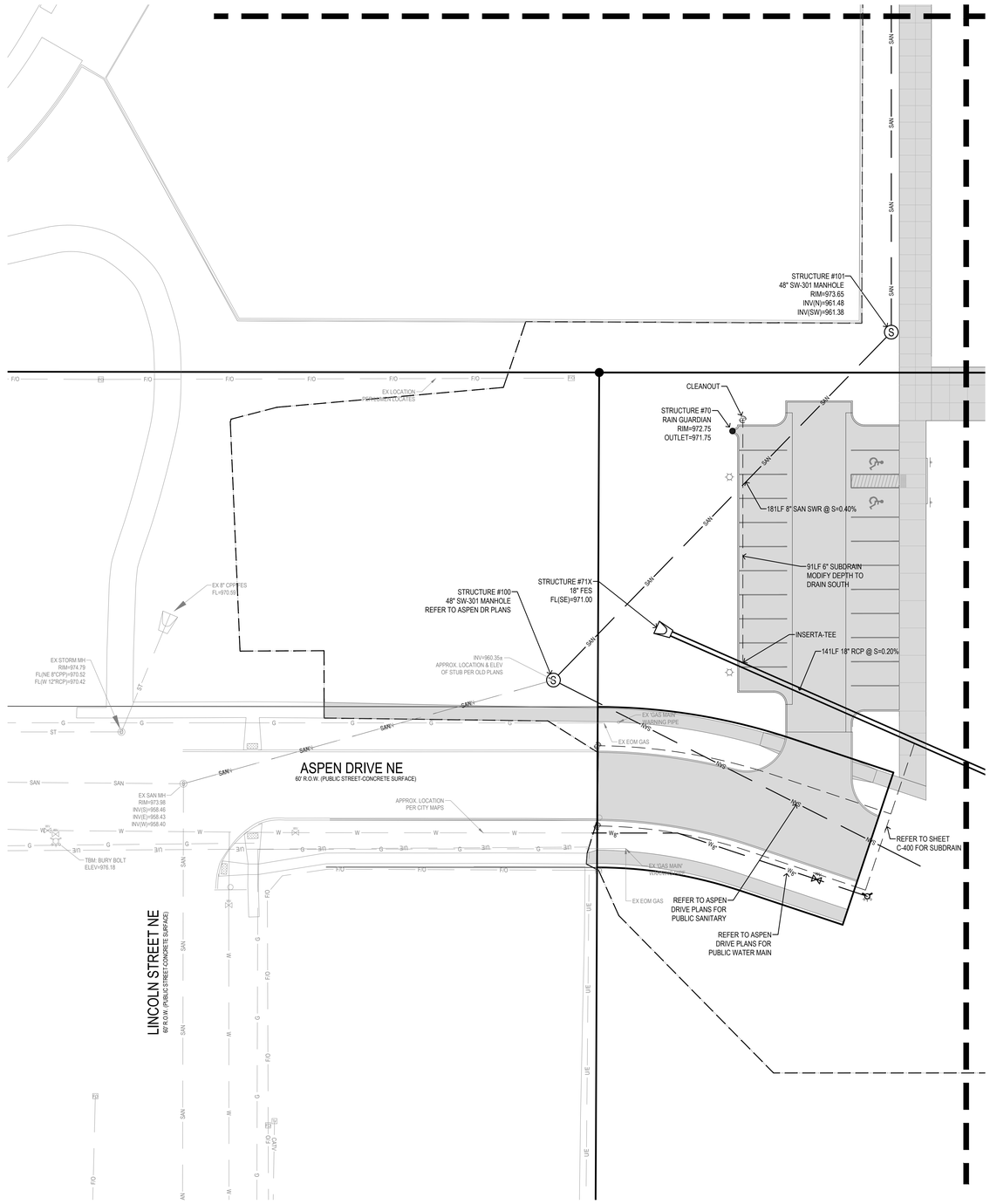

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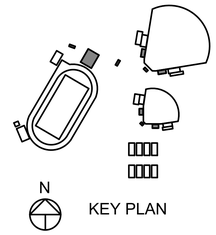

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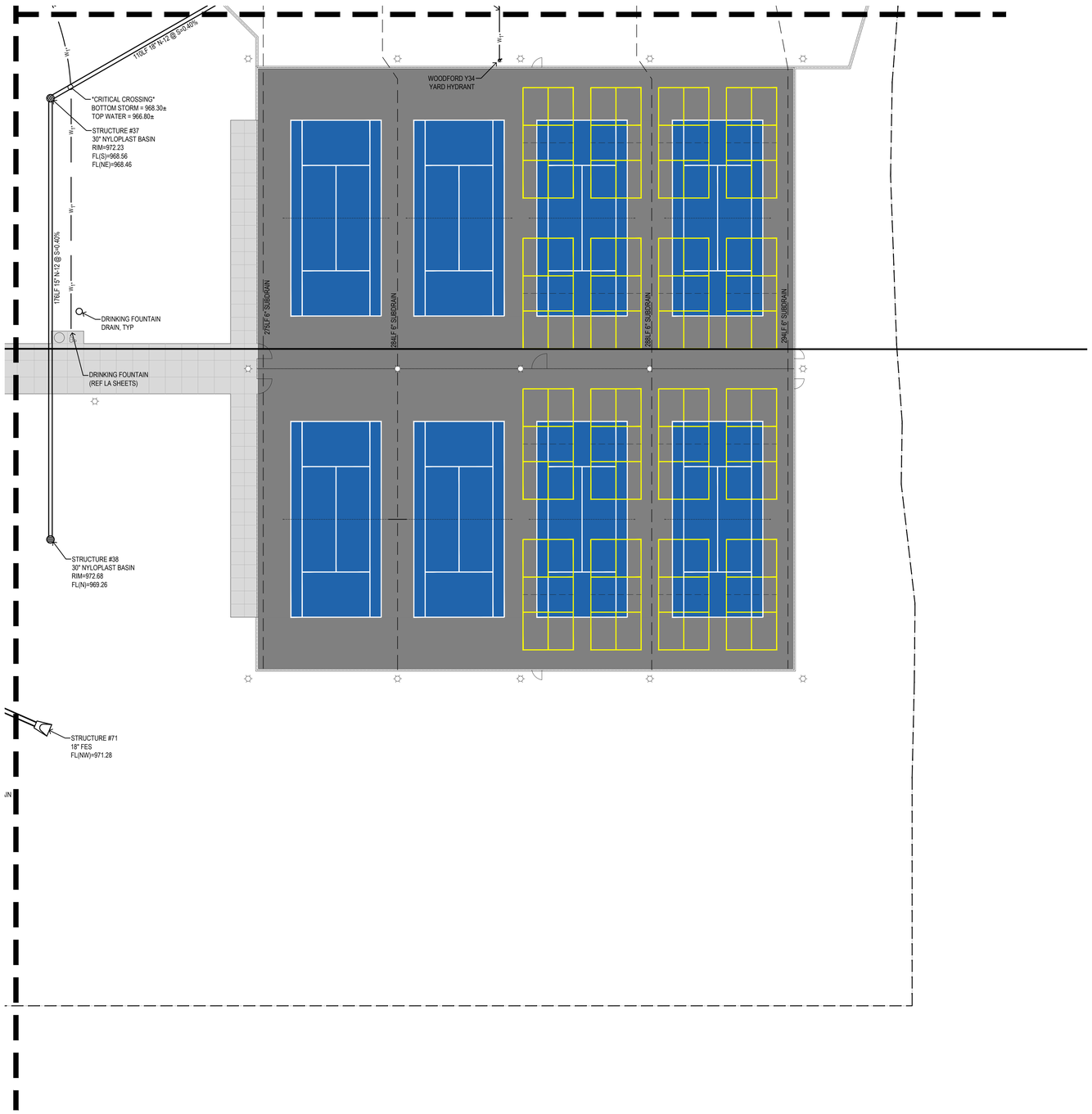

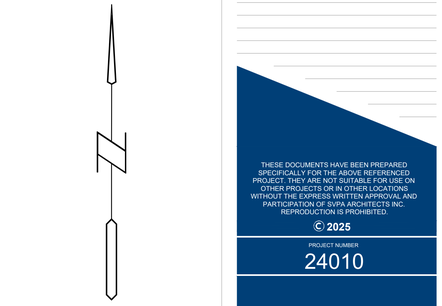

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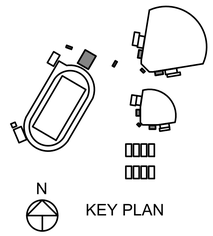

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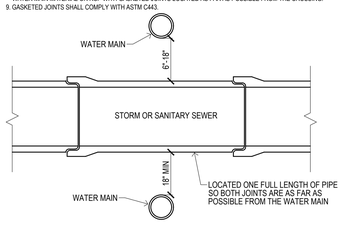
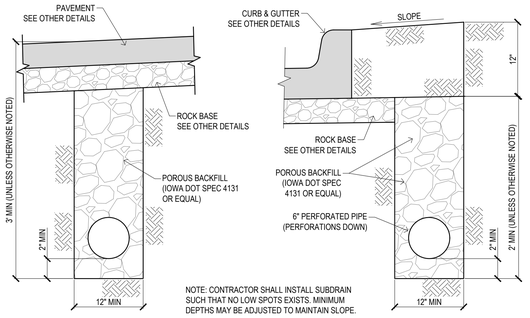
UTILITY PLAN
C108

5/15/2025 12:54:26 PM L:\LAND PROJECTS 2023\23045 BONDURANT HS BASEBALL & SOFTBALL\DWG\C1 UTILITY.DWG

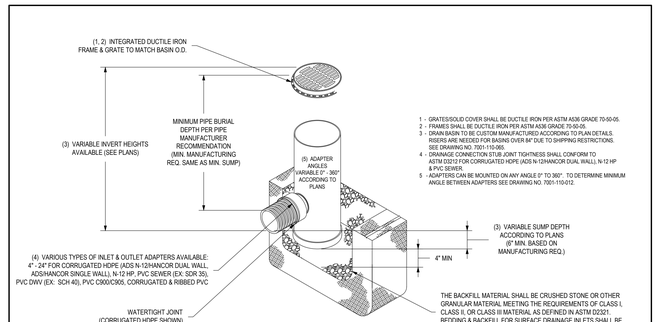
NOTES:
1. THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
2. WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
3. STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER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



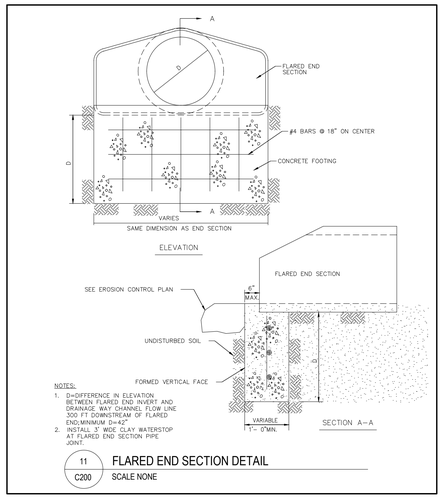
10 C200 WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE



6 C200 SUBDRAIN DETAILS
SCALE NONE



1 C200 NYLOPLAST DRAIN BASIN DETAILS
SCALE NONE



11 C200 FLARED END SECTION DETAIL
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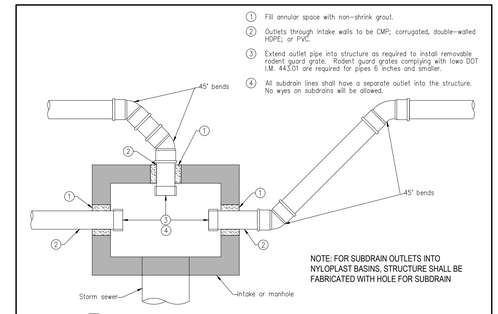
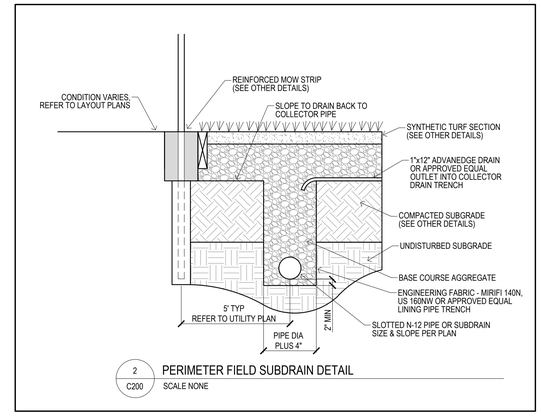


7 C200 SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL
SCALE NONE



2 C200 PERIMETER FIELD SUBDRAIN DETAIL
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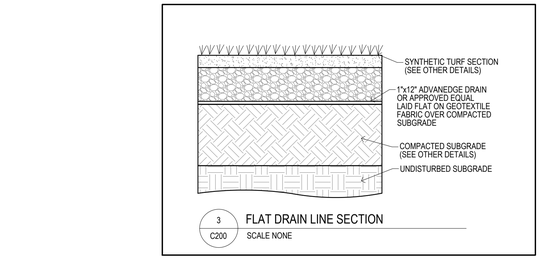
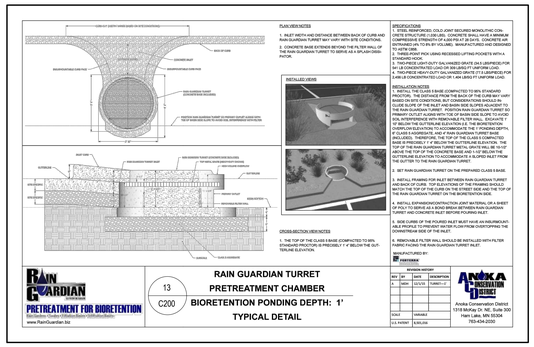
8 C200 STORM CLEANOUT DETAIL
SCALE NONE



3 C200 FLAT DRAIN LINE SECTION
SCALE NONE



12 C200 DETENTION ORIFICE PLATE DETAIL
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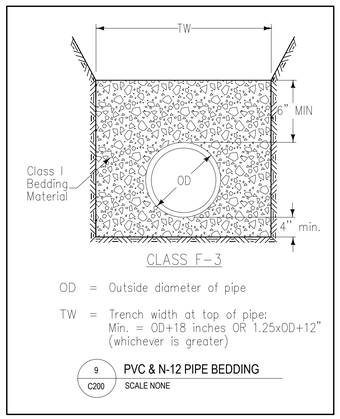

9 C200 PVC & N-12 PIPE BEDDING
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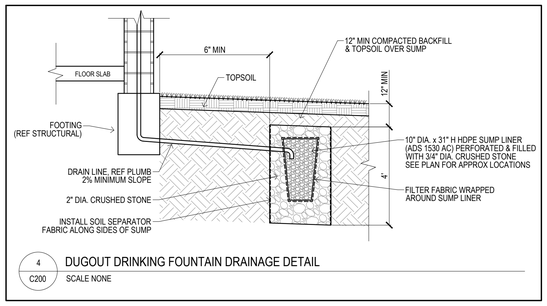

4 C200 DUGOUT DRINKING FOUNTAIN DRAINAGE DETAIL
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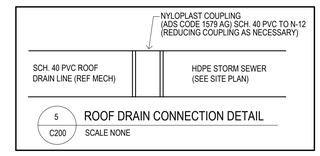

5 C200 ROOF DRAIN CONNECTION DETAIL
SCALE NONE

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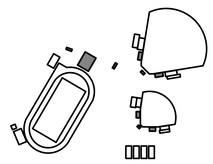

N
KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
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PROJECT NUMBER
24010

UTILITY DETAILS

C200

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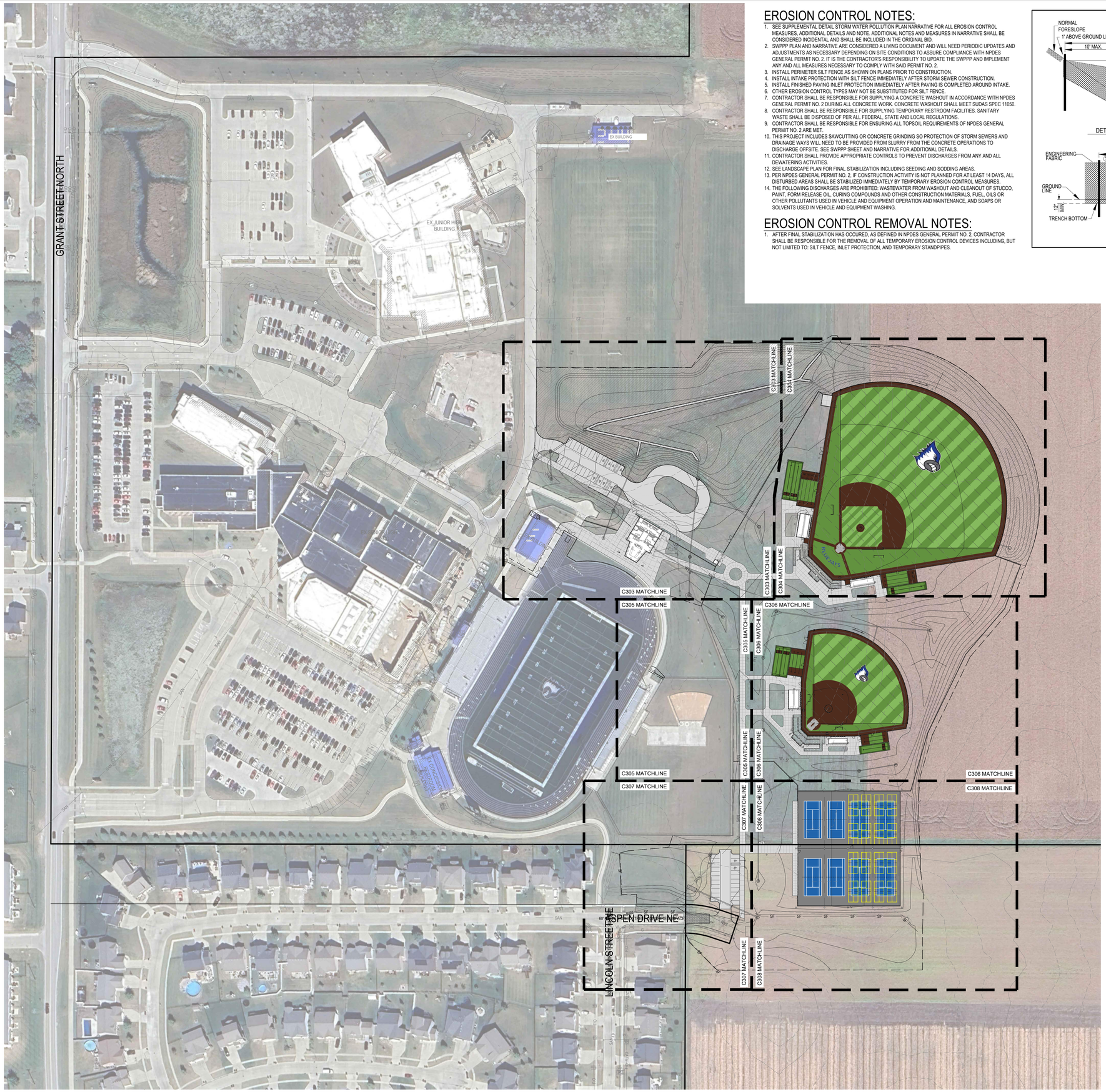
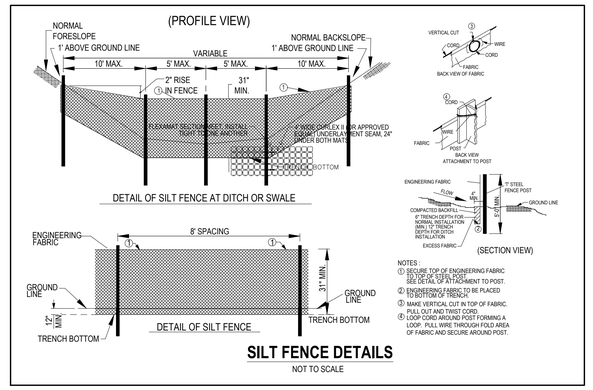


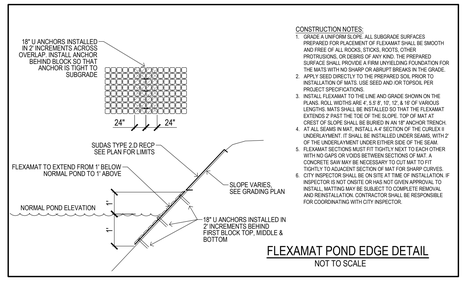
EROSION CONTROL NOTES:

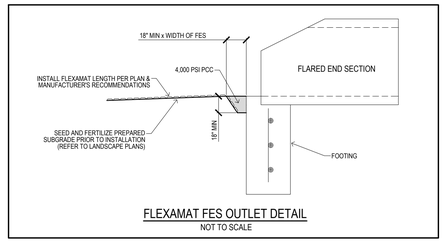
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT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

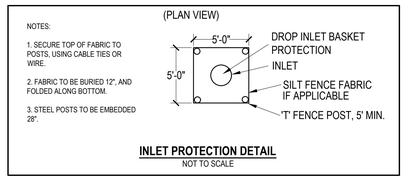
EROSION CONTROL REMOVAL NOTES:

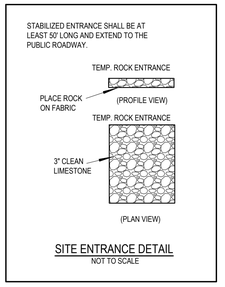
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

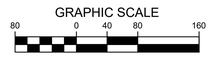












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EROSION CONTROL PLAN

C300

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SUDAS TYPE 2 D RECP

SUDAS TYPE 2 D RECP

SUDAS TYPE 2 D RECP

INLET PROTECTION, TYP

INLET PROTECTION, TYP

INLET PROTECTION, TYP

INLET PROTECTION, TYP

CP #9006

CP #9007

FF=975.26

FF=975.28

FF=975.32

EX BUILDING

2" TREE

2" TREE

N

KEY PLAN

GRAPHIC SCALE

20 0 10 20 40

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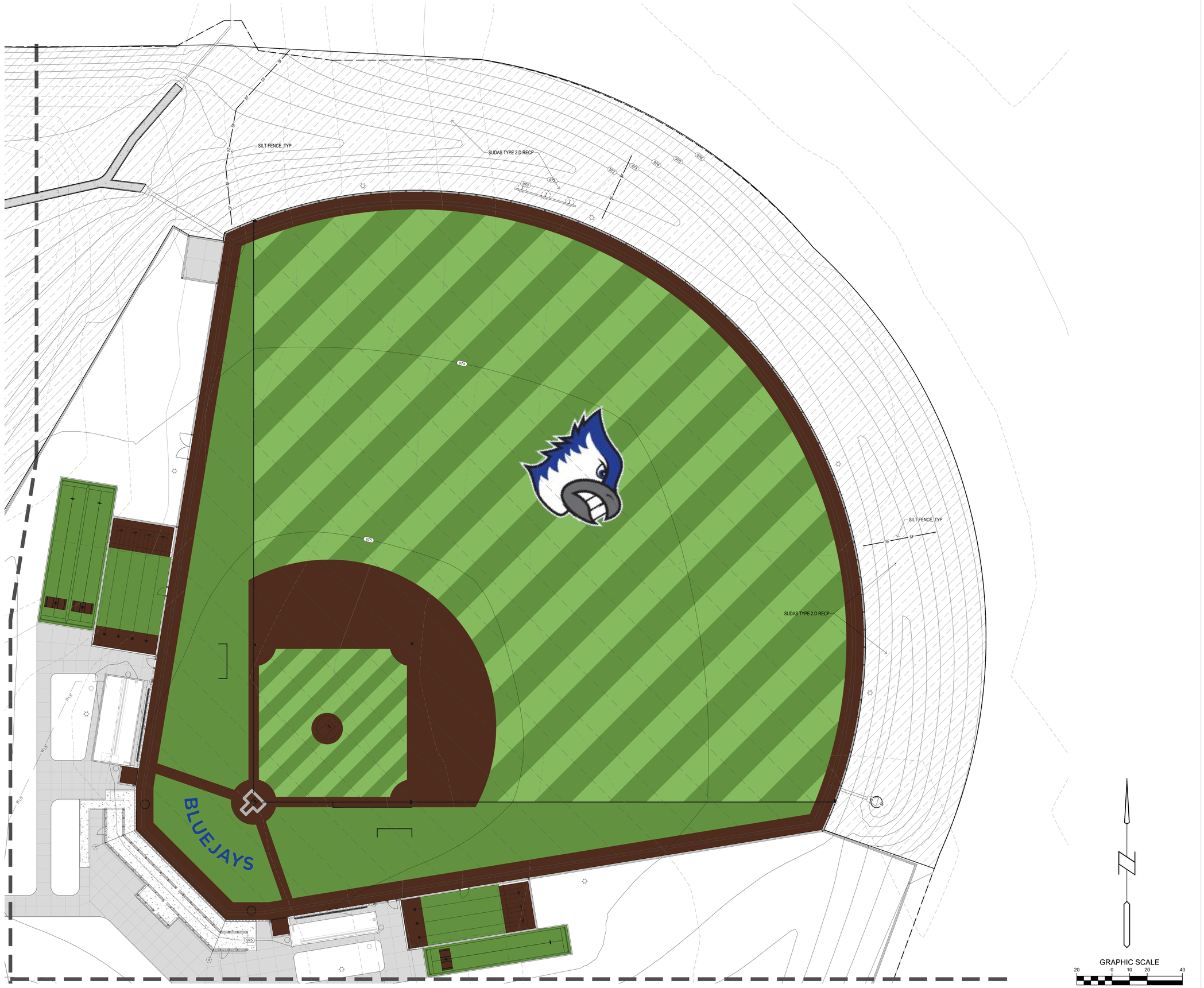
EROSION CONTROL PLAN

C303



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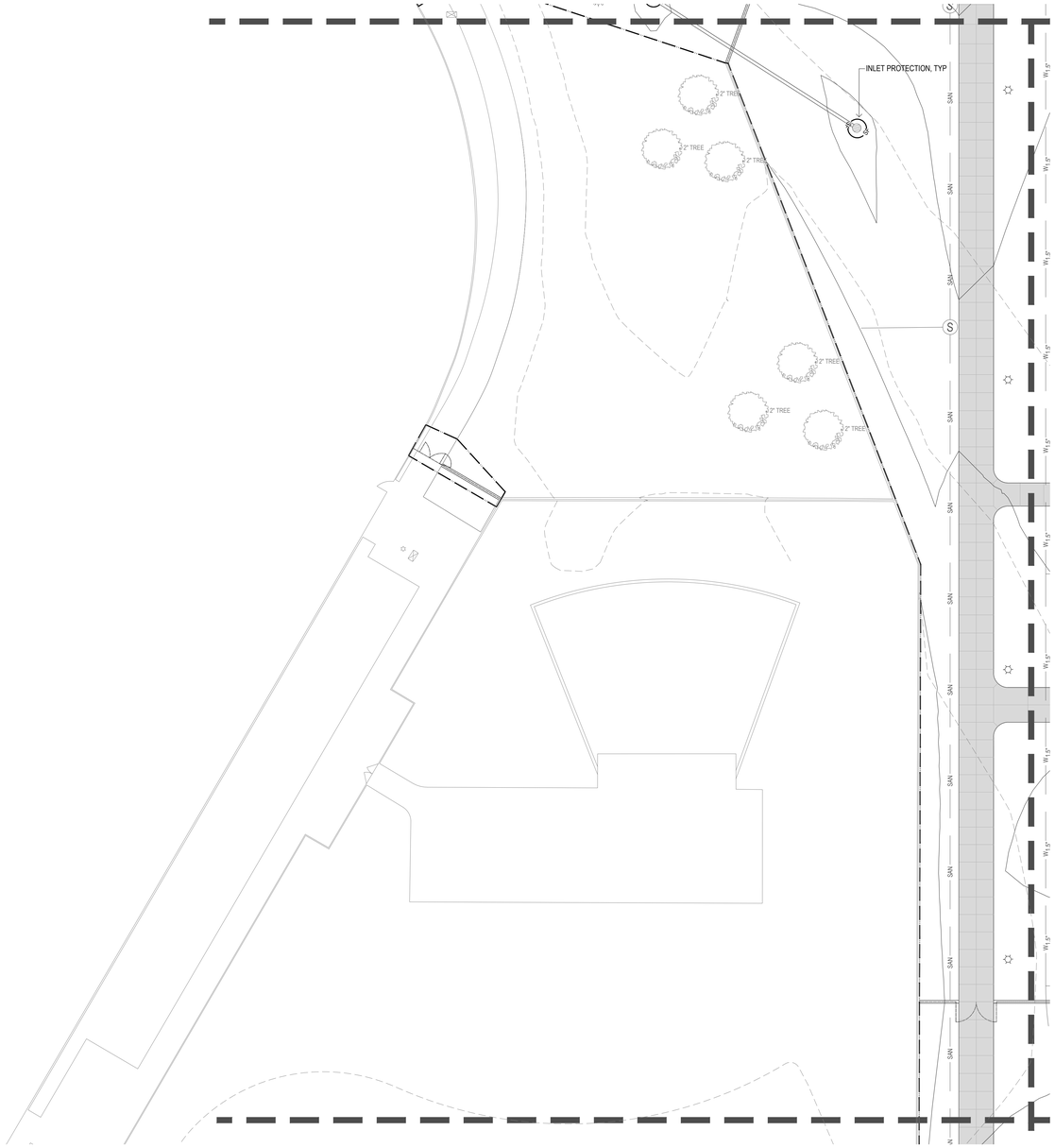
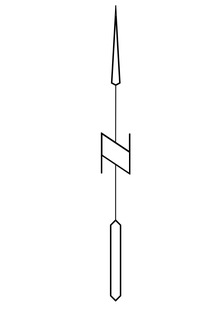
EROSION CONTROL PLAN

C304





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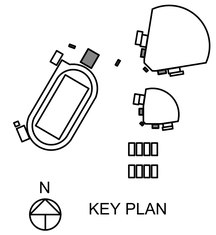

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EROSION CONTROL PLAN

C305

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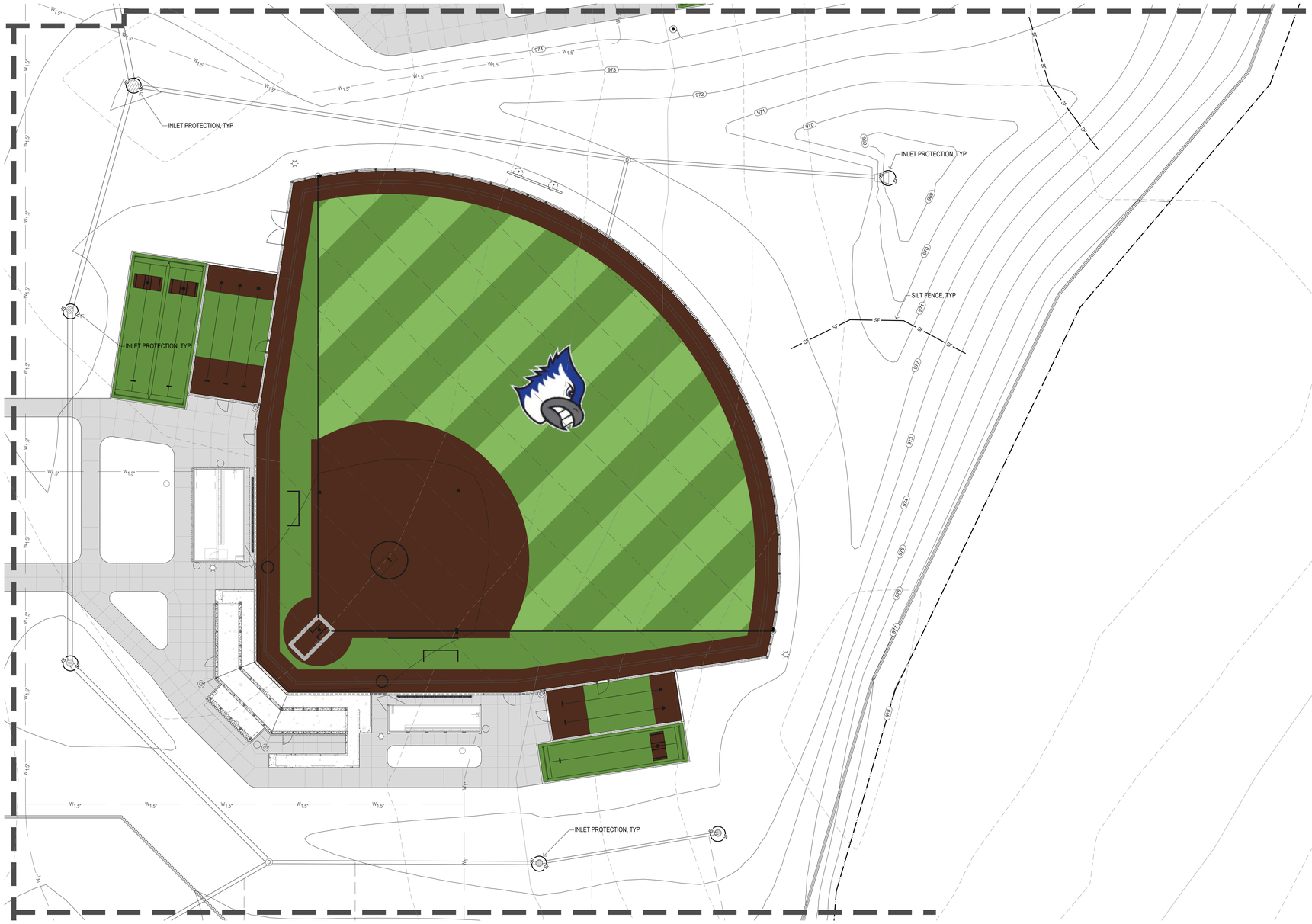

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EROSION CONTROL PLAN

C306

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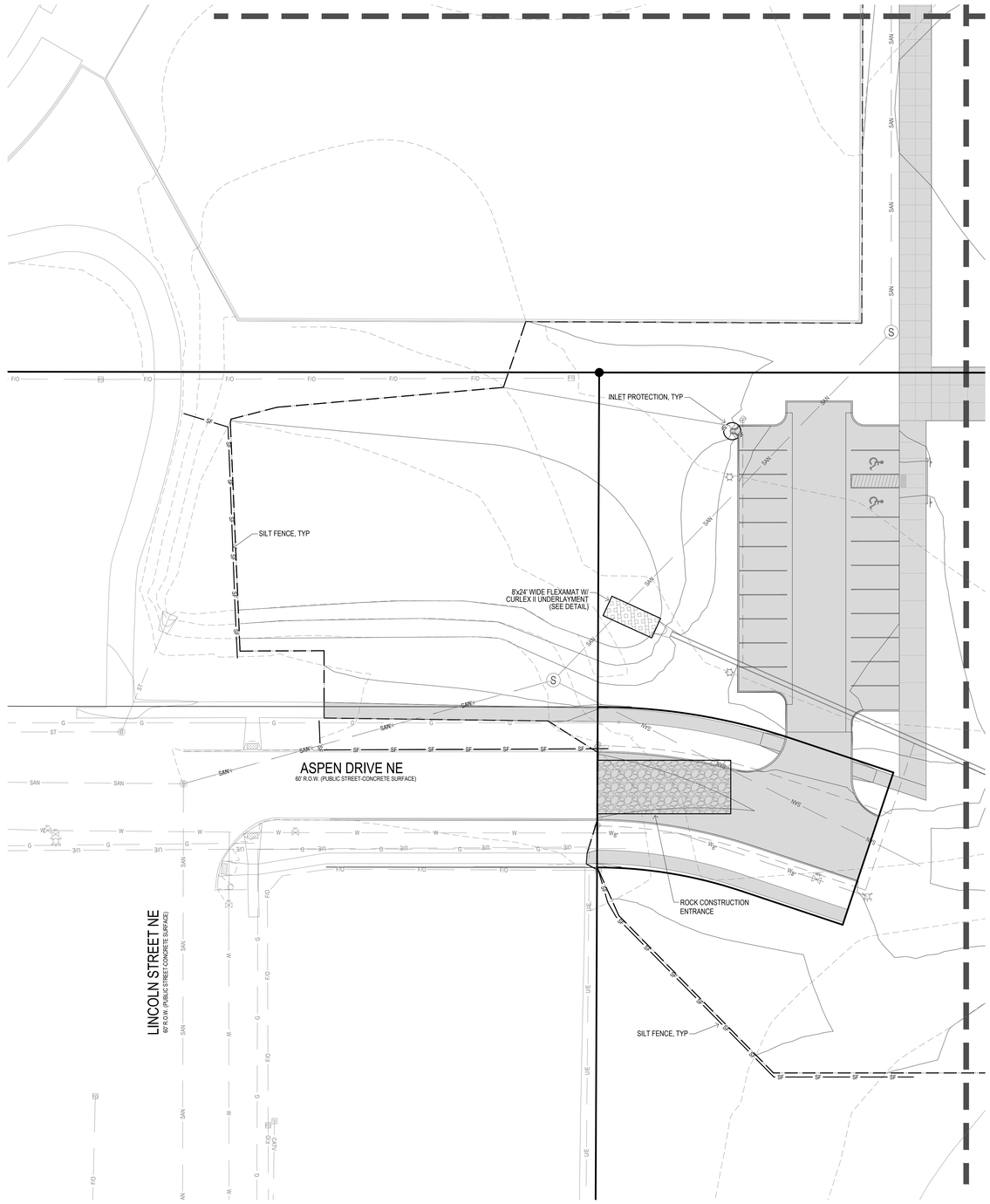
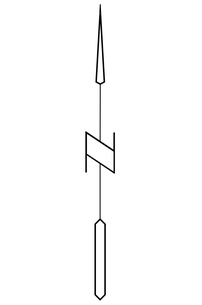


KEY PLAN



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EROSION CONTROL PLAN

C307

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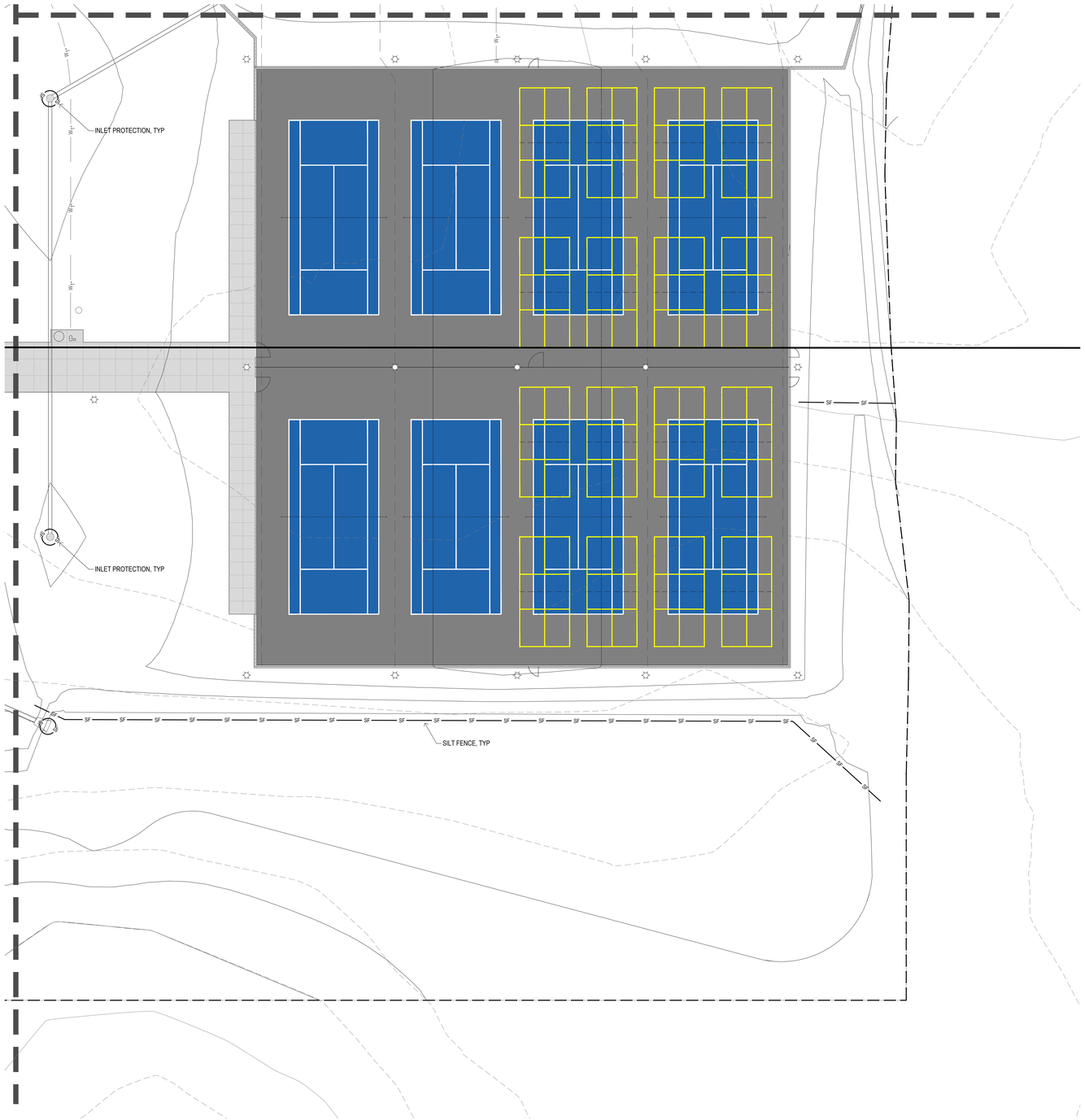

KEY PLAN

GRAPHIC SCALE

20 0 10 20 40

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EROSION CONTROL PLAN

C308

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ASPEN DRIVE NE EXTENSION
DETAILED CONSTRUCTION PLANS

GENERAL NOTES:

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

PAVING NOTES:

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

UTILITY NOTES:

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

UTILITY CONFLICT NOTES:

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

STAKING NOTES:

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

REQUIRED AS-BUILT NOTES:

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

STORM & SANITARY TELEVISING NOTES:

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

SEEDING NOTES:

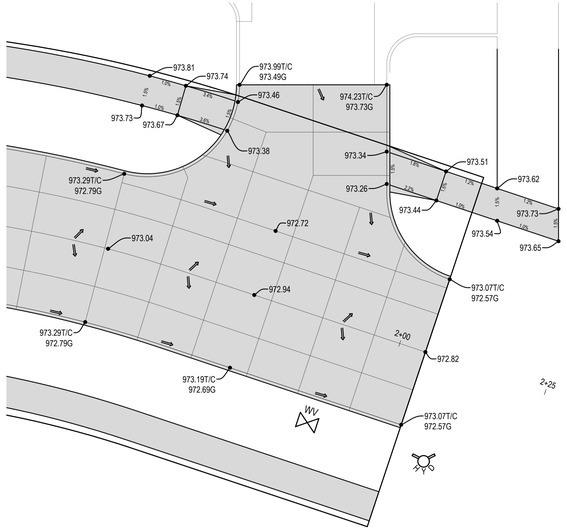
1. SEE LANDSCAPE PLAN SHEETS FOR SEEDING INFORMATION.

