[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/89405260487*

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

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 10, 2025, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
   a. June 12, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
   a. Resolution PZ-250612-20 - Considering Site Plan for The Station at 101 Grant Street North.
   b. Resolution PZ-250710-23 - Considering vacation of a portion of the Lincoln Street NW right-of-way located within the Grain District.
   c. Resolution PZ-250710-24 - Considering Plat of Survey to create Parcel '2025-90' located in the McCleary Meadows Industrial Park.
   d. Resolutoin PZ-250710-25 - Considering Site Plan for Bondurant Storage Phase II Site Plan
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
   a. Mayor
   b. Council Members
   c. Administrator
   d. Directors
9. Adjournment

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

Meeting
Minutes

DATE: June 12, 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), Ethan Pitt, Brian Clayton, Jesse Torres, Jason Vore
Members Absent: Kristin Brostrom

City Official & Staff Present: Maggie Murray, Isaac Pezley, Doug Elrod

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the June 12, 2025, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the May 8, 2025, meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

a. Public Hearing – Considering request to rezone Parcel 792301.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District.

Public hearing opened at 6:01 p.m.

Pezley stated the City is initiating this rezoning request. The property is currently going through the Certified Sties process and the City wanted to clear any zoning

discrepancies. This property was zoned U-1 as it was previously located within a FEMA Floodplain. FEMA has since updated their firm maps and the area is no longer within that floodplain area.

Commission asked what the City's Conservancy Zone is. Pezley stated it has historically mirrored FEMA's floodplain district. Conservancy district does not allow much development opportunities. Pezley stated the City has been cleaning up a lot of Conservancy zoning down in this area of the last couple of years.

Public hearing closed at 6:04 p.m.

b. Resolution PZ-250612-19 – Considering request to rezoned Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District

Motion by Commission Member Torres, seconded by Commission Member Pitt to approve Resolution PZ - 250612-19.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Commission Member Brostrom. Vote on Motion 6-0-0. Motion carried.

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

Jared Dobesh addresses the Commission. Dobesh stated due to budget constraints, the School District has amended their previously approved site plan. The parking lot on the north side of the development has been reduced and now includes a bus lane. The city expressed concern about emergency management access, Dobesh has submitted paperwork addressing their concerns. Pezley concerned Fire Chief Kreuder has reviewed and has deemed the plan acceptable.

Murray asked Dobesh to speak to pedestrian access from the south. Dobesh explained the proposed fencing. Murray asked for confirmation that the intent of this fencing is to control parking for events, Dobesh stated that is correct. Mains asked if the tennis courts are located within that fenced area, Dobesh stated no because the tennis courts will be open to the public.

Torres asked if bike racks are being provided, Dobesh stated no but they can provide some. Murray stated with the new code bike racks are likely required, Pezley confirmed they would be required to have two bicycle racks.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250612-21.

Roll Call – Ayes:, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Commission Member Brostrom. Vote on Motion 6-0-0. Motion carried.

d. Resolution PZ-250612-22 – Considering fireworks permit application for Iowa Fireworks.

Jeremiah Terhark addressed the Commission. Terhark stated this is the seventh or eighth year at this location, and they are not proposing any changes from previous years. Terhark provide the Commission a quick overview of the site plan.

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve Resolution PZ - 250612-22.

Roll Call – Ayes:, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Commission Member Brostrom. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items –

a. Zoning Code Update – Residential Districts

Chris Shires with Confluence addressed the Commission. Murray stated staff wanted a more targeted discussion regarding residential development standards. Staff has had conversations with residential developers regarding bulk regulation standards, Murray provided the Commission with an overview of the City's current regulations.

Shires stated he can provide the city with a toolbox for townhomes and the inclusion of postage stamp townhome developments would encourage owner-occupied townhomes which are very popular right now. Shires stated he would recommend getting rid of square footage requirements and instead look at density requirements and tier the density with the districts. Shires gave an overview of what that tier system could look like.

Commission and Shires had discussion about townhomes and different types. Keeran stated we need to be strict on driveway lengths. Shires stated these types of requirements would be backed into the bulk regulation standards. Farver stated in Ankeny one of the ways they addressed parking issues was by installing an alley in the rear of the townhomes with access to the garage. Clayton expressed concern about this especially for deliveries and people visiting a property. Shires stated City are requiring addresses posted on the rear of the

building as well. Clayton asked about how emergency services handle this, Shires stated he would need to investigate that.