SWPPP NOTES:

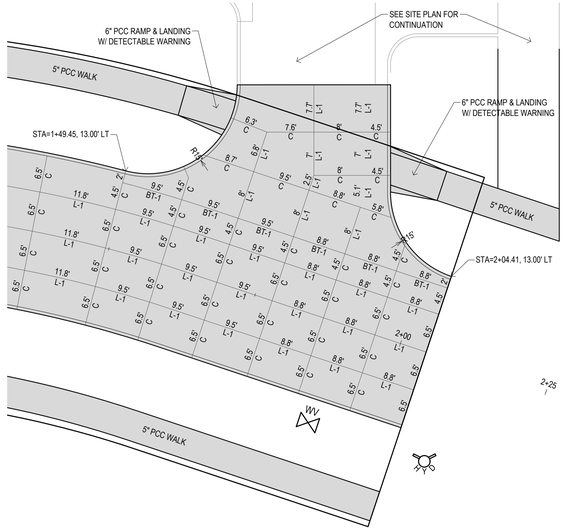
1. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
2. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE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

BONDING NOTES:

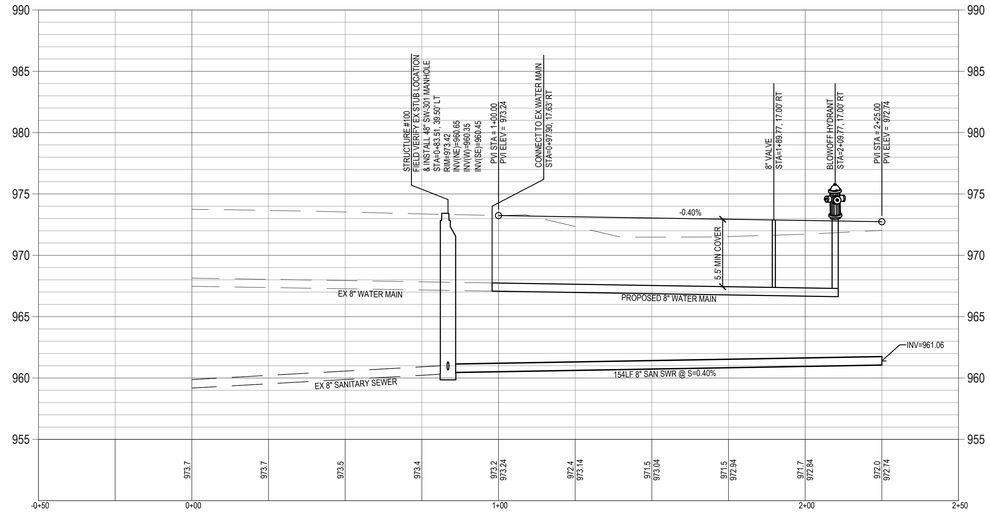
1. CONTRACTOR SHALL PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY OF BONDURANT AND SUDAS REQUIREMENTS.

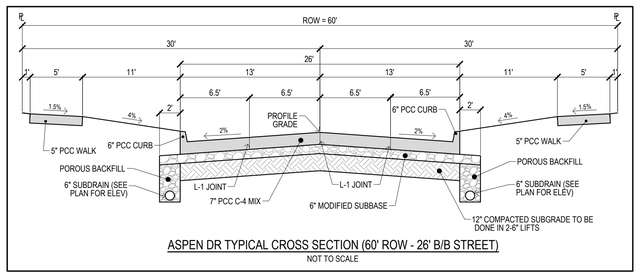


INTERSECTION GRADING PLAN
SCALE: 1" = 20'

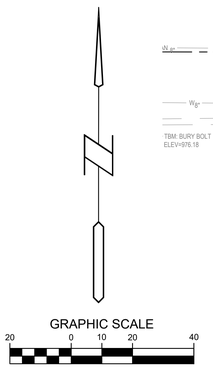


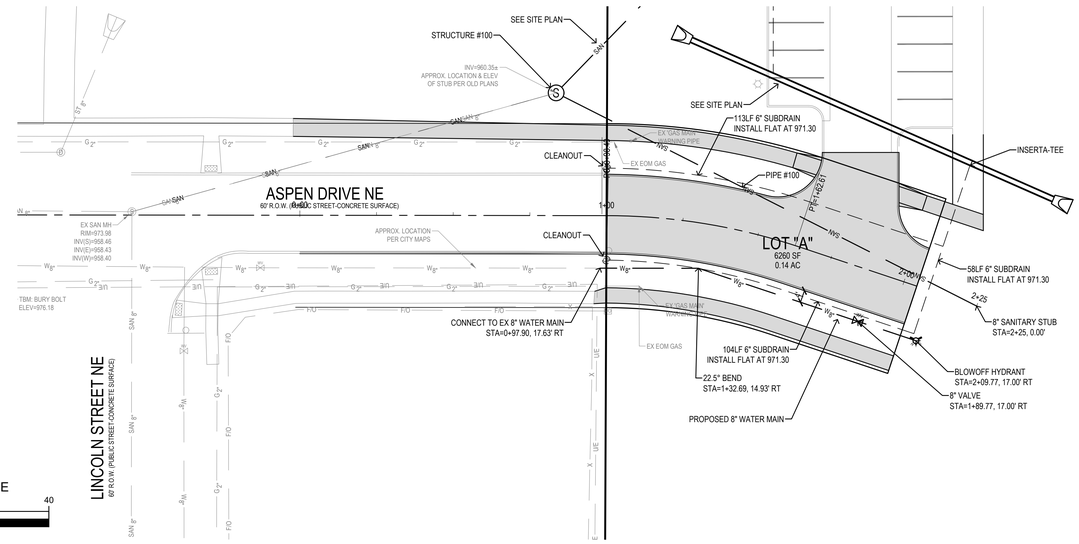
INTERSECTION JOINTING LAYOUT
SCALE: 1" = 10'





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





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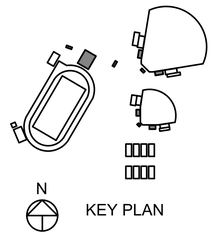
BISHOP ENGINEERING
kpff
Twin Rivers Engineering Consultants
CONFLUENCE



BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR #01 (PHASE 1)

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PROJECT NUMBER
24010

ASPEN DRIVE
PLAN & PROFILE

C400

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GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

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

DEMOLITION GENERAL NOTES

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

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

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

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

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

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

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

SITE LAYOUT NOTES

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

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

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

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

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

GRADING NOTES

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

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

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

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

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

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

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

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

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

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

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

SPECIFICATIONS NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BFCSD BASEBALL / SOFTBALL FIELDS & TENNIS PROJECT SPECIFICATIONS AND 2025 SUDAS SPECIFICATIONS.

B. FOR ANY DISCREPANCIES BETWEEN THE BFCSD BASEBALL / SOFTBALL FIELDS & TENNIS PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF BONDURANT OR THE PROJECT LANDSCAPE ARCHITECT.

C. FOR ANY SPECIFICATION DISCREPANCIES, PROJECT LANDSCAPE ARCHITECT SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF LANDSCAPE ARCHITECT IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

D. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF BONDURANT ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

ABBREVIATIONS

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

LINE SYMBOL LEGEND

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

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BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

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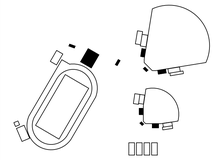

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
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SITE GENERAL NOTES

L001

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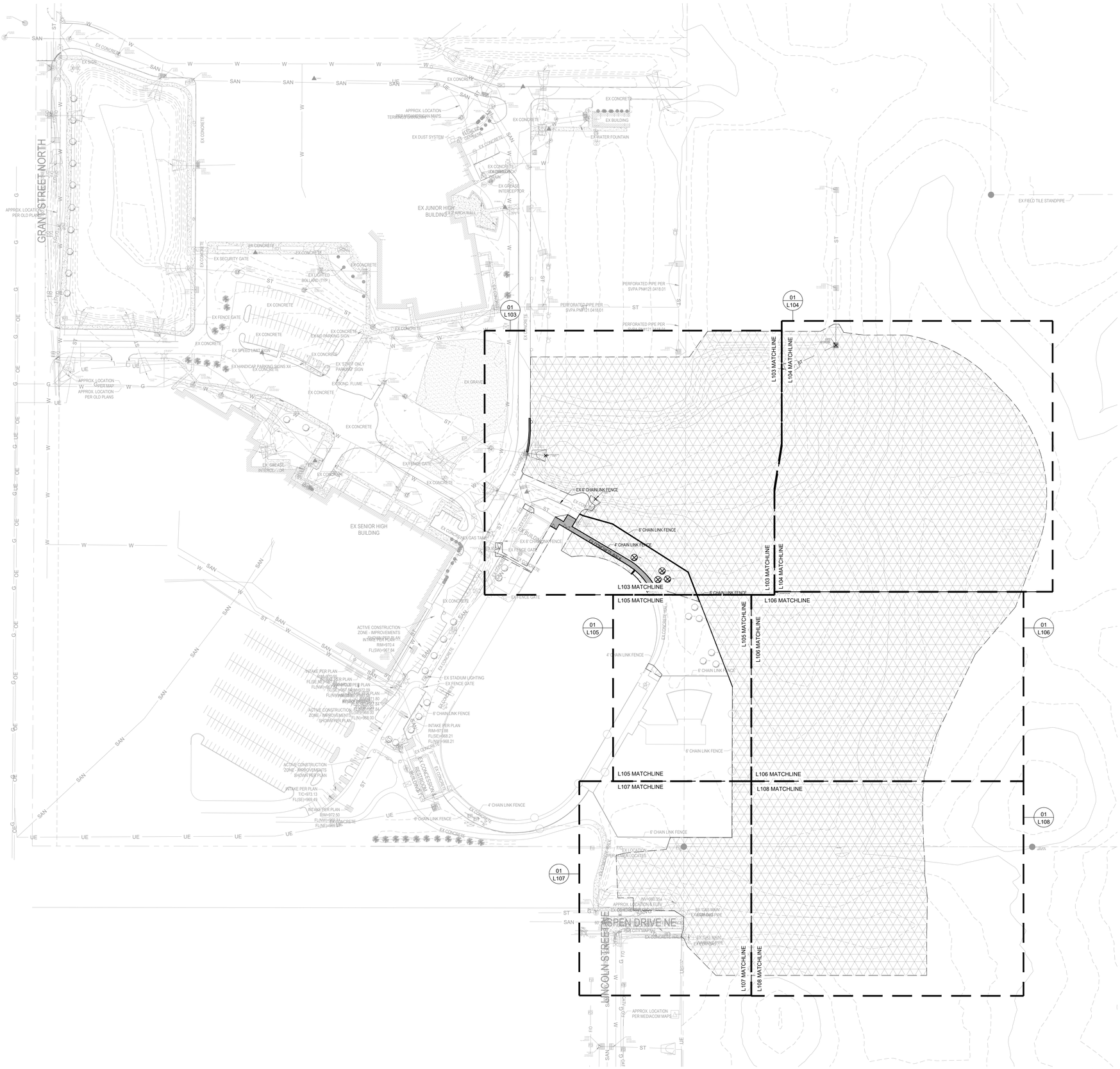
GRANT STREET NORTH
EX JUNIOR HIGH BUILDING
EX SENIOR HIGH BUILDING
EX BUILDING
EX WATER FOUNTAIN
EX FIELD TILE STANDPIPE
EX DUST SYSTEM
EX GREASE INTERCEPTOR
EX SECURITY GATE
EX LIGHTED BOLLARD (TYP.)
EX FENCE GATE
EX HANDICAP PARKING SIGNS X4
EX STAFF ONLY PARKING SIGN
EX SPEED LIMIT SIGN
EX DRIVING FLUME
EX GRAVEL
EX STAGE GATE
EX GREASE INTERCEPTOR
EX CONCESSION STAND
EX RESTROOMS
EX STADIUM LIGHTING
EX FENCE GATE
EX CHAIN LINK FENCE
EX CONCRETE
EX GAS TANK
EX GAS MAIN
EX CONCRETE WALL
EX CONCRETE PAD
EX CONCRETE CURB
EX CONCRETE STEPS
EX CONCRETE RAMP
EX CONCRETE DRIVE
EX CONCRETE SIDEWALK
EX CONCRETE PATIO
EX CONCRETE FOOTING
EX CONCRETE PIER
EX CONCRETE WING WALL
EX CONCRETE RETAINING WALL
EX CONCRETE ARCH WALL
EX CONCRETE CHUTE
EX CONCRETE FLUME
EX CONCRETE SLAB
EX CONCRETE BASE
EX CONCRETE FOUNDATION
EX CONCRETE PILASTER
EX CONCRETE PIPE
EX CONCRETE MANHOLE
EX CONCRETE INLET
EX CONCRETE CLEANOUT
EX CONCRETE VAULT
EX CONCRETE BOLLARD
EX CONCRETE SIGN
EX CONCRETE LIGHT POLE
EX CONCRETE FLAG POLE
EX CONCRETE BENCH
EX CONCRETE TABLE
EX CONCRETE GRILL
EX CONCRETE PLANTER
EX CONCRETE TRASH RECEPTACLE
EX CONCRETE DRINKING FOUNTAIN
EX CONCRETE BIKE RACK
EX CONCRETE SCOREBOARD
EX CONCRETE BACKSTOP
EX CONCRETE DUGOUT
EX CONCRETE BATTING CAGE
EX CONCRETE PITCHING MOUND
EX CONCRETE HOME PLATE
EX CONCRETE FIRST BASE
EX CONCRETE SECOND BASE
EX CONCRETE THIRD BASE
EX CONCRETE OUTFIELD
EX CONCRETE INFIELD
EX CONCRETE WARNING TRACK
EX CONCRETE FOUL LINE
EX CONCRETE BATTER'S BOX
EX CONCRETE CATCHER'S BOX
EX CONCRETE COACH'S BOX
EX CONCRETE FIRST BASE COACH'S BOX
EX CONCRETE THIRD BASE COACH'S BOX
EX CONCRETE FIRST BASE LINE
EX CONCRETE THIRD BASE LINE
EX CONCRETE LEFT FIELD
EX CONCRETE CENTER FIELD
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EX CONCRETE LEFT CENTER FIELD
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EX CONCRETE RIGHT CENTER FIELD LINE
EX CONCRETE LEFT FIELD WARNING TRACK
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EX CONCRETE RIGHT CENTER FIELD THIRD BASE LINE WARNING TRACK

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. SHEETS L101 AND L102 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

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

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

KEYNOTES:

1. CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 6" AT FINAL GRADE.
2. REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
3. REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE MOW STRIP, CHAIN LINK FENCE, CHAIN LINK GATES, AND FOOTINGS.
4. PRESERVE AND PROTECT EXISTING SITE UTILITIES
5. PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

LEGEND (SITE):

- LIMIT OF WORK LINE
- GRADING EXTENTS
- DEMOLITION EXTENTS
- REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
- REMOVE AND LEGALLY DISPOSE OF EXISTING TREE

N

KEY PLAN

01 L103 SITE PREPARATION PLAN

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BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
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PROJECT NUMBER
24010

SITE PREPARATION PLAN

L103

GENERAL NOTES

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

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DEMOLITION GENERAL NOTES

A. SHEETS L101 AND L102 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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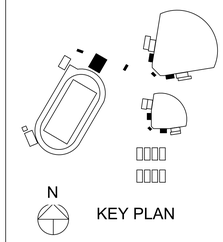
LEGEND (SITE):

- LIMIT OF WORK LINE
- GRADING EXTENTS
- DEMOLITION EXTENTS
- REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
- REMOVE AND LEGALLY DISPOSE OF EXISTING TREE



KEY PLAN

01 L104 SITE PREPARATION PLAN

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BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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ISSUANCE

AS-BID
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REVISIONS
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SITE PREPARATION PLAN

L104

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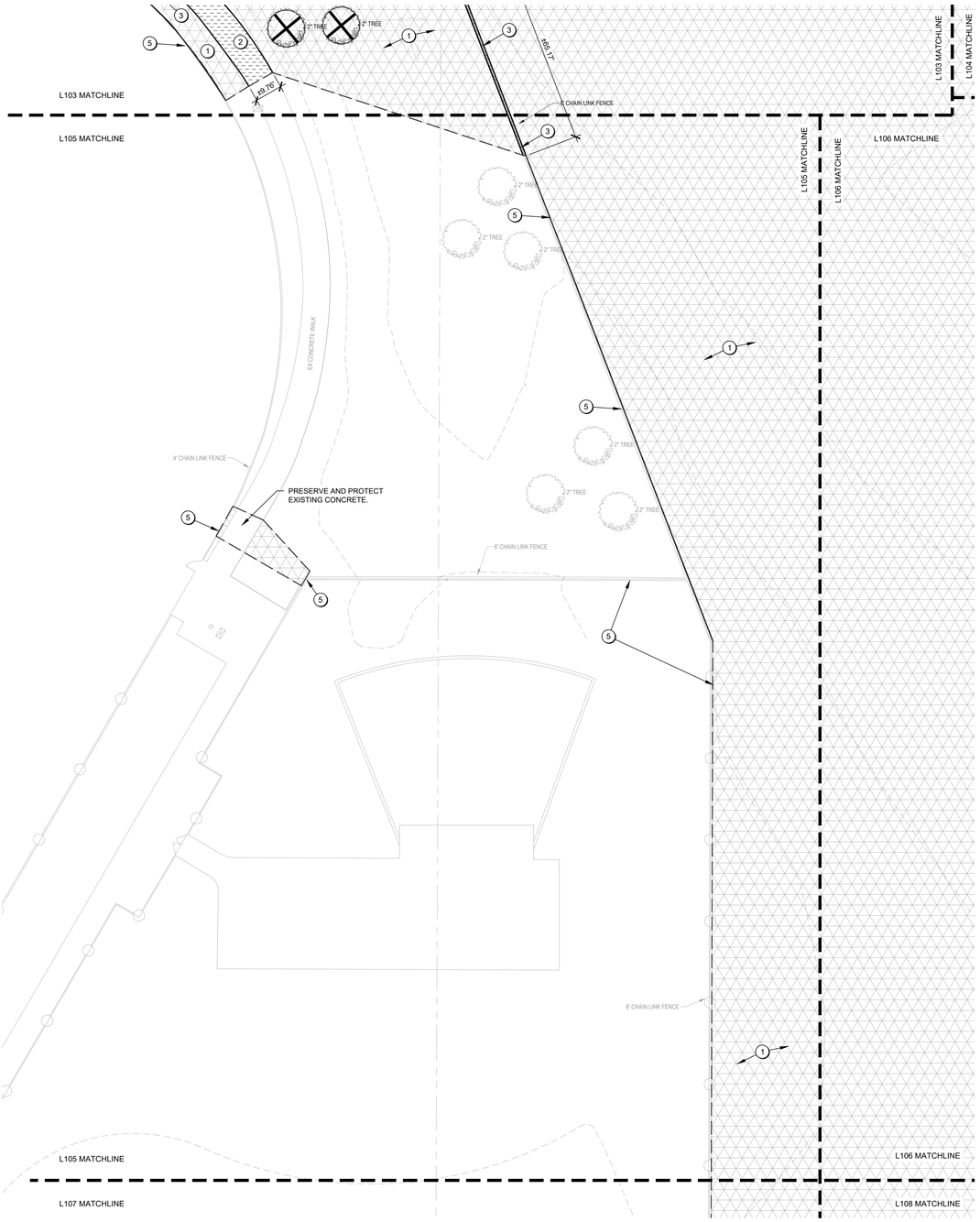

01 L105 SITE PREPARATION PLAN

GENERAL NOTES

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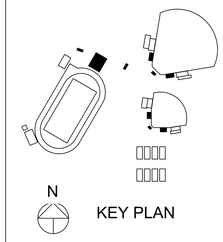

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
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SITE PREPARATION PLAN

L105

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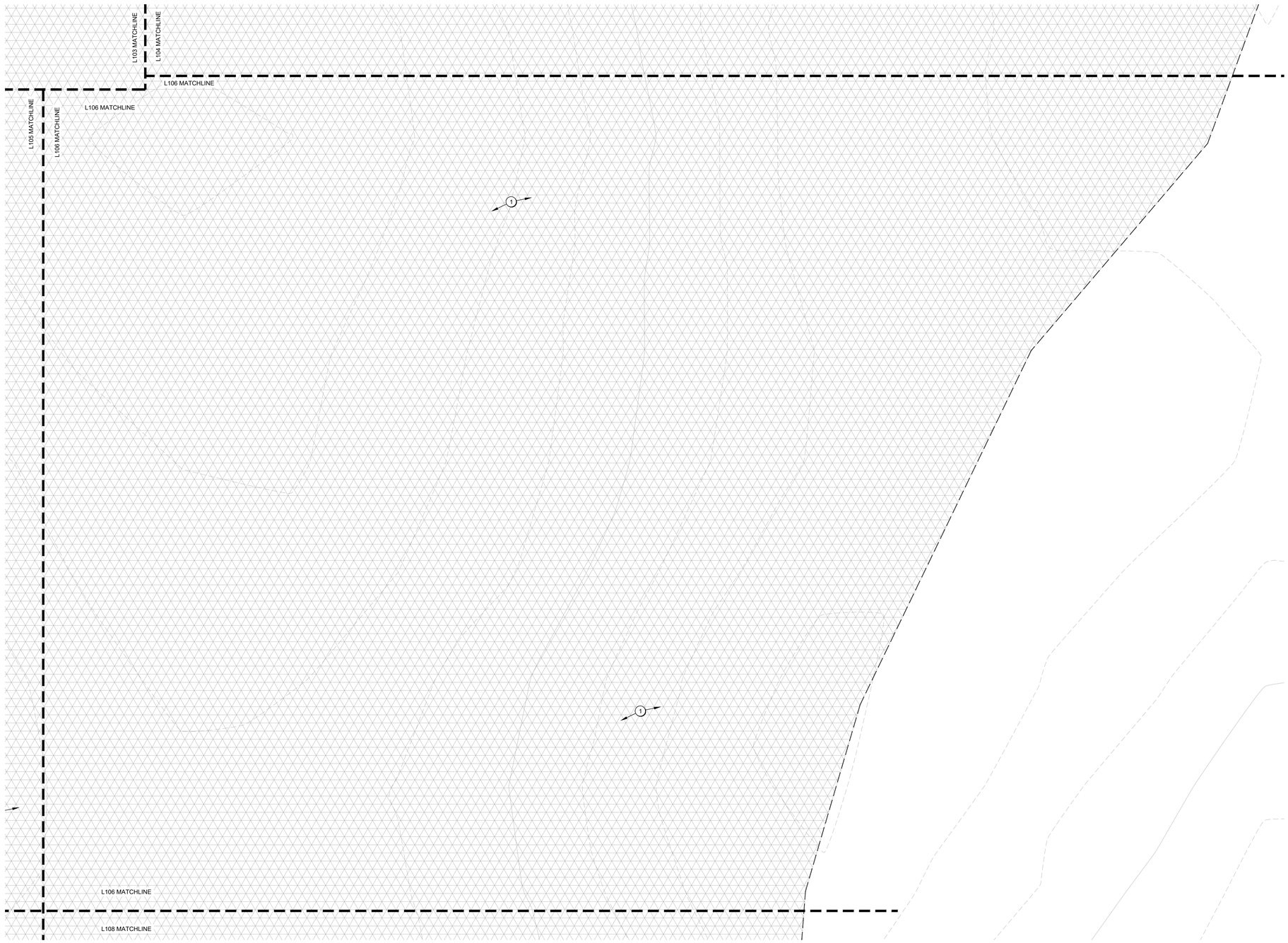

GENERAL NOTES

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A. SHEETS L101 AND L102 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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- LIMIT OF WORK LINE
- GRADING EXTENTS
- DEMOLITION EXTENTS
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- REMOVE AND LEGALLY DISPOSE OF EXISTING TREE

0' 10' 20' 40'

01 L106 SITE PREPARATION PLAN

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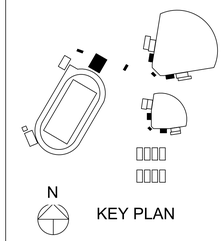

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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SITE PREPARATION PLAN

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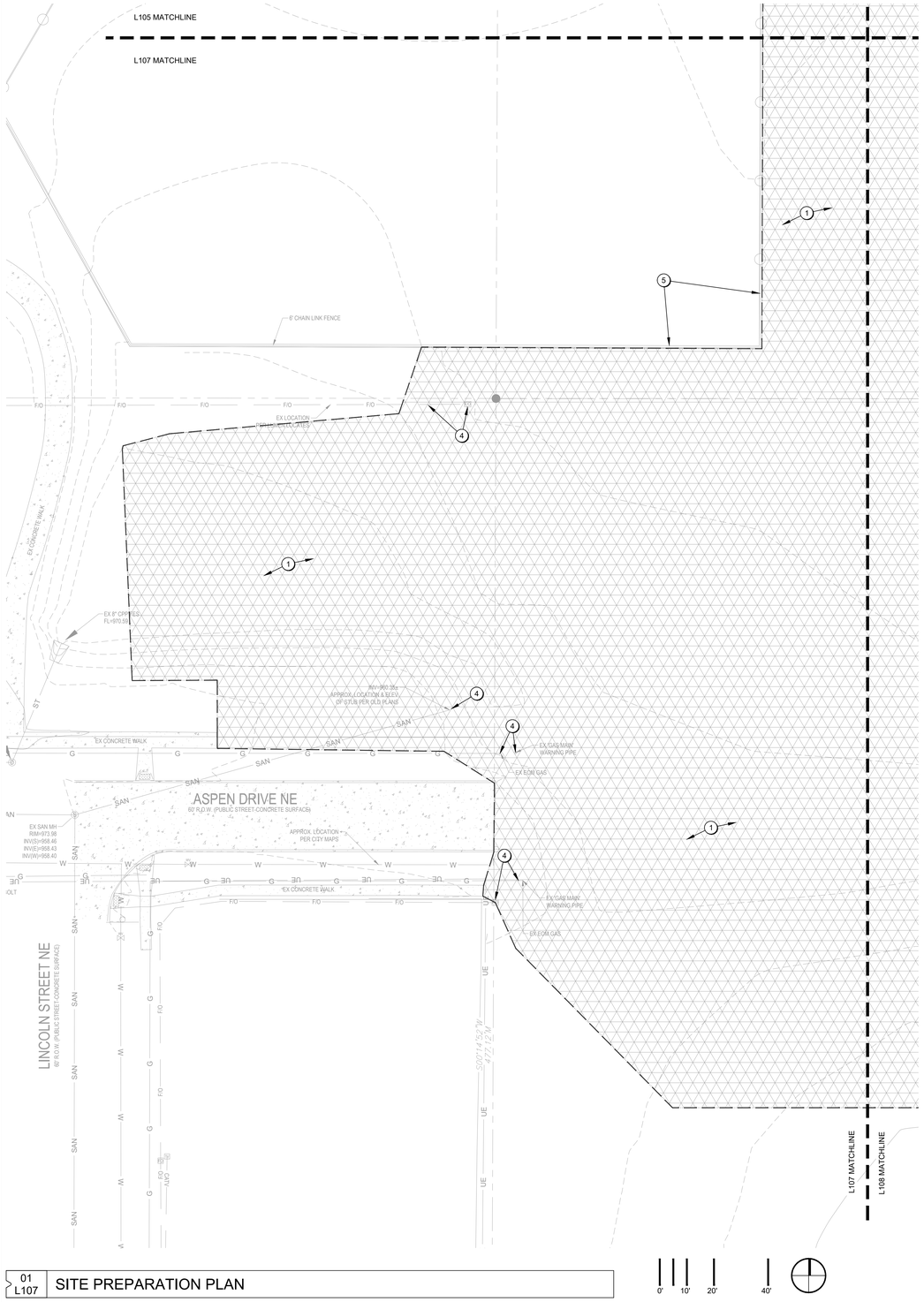

01 L107 SITE PREPARATION PLAN

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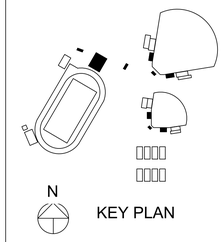

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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PROJECT NUMBER
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SITE PREPARATION PLAN

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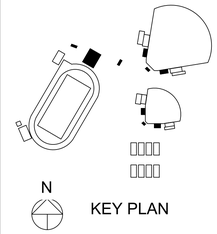

KEY PLAN

01 L108 SITE PREPARATION PLAN

0' 10' 20' 40'

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BISHOP ENGINEERING
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CONFLUENCE

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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PROJECT NUMBER
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SITE PREPARATION PLAN

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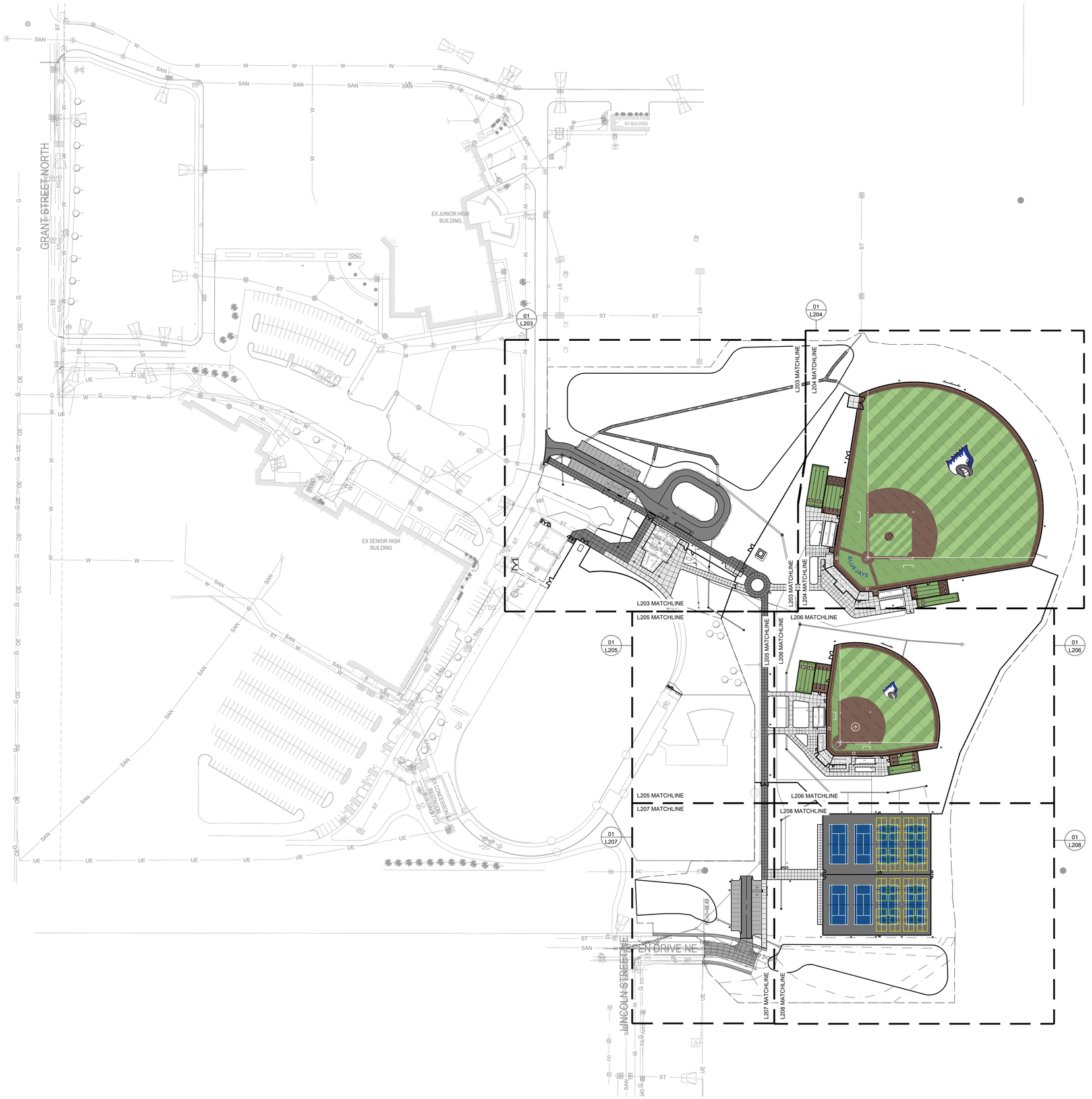

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SITE LAYOUT NOTES

A. SHEETS L201 AND L202 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

ROAD COORDINATE POINT DATA		
#	NORTHING	EASTING
D01	623930.10	1651124.48
D02	623927.88	1651155.66
D03	623921.97	1651175.94
D04	623855.88	1651297.96
D05	623838.89	1651320.81
D06	623823.64	1651340.58
D07	623819.31	1651347.95
D08	623777.22	1651419.49
D09	623790.34	1651470.14
D10	623795.51	1651473.18
D11	623846.17	1651460.06
D12	623869.49	1651420.41
D13	623856.37	1651369.76
D14	622959.45	1651522.12
D15	623083.28	1651522.12