Shires and the Commission had a conversation about ADUs and what the city can and cannot require and stay in compliance with State Code. Murray asked the Commission if they want staff to encourage ADUs or not. Murray stated there is a way to write the code to make it difficult to have ADUs in the community. Keeran stated she is for ADUs especially as Bondurant and the metro becomes more and more expensive to live in. Commission had a conversation about converting existing attached garages into ADUs. Commission had conversation about how you would address the ADU for mail and emergency service purposes.

The Commission had a conversation about lot width requirements for residential properties. Jason Townsend with Paramount Land addressed the Commission on this topic. Townsend stated they are trying to bring in developments that will create jobs in the community. At the same time, they are trying to create housing for these types of job users, and the current lot size requirements are pushing house prices up to a point where these job users are being priced out. Clayton asked what the price point is, Townsend said they are trying to be under $350,000 and get as close to $250,000 as possible, which is very difficult at the moment. Clayton stated he struggles with smaller lots, and asked for visuals for housing developments on smaller lots so the Commission can react to it.

Staff and the commission talked about potential benefits of allowing PUDs in the community. Murray for clarification on R-1 lot widths and whether it should stay at 70', Commission confirmed. Commission had additional conversation about residential design requirements.

Staff and Commission had conversations about basement requirements. Commission agreed to keep basements in single-family and duplexes. Clayton stated he wants to keep basements in townhomes, Keeran disagreed. Clayton stated its all about price point, and basements need to be the standard. Shires presented some language the Commission should considered for basements for townhomes.

Doug Elrod addressed the Commission. Elrod stated the Commission is living in the weeds and that where Council needs them, and he thanked the Commission for their work. Elrod stated they want developers to be profitable, and bring new residential developments but we also need to stay true to who Bondurant is. The city needs to provide housing types to all ranges of buyers. Elrod expressed his intent to meet with the Home Builders Association to discuss their concerns. Keeran stated Bondurant currently does not have starting or ending homes or the high-end homes, just a lot of middle housing.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – absent.

Clayton – Asked commission members if he needs to recuse himself for future discussion with the development of the Newby farm ground. Commission discussed and decided probably not, but ultimately up to him.

Mains – Grant and Hubbell northbound left turn lane needs to be looked at.

Pitt – Shoutout to the City EMS, daughter had an allergic reaction and they had a great response time. They also stopped the next day to check on her.

Torres – none.

Vore – none.

Commission Chair – none.

b. Community Development Director – The City is having a ribbon cutting next Monday for Parkside to BRSC trail. City will have a ceremony for the Ross certified site on June 19.

c. City Planner – none.

d. City Administrator – absent.

e. City County Liaison – absent. Elrod provided a brief overview of the Central Iowa Water Works nitrate issue. Stated currently on track to have on our water system by 2027. Stated the water tower has a couple of electrical components that still need to be installed before that project is complete. Filling the water tower will be a slow over time process.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 7:38.

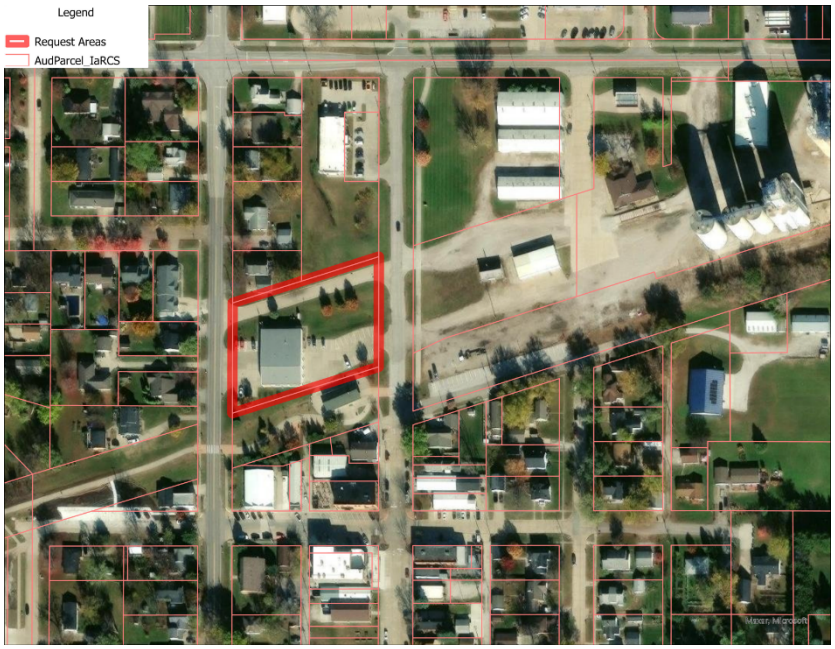
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.a.
For Meeting of 7/10/2025
Resolution