AREA LIGHT COORDINATE POINT DATA		
#	NORTHING	EASTING
AL01	623967.93	1651131.77
AL02	623867.61	1651181.82
AL03	623824.60	1651261.22
AL04	623802.87	1651301.33
AL05	623736.84	1651415.15
AL06	623701.85	1651474.62
AL07	623642.77	1651569.12
AL08	623582.49	1651569.12
AL09	623482.49	1651569.12
AL10	623382.49	1651569.12
AL11	623282.49	1651569.12
AL12	623054.78	1651488.62
AL13	622981.78	1651488.62
AL14	623072.84	1651608.54

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

BASEBALL LIGHTING COORDINATE POINT DATA		
#	NORTHING	EASTING
BL01	623763.04	1651667.43
BL02	623901.04	1651717.43
BL03	624063.04	1651824.43
BL04	624045.04	1651954.43
BL05	623905.04	1652094.43
BL06	623775.04	1652112.43
BL07	623668.04	1651950.43
BL08	623618.04	1651812.43

SOFTBALL COORDINATE POINT DATA		
#	NORTHING	EASTING
S01	623324.65	1651657.28
S02	623334.24	1651680.45
S03	623369.58	1651680.45
S04	623433.57	1651680.45
S05	623539.42	1651696.18
S06	623336.18	1651899.42
S07	623320.44	1651793.57
S08	623320.44	1651729.59
S09	623320.44	1651694.25
S10	623297.44	1651684.72
S11	623320.44	1651802.74
S12	623442.74	1651680.45

SOFTBALL LIGHTING COORDINATE POINT DATA		
#	NORTHING	EASTING
SL01	623374.25	1651662.25
SL02	623547.25	1651697.25
SL03	623337.25	1651907.25
SL04	623302.25	1651734.25

TENNIS LIGHTING COORDINATE POINT DATA		
#	NORTHING	EASTING
TL01	623209.34	1651669.62
TL02	623209.34	1651729.12
TL03	623209.34	1651778.12
TL04	623209.34	1651829.62
TL05	623209.34	1651890.62
TL06	623085.84	1651669.62
TL07	623085.84	1651729.12
TL08	623085.84	1651778.12
TL09	623085.84	1651829.62
TL10	623085.84	1651890.62
TL11	622962.34	1651669.62
TL12	622962.34	1651729.12
TL13	622962.34	1651778.12
TL14	622962.34	1651829.62
TL15	622962.34	1651890.62

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BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

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N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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OVERALL SITE LAYOUT PLAN

L200

01 L200 OVERALL SITE LAYOUT PLAN

0' 40' 80' 160'

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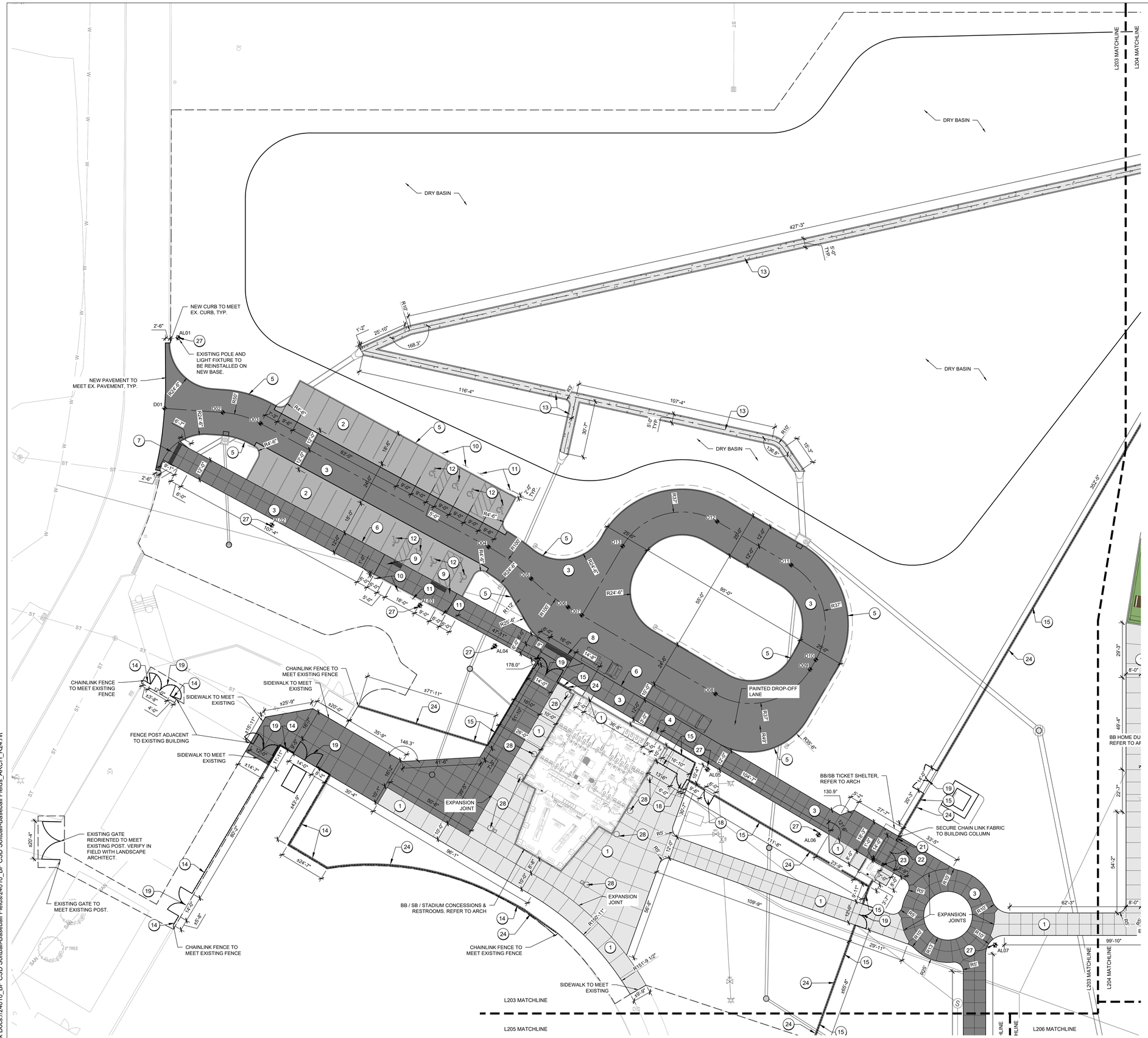

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D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. SHEETS L201 AND L202 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

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

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CONCRETE FLUME, RE: 17/L500
14. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
15. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
17. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
19. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
20. PROTECTIVE FENCE TOPPER, RE: 01/L501
21. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
22. ALUMINUM FENCE SYSTEM DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
23. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
24. STANDARD MOW STRIP, RE: 06/L501
25. REINFORCED MOW STRIP, RE: 07/L501
26. FIELD LIGHTING, POLE BASES, AND FOOTINGS PROVIDED BY ELECTRICAL CONTRACTOR UNDER PHASE 2 CONSTRUCTION. LOCATIONS SHOWN ARE APPROXIMATE.
27. AREA LIGHTING, RE: 01/L511 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

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

01 L203 SITE LAYOUT PLAN

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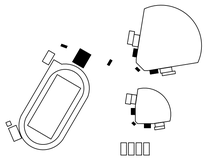

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L203

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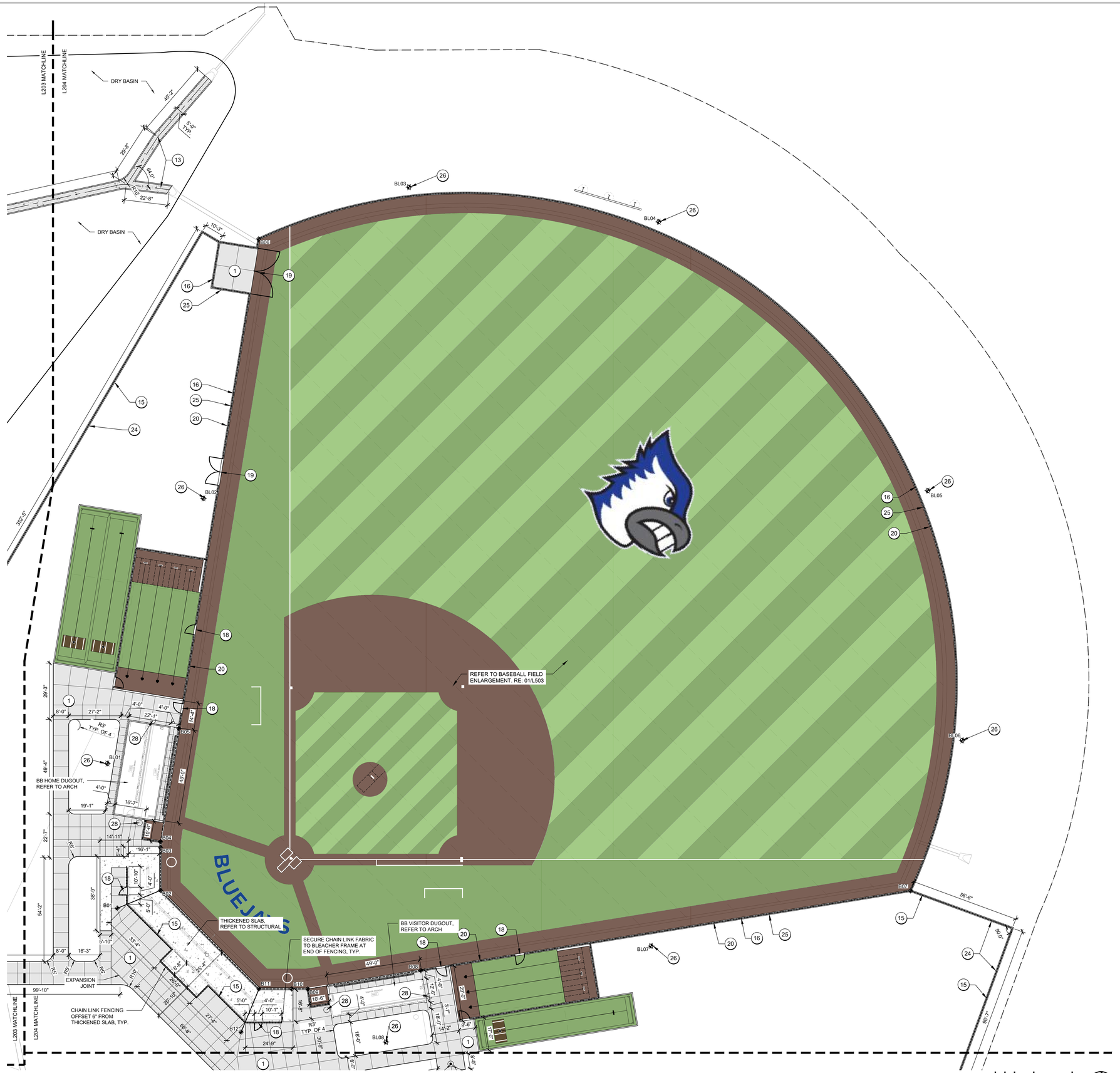
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt



01 L204 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. SHEETS L201 AND L202 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

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

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CONCRETE FLUME, RE: 17/L500
14. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
15. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
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19. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
20. PROTECTIVE FENCE TOPPER, RE: 01/L501
21. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
22. ALUMINUM FENCE SYSTEM DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
23. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
24. STANDARD MOW STRIP, RE: 06/L501
25. REINFORCED MOW STRIP, RE: 07/L501
26. FIELD LIGHTING, POLE BASES, AND FOOTINGS PROVIDED BY ELECTRICAL CONTRACTOR UNDER PHASE 2 CONSTRUCTION. LOCATIONS SHOWN ARE APPROXIMATE.
27. AREA LIGHTING, RE: 01/L511 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

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

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

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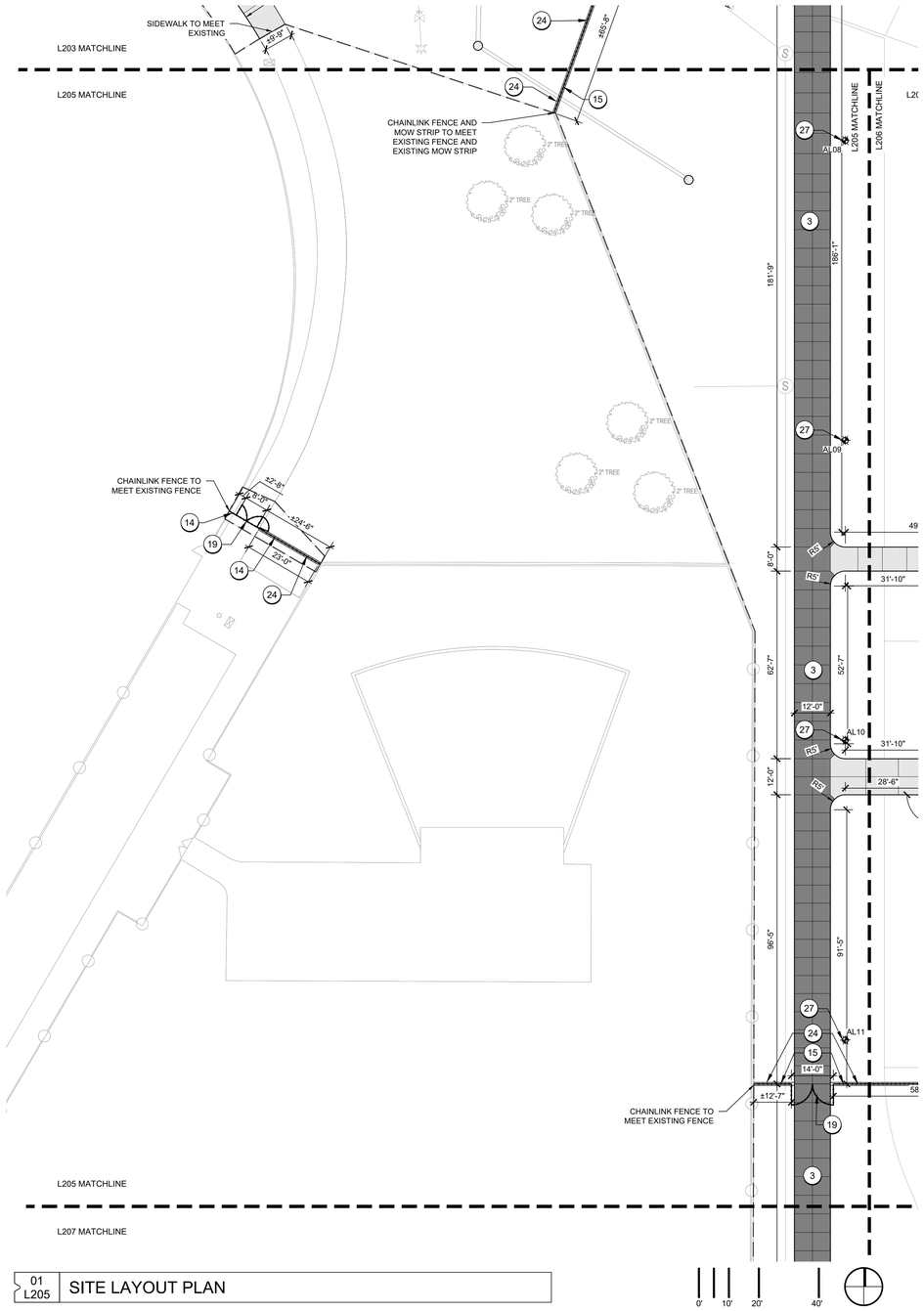
PROJECT NUMBER
24010

SITE LAYOUT PLAN

L204



01 L205 SITE LAYOUT PLAN

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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SITE LAYOUT NOTES

A. SHEETS L201 AND L202 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

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2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
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4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
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19. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
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28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

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

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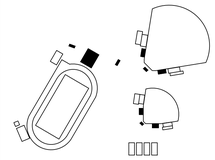

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L205

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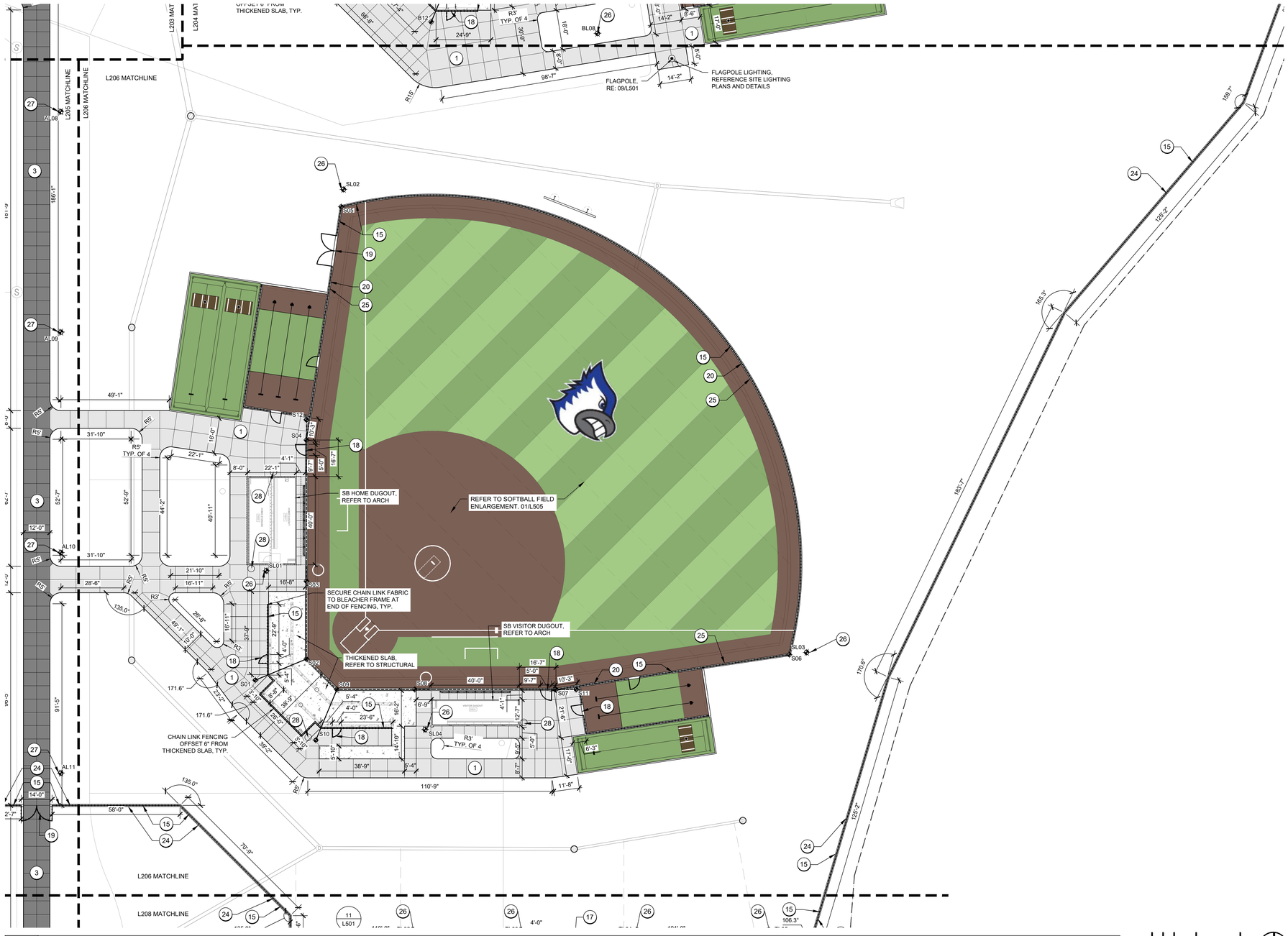
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt



01 L206 SITE LAYOUT PLAN

0' 10' 20' 40'

GENERAL NOTES

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

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SITE LAYOUT NOTES

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

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

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
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11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
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15. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
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17. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
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28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

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

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

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N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L206

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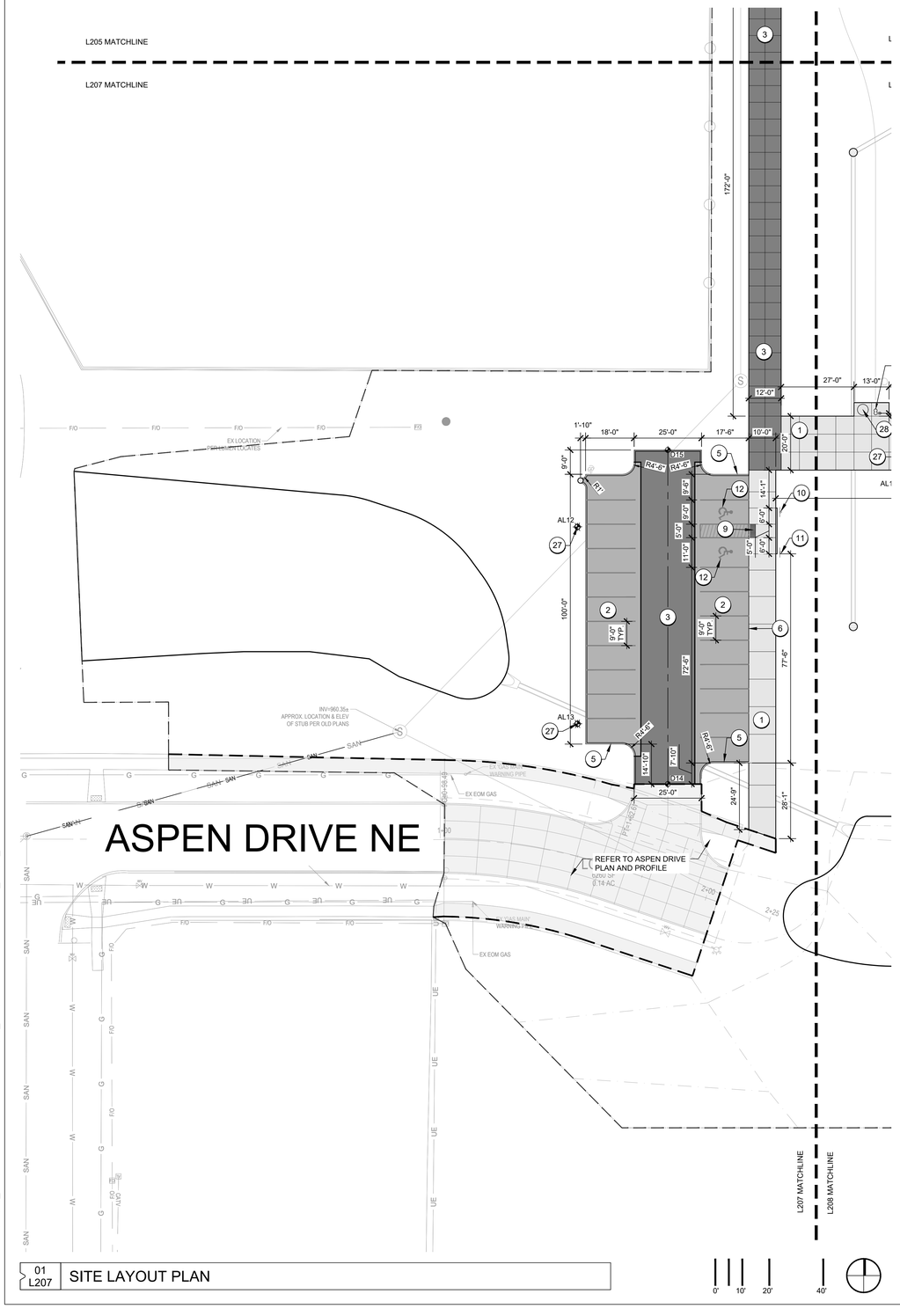

01 L207 SITE LAYOUT PLAN

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. SHEETS L201 AND L202 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

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

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CONCRETE FLUME, RE: 17/L500
14. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
15. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
17. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
19. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
20. PROTECTIVE FENCE TOPPER, RE: 01/L501
21. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
22. ALUMINUM FENCE SYSTEM DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
23. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
24. STANDARD MOW STRIP, RE: 06/L501
25. REINFORCED MOW STRIP, RE: 07/L501
26. FIELD LIGHTING, POLE BASES, AND FOOTINGS PROVIDED BY ELECTRICAL CONTRACTOR UNDER PHASE 2 CONSTRUCTION. LOCATIONS SHOWN ARE APPROXIMATE.
27. AREA LIGHTING, RE: 01/L511 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM

LEGEND (SITE):

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

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BISHOP ENGINEERING
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CONFLUENCE

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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SITE LAYOUT PLAN

L207

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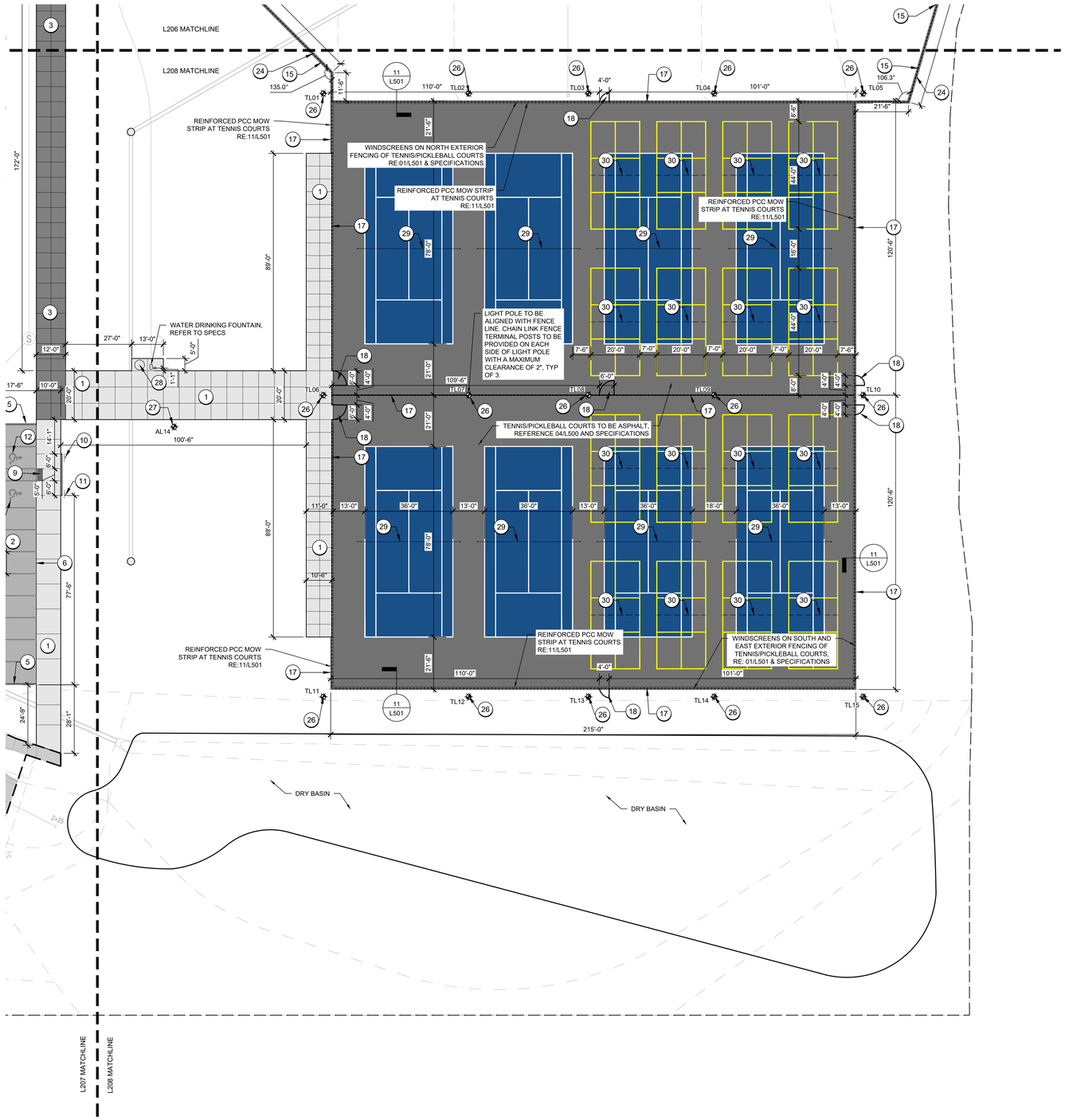

GENERAL NOTES

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B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. SHEETS L201 AND L202 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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LEGEND (SITE):

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- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS

01 L208 SITE LAYOUT PLAN

0' 10' 20' 40'

N

KEY PLAN

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990
BISHOP ENGINEERING
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Twin Rivers Engineering Consultants
CONFLUENCE

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

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SITE LAYOUT PLAN

L208

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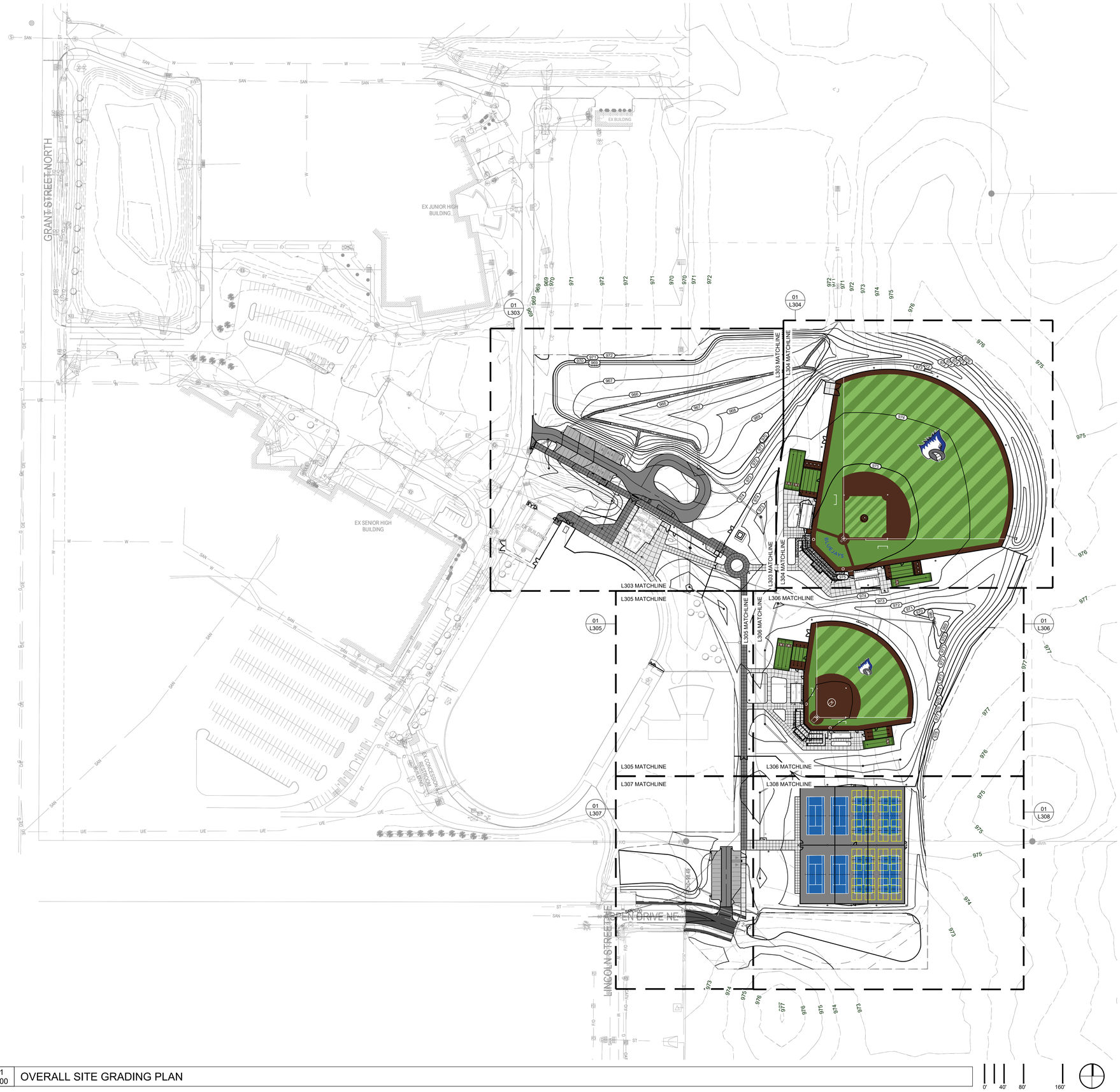

01 L300 OVERALL SITE GRADING PLAN

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

A. SHEETS L301 AND L302 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

G. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

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

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

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

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

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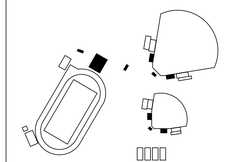

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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OVERALL SITE GRADING PLAN

L300

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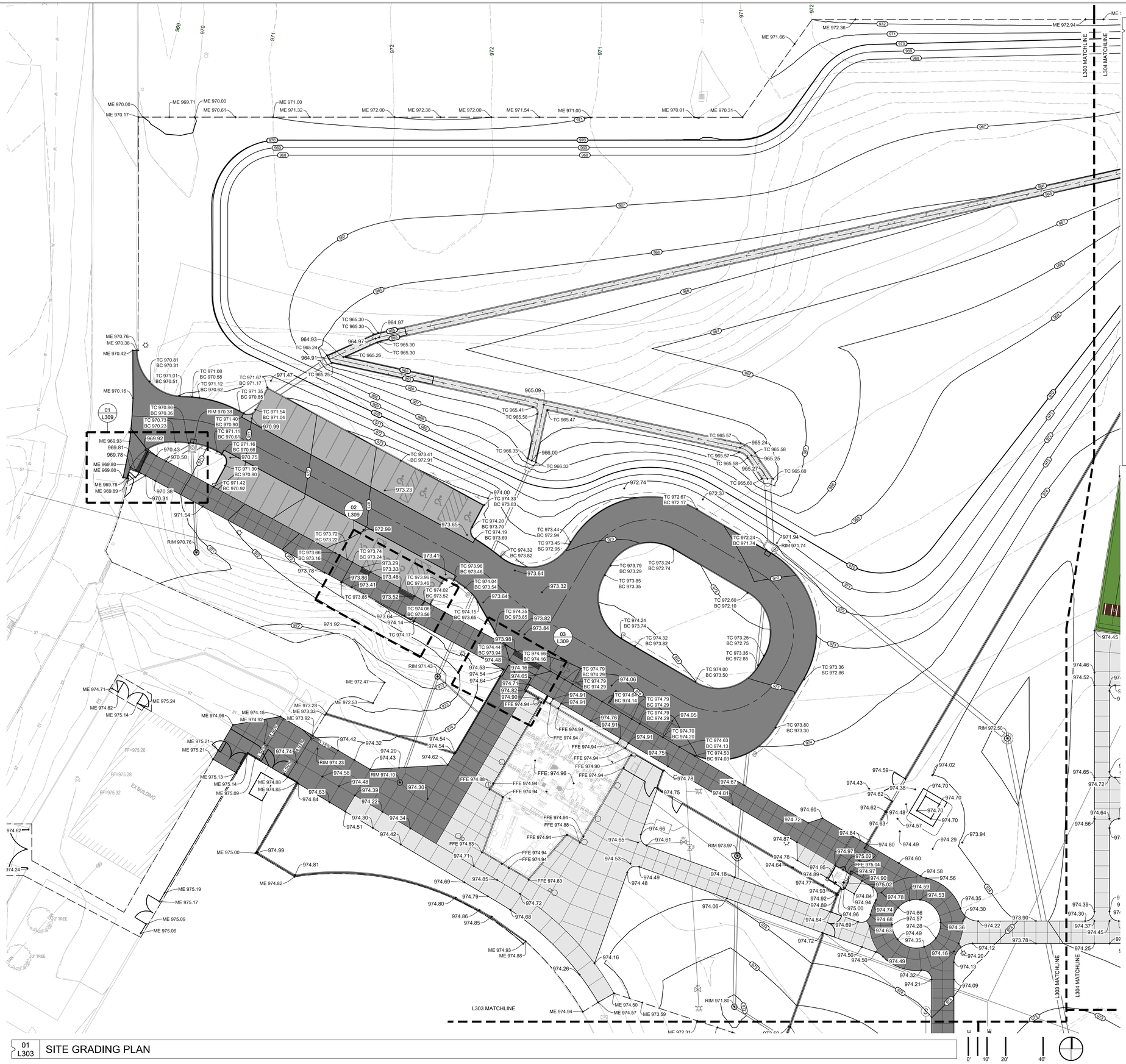

01 L303 SITE GRADING PLAN

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

A. SHEETS L301 AND L302 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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

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

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

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

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

G. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

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

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

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N

KEY PLAN

SVPA ARCHITECTS
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BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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BONDURANT, IA 50035

ISSUANCE

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PROJECT NUMBER
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SITE GRADING PLAN

L303

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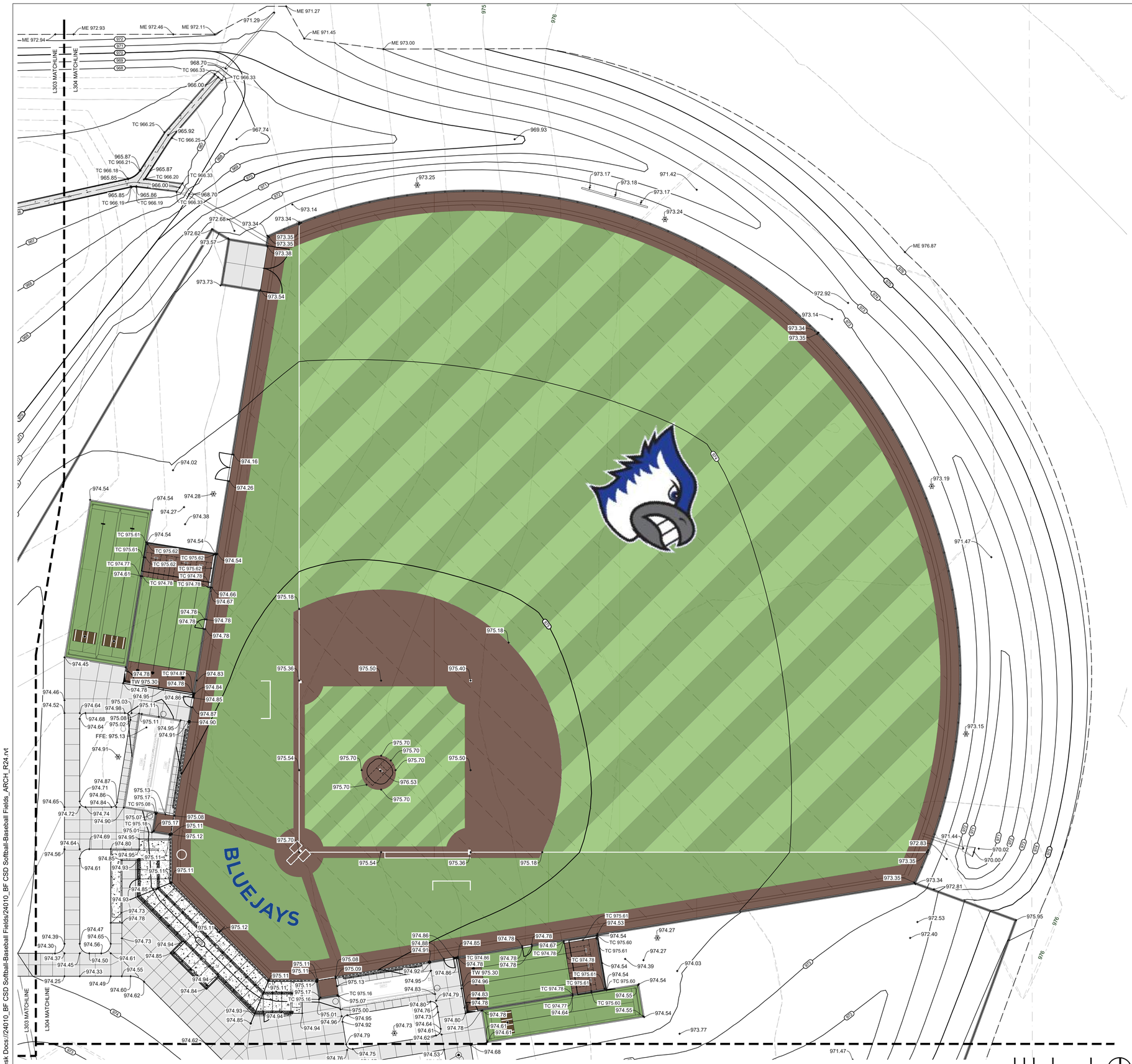

01 L304 SITE GRADING PLAN

GENERAL NOTES

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GRADING NOTES

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SVPA ARCHITECTS
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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
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SITE GRADING PLAN

L304

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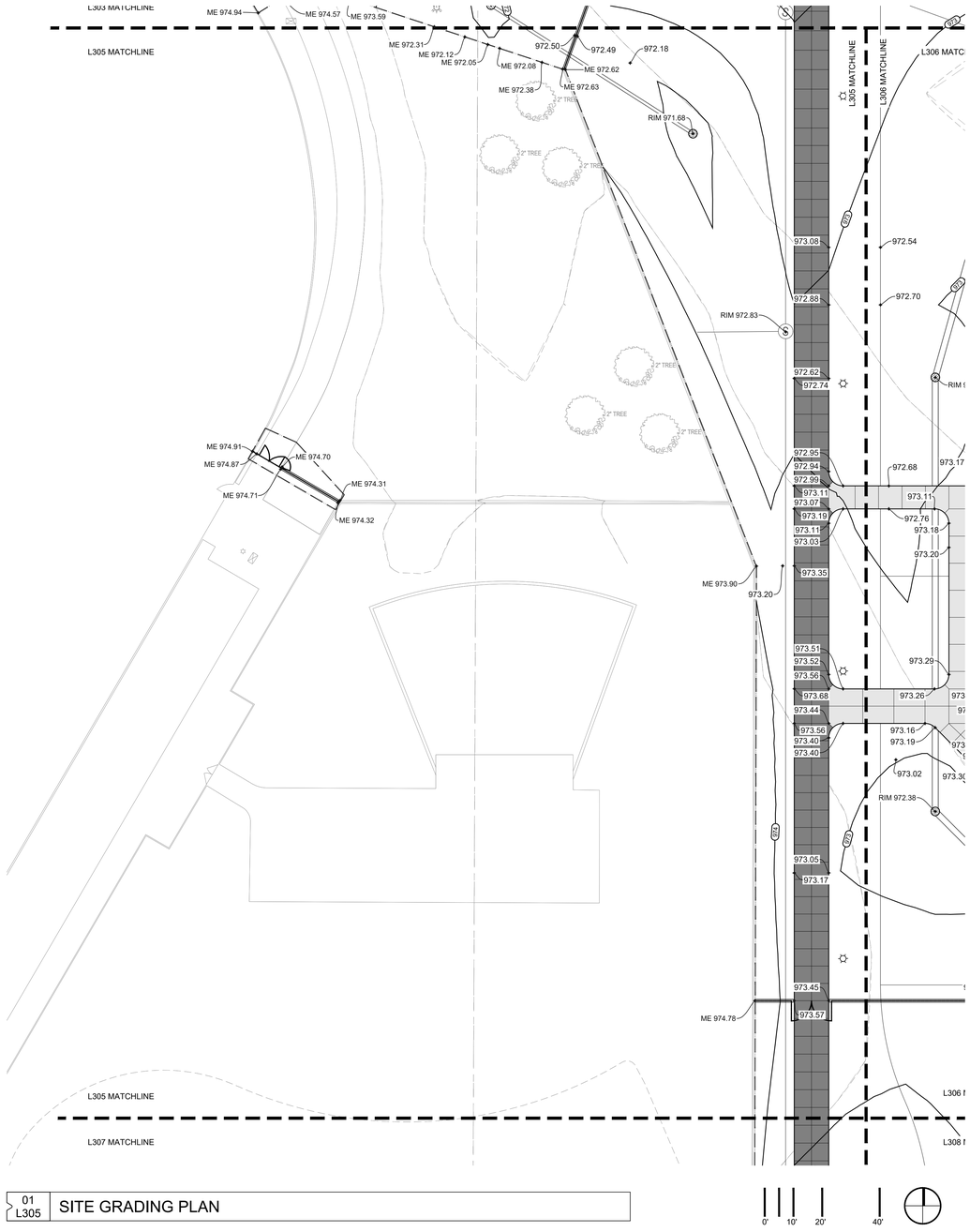

01 L305 SITE GRADING PLAN

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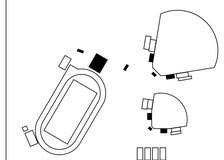

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SITE GRADING PLAN

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01 L306 SITE GRADING PLAN

0' 10' 20' 40'

N

KEY PLAN

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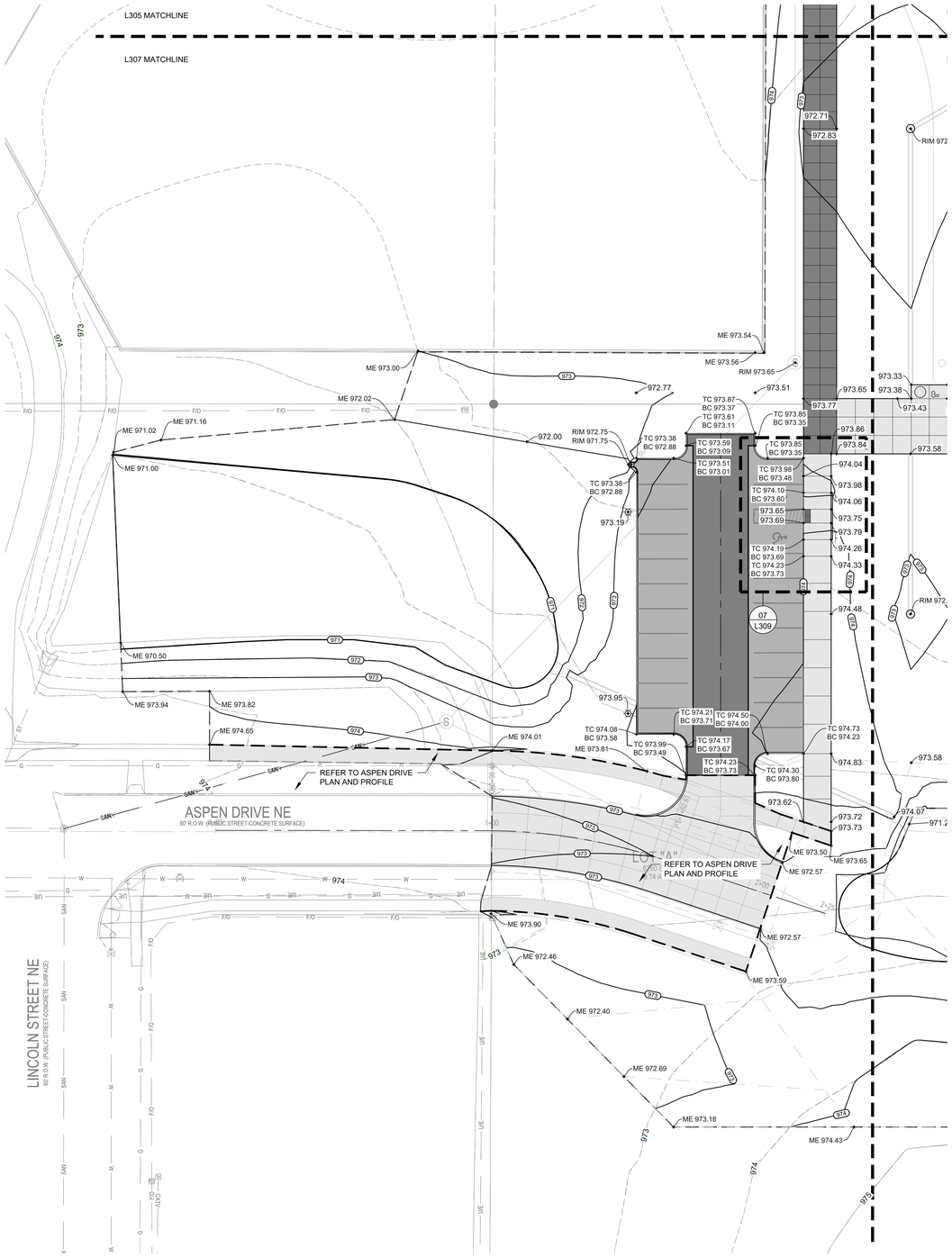
L305 MATCHLINE
L307 MATCHLINE
ASPEN DRIVE NE
60' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)
LINCOLN STREET NE
60' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)
REFER TO ASPEN DRIVE PLAN AND PROFILE
REFER TO ASPEN DRIVE PLAN AND PROFILE
LOT 1 A.I.P.
07 L309
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01 L308 SITE GRADING PLAN

0' 10' 20' 40'

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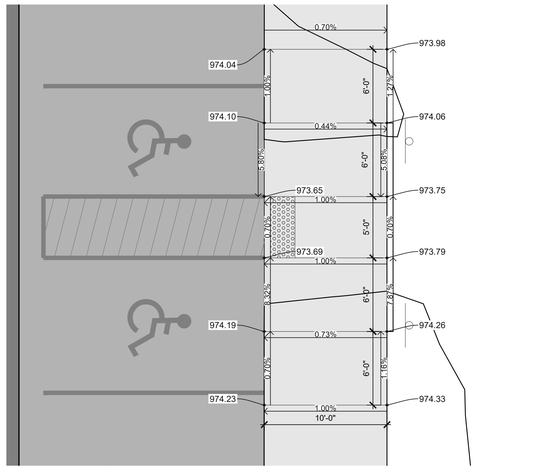

04 L309 PLAN: SIDEWALK RAMP DETAIL 0' 5' 10'

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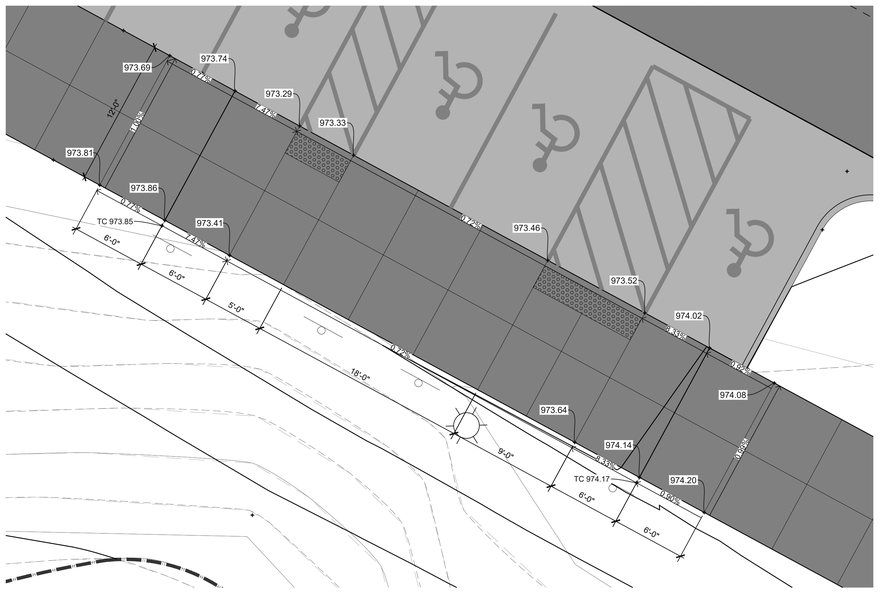

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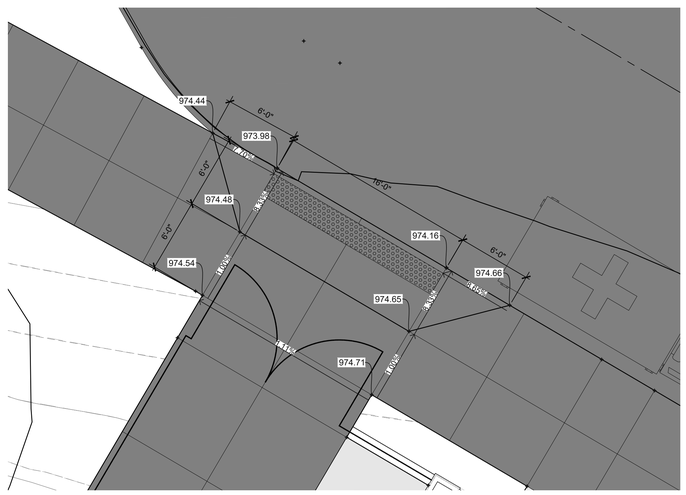

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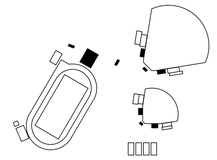

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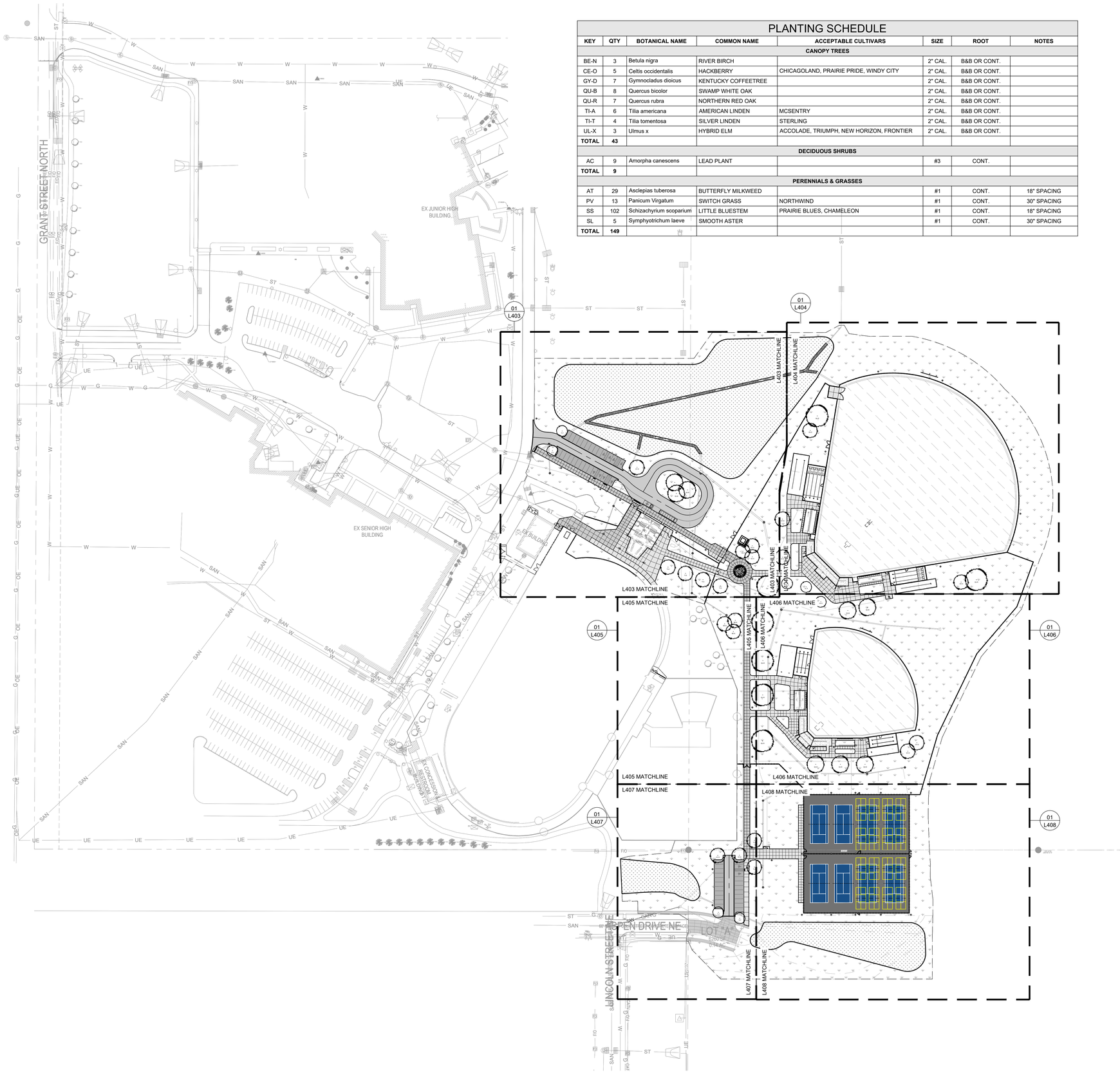

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ACCEPTABLE CULTIVARS	SIZE	ROOT	NOTES
CANOPY TREES							
BE-N	3	Betula nigra	RIVER BIRCH		2" CAL.	B&B OR CONT.	
CE-O	5	Celtis occidentalis	HACKBERRY	CHICAGOLAND, PRAIRIE PRIDE, WINDY CITY	2" CAL.	B&B OR CONT.	
GY-D	7	Gymnocladus dioicus	KENTUCKY COFFEETREE		2" CAL.	B&B OR CONT.	
QU-B	8	Quercus bicolor	SWAMP WHITE OAK		2" CAL.	B&B OR CONT.	
QU-R	7	Quercus rubra	NORTHERN RED OAK		2" CAL.	B&B OR CONT.	
TI-A	6	Tilia americana	AMERICAN LINDEN	MCSENTRY	2" CAL.	B&B OR CONT.	
TI-T	4	Tilia tomentosa	SILVER LINDEN	STERLING	2" CAL.	B&B OR CONT.	
UL-X	3	Ulmus x	HYBRID ELM	ACCOLADE, TRIUMPH, NEW HORIZON, FRONTIER	2" CAL.	B&B OR CONT.	
TOTAL	**43**						
DECIDUOUS SHRUBS							
AC	9	Amorpha canescens	LEAD PLANT		#3	CONT.	
TOTAL	**9**						
PERENNIALS & GRASSES							
AT	29	Asclepias tuberosa	BUTTERFLY MILKWEED		#1	CONT.	18" SPACING
PV	13	Panicum Virgatum	SWITCH GRASS	NORTHWIND	#1	CONT.	30" SPACING
SS	102	Schizachyrium scoparium	LITTLE BLUESTEM	PRAIRIE BLUES, CHAMELEON	#1	CONT.	18" SPACING
SL	5	Symphyotrichum laeve	SMOOTH ASTER		#1	CONT.	30" SPACING
TOTAL	**149**						

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PLANTING NOTES

A. SHEETS L401 AND L402 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

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E. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

F. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

G. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

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L. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

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

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

BISHOP ENGINEERING · kpff · Twin Rivers Engineering Consultants · CONFLUENCE

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
24010

OVERALL PLANTING PLAN

L400

01 L400 OVERALL PLANTING PLAN

0' 40' 80' 160'

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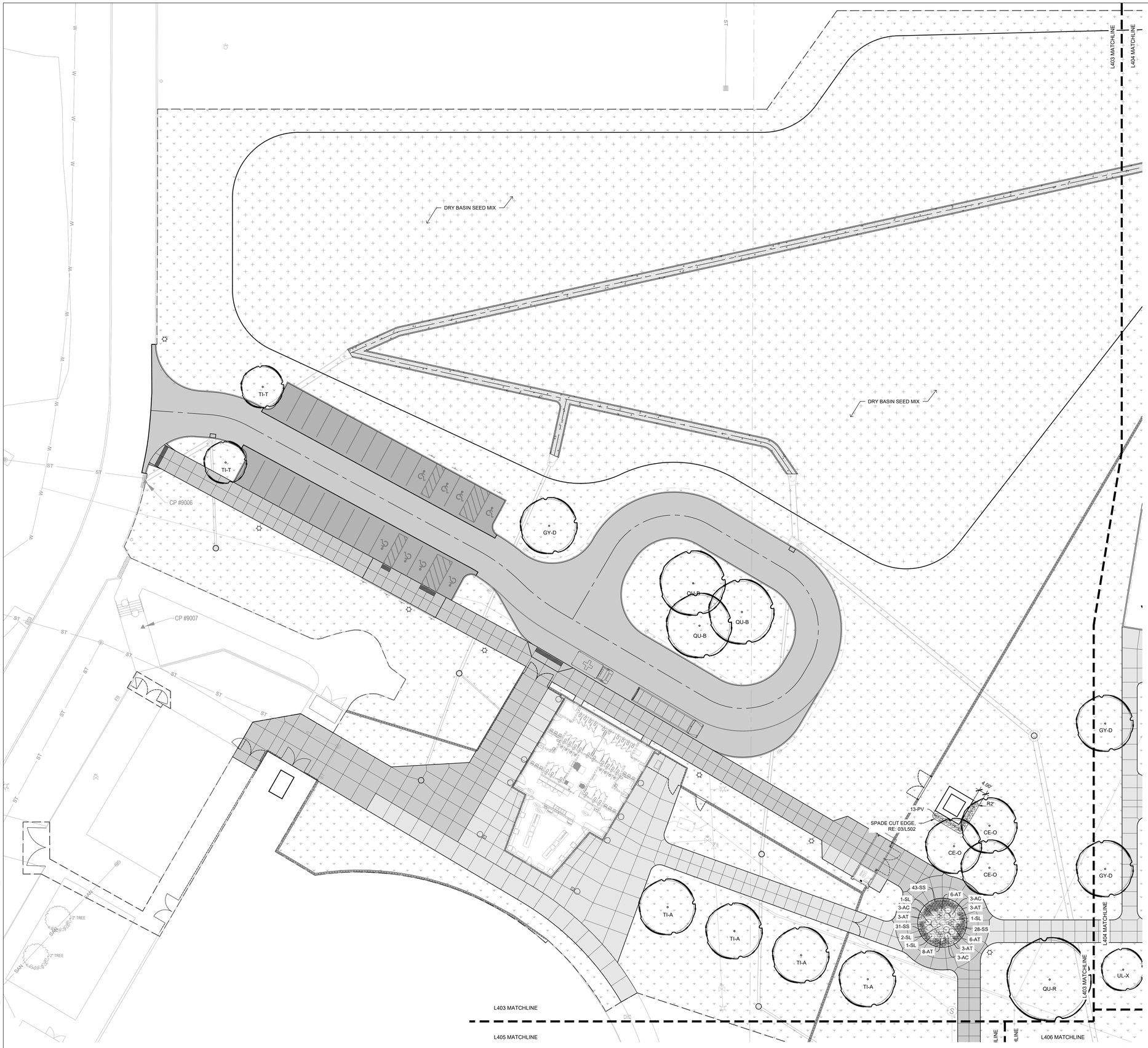

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LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN AREA, RE: 12/L501
- DRY BASIN SEED MIX, RE: SPECIFICATIONS
- PLANTING BED, RE: 02/L502

01 L403 PLANTING PLAN

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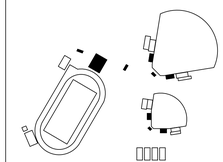

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

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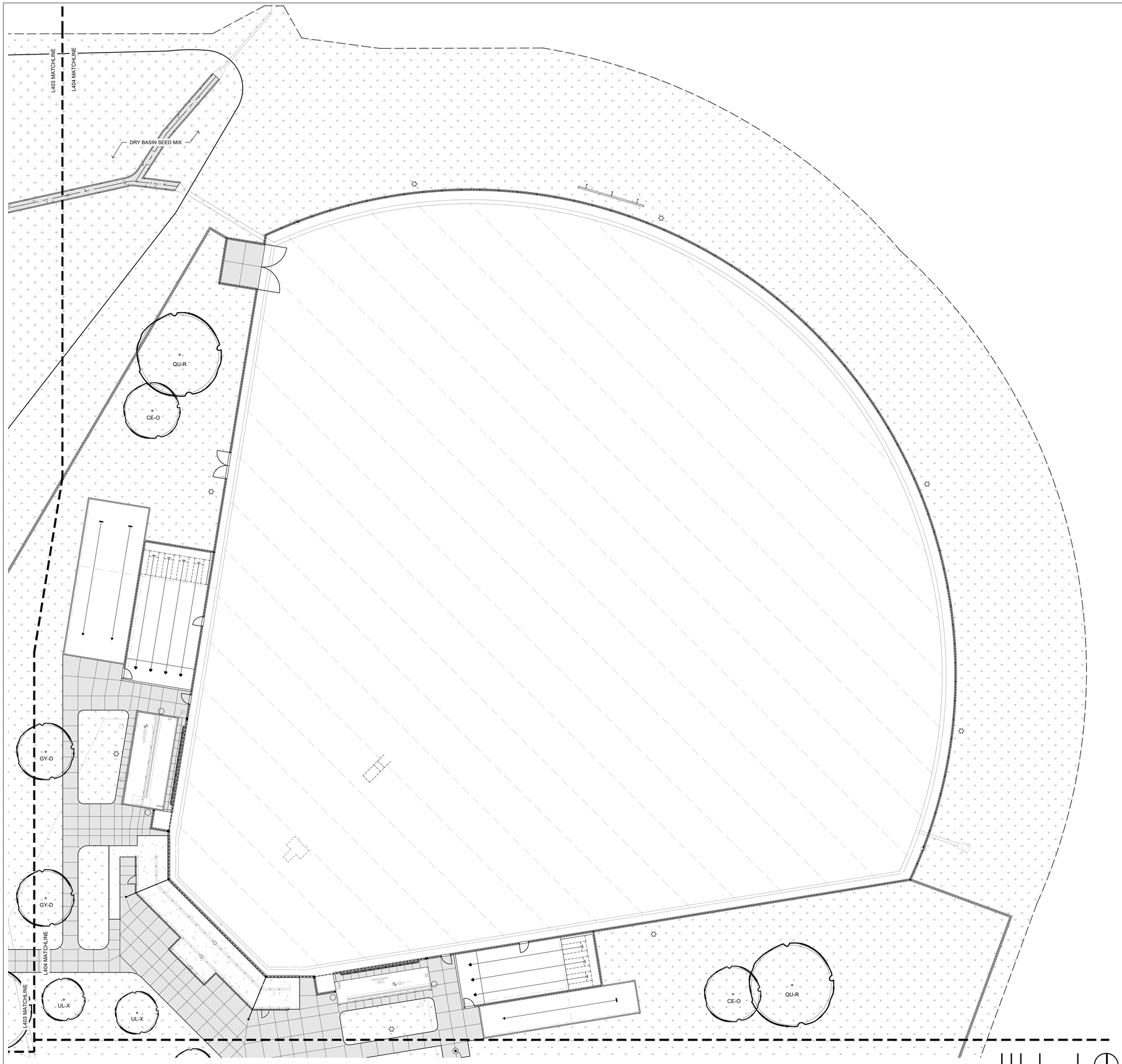
PROJECT NUMBER
24010

PLANTING PLAN

L403



01 L404 PLANTING PLAN

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LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN AREA, RE: 12/L501
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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
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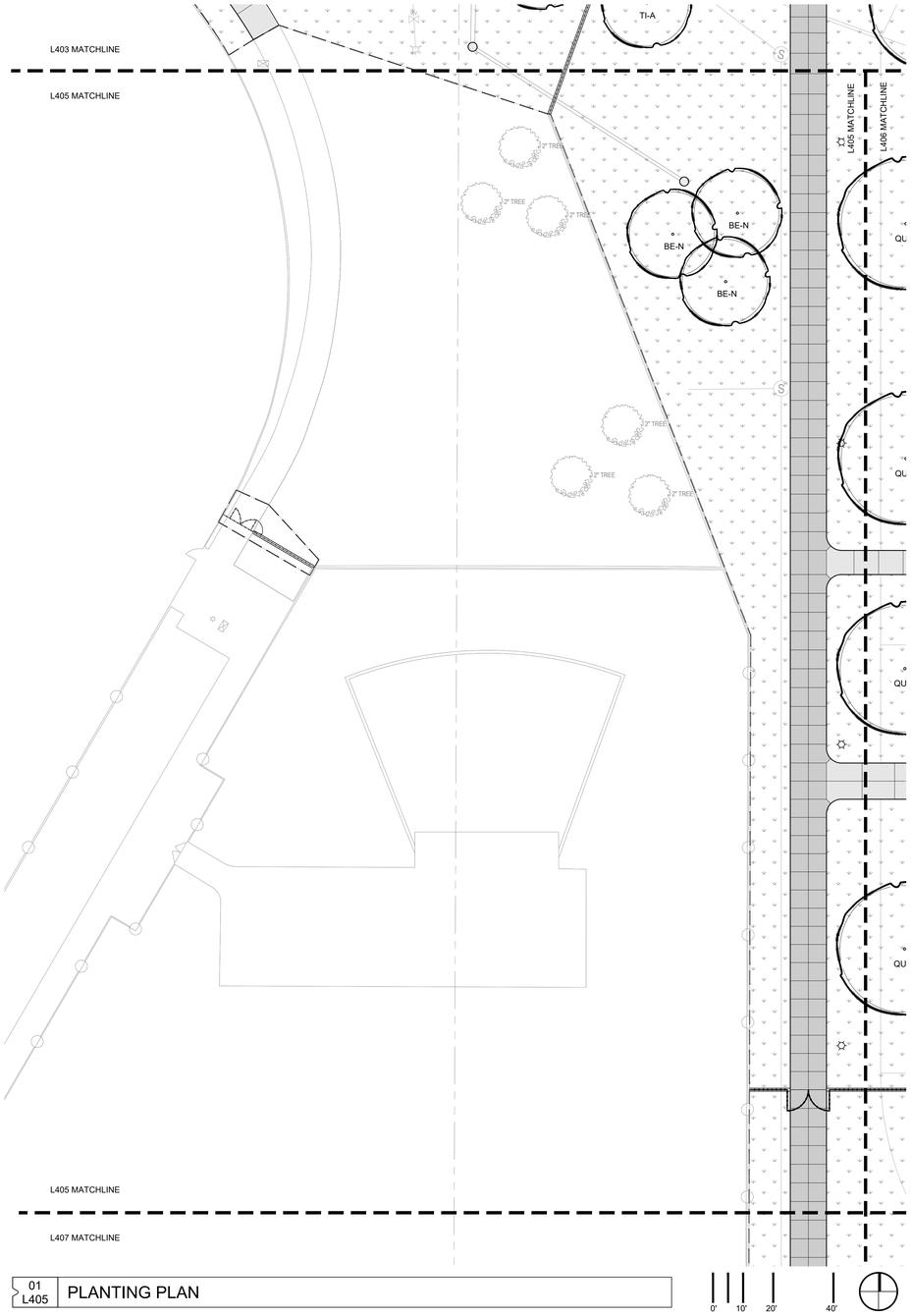
PROJECT NUMBER
24010

PLANTING PLAN

L404



01 L405 PLANTING PLAN

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PLANTING PLAN

L405

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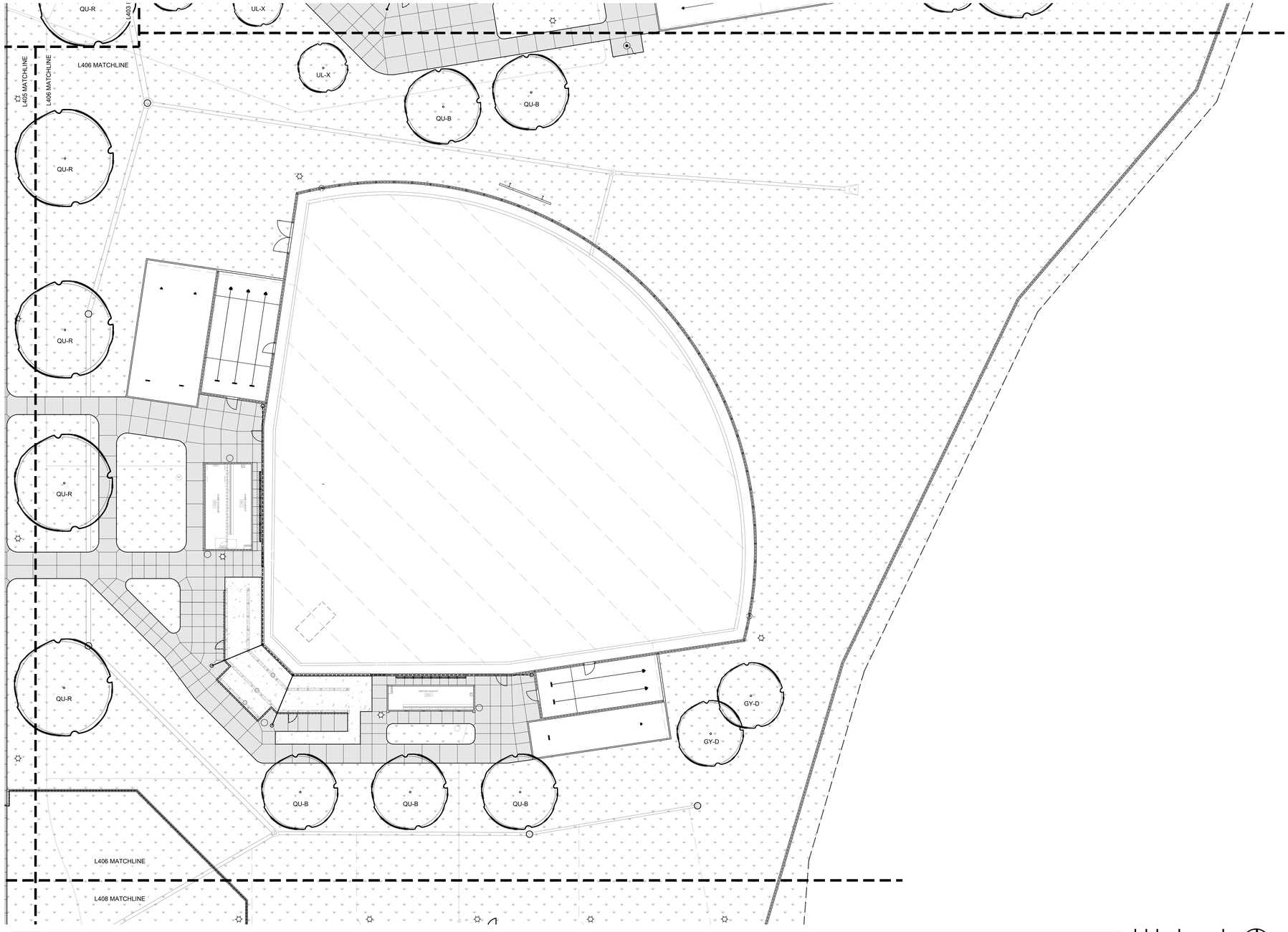

01 L406 PLANTING PLAN

0' 10' 20' 40'

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- PLANTING BED, RE: 02/L502

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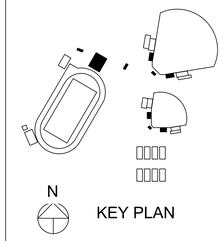

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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PROJECT NUMBER
24010