TITLE: Resolution PZ-250612-20 - Considering Site Plan for The Station at 101 Grant Street North.

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 101 Grant Street North, also known as The Station. The site plan applicant and owner of the property is the City of Bondurant. The site plan was prepared by Bolton & Menk. The site plan shows a repurposing of the current emergency services building and an entrance addition on the eastern side of the existing building. This property is zoned as being within the City's Central Business (C-4) District. The property in question is outlined below in red.



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

Consistency with the City's Comprehensive Plan:
A C-4 development at this location is consistent with the 2022 Comprehensive Plan which guides for Mixed-Use and Parks/Recreation at this location. There is Mixed Use to the south, east and north of the proposed property, Parks/Recreation to the south and southeast along the Chichaqua Valley Trail, and Low-Density Residential to the west.



Consistency with the City's Zoning Code:
Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development. The property is currently zoned Central Business (C-4). There is Central Business (C-4) zoned parcels to the east, south and northeast of the property. Medium Density Residential (R-2) is located to the north and west of the property.



General Use & Bulk Standards

- The site plan shows a 137 square foot vestibule addition on the eastern side of the building. The building itself will remain the same square footage, the interior of the building will be remodeled.
- An outdoor area will be constructed south of the vestibule addition and east of the building.
- The site plan shows trash enclosure north of the building. The trash enclosure is accessible from Grain Street NE.

Parking/Drive Areas

- The site plan shows access from Grant Street North and Main Street NE.
- The site plan shows pedestrian access from the north where on-street parking is proposed along Grain Street NE. Pedestrian access is also shown from the south from the Chichaqua Valley Trail and the Depot.
- The site plan shows one 15,401 square-foot warehouse building.
- The site plan, page 8, shows the parking/drive/loading area as being at least 10’ from right-of-way lines.
- The site plan shows existing parking/drive/loading areas on the eastern and western sides of the building.
- The site plan shows new on-street parking to the north of the building along Grain Street NE. The proposed on-street parking spaces are labeled as permeable roadway pavers.

- The site plan does shows a total of 32 existing parking spaces on site, four being ADA. The site plan shows an additional 17 parking spaces along Grain Street NE.

Stormwater, Utilities & Natural Features

- A stormwater report has been submitted to staff for review. At this time, the City Engineer has submitted no comments regarding the report.
- The site plan shows a 6” water main will be installed to the east of the building.
- The site plan shows a 8” non-perforated tile will be installed south of the building. This tile will connect into an existing storm sewer structure south of the site.
- A drainage basin will be modified to the north and east of the building. A 12” tile will be installed northeast of the building, this tile will connect to an existing downspout and discharge at the bottom of the detention basin.
- This property is not located within a Sanitary Sewer Connection Fee District.
- This property is not located within a Water Connection Fee District.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff and shown on pages 16 and 17 of the submitted site plan.
- The submitted elevations show patching and repair of existing masonry on the existing building. The addition on the eastern side of the building will be glass, metal composite material and steel that will be painted to match the existing façade.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.
- 11 canopy trees are shown on the site plan. Planting beds, sod and bioretention mix are also shown on the site plan.
- Pedestrian access is shown from the north, south, east and west.

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-250612-20.
2. Recommended approval of RESOLUTION NO. PZ-250612-20, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250612-20.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. PZ-250710-20
2. Site Plan

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250710-20

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR THE STATION AT 101 GRANT STREET NORTH.