PLANTING PLAN

L406

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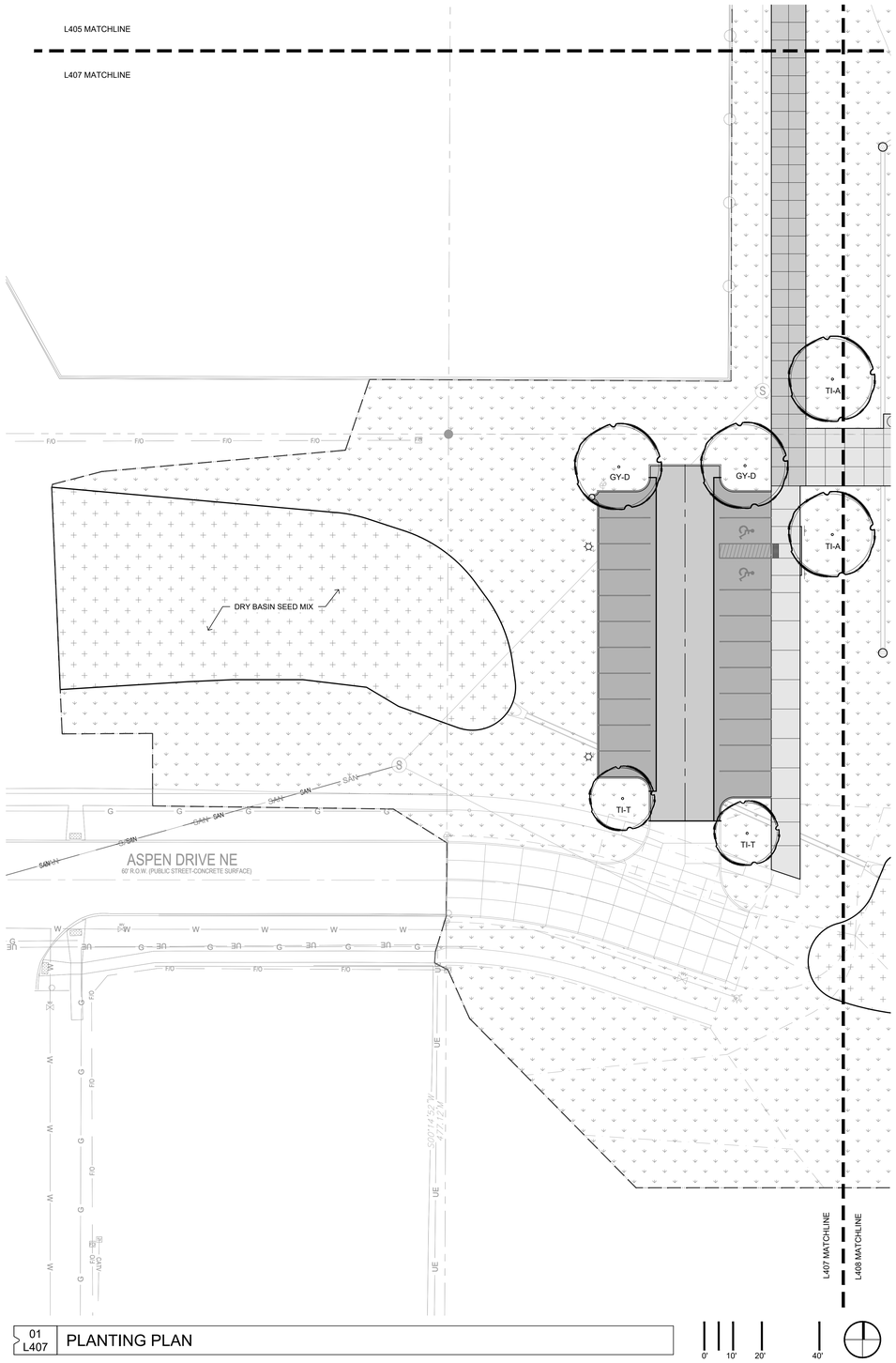
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt



01 L407 PLANTING PLAN

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PLANTING NOTES

A. SHEETS L401 AND L402 ARE NO LONGER IN USE. REFER TO NOTES ON L000 COVER.

B. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

C. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

D. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

E. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

F. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

G. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

H. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

I. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

J. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

K. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

L. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN AREA, RE: 12/L501
- DRY BASIN SEED MIX, RE: SPECIFICATIONS
- PLANTING BED, RE: 02/L502

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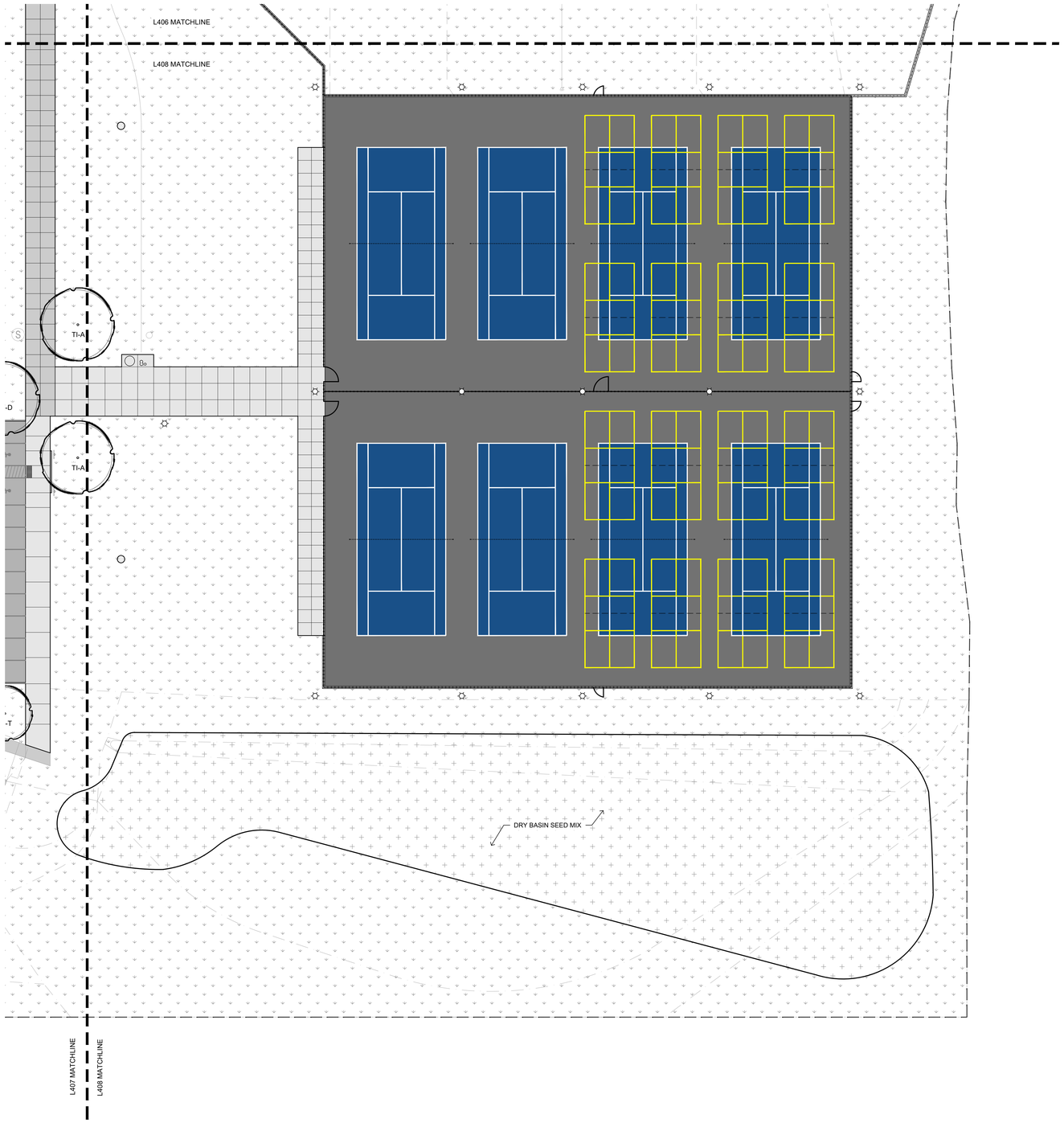

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- DRY BASIN SEED MIX, RE: SPECIFICATIONS
- PLANTING BED, RE: 02/L502

01 L408 PLANTING PLAN

0' 10' 20' 40'

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PROJECT NUMBER
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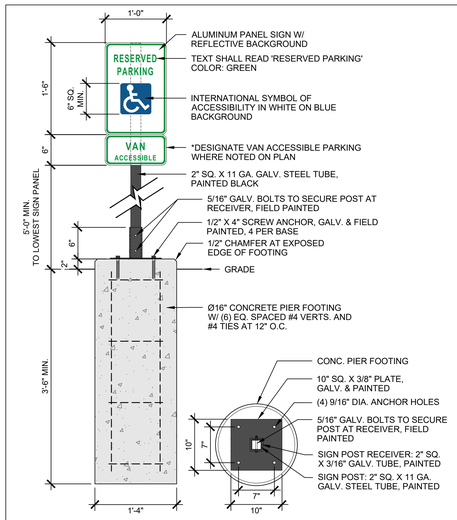
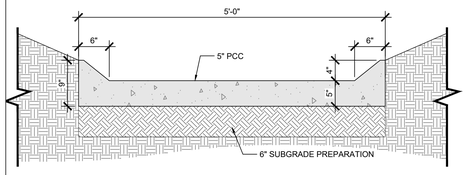
PLANTING PLAN

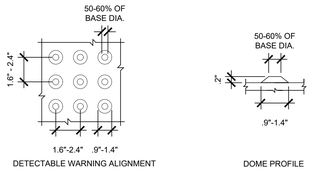
L408



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



17 L500 CONCRETE FLUME SCALE: 1" = 1'-0"



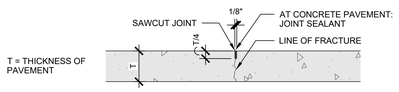
DETECTABLE WARNING PLATES - MANUFACTURER NOTES:

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

11 L500 DETECTABLE WARNING PANELS N.T.S

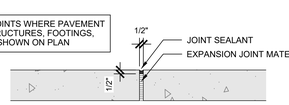
CURB RAMP GENERAL NOTES

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



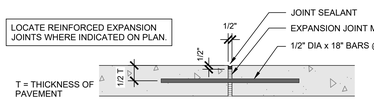
12 L500 CONTROL JOINT N.T.S

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



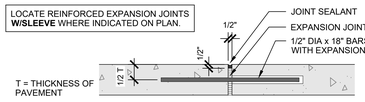
13 L500 EXPANSION JOINT N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.

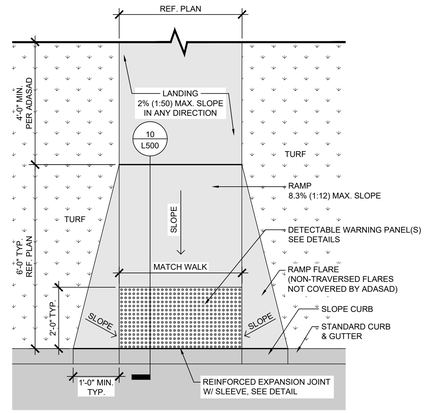


14 L500 REINFORCED JOINT N.T.S

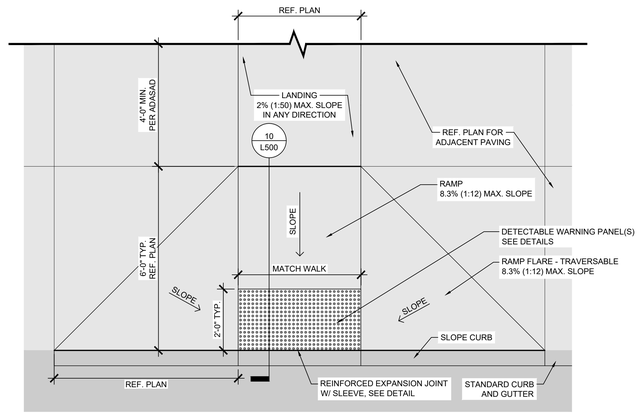
LOCATE REINFORCED EXPANSION JOINTS **W/SLEEVE** WHERE INDICATED ON PLAN.



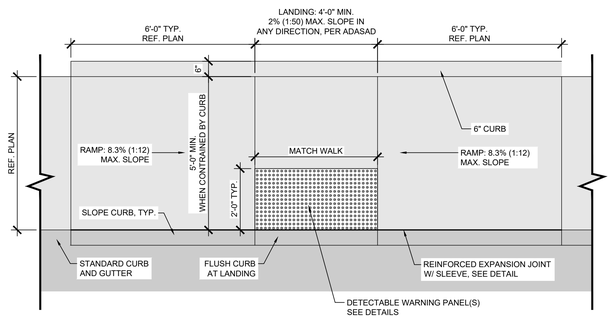
15 L500 REINFORCED EXPANSION JOINT W/SLEEVE N.T.S



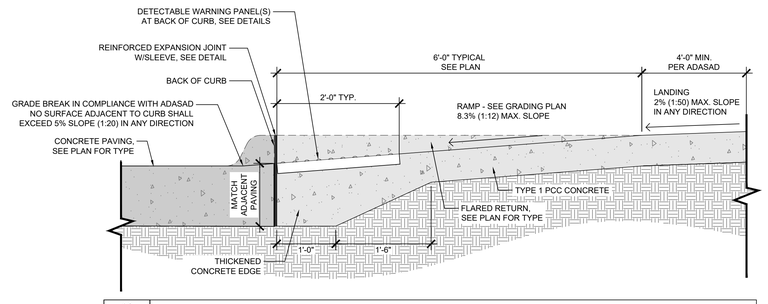
07 L500 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES SCALE: 1/2" = 1'-0"



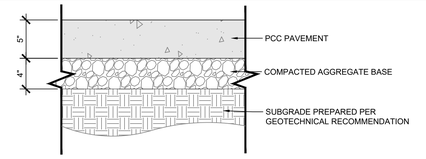
08 L500 PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES SCALE: 1/2" = 1'-0"



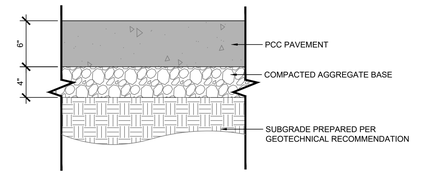
09 L500 PARALLEL CURB RAMP SCALE: 1/2" = 1'-0"



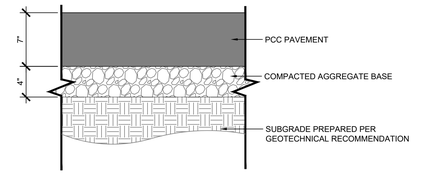
10 L500 STANDARD CURB RAMP: SECTION SCALE: 1" = 1'-0"



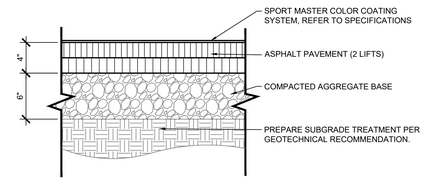
01 L500 TYPE 1 PCC PAVEMENT: PEDESTRIAN SCALE: 1 1/2" = 1'-0"



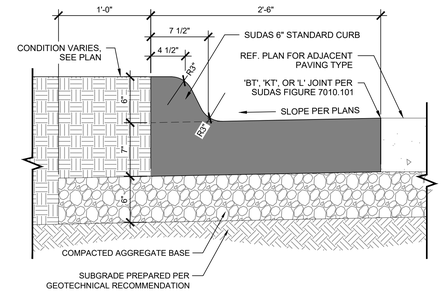
02 L500 TYPE 2 PCC PAVEMENT: PARKING STALL SCALE: 1 1/2" = 1'-0"



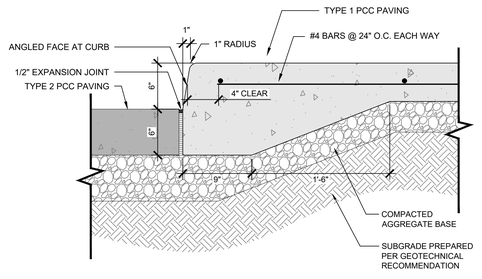
03 L500 TYPE 3 PCC PAVEMENT: DRIVE LANE SCALE: 1 1/2" = 1'-0"



04 L500 ASPHALT PAVEMENT SCALE: 1 1/2" = 1'-0"



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



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

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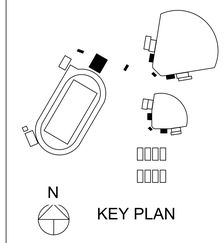

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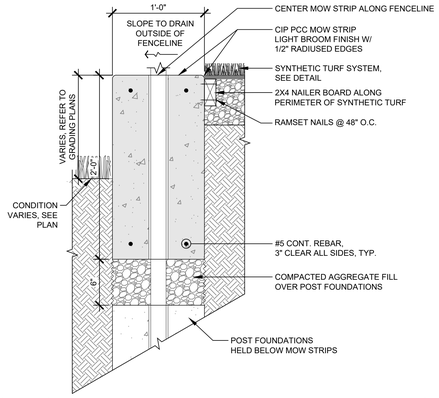
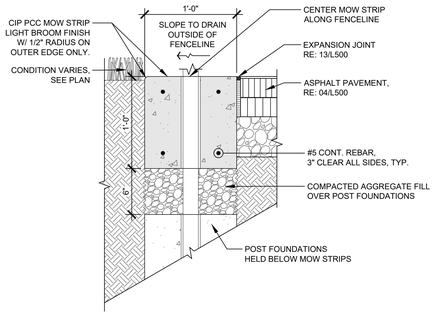
SITE DETAILS

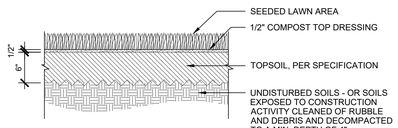
L500



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



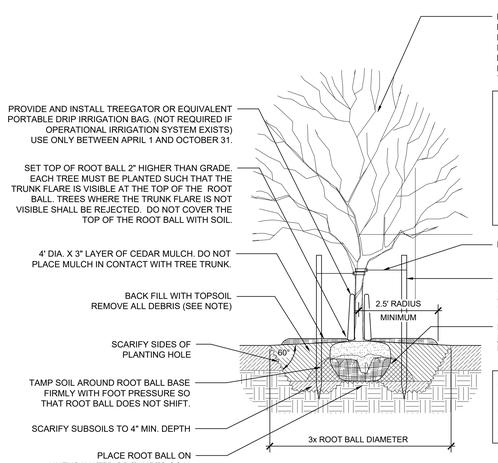
11 L501 REINFORCED PCC MOW STRIP AT TENNIS COURTS SCALE: 1 1/2" = 1'-0"



LAWN AREA PREPARATION:

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

12 L501 SEEDED LAWN AREA N.T.S

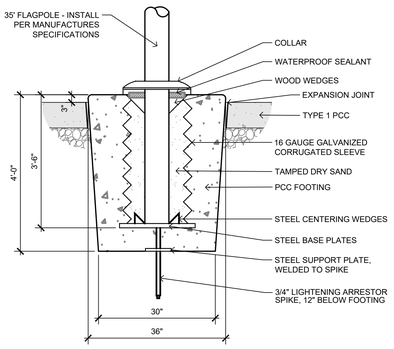


13 L501 TREE PLANTING AND STAKING N.T.S

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

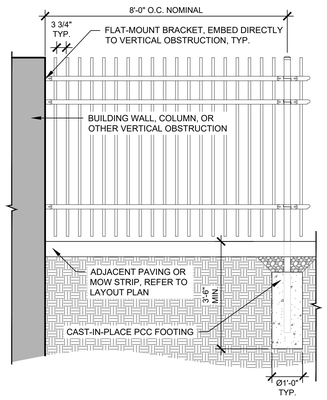
A FOUNDATION TUBE: FABRICATED FROM 16 GA. GALVANIZED STEEL, WITH A STEEL BASE PLATE WHOSE SQUARE DIMENSIONS IS AT LEAST THE INTERNAL DIAMETER OF THE SLEEVE PLUS 4:. A SETTING PLATE 6: SQUARE SHALL BE SECURELY WELDED TO THE GROUND SPIKE AT LEAST 6" BELOW THE BASE PLATE. THE GROUND SPIKE SHALL BE 2" DIAMETER, NOT LESS THAN 18" LONG.

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



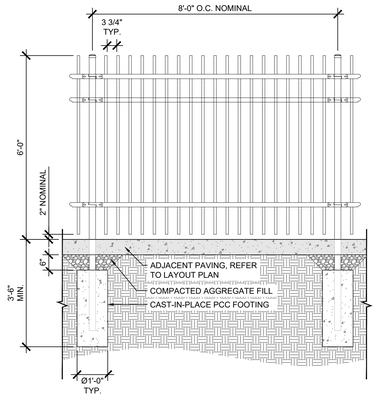
09 L501 SECTION: FLAGPOLE, TYP. N.T.S

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

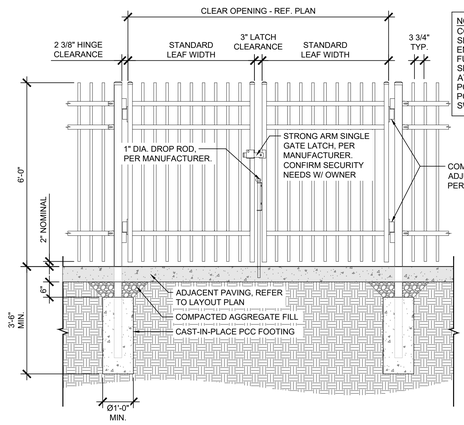


08 L501 ALT. #02 - ALUMINUM FENCE SYSTEM: FLAT-MOUNT BRACKET SCALE: 1/2" = 1'-0"

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

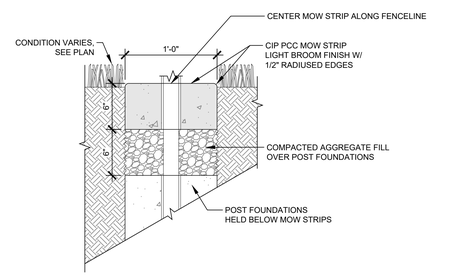


04 L501 ALT. #02 - ALUMINUM FENCE SYSTEM: PANEL SCALE: 1/2" = 1'-0"

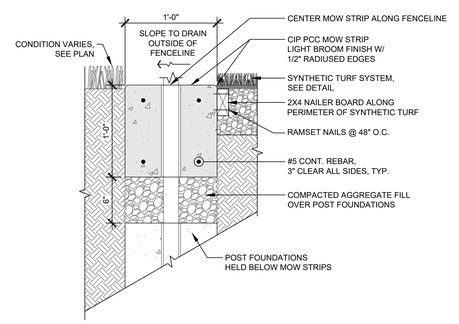


NOTE:
CONTRACTOR TO LOCATE SLEEVES IN CONCRETE TO ENSURE THE DROP ROD FUNCTIONS PROPERLY. SLEEVES TO BE PLACED AT THE GATE CLOSED POSITION AND EACH OPEN POSITION (SWING IN AND SWING OUT).

05 L501 ALT. #02 - ALUMINUM FENCE SYSTEM: DOUBLE-SWING GATE SCALE: 1/2" = 1'-0"



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

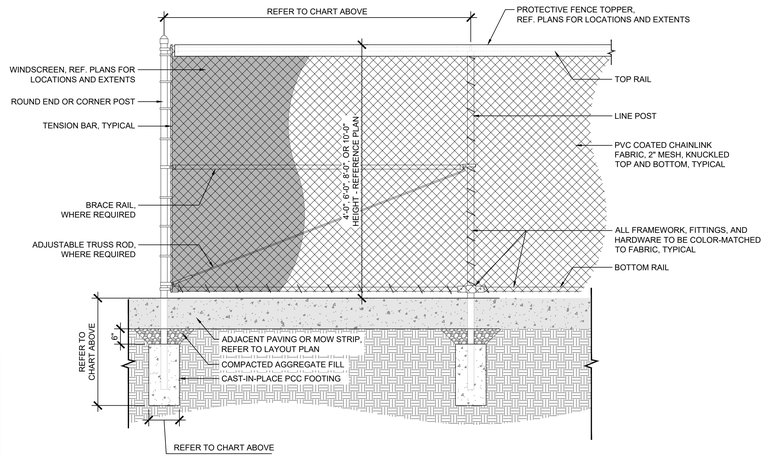


07 L501 REINFORCED PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

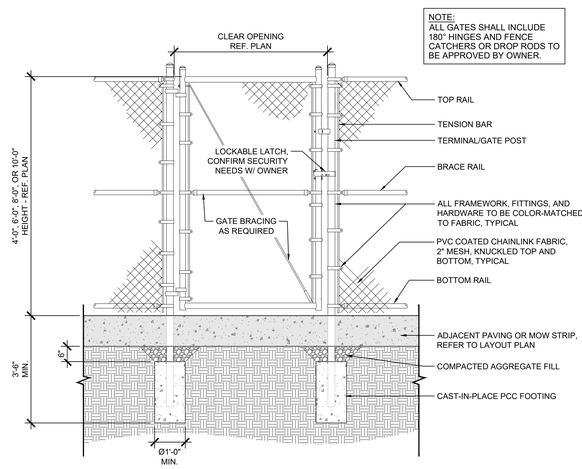
FENCE CONDITION	MAX. O.C. POST SPACING	MIN. FOOTING DIAMETER	MIN. FOOTING DEPTH
4' HEIGHT - NO WINDSCREEN	10'-0"	18"	3'-6"
6' HEIGHT - NO WINDSCREEN	10'-0"	18"	3'-6"
8' HEIGHT - NO WINDSCREEN	10'-0"	20"	5'-0"
10' HEIGHT - NO WINDSCREEN	10'-0"	20"	5'-0"
6' HEIGHT - WITH WINDSCREEN	8'-0"	18"	5'-0"
8' HEIGHT - WITH WINDSCREEN	8'-0"	18"	5'-0"
10' HEIGHT - WITH WINDSCREEN	8'-0"	24"	5'-6"

CHAINLINK FENCE NOTES

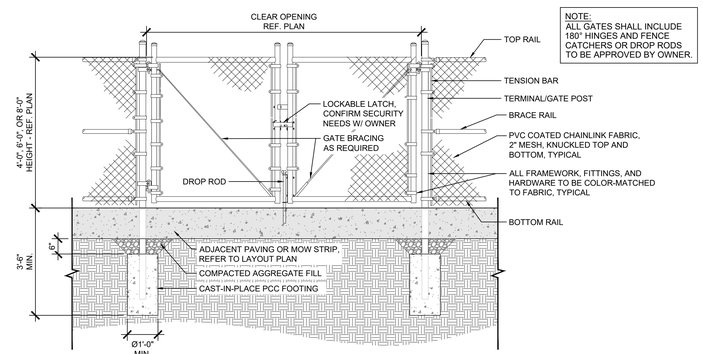
1. FENCE SUPPLIER SHALL PROVIDE SHOP DRAWINGS OUTLINING PROPOSED FRAMEWORK SIZING AND POST SPACING FOR EACH FENCE HEIGHT AND CONDITION LISTED BELOW:
   - 4'-0" FENCE HEIGHT
   - 6'-0" FENCE HEIGHT
   - 8'-0" FENCE HEIGHT*
   - 10'-0" FENCE HEIGHT
   - 6'-0" FENCE HEIGHT W/ WINDSCREEN
   - 8'-0" FENCE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



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



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



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

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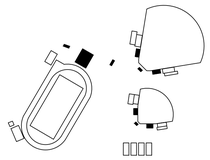

N
KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
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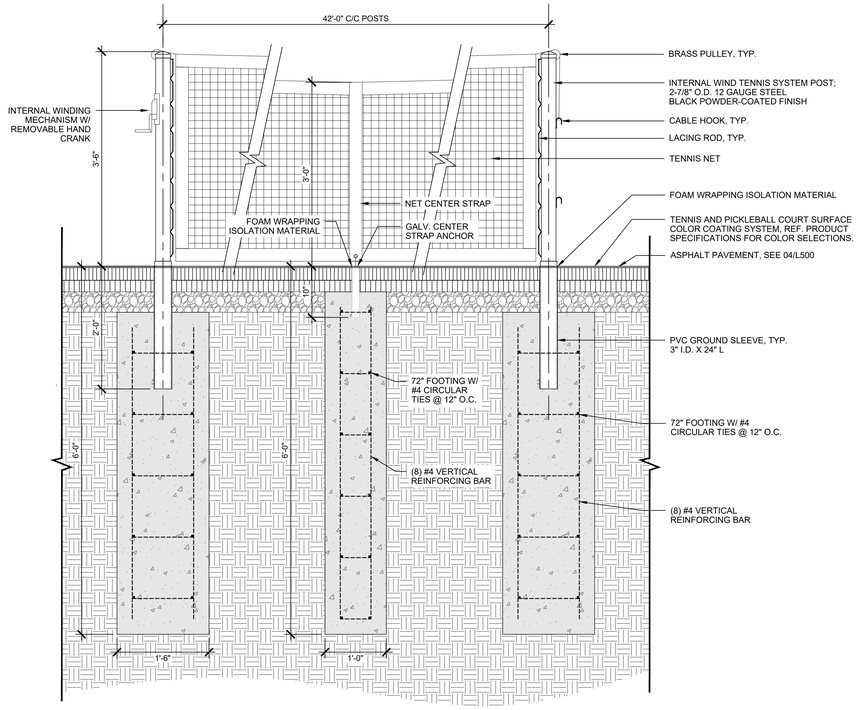
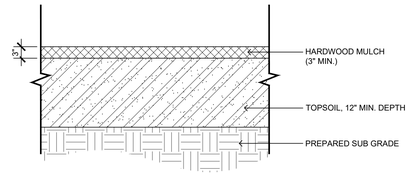
SITE DETAILS

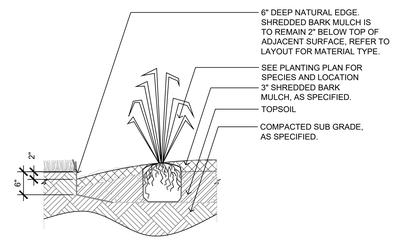
L501



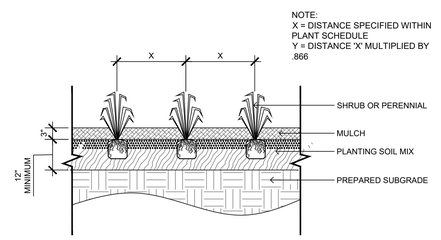
01 L502 INTERNAL WIND TENNIS SYSTEM SCALE: 1" = 1'-0"



02 L502 SECTION: PLANTING BED SCALE: 3/4" = 1'-0"



03 L502 SECTION: SPADE CUT EDGE SCALE: 3/4" = 1'-0"



04 L502 SECTION: SHURB OR PERENNIAL PLANTING SCALE: 3/4" = 1'-0"

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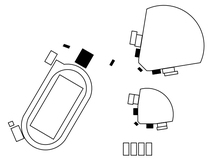

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

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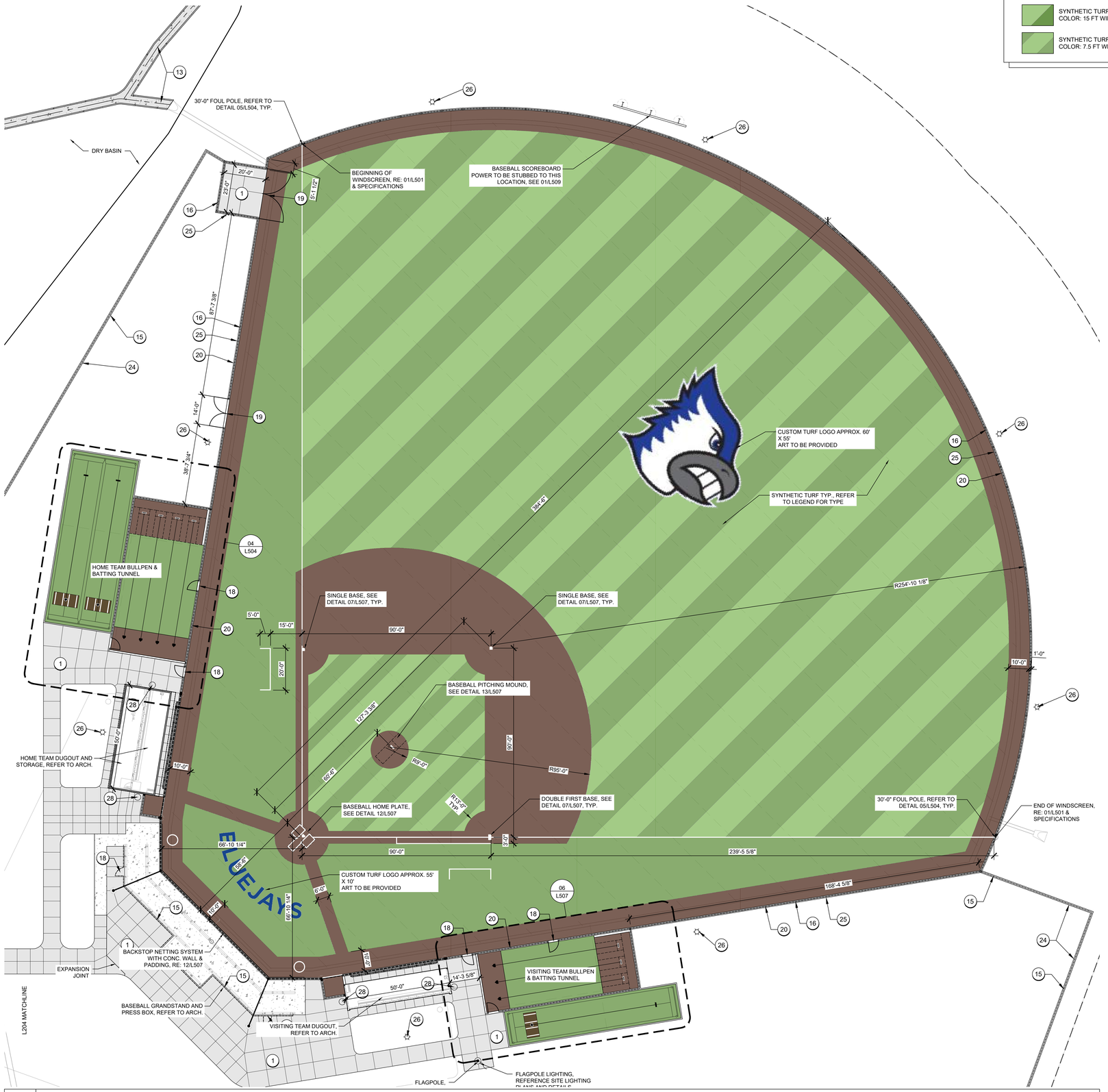
L502



01 L503 ENLARGEMENT PLAN: BASEBALL FIELD

1" = 20'-0"

BASEBALL TURF SURFACE LEGEND

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

GENERAL NOTES

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

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

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

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

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

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

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

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

LEGEND (SITE):

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

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CONCRETE FLUME, RE: 17/L500
14. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
15. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
17. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
19. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
20. PROTECTIVE FENCE TOPPER, RE: 01/L501
21. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
22. ALUMINUM FENCE SYSTEM DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
23. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
24. STANDARD MOW STRIP, RE: 06/L501
25. REINFORCED MOW STRIP, RE: 07/L501
26. FIELD LIGHTING, POLE BASES, AND FOOTINGS PROVIDED BY ELECTRICAL CONTRACTOR UNDER PHASE 2 CONSTRUCTION. LOCATIONS SHOWN ARE APPROXIMATE.
27. AREA LIGHTING, RE: 01/L511 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

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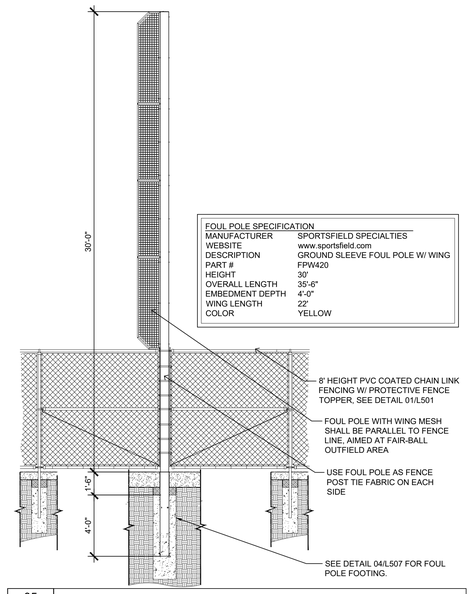
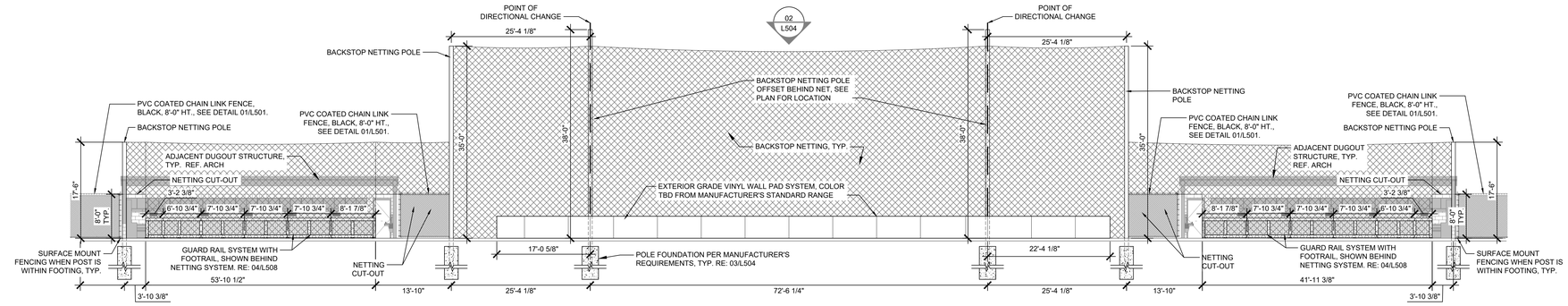
BASEBALL FIELD ENLARGEMENT

L503



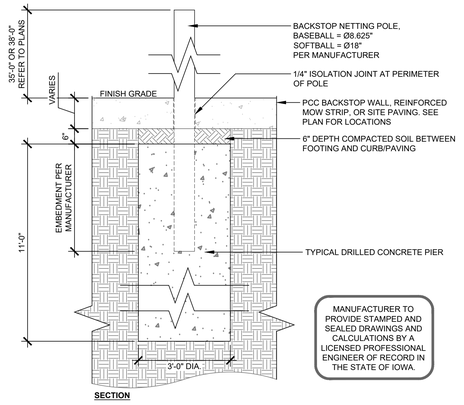
FOUL POLE SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	GROUND SLEEVE FOUL POLE W/ WING
PART #	FPW420
HEIGHT	30'
OVERALL LENGTH	35'-6"
EMBEDMENT DEPTH	4'-0"
WING LENGTH	22'
COLOR	YELLOW