WHEREAS, Bolton & Menk, on behalf of the applicant City of Bondurant, has submitted the site plan for The Station, located at 101 Grant Street North and further described as follows;

BEG SW COR LOT 1 BLK 11 OFF REP LOTS 10 THRU 12 ORIG PLAT BONDURANT THN NELY 294.90F THN S 209.66F THN SWLY 294.90F THEN N 209.66 F TO PT OF BEG SEC 31-80-22.

WHEREAS, the zoning for the property is Central Business (C-4) and community center use is a permitted use per Sections 178.10.1.C. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for The Station, located at 101 Grant Street North.

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				

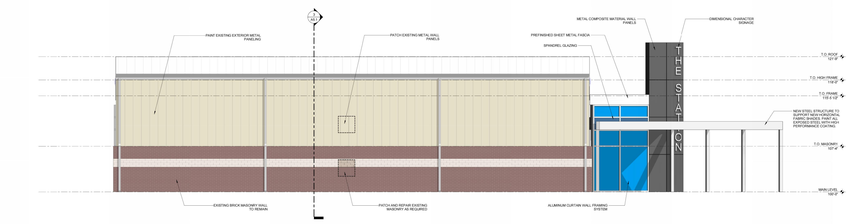
_____

Karen Keeran, Commission Chair

PARKS AND RECREATION EVENT CENTER

101 GRANT ST N BONDURANT
BONDURANT, IOWA 50035

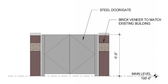
SITE PLAN APPLICATION #2



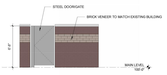
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



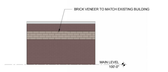
2 EXTERIOR PERSPECTIVE
SCALE: 12" = 1'-0"



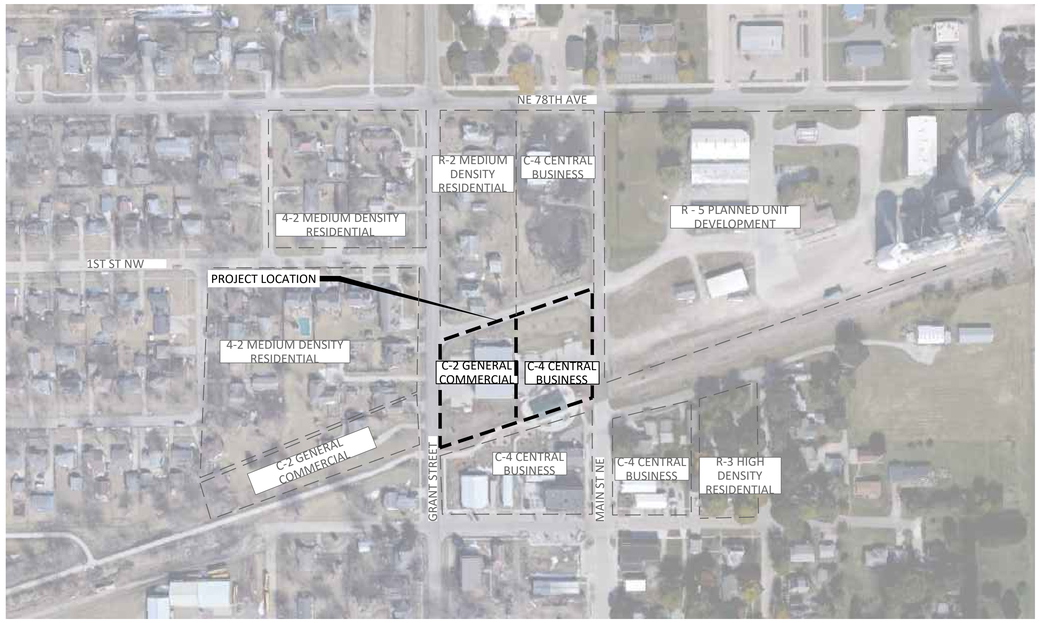
3 TRASH ENCLOSURE - FRONT
SCALE: 1/8" = 1'-0"



4 TRASH ENCLOSURE - REARR
SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE - SIDE
SCALE: 1/8" = 1'-0"



VICINITY MAP WITH ZONING: BONDURANT, IA

NOTE:

1. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
2. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
3. LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
4. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
5. MECHANICAL OR UTILITY EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT OR STREET-SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
6. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
7. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SODDING.

PROJECT TEAM

OWNER/APPLICANT:
CITY OF BONDURANT
200 2ND ST, NE,
BONDURANT IA 50035
PHONE: (515)-830-6985
CONTACT: MAGGIE MURRAY

ARCHITECT:
FEH DESIGN
604 E GRANDE AVE,
DES MOINES, IA 503009
PHONE:(515)-650-9549
CONTACT: CORY SHARP

CIVIL ENGINEER:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515)-391-0027
CONTACT: FORREST MARTINSON

LANDSCAPE ARCHITECT:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515 - 513 - 0443
CONTACT: NATE WEITL

ZONING:
EXISTING ZONING: C-2 GENERAL COMMERCIAL AND C- 4 CENTRAL BUSINESS

SURROUNDING PROPERTIES: R-2 MEDIUM DENSITY RESIDENTIAL, C-2 GENERAL COMMERCIAL AND C-4 CENTRAL BUSINESS

EXISTING USE: FIRE STATION

PRINCIPAL USE/
PROJECT TYPE: OFFICE/ COMMUNITY CENTER

BUILDING SUMMARY:

FOOTPRINT AREA:	8,396 SF
BUILDING TYPE:	
GROSS SF:	8,396 GSF
# OF STORIES:	1 STORIES
BUILDING HEIGHT:	21' 9"
# OF DWELLING UNITS:	0 TOTAL
FIRE PROTECTION:	COMPLETE SPRINKLER SYSTEM
SQ FEET BY USE:	OFFICE: 3,125 SF
	ASSEMBLY: 5,271SF
# OF EMPLOYEES:	4 (APPROXIMATE)

SITE SUMMARY:

PROJECT AREA:	92,006 SF (2.11 AC) TOTAL OF PARCELS
EXISTING IMPERVIOUS:	46,595 SF (1.06 AC)
PROPOSED IMPERVIOUS:	48,977 (1.12 AC)

PARKING COUNTS:
TOTAL PROVIDED: 49 SPACES

LEGAL DESCRIPTION:
BEG SW COR LOT 1 BLK 11 OFF REP LOTS 10 THRU 12 ORIG PLAT BONDURANT THN NELY 294.90F THN S 209.66F THN SWLY 294.90F THN N 209.66F TO PT OF BEG SEC 31-80-22

Sheet List Table

Sheet Number	Sheet Title
C0.0	TITLE SHEET
C0.1	LEGEND & ABBREVIATIONS
C0.2	GENERAL NOTES
C0.3	GENERAL NOTES
C1.1	EXISTING CONDITIONS
C1.2	REMOVALS PLAN
C2.1	EROSION CONTROL PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C4.2	ADA COMPLIANCE
C5.1	UTILITY PLAN
C5.2	UTILITY PROFILES
L1.1	PLANTING PLAN
L2.1	DETAILS
L2.2	DETAILS
L2.3	DETAILS
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ELEVATIONS
E1.1	SITE LIGHTING PHOTOMETRY
E1.2	SITE LIGHTING DETAILS

LICENSED PROFESSIONAL ENGINEER — FORREST MARTINSON — IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

FORREST MARTINSON

REG. NO. P28860 DATE: XXXXXXXXX

MY LICENSE RENEWAL DATE IS 12/31/2025

PAGES OR SHEETS COVERED BY THIS SEAL:

C4.1, C4.2, C5.1, C5.2

PROFESSIONAL LANDSCAPE ARCHITECT — NATE WEITL — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

NATE WEITL, XXXXXX

REG. NO. 00677 DATE: XXXXXXXXX

MY LICENSE RENEWAL DATE IS 6/30/2027

PAGES OR SHEETS COVERED BY THIS SEAL:

C.0.0 , C0.1 , C0.2, C0.3 , C1.1, C1.2 , C2.1 , C3.1 , L1.1 , L2.1 , L2.2, L2.3

LICENSED PROFESSIONAL ARCHITECT — CORY SHARP — IOWA

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

CORY SHARP (Printed or Type Name) XXX (License Num.)