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

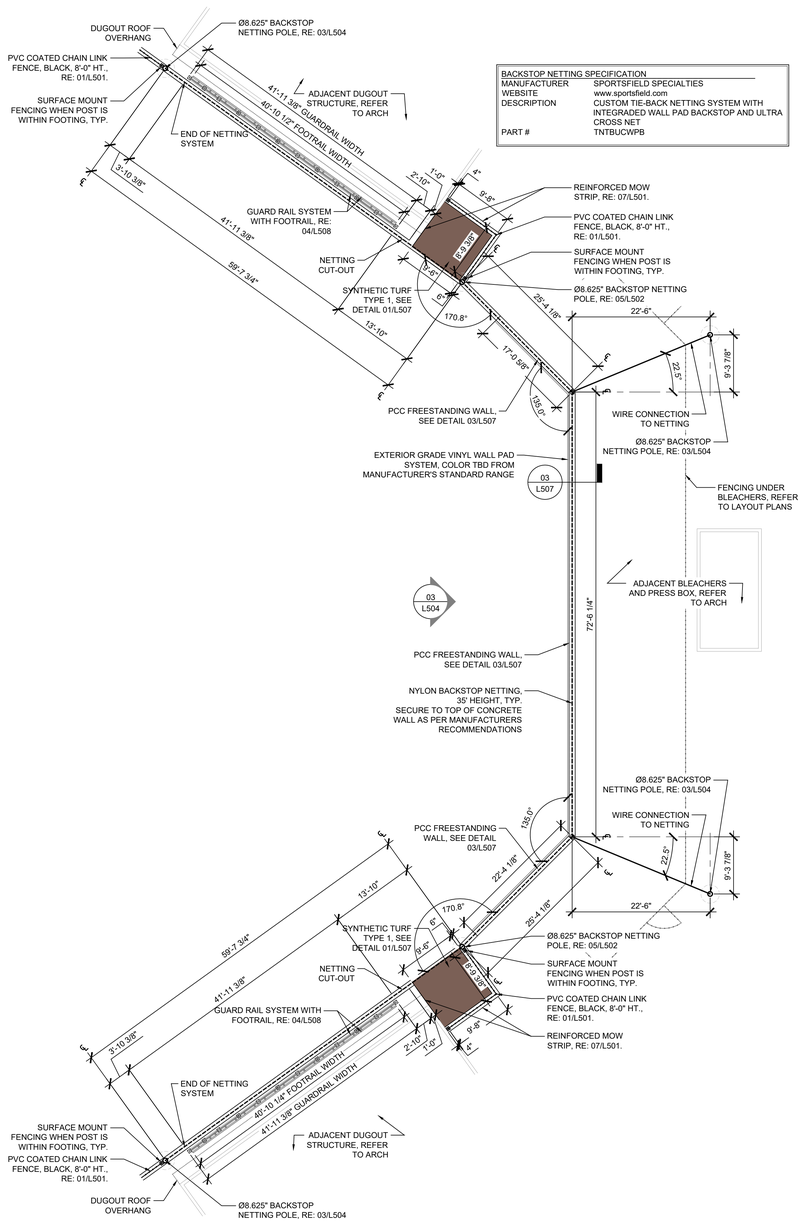


02 L504

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

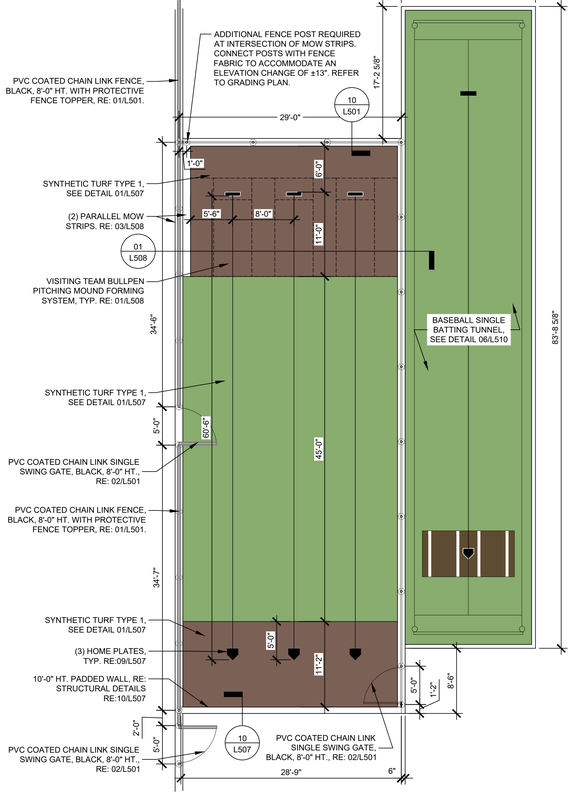


03 L504 DETAIL: BASEBALL BACKSTOP NETTING POLE FOOTING, TYP. SCALE: 1/2" = 1'-0"

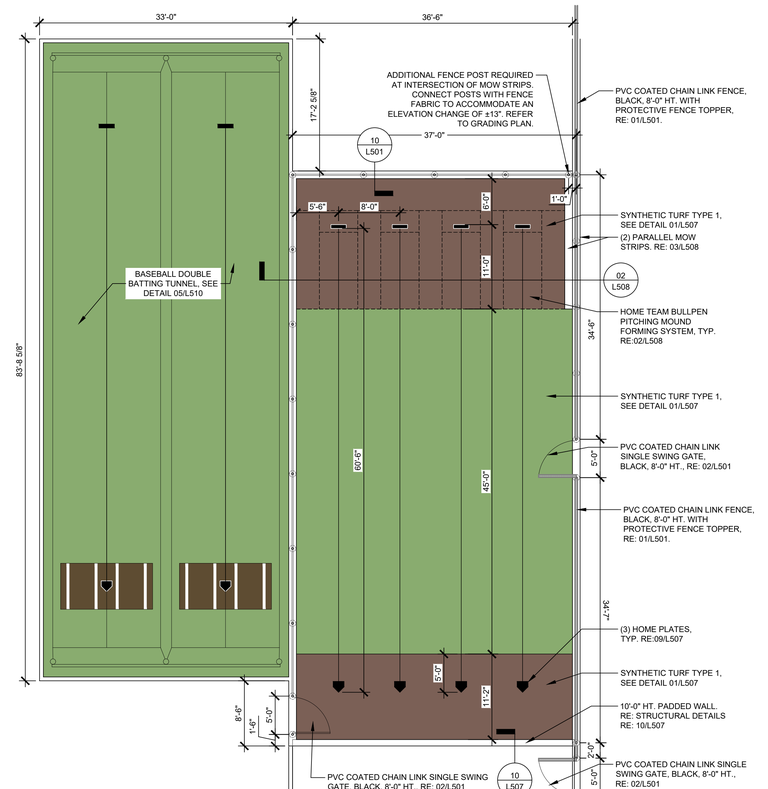


BACKSTOP NETTING SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	CUSTOM TIE-BACK NETTING SYSTEM WITH INTEGRADED WALL PAD BACKSTOP AND ULTRA CROSS NET
PART #	TNTBUCWPB

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



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



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

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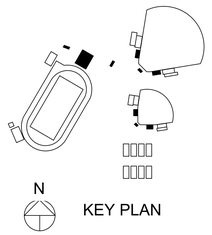

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

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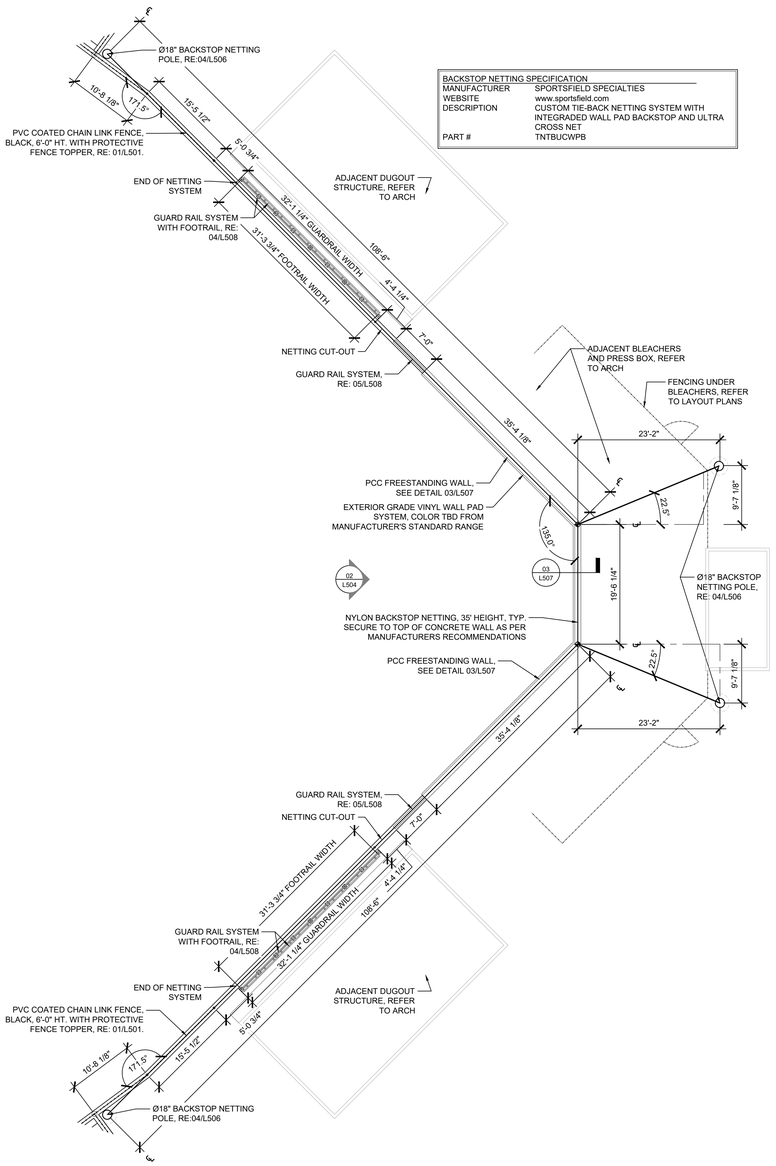
BASEBALL FIELD DETAILS

L504



03 L505 PLAN: SOFTBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD & FREESTANDING PCC WALL 1"=10' SCALE

SOFTBALL TURF SURFACE LEGEND

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

LEGEND (SITE):

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

SITE LAYOUT NOTES

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

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

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

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

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

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

GENERAL NOTES

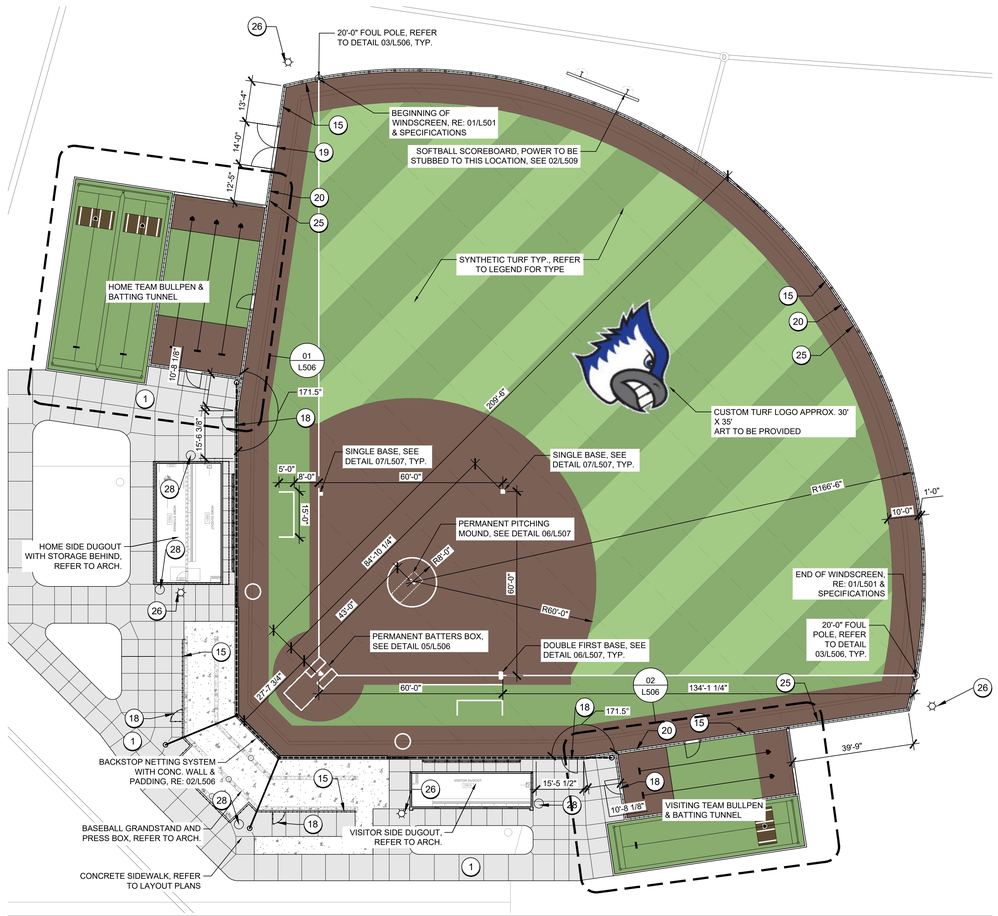
A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

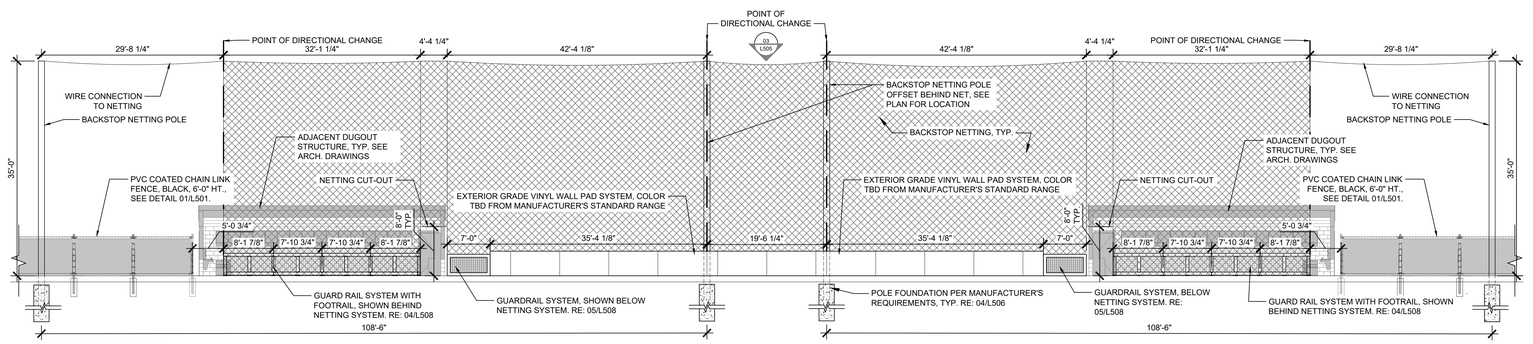
E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.



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

KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3. TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4. STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5. STANDARD PCC CURB AND GUTTER, RE: 05/L500
6. INTEGRAL PCC CURB AT WALK, RE: 06/L500
7. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9. PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10. ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11. ADA PARKING SIGNAGE - VAN, RE: 16/L500
12. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13. CONCRETE FLUME, RE: 17/L500
14. PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT. RE:01/L501
15. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L501
16. PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT. RE:01/L501
17. PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT. RE:01/L501
18. PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L501
19. PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L501
20. PROTECTIVE FENCE TOPPER, RE: 01/L501
21. ALUMINUM FENCE SYSTEM, BLACK. 6' HEIGHT, RE: 04/L501
22. ALUMINUM FENCE SYSTEM DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
23. TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
24. STANDARD MOW STRIP, RE: 06/L501
25. REINFORCED MOW STRIP, RE: 07/L501
26. FIELD LIGHTING, POLE BASES, AND FOOTINGS PROVIDED BY ELECTRICAL CONTRACTOR UNDER PHASE 2 CONSTRUCTION. LOCATIONS SHOWN ARE APPROXIMATE.
27. AREA LIGHTING, RE: 01/L511 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28. LITTER RECEPTACLE
29. INTERNAL WIND TENNIS SYSTEM
30. PORTABLE PICKLEBALL SYSTEM



02 L505 ELEVATION: SOFTBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD 1"=10' SCALE

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

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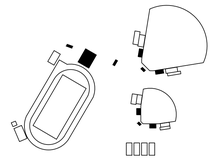

N KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH, BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

REVISIONS
05/16/2025 PR#01 (PHASE 1)

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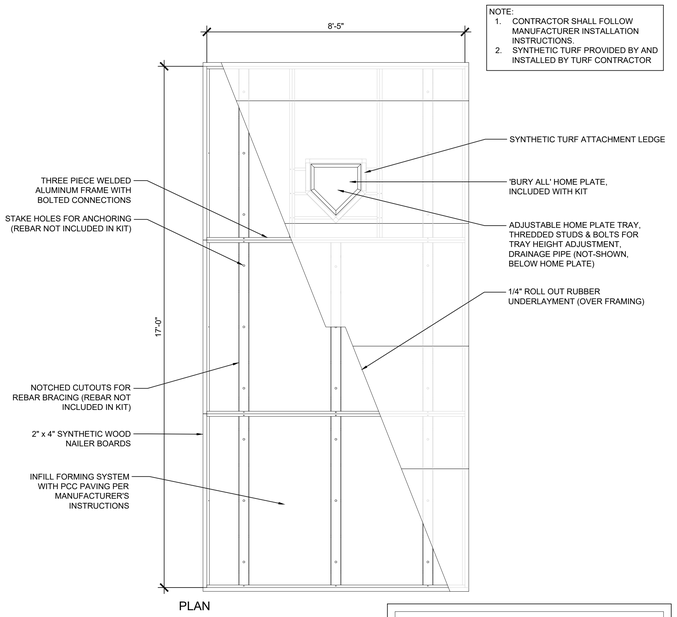
PROJECT NUMBER
24010

SOFTBALL FIELD ENLARGEMENT

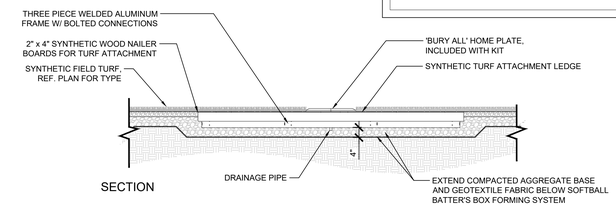
L505



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

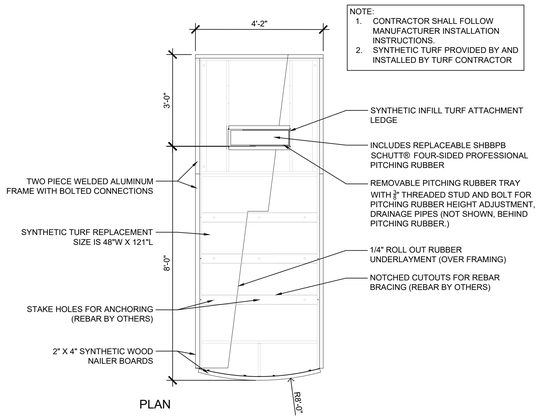
PLAN

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



SECTION

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



NOTE:
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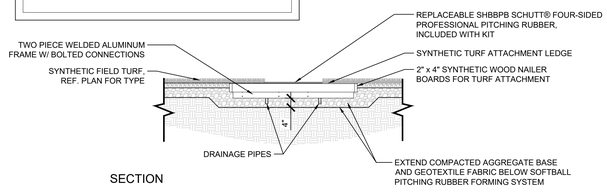
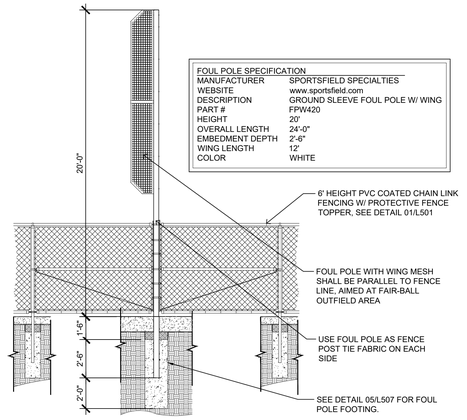
PLAN

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



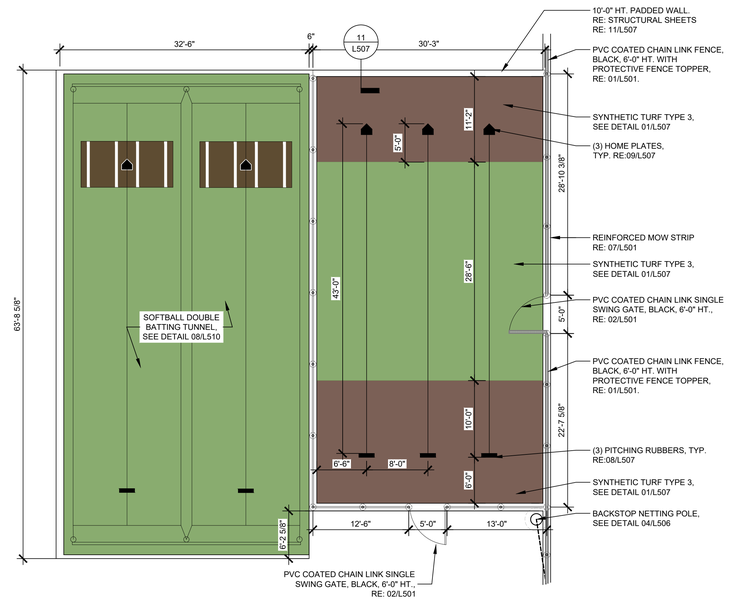
SECTION

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

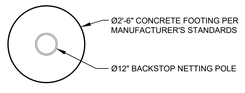


FOUL POLE SPECIFICATION	
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	GROUND SLEEVE FOUL POLE W/ WING
PART #	FPW420
HEIGHT	20'
OVERALL LENGTH	24'-0"
EMBEDMENT DEPTH	2'-6"
WING LENGTH	12'
COLOR	WHITE

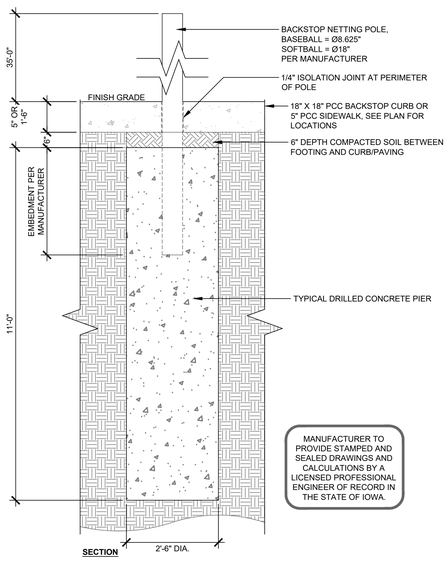
03 L506 ELEVATION: SOFTBALL FOUL POLE, TYP.
SCALE: 1/4" = 1'-0"



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

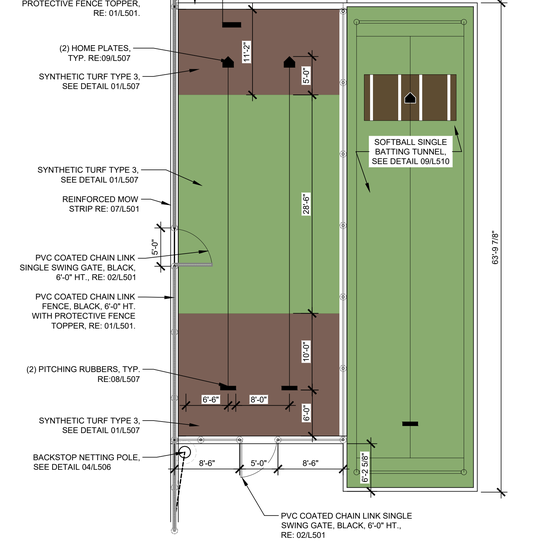


PLAN



SECTION

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



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

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

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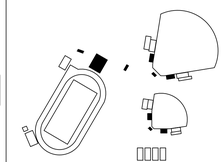

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
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PROJECT NUMBER
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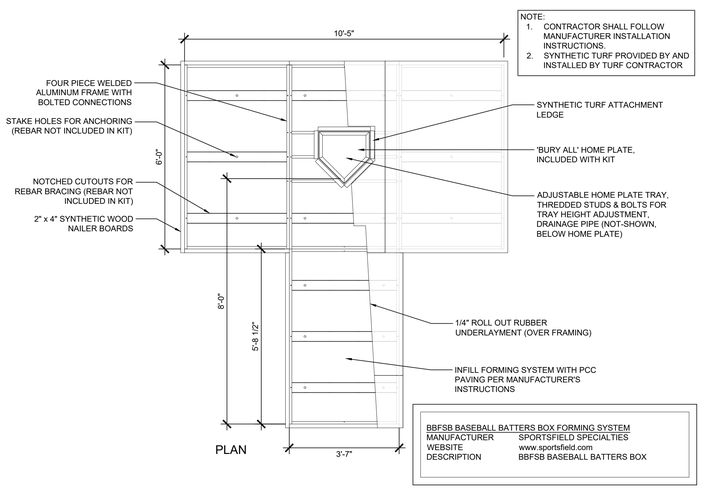
SOFTBALL FIELD DETAILS

L506



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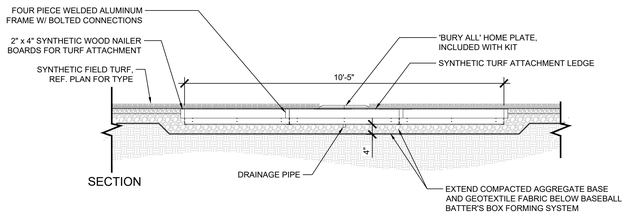
2. SYNTHETIC TURF PROVIDED BY AND INSTALLED BY TURF CONTRACTOR

BBFSB BASEBALL BATTERS BOX FORMING SYSTEM

MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	BBFSB BASEBALL BATTERS BOX



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

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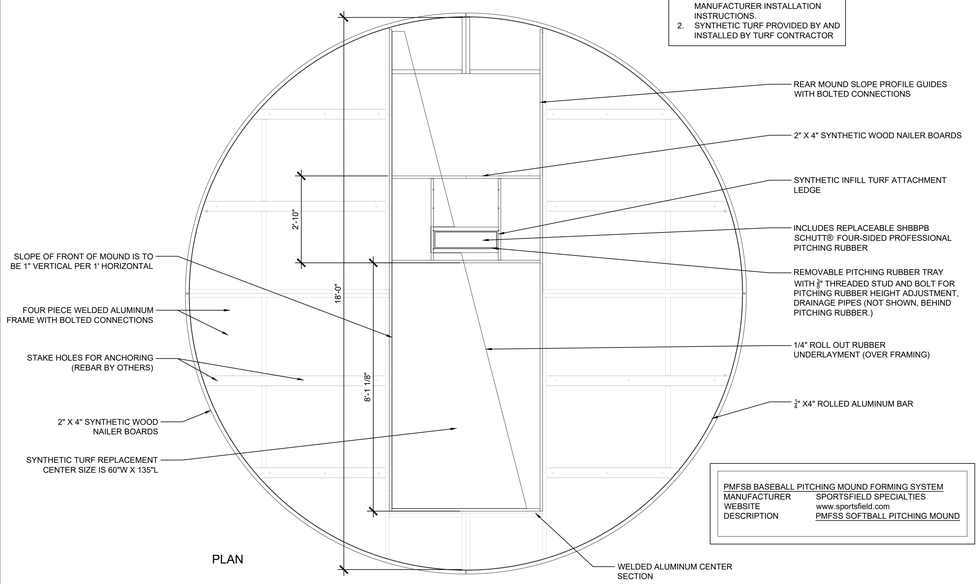
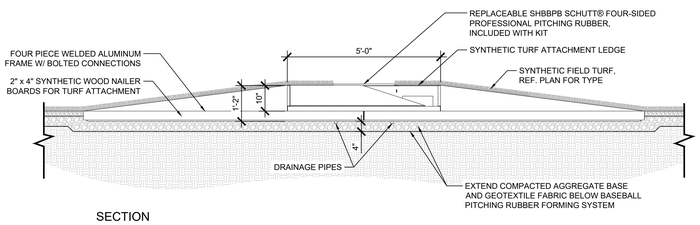
2. SYNTHETIC TURF PROVIDED BY AND INSTALLED BY TURF CONTRACTOR

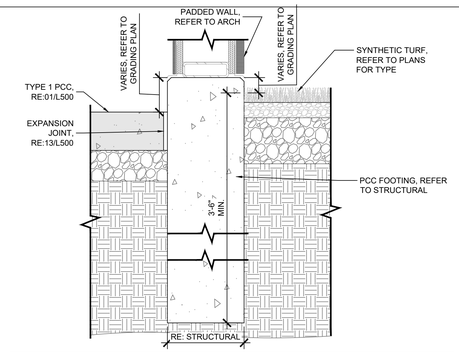


PMFSB BASEBALL PITCHING MOUND FORMING SYSTEM

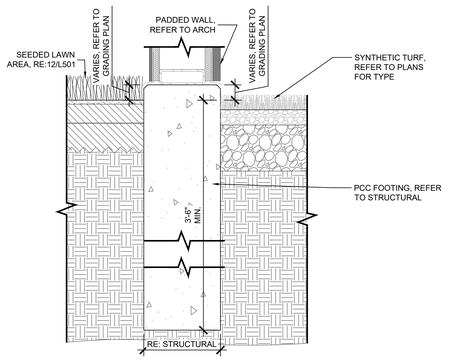
MANUFACTURER	SPORTSFIELD SPECIALTIES
WEBSITE	www.sportsfield.com
DESCRIPTION	PMFSS SOFTBALL PITCHING MOUND



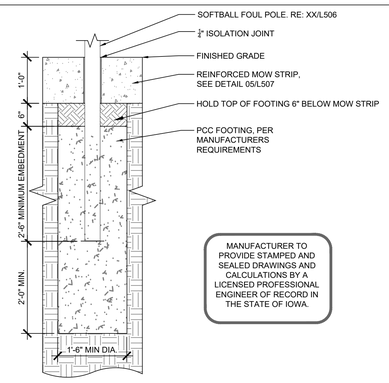
13 L507 DETAIL: BASEBALL PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"



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

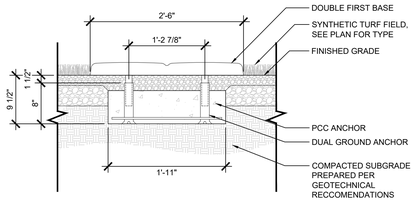


11 L507 DETAIL: BULLPEN PADDED WALL @ SOFTBALL SCALE: 1 1/2" = 1'-0"

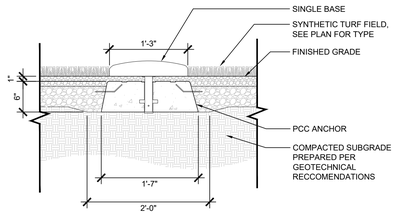


MANUFACTURER TO PROVIDE STAMPED AND SEALED DRAWINGS AND CALCULATIONS BY A LICENSED PROFESSIONAL ENGINEER OF RECORD IN THE STATE OF IOWA.

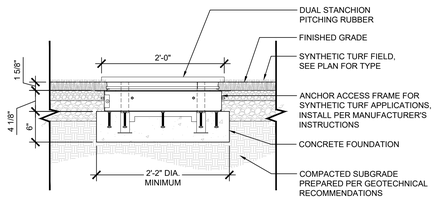
05 L507 SECTION: SOFTBALL FOUL POLE FOOTING SCALE: 3/4" = 1'-0"



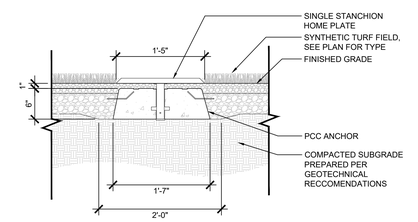
06 L507 SECTION: DOUBLE FIRST BASE SCALE: 1" = 1'-0"



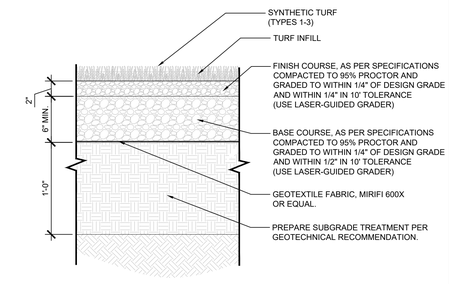
07 L507 SECTION: SINGLE BASE SCALE: 1" = 1'-0"



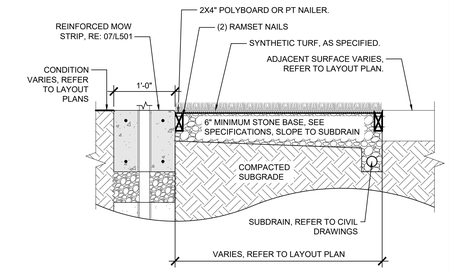
08 L507 SECTION: PITCHING RUBBER SCALE: 1" = 1'-0"



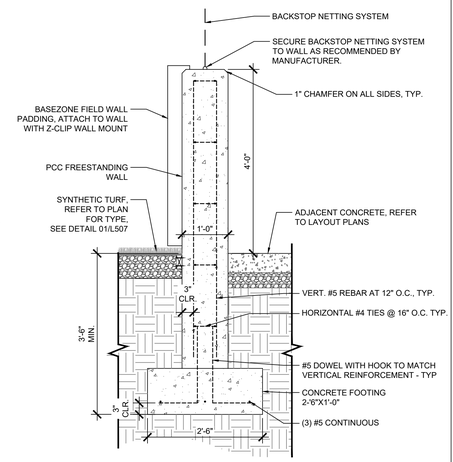
09 L507 SECTION: HOME PLATE SCALE: 1" = 1'-0"



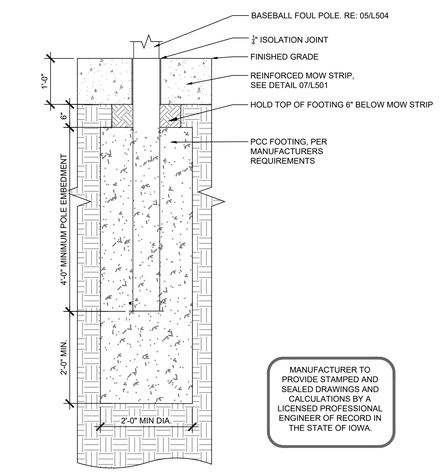
01 L507 SECTION: SYNTHETIC TURF SYSTEM SCALE: 1 1/2" = 1'-0"



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



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



MANUFACTURER TO PROVIDE STAMPED AND SEALED DRAWINGS AND CALCULATIONS BY A LICENSED PROFESSIONAL ENGINEER OF RECORD IN THE STATE OF IOWA.

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

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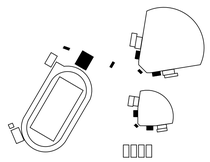

N
KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

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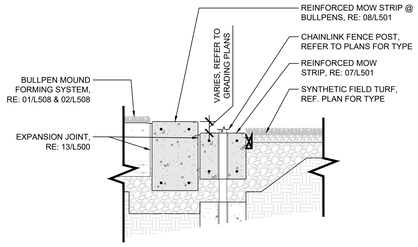
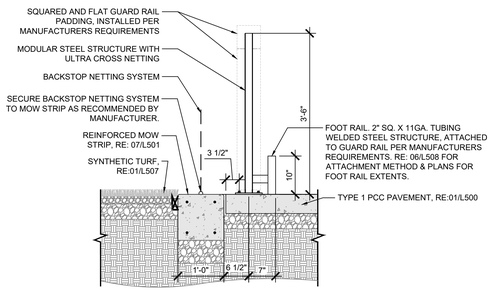
PROJECT NUMBER
24010

FIELD DETAILS

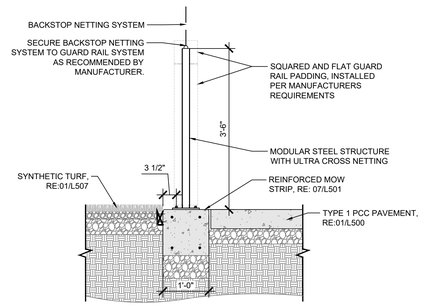
L507



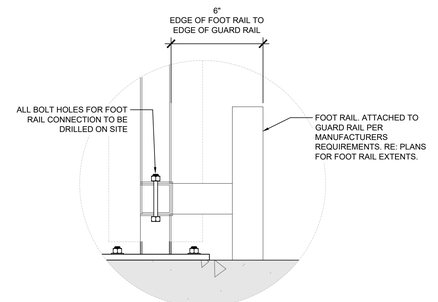
03 L508 SECTION ENLARGEMENT: PARALLEL MOW STRIPS SCALE: 3/4" = 1'-0"



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



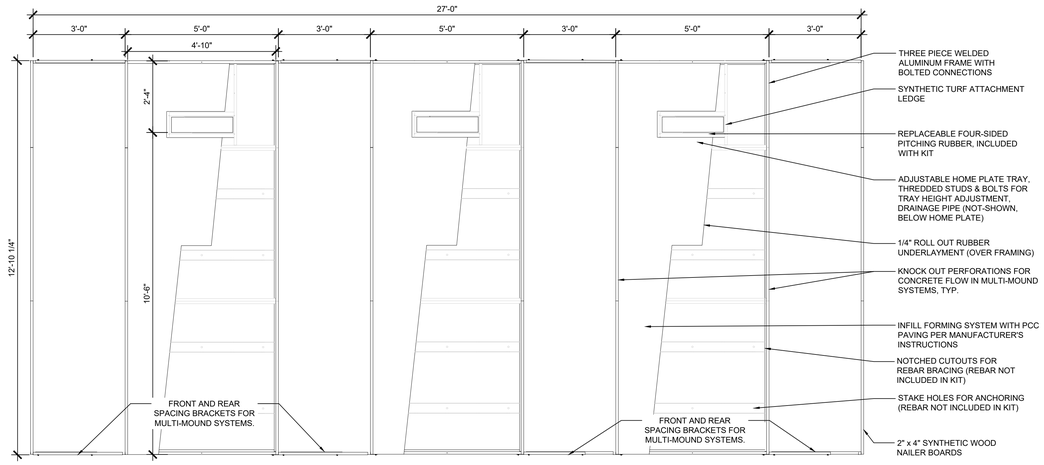
05 L508 SECTION: GUARD RAIL SYSTEM SCALE: 3/4" = 1'-0"



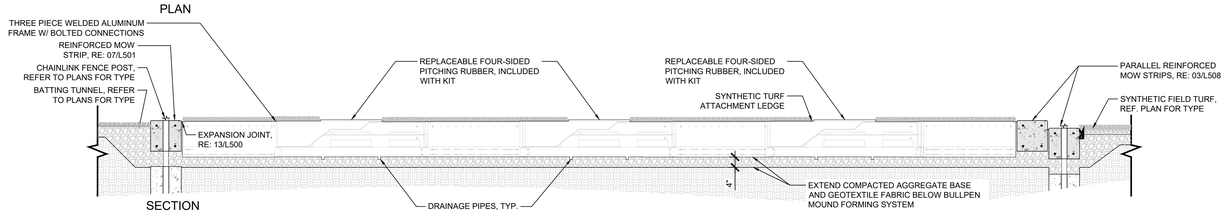
06 L508 SECTION ENLARGEMENT: FOOT RAIL CONNECTION SCALE: 3" = 1'-0"

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

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



PLAN

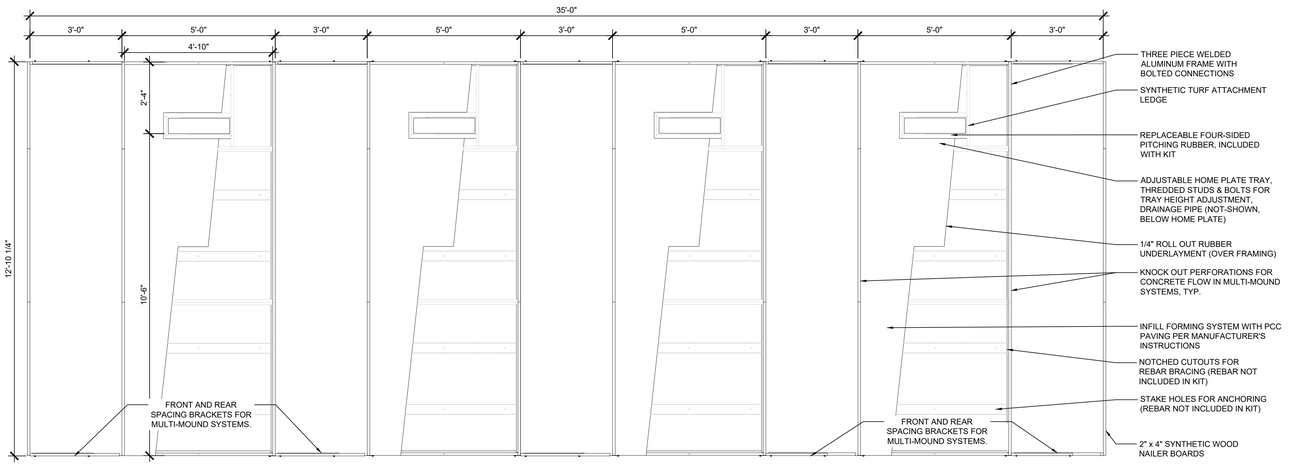


SECTION

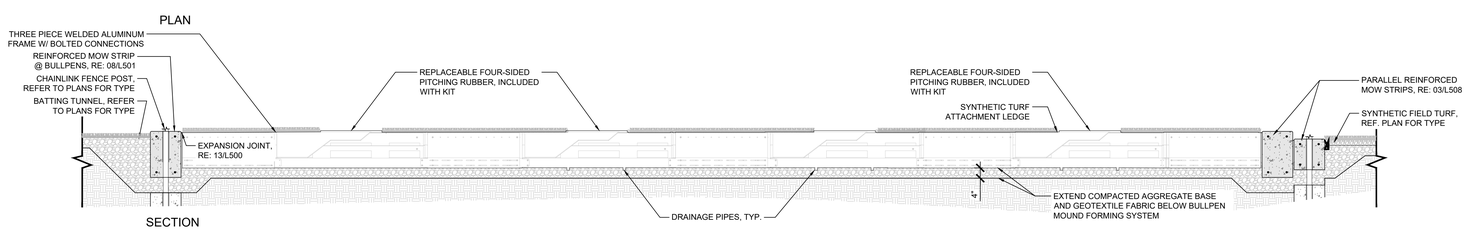
01 L508 DETAIL: BASEBALL VISITOR TEAM BULLPEN PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"

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

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



PLAN



SECTION

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

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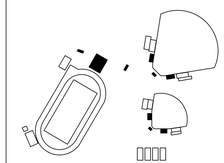

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

AS-BID
04/18/2025

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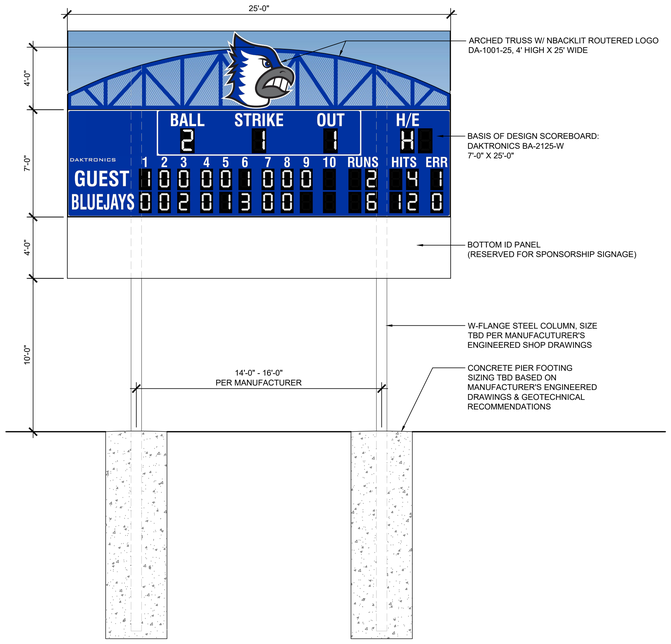
FIELD DETAILS

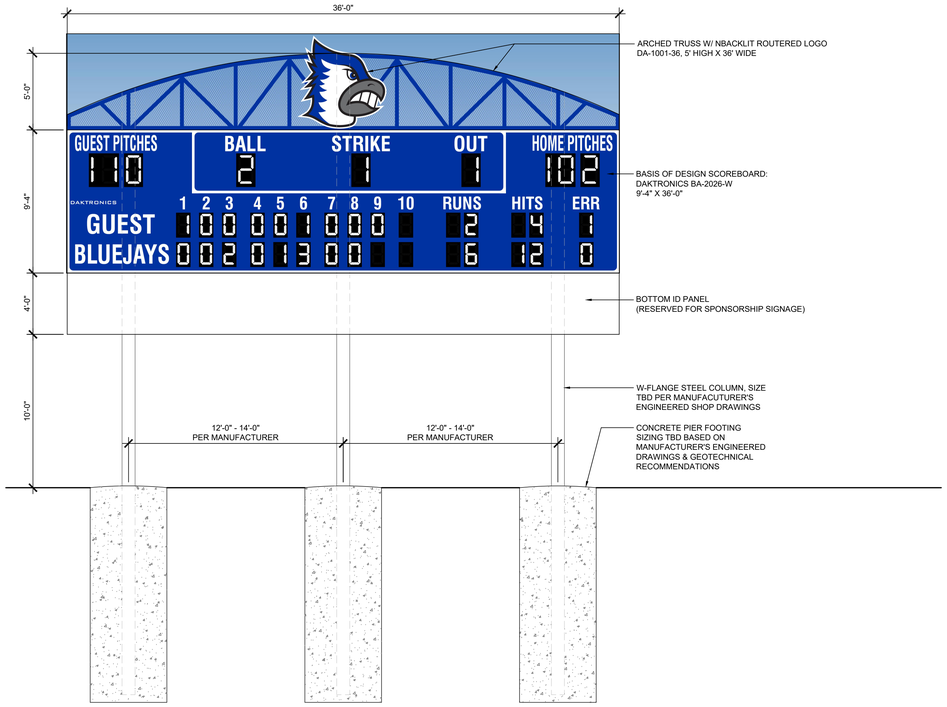
L508

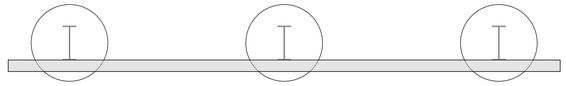


MANUFACTURER TO PROVIDE STAMPED AND SEALED DRAWINGS AND CALCULATIONS BY A LICENSED PROFESSIONAL ENGINEER OF RECORD IN THE STATE OF IOWA.

SHOP DRAWINGS REQUIRED

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





MANUFACTURER TO PROVIDE STAMPED AND SEALED DRAWINGS AND CALCULATIONS BY A LICENSED PROFESSIONAL ENGINEER OF RECORD IN THE STATE OF IOWA.

SHOP DRAWINGS REQUIRED

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

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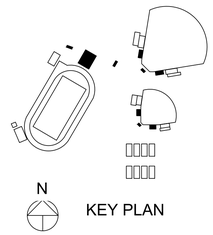

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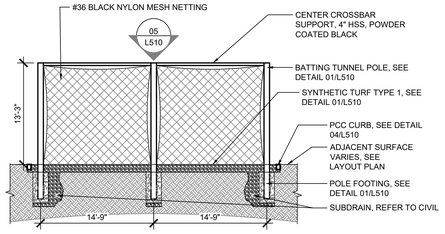
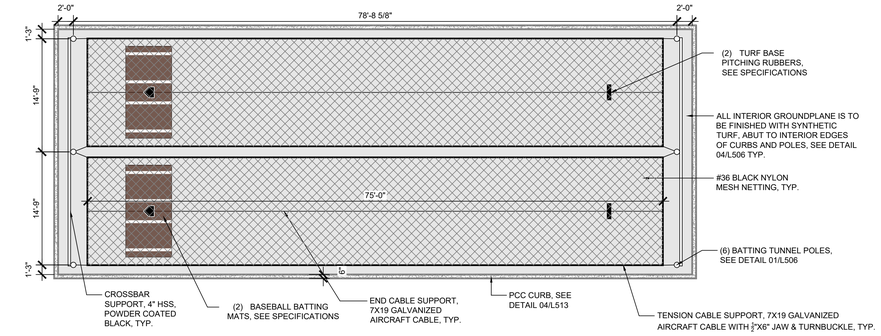
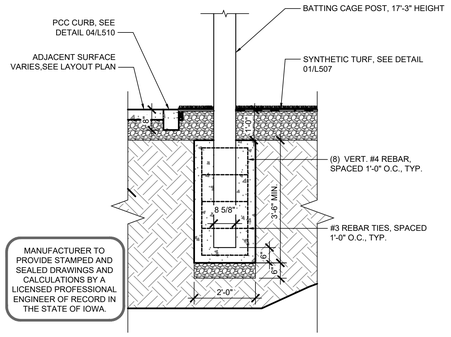
L509



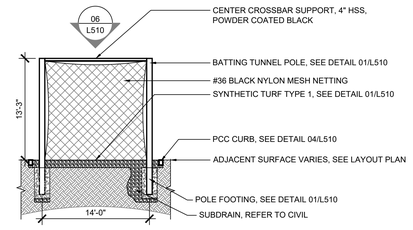
09 L510 SECTION: BASEBALL DOUBLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



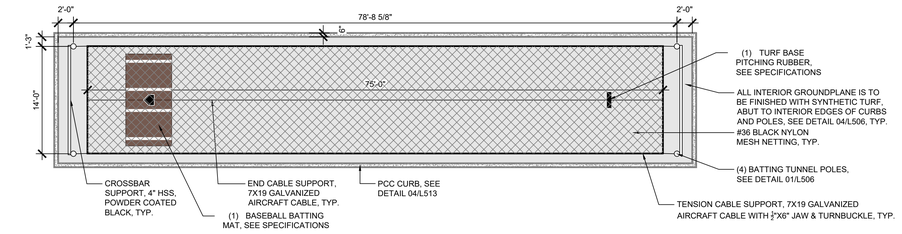
05 L510 PLAN: BASEBALL DOUBLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



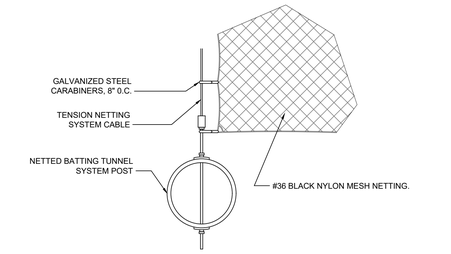
01 L510 SECTION: BATTING TUNNEL POLE FOOTING, TYP. SCALE: 1/2" = 1'-0"



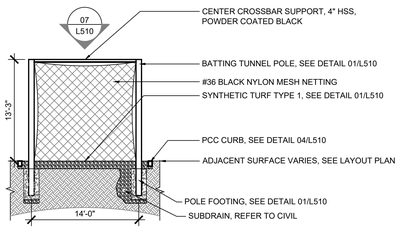
10 L510 SECTION: BASEBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



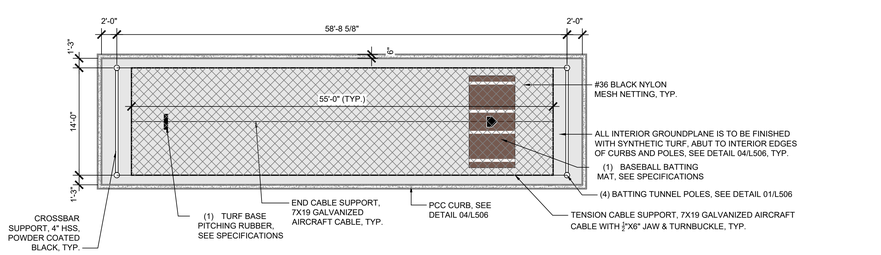
06 L510 PLAN: BASEBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



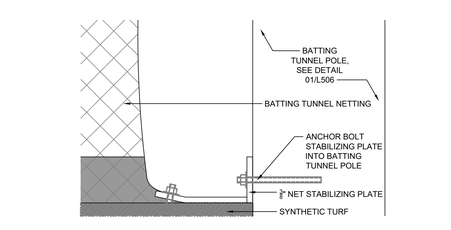
02 L510 DETAIL: NETTING TENSION SYSTEM CONNECTION TO POLE SCALE: 1 1/2" = 1'-0"



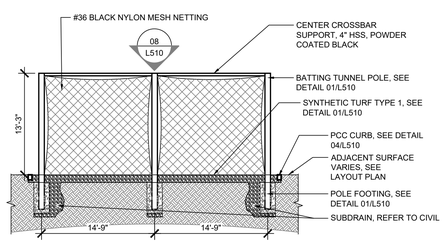
11 L510 SECTION: SOFTBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



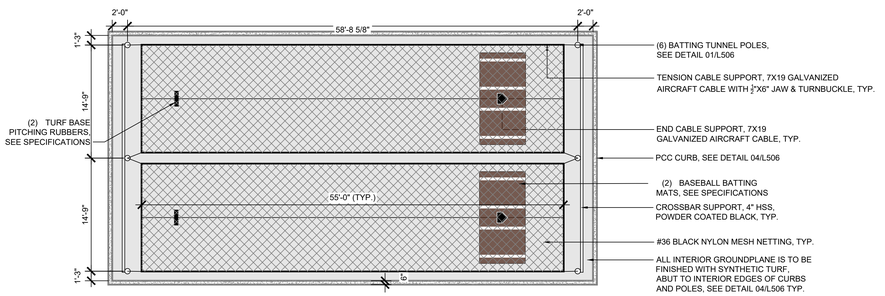
07 L510 PLAN: SOFTBALL SINGLE BATTING TUNNEL SCALE: 1/8" = 1'-0"



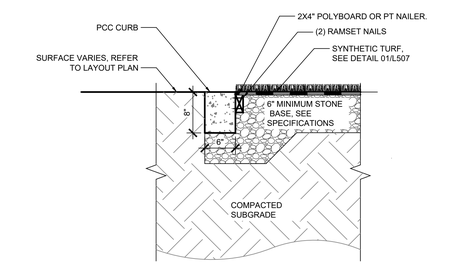
03 L510 ENLARGEMENT: NETTING STABALIZATION SCALE: 3" = 1'-0"



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



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



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

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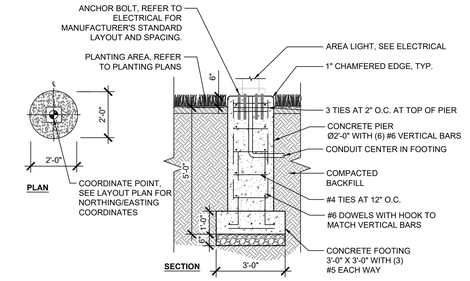
BATTING TUNNEL DETAILS

L510



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

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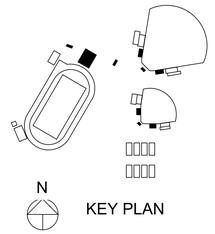

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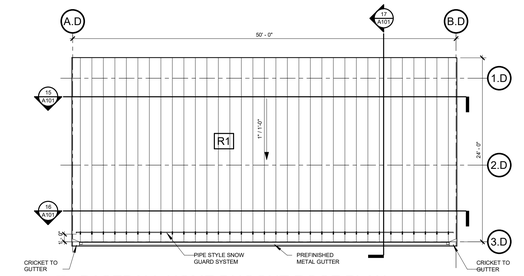
SITE LIGHTING DETAILS

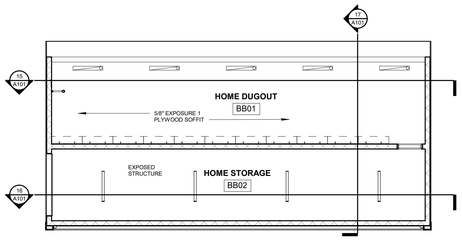
L511



NORTH

1 BASEBALL HOME DUGOUT ROOF PLAN

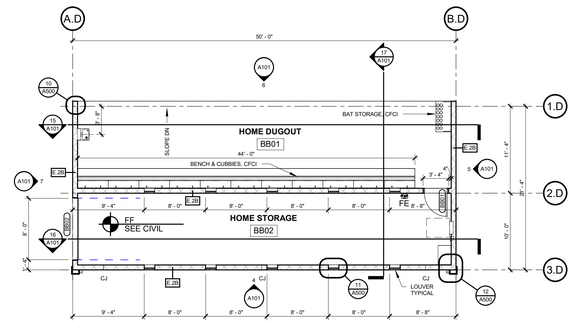
SCALE: 1/8" = 1'-0"



NORTH

2 BASEBALL HOME DUGOUT RCP

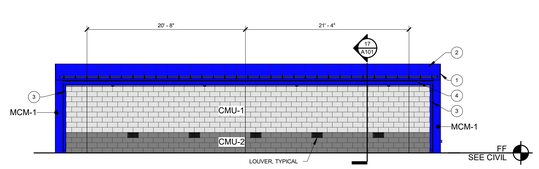
SCALE: 1/8" = 1'-0"



NORTH

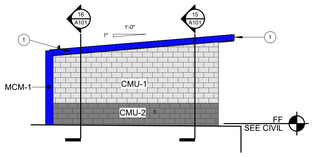
3 BASEBALL HOME DUGOUT FLOOR PLAN

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



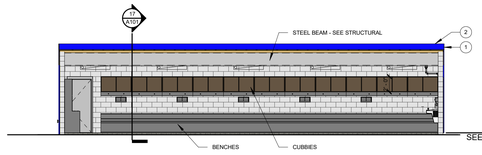
4 BASEBALL HOME DUGOUT - WEST ELEVATION

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



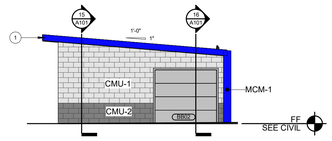
5 BASEBALL HOME DUGOUT - SOUTH ELEVATION

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



6 BASEBALL HOME DUGOUT - EAST ELEVATION

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

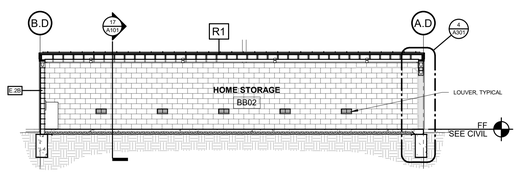


7 BASEBALL HOME DUGOUT - NORTH ELEVATION

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

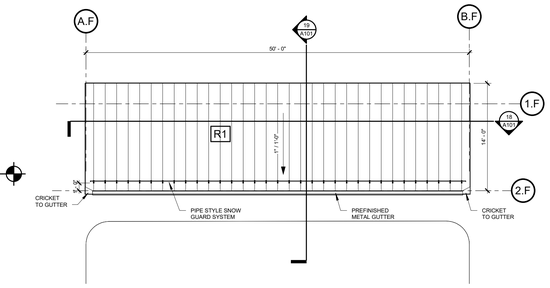
15 BASEBALL HOME DUGOUT - BUILDING SECTION

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



16 BASEBALL HOME DUGOUT - BUILDING SECTION

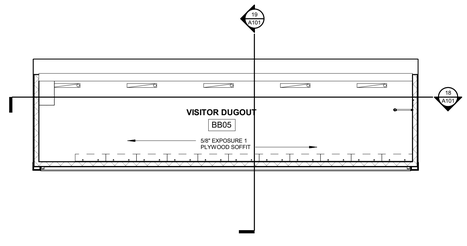
SCALE: 1/8" = 1'-0"



NORTH

8 BASEBALL VISITOR DUGOUT ROOF PLAN

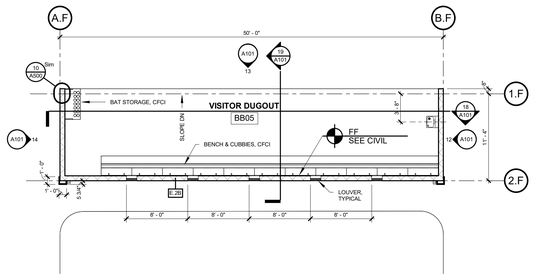
SCALE: 1/8" = 1'-0"



NORTH

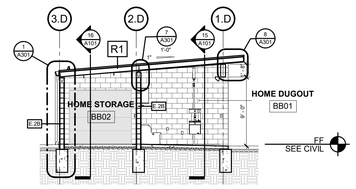
9 BASEBALL VISITOR DUGOUT RCP

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



10 BASEBALL VISITOR DUGOUT FLOOR PLAN

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



17 BASEBALL HOME DUGOUT - CROSS SECTION

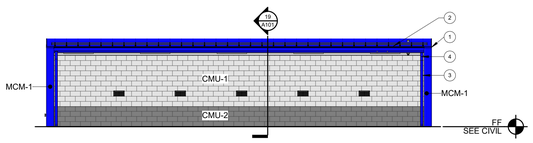
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORRUGATED METAL PANEL 1
MP-2	CORRUGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1
EFS	EXTERIOR FINISH SYSTEM

BASEBALL EXTERIOR ELEVATION NOTES	
1	ROOF EDGE FASCIA
2	METAL ROOF PANEL
3	DOWNSPOUT
4	GUTTER

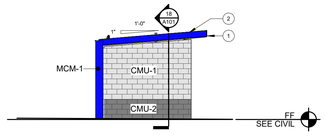
GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS **+0'-0"** ON THE FLOOR PLANS. A LEVEL ELEVATION **100'-0"** = 974.96' GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING MUST BE FIRE RETARDANT TREATED SHEATHING.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE (COLUMNS, UNLESS NOTED OTHERWISE.
6. SEE SHEET A001 FOR WALL TYPE DESCRIPTIONS.
7. PROVIDE BRACING AT TOP OF NON LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
9. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
10. PROVIDE BULL-NOSED CORNERS ON CONCRETE BLOCK WALLS AT ALL EXPOSED OUTSIDE CORNERS, UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
12. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
14. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES . SEE DRAWINGS FOR ADDITIONAL INFORMATION.
15. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
16. PAINT ALL EXTERIOR STEEL LINTELS w/ HIGH PERFORMANCE COATINGS.



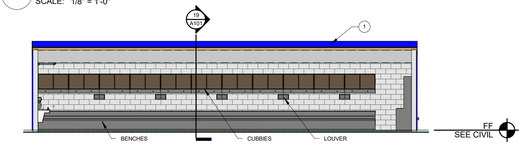
11 BASEBALL VISITOR DUGOUT - SOUTH ELEVATION

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



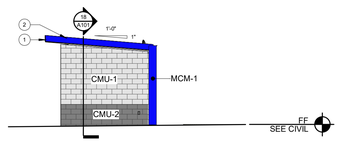
12 BASEBALL VISITOR DUGOUT - EAST ELEVATION

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



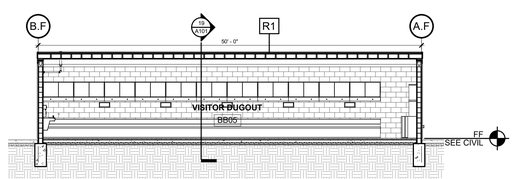
13 BASEBALL VISITOR DUGOUT - NORTH ELEVATION

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



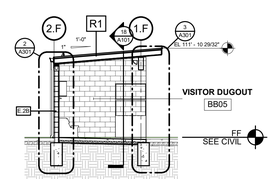
14 BASEBALL VISITOR DUGOUT - WEST ELEVATION

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



18 BASEBALL VISITOR DUGOUT - BUILDING SECTION

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



19 BASEBALL VISITOR DUGOUT - CROSS SECTION

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

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

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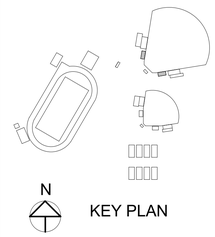

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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05/16/2025

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PROJECT NUMBER
24010

BASEBALL DUGOUTS

A101

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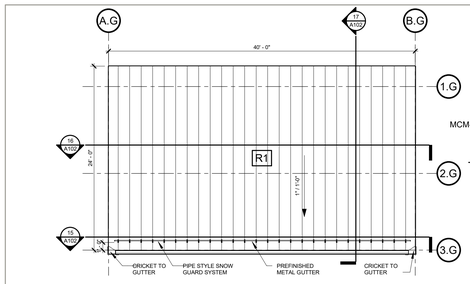
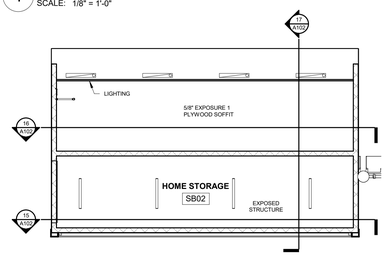


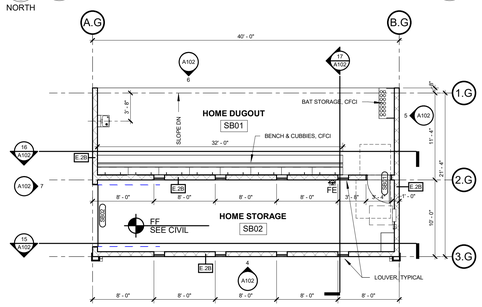
NORTH

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



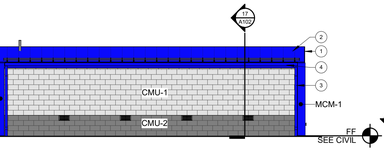
NORTH

2 SOFTBALL HOME DUGOUT RCP
SCALE: 1/8" = 1'-0"

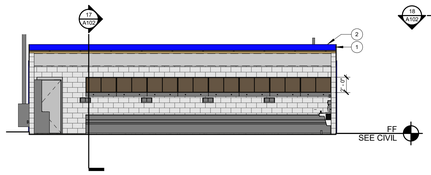


NORTH

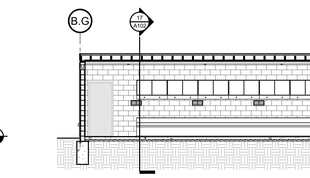
3 SOFTBALL HOME DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0"



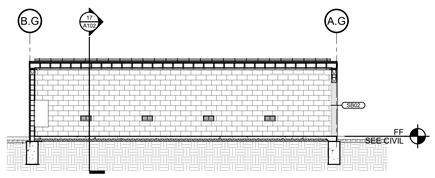
5 SOFTBALL HOME DUGOUT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

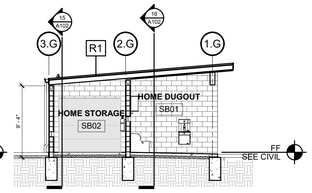


7 SOFTBALL HOME DUGOUT - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

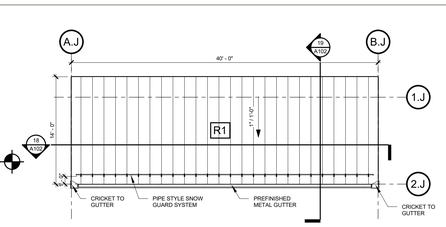


15 SOFTBALL HOME DUGOUT SECTION
SCALE: 1/8" = 1'-0"

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

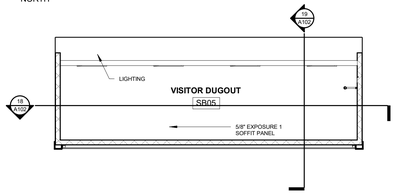


17 SOFTBALL HOME DUGOUT SECTION
SCALE: 1/8" = 1'-0"



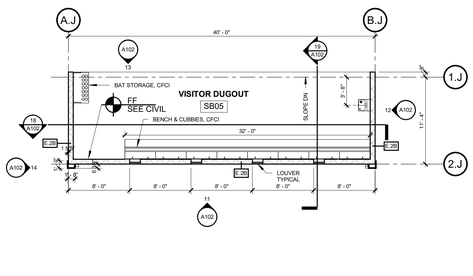
NORTH

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



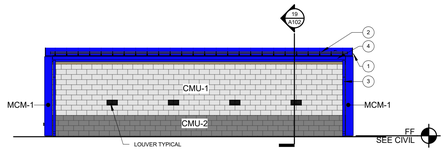
NORTH

9 SOFTBALL VISITOR DUGOUT RCP
SCALE: 1/8" = 1'-0"

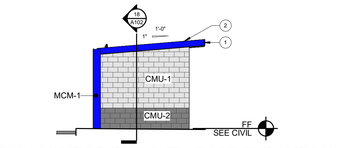


NORTH

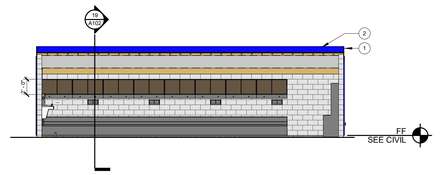
10 SOFTBALL VISITOR DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0"



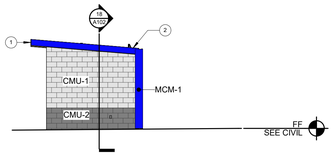
11 SOFTBALL VISITOR DUGOUT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



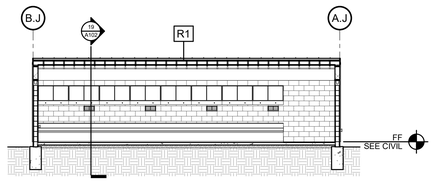
12 SOFTBALL VISITOR DUGOUT - EAST ELEVATION
SCALE: 1/8" = 1'-0"



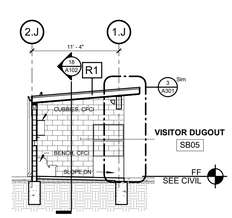
13 SOFTBALL VISITOR DUGOUT - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



14 SOFTBALL VISITOR DUGOUT - WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORRUGATED METAL PANEL 1
MP-2	CORRUGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1
EFS	EXTERIOR FINISH SYSTEM

SOFTBALL EXTERIOR ELEVATION NOTES

1	ROOF EDGE FASCIA
2	METAL ROOF PANEL
3	DOWNSPOUT
4	GUTTER

GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN, CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS **x'-x"** ON THE FLOOR PLANS. A LEVEL ELEVATION **100'-0"** = 974.96' GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING MUST BE FIRE RETARDANT TREATED SHEATHING.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
6. SEE SHEET A001 FOR WALL TYPE DESCRIPTIONS.
7. PROVIDE BRACING AT TOP OF NON LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
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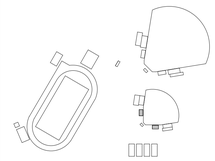

N

KEY PLAN

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

BISHOP ENGINEERING | kpff | Twin Rivers Engineering Consultants | CONFLUENCE

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

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BONDURANT, IA 50035

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PROJECT NUMBER
24010

SOFTBALL DUGOUTS

A102

5/16/2025 8:59:02 AM
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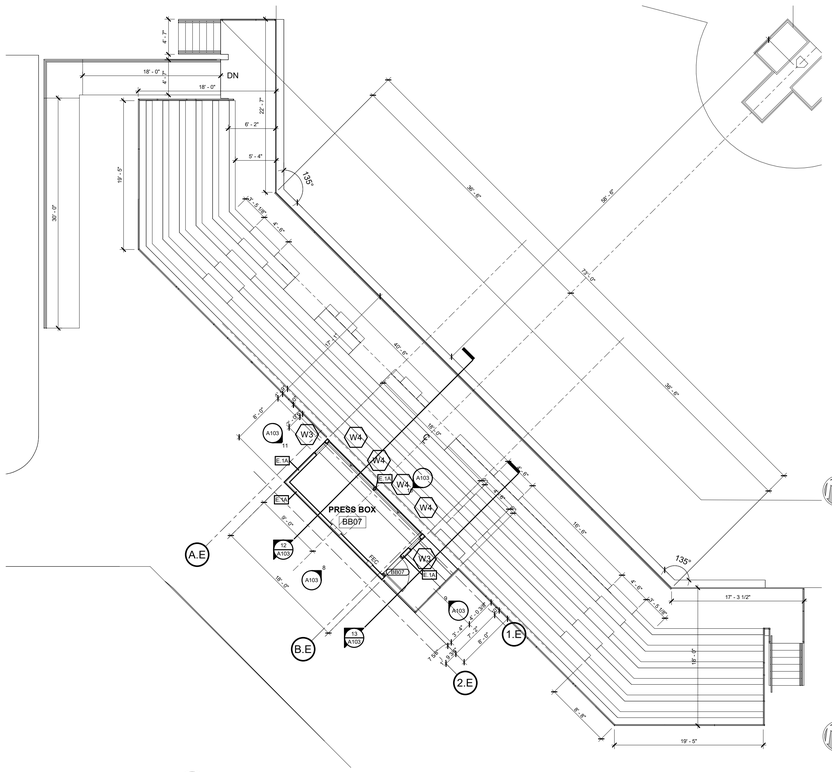
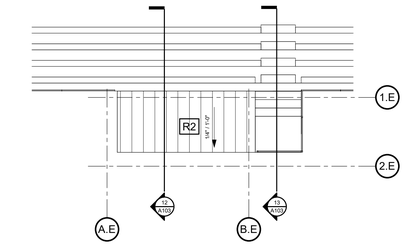
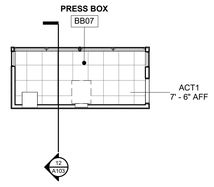


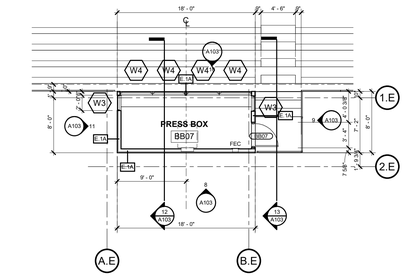
1 PRESS BOX/ GRANDSTAND - BASEBALL
SCALE: 1/8" = 1'-0"
NORTH



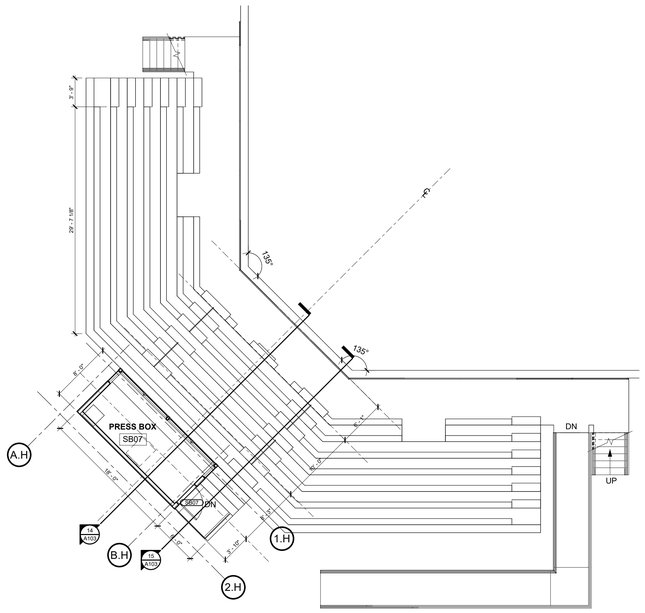
3 BB PRESS BOX ROOF PLAN
SCALE: 1/8" = 1'-0"
NORTH



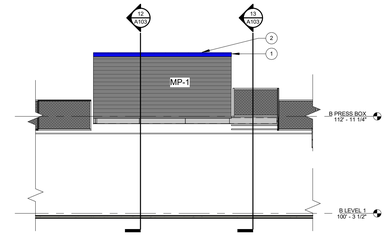
4 LEVEL 2 - BB PRESS BOX RCP
SCALE: 1/8" = 1'-0"
NORTH



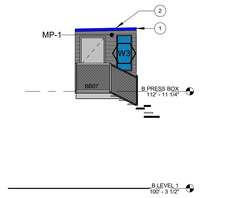
5 LEVEL 2 - PRESS BOX FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



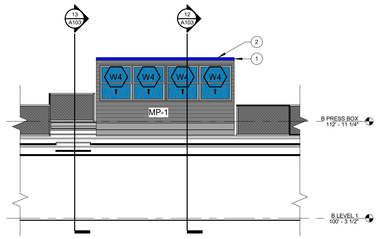
2 PRESS BOX/GRANDSTAND - SOFTBALL
SCALE: 1/8" = 1'-0"
NORTH



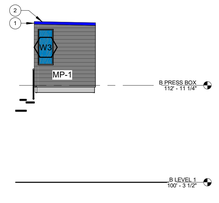
8 BB PRESS BOX SW ELEVATION
SCALE: 1/8" = 1'-0"
SB PRESS BOX SIMILAR



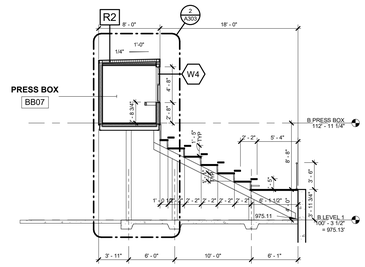
9 BB PRESS BOX SE ELEVATION
SCALE: 1/8" = 1'-0"
SB PRESS BOX SIMILAR



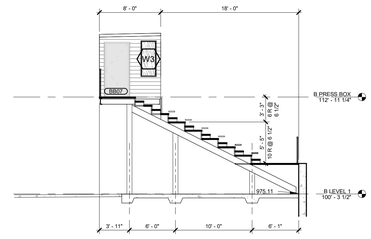
10 BB PRESS BOX NE ELEVATION
SCALE: 1/8" = 1'-0"
SB PRESS BOX SIMILAR



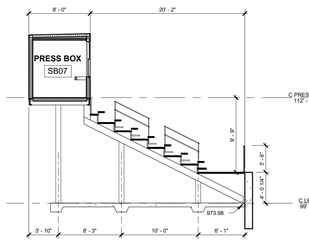
11 BB PRESS BOX NW ELEVATION
SCALE: 1/8" = 1'-0"
SB PRESS BOX SIMILAR



12 BB PRESS BOX SECTION
SCALE: 1/8" = 1'-0"



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



14 SB PRESS BOX SECTION
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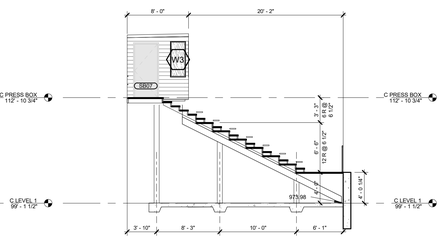


15 SB BLEACHER STEP SECTION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

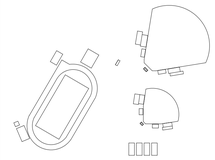
CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORRUGATED METAL PANEL 1
MP-2	CORRUGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1
EFS	EXTERIOR FINISH SYSTEM

BASEBALL EXTERIOR ELEVATION NOTES

1	ROOF EDGE FASCIA
2	METAL ROOF PANEL
3	DOWNSPOUT
4	GUTTER

GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN, CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS +0.0' ON THE FLOOR PLANS. A LEVEL ELEVATION 100'-0" = 974.96' GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING MUST BE FIRE RETARDANT TREATED SHEATHING.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
6. SEE SHEET A001 FOR WALL TYPE DESCRIPTIONS.
7. PROVIDE BRACING AT TOP OF NON-LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH NCMA'S RECOMMENDATIONS, MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
9. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
10. PROVIDE BULL-NOSED CORNERS ON CONCRETE BLOCK WALLS AT ALL EXPOSED OUTSIDE CORNERS, UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
12. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYESTER ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
14. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES SEE DRAWINGS FOR ADDITIONAL INFORMATION.
15. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
16. PAINT ALL EXTERIOR STEEL LINTELS w/ HIGH PERFORMANCE COATINGS.