XXX, XXXX (Signature)

Sheets covered by this seal ALL A-SHEETS

My license renewal date is

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PRELIMINARY NOT FOR CONSTRUCTION

FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS
MILWAUKEE, WI (414) 200-9660
DUBUQUE, IA (563) 583-4900
DES MOINES, IA (515) 288-2000
SIOUX CITY, IA (712) 252-3889

IN ASSOCIATION WITH
KCL ENGINEERING
BOLTON & MENK Real People. Real Solutions.

SHEET TITLE
TITLE SHEET

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

DATE ISSUED 06/26/2024

REV. NO.	DATE

PROJECT NUMBER
2024218

SHEET
C0.0

30" X 42"
H:\FEHDESIG_PROJ\X1366930000\CAD\C3D\1366893\C0.00.DWG
6/26/2025 6:40:27 PM

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC CAR CHARGE STATION
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-RECLAIMED WATER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- DRIVE-THRU MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS
- LIGHT POLE

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

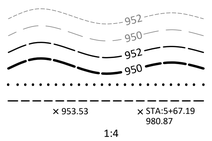
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- RECLAIMED WATER

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL - 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL OTHER THAN D:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GV	GATE VALVE	SAN	SANITARY SEWER
ADJ	ADJUST	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
ALT	ALTERNATE	HH	HANDHOLE	SERV	SERVICE
B-B	BACK TO BACK	HMA	HOT MIX ASPHALT	SHLD	SHOULDER
BLDG	BUILDING	HP	HIGH POINT	STA	STATION
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STD	STANDARD
BR	BEGIN RADIUS	HYD	HYDRANT	STM	STORM SEWER
BV	BUTTERFLY VALVE	I	INVERT	TC	TOP OF CURB
CB	CATCH BASIN	K	CURVE COEFFICIENT	TE	TEMPORARY EASEMENT
C&G	CURB AND GUTTER	L	LENGTH	TEMP	TEMPORARY
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TNH	TOP NUT HYDRANT
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TP	TOP OF PIPE
CL	CENTER LINE	LT	LEFT	TYP	TYPICAL
CL.	CLASS	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CSP	CORRUGATED STEEL PIPE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CLVT	CULVERT	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL	WS	WATER SERVICE
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE		
E	EXTERNAL CURVE DISTANCE	PCC	PORTLAND CEMENT CONCRETE	AC	ACRES
ESMT	EASEMENT	PE	PERMANENT EASEMENT	CF	CUBIC FEET
ELEC	ELECTRIC	PED	PEDESTRIAN, PEDESTAL	CV	COMPACTED VOLUME
ELEV/EL	ELEVATION	PERF	PERFORATED PIPE	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERM	PERMANENT	EA	EACH
ER	END RADIUS	PI	POINT OF INTERSECTION	EV	EXCAVATED VOLUME
EX	EXISTING	PL	PROPERTY LINE	LB	POUND
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LF	LINEAR FEET
F-F	FACE TO FACE	PT	POINT OF TANGENT	LS	LUMP SUM
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	LV	LOOSE VOLUME
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SF	SQUARE FEET
FM	FORCEMAIN	R	RADIUS	SV	STOCKPILE VOLUME
FO	FIBER OPTIC	RCP	REINFORCED CONCRETE PIPE	SY	SQUARE YARD
F.O.	FIELD ORDER	RET	RETAINING		
GRAN	GRANULAR	R/W	RIGHT-OF-WAY		
GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT		
GU	GUTTER	RT	RIGHT		

FEH DESIGN
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DUBUQUE, IA (563) 583-4900
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SIOUX CITY, IA (712) 252-3889
IN ASSOCIATION WITH
BOLTON & MENK Real People. Real Solutions.
KCL ENGINEERING

SHEET TITLE
LEGEND & ABBREVIATIONS

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

DATE ISSUED 06/26/2024

REV. NO. DATE

PROJECT NUMBER
2024218

SHEET
C0.1

PRELIMINARY
NOT FOR CONSTRUCTION

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CONTROL OF WORK AND MATERIALS

1. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS AND SPECIFICATIONS AT THE SITE OF WORK.
2. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY ALL STATE, FEDERAL, AND LOCAL RULES, STATUTES AND CODE REGULATING THE