N
KEY PLAN

SVPA ARCHITECTS
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BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
05/16/2025

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PROJECT NUMBER
24010

PRESS BOXES

A103

5/16/2025 8:59:08 AM
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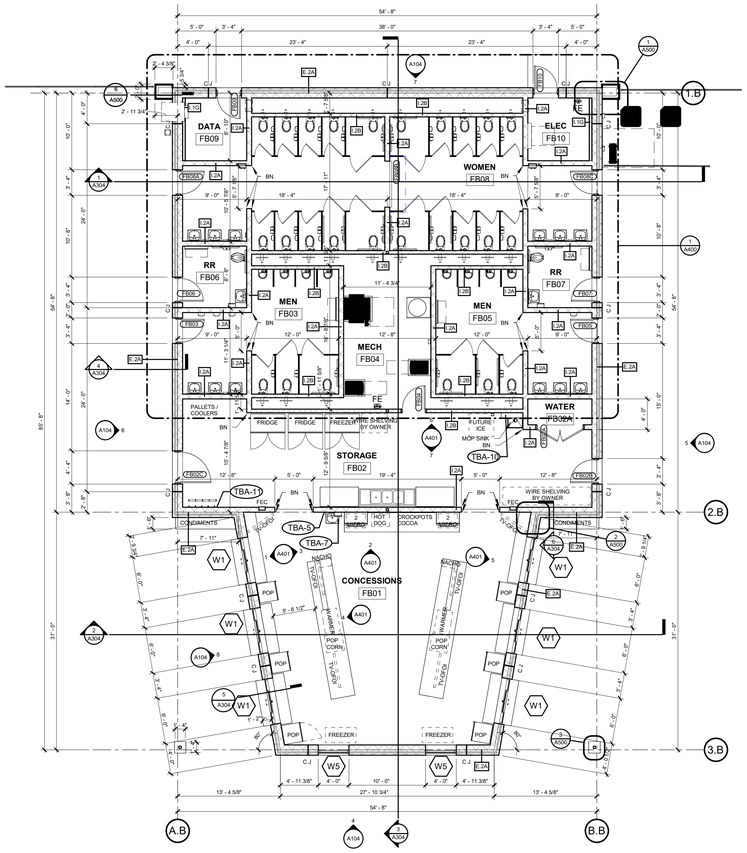
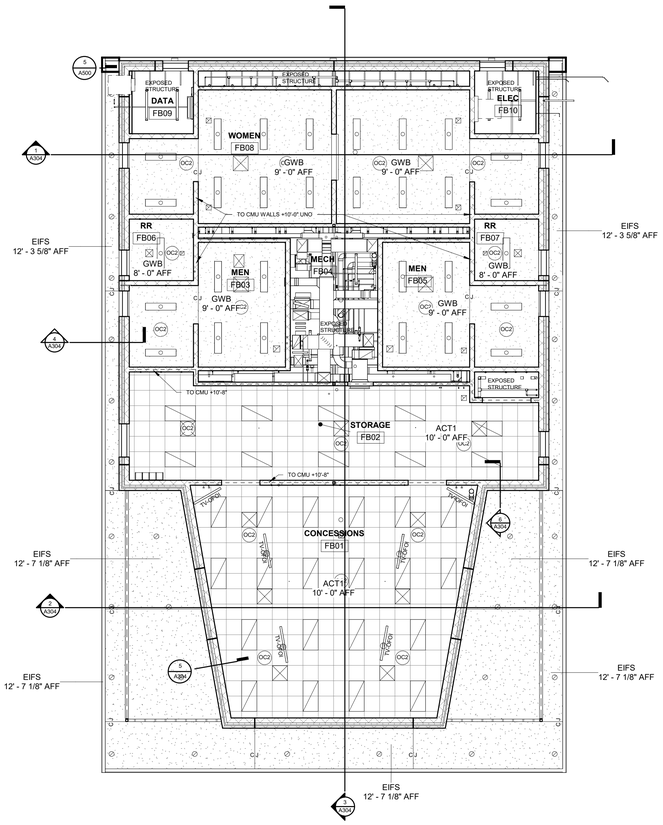


1 CONCESSIONS & RR FLOOR PLAN
SCALE: 1/8" = 1'-0"



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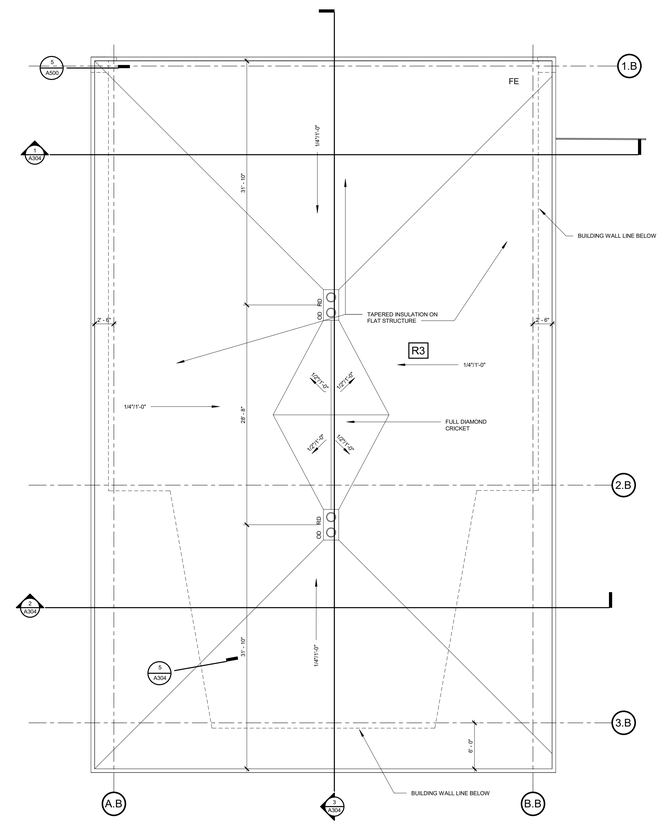

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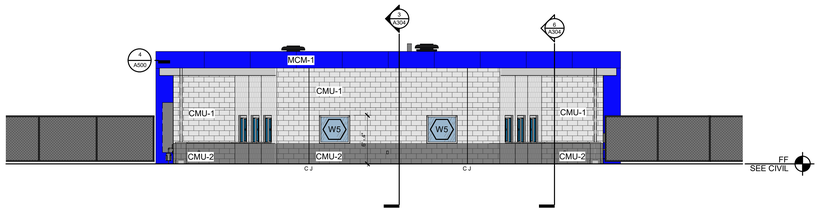
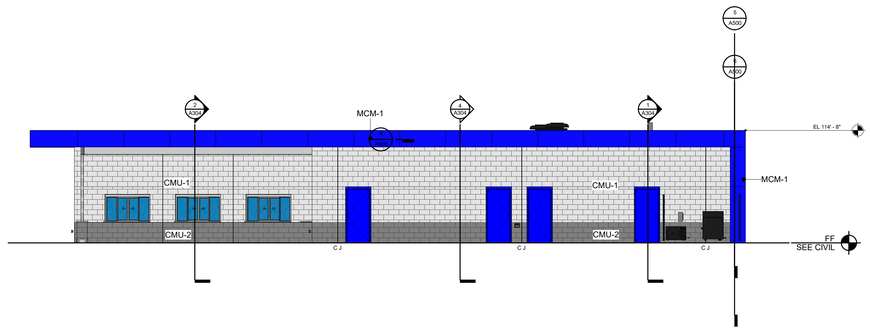
SCALE: 1/8" = 1'-0"



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



5 CONCESSIONS SOUTHEAST ELEVATION
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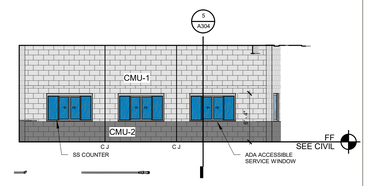
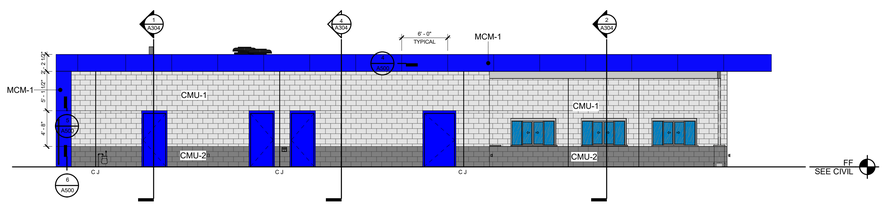
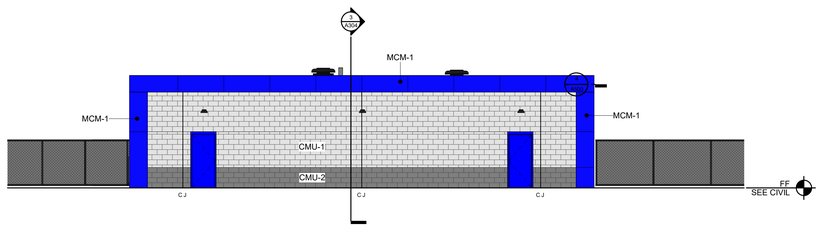


8 CONCESSIONS PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"
PARTIAL EAST ELEVATION OPPOSITE



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



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

MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORRUGATED METAL PANEL 1
MP-2	CORRUGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1
EFS	EXTERIOR FINISH SYSTEM

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KEY PLAN

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PROJECT NUMBER
24010

CONCESSIONS PLANS & ELEVATIONS

A104

5/16/2025 8:59:18 AM
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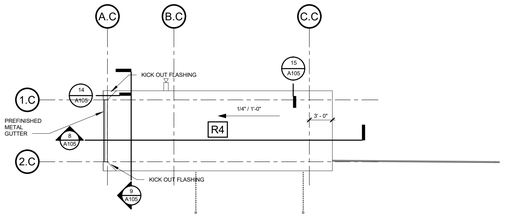
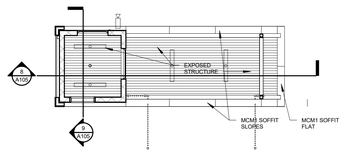


NORTH

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



NORTH

2 ENTRY RCP
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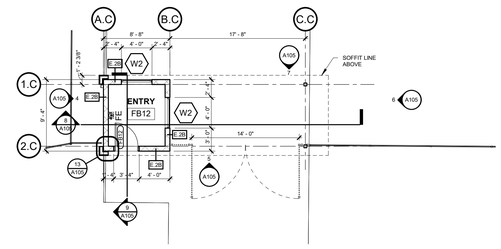
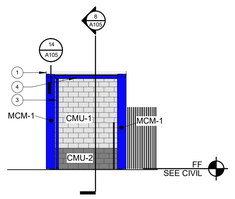


NORTH

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



4 BB ENTRY - SOUTH ELEVATION
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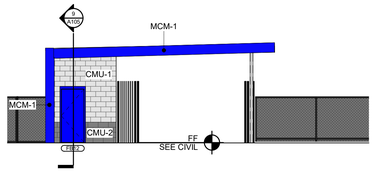

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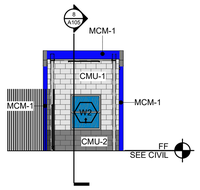

6 BB ENTRY NORTH
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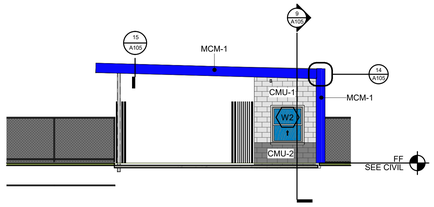

7 BB ENTRY - WEST ELEVATION
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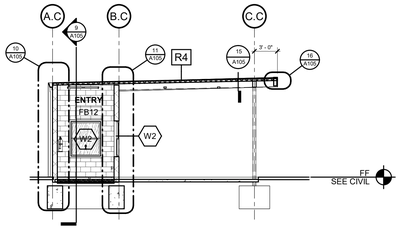

8 BUILDING SECTION
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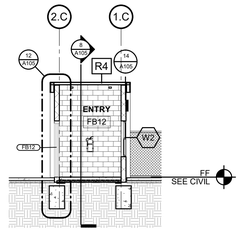

9 BUILDING SECTION
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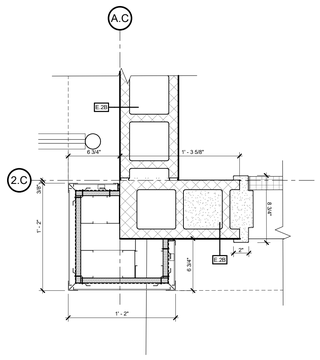

13 PLAN DETAIL
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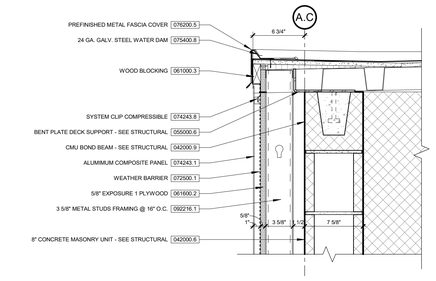

14 SECTION DETAIL
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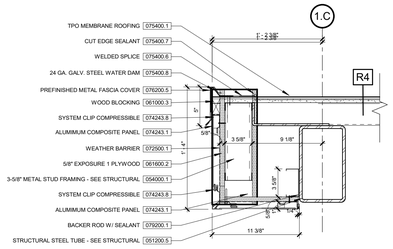

15 SECTION DETAIL
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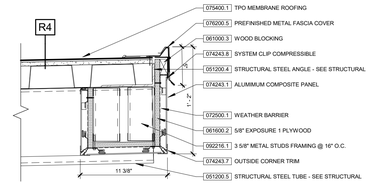
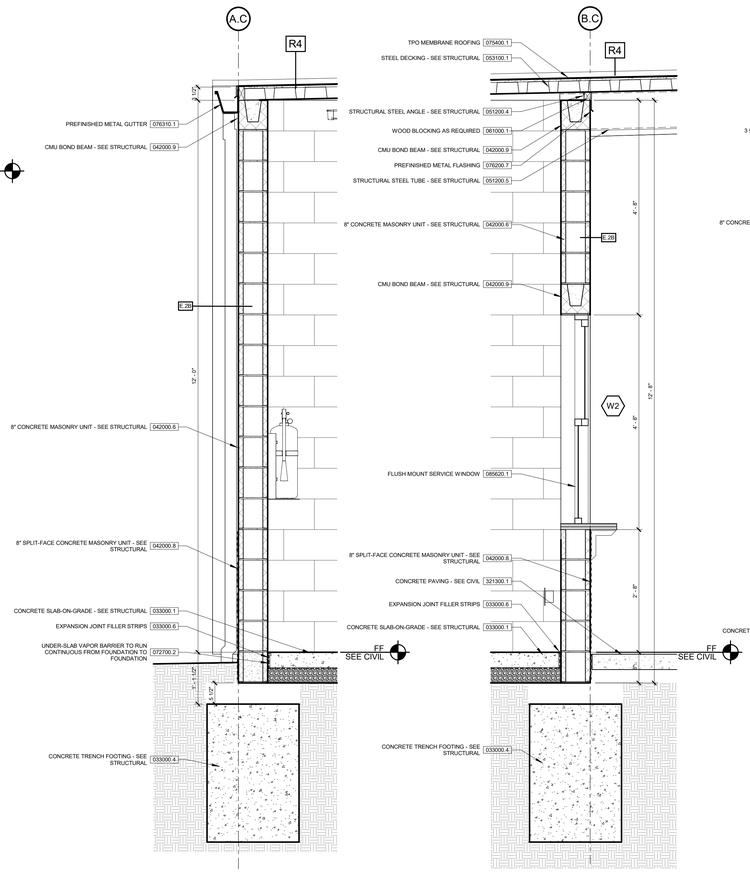
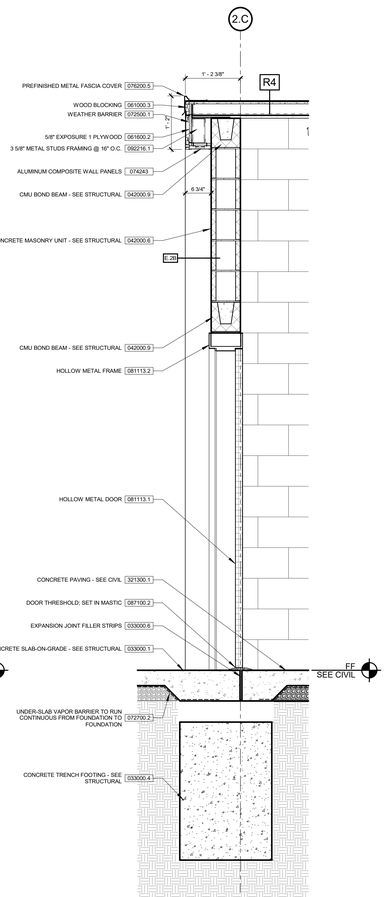


16 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



10 WALL SECTION
SCALE: 3/4" = 1'-0"

11 WALL SECTION
SCALE: 3/4" = 1'-0"



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SCALE: 3/4" = 1'-0"

MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
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MP-1	CORRUGATED METAL PANEL 1
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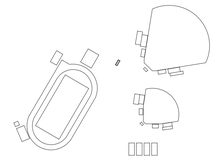

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KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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05/16/2025

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ENTRY STRUCTURE - ADD ALTERNATE 2

A105

5/16/2025 8:59:25 AM
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01 L210 EMS SITE LAYOUT PLAN

0' 25' 50' 100'

N

KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

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PROJECT NUMBER
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EMS SITE LAYOUT PLAN

L210

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Twin Rivers Engineering Consultants
CONFLUENCE

5/9/2024 3:58:06 PM
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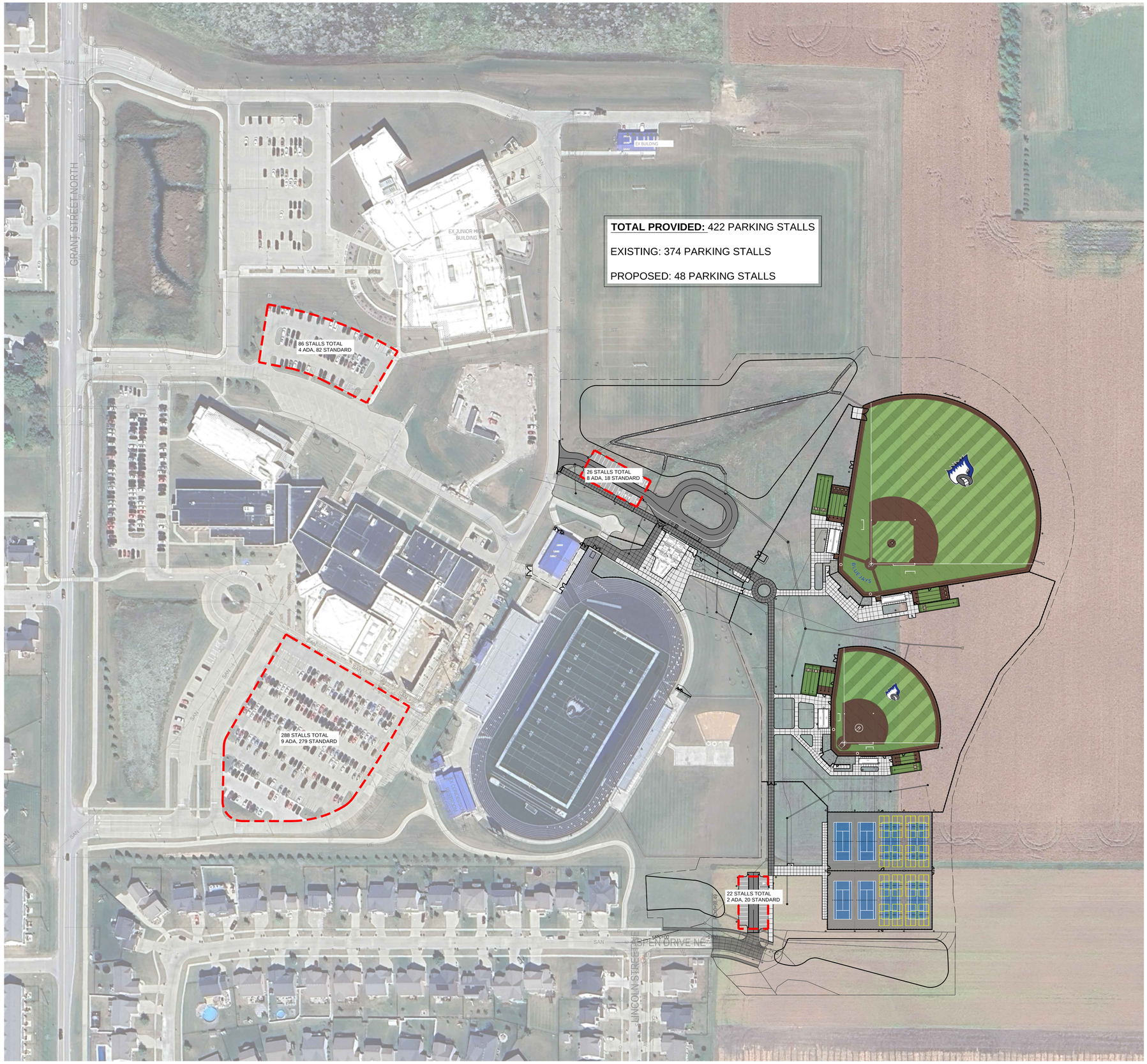

01 L211 SITE PARKING LAYOUT PLAN

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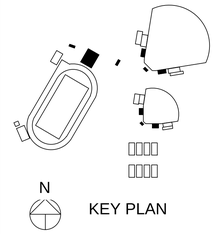
Autodesk Docs://24010_BF CSD Softball-Baseball Fields/24010_BF CSD Softball-Baseball Fields_ARCH_R24.rvt

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

BISHOP ENGINEERING
kpff
Twin Rivers Engineering Consultants
CONFLUENCE



N
KEY PLAN

BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
05/28/2025

REVISIONS

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.
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PROJECT NUMBER
24010

SITE PARKING LAYOUT PLAN

L211

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

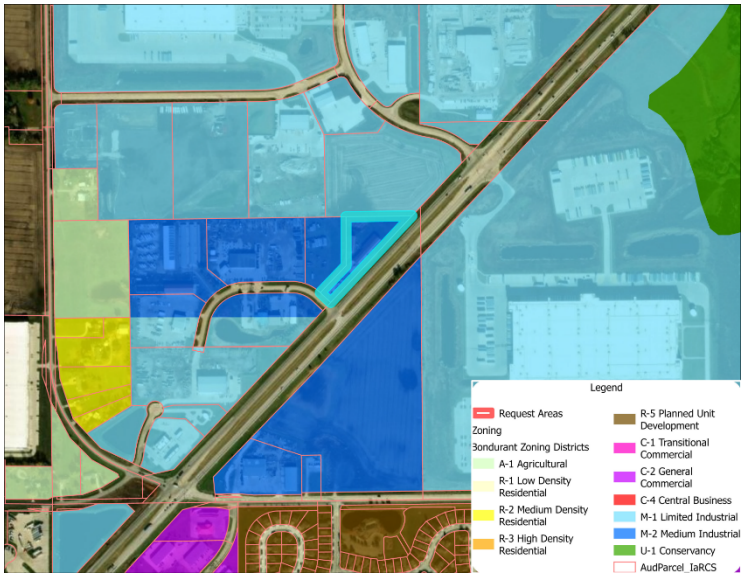
Item No. 6.d.
For Meeting of 6/12/2025
Resolution

TITLE: Resolution PZ-250612-22 - Considering fireworks permit application for Iowa Fireworks.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a fireworks permit for review by the Planning & Zoning Commission and City Council for Iowa Fireworks Company, a temporary fireworks stand at 906 Prairie Drive SW. The applicant is Iowa Fireworks and the temporary stand will be placed on land owned by Randy Schlenker. The applicants are proposing a 10'x40' temporary fireworks stand, and a 10'x40' storage trailer. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of temporary fireworks sales is a permitted use at this site.

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



General Commercial Use & Bulk

- Temporary fireworks sales will take place in a 10’x40’ stand. A 10’x40’ storage trailer will be located on the site as well.
- The temporary fireworks sales tent will be 33’ from the existing building on site.

Parking/Drive Areas

- This site has street frontage on Prairie Drive SW
- All parking for the temporary fireworks sales site will be located on site on the existing gravel parking areas. .

Stormwater, Utilities & Natural Features

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

ARCHITECTURAL STANDARDS

- Architectural elevations are not required for this temporary use.

Other Site Plan Features

- The fireworks application requires a copy of the State Consumer Fireworks Sellers License, which is included in the packet.

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

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and no comments have been received at this time.
3. Fire Department - reviewed and no comments have been received at this time. Inspection by the Fire Department will be required before the fireworks stand can be operated.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-250612-22.
2. Recommended approval of RESOLUTION NO. PZ-250612-22, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250612-22.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. PZ-250612-22 - Iowa Fireworks
2. 2025-2026 License Card Consumer Fireworks Retail Seller License
3. Site Plan
4. Bondurant_Permit_-_Application
5. Bondurant-insurance

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250612-22

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE FIREWORKS PERMIT FOR IOWA FIREWORKS AT 906 PRAIRIE DRIVE SW.

WHEREAS, Iowa Fireworks has submitted the fireworks permit for 906 Prairie Drive SW described as follows; AND

LOT 1 MCCLEARY MEADOWS INDUSTRIAL PARK.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and temporary fireworks sale use is a permitted use; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted fireworks permit for Iowa Fireworks located at 906 Prairie Drive SW subject to the following City Code/Policy clarification item:

1. The site is inspected and approved by 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 June 12, 2025; among other proceedings the above was recommended.

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

_____
Isaac J. Pezley, City Planner

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

_____
Karen Keeran, Commission Chair

NOT TRANSFERABLE

KEEP THIS LICENSE POSTED

Iowa Consumer Fireworks License

Iowa Fireworks Company (906 Prairie Dr)

906 Prairie Dr, Bondurant

License Number: CFRS2025-0588

License Level: First-Class Consumer Fireworks (may include second-class fireworks)

Issue Date: 05/30/2025

Expiration Date: 04/01/2026

Structure Type: Temporary Stand (open to public)

50% or more of retail floor space devoted to consumer fireworks

License Tax Status: Retail Tax Status

The information provided on this certificate is current as of 05/30/2025
Scan the QR code to retrieve or verify the current license status.

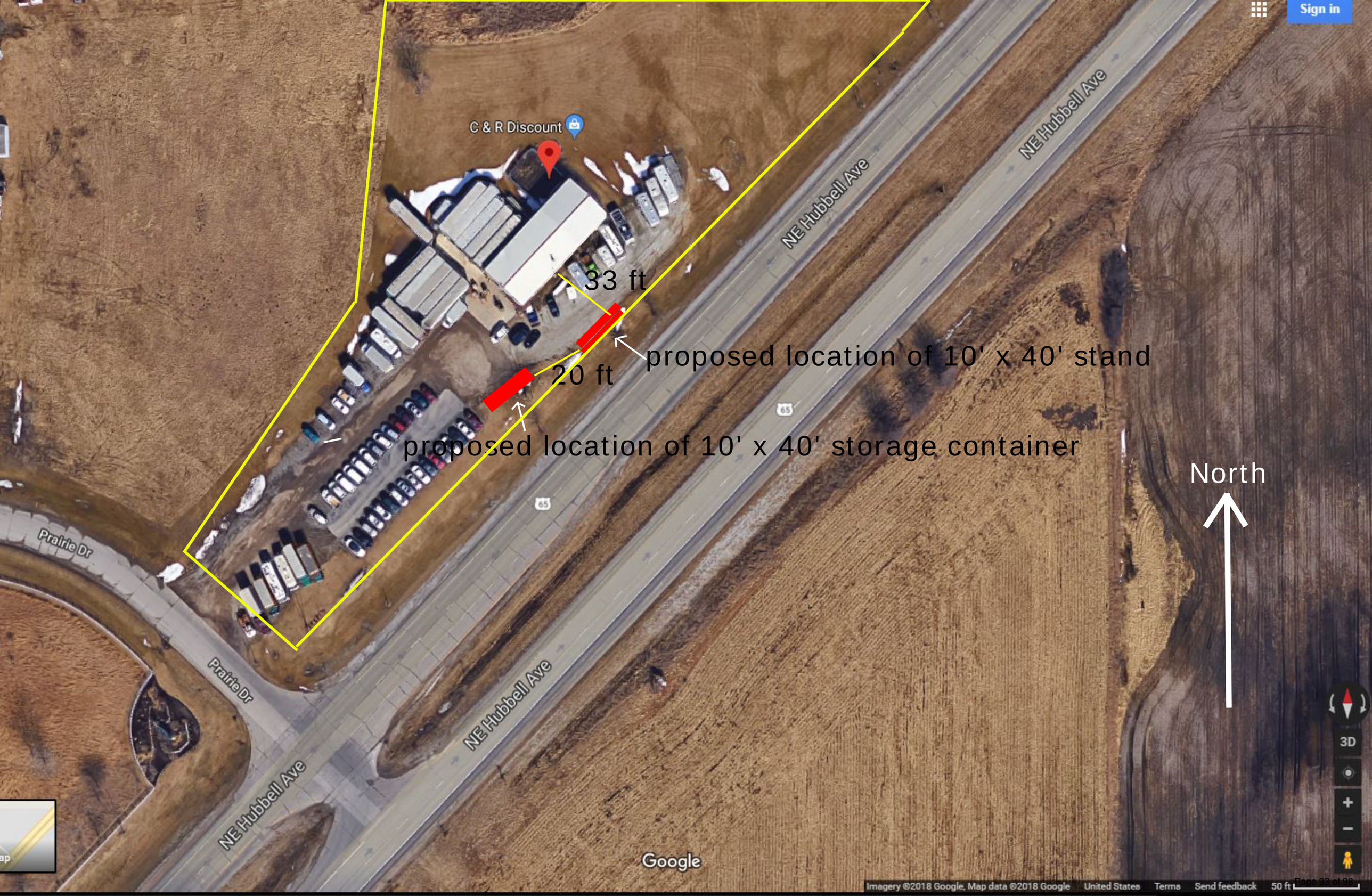
Iowa Department of Inspections, Appeals & Licensing

6200 Park Avenue, Suite 100

Des Moines, Iowa 50321-1270

Website: https://iowa.imagetrendlicense.com/

Larry Johnson, Jr.
Director


C & R Discount
NE Hubbell Ave
NE Hubbell Ave
33 ft
20 ft
proposed location of 10' x 40' stand
proposed location of 10' x 40' storage container
Prairie Dr
Prairie Dr
NE Hubbell Ave
NE Hubbell Ave
65
65
North
Google
Sign in
3D
Imagery ©2018 Google, Map data ©2018 Google
United States
Terms
Send feedback
50 ft

APPLICATION FOR FIREWORK SALES PERMIT City of Bondurant, Iowa

Applicant Information, Notification List, Fee, Consent

- Provide contact information for applicant, property owner, contract purchaser, tenant, and authorized agent in following table (complete as appropriate to the application, attaching additional sheets if necessary).
- Provide names and mailing addresses of all surrounding property owners (provide names and addresses of any residential areas, schools, child care facilities or elderly residential facilities within 500 feet of the property). An Abstractor must certify accuracy of the ownership list within thirty (30) days of the application date.
- Submittal fee payable to the City of Bondurant. The fee is not refundable.
- If the Applicant is not the Title Holder of record, the Title Holder must authorize the appeal by submitting a written consent with the application.

	Applicant	**Record Owner**	**Authorized Agent** (Attorney, engineer, architect, etc.)
Name:	Jeremiah Terhark	Randy Schlenker	
Mailing Address:	609 6th street NE Mitchellville	906 Prairie Dr, Bondurant, IA 50035	
Telephone No.	(515) 556-1792	(515) 967-0227	
Fax No.			
Email Address:	jeremiah@iowa-fireworks.com	randy@crdiscount.com	

Effective Date of Form: January 1, 2018

TO THE CHAIRPERSON OF THE BONDURANT CITY COUNCIL:

The undersigned hereby applies to the Bondurant City Council for a Firework Sales Permit on property legally described as follows:

906 Prairie Dr, Bondurant, IA 50035

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

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

(Signature on line, type or print name below)

Jeremiah Terhark

By: Jeremiah Terhark

Submittal Date: ~~5/26/2024~~ 05/30/2025

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

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

Effective Date of Form: January 1, 2018

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

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

Refer to the Zoning Ordinance for such additional submittal requirements.

Refer to interior/exterior site plan

Effective Date of Form: January 1, 2018

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 216-658-7100 **FAX (A/C, No):** 216-658-7101 **E-MAIL ADDRESS:** info@brittongallagher.com
	INSURER(S) AFFORDING COVERAGE / **NAIC #** **INSURER A :** Everest Indemnity Insurance Company / 10851
INSURED Iowa Fireworks Company LLC 5907 Meredith Drive Urbandale IA 50322	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1802780264 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC			GCI0010254-251	4/9/2025	4/9/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Stand Owner, Property Owner and Others listed below are named additional insured's.
Stand Owners: Zachariah Terhark and Jeremiah Terhark, Iowa Fireworks Company
Property Owner: Randy Schlenker / C&R Discount
Other: Bondurant, IA; Polk County
Location: 906 Prairie Drive SW Bondurant, IA 50035
Effective Dates: June 9, 2025 through July 11, 2025

CERTIFICATE HOLDER

Iowa Fireworks Company LLC
5907 Meredith Drive
URBANDALE IA 50322
United States

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

Item No. 7.a.
For Meeting of 6/12/2025
Discussion Item

TITLE: Zoning Code Update - Residential Districts

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: Confluence will facilitate a discussion this evening to gather input from the Commission and attendees regarding the Zoning Code update, with a particular focus on potential residential bulk standards that may be considered as part of the process.

FUNDING SOURCE:

STAFF RECOMMENDATION: Discussion

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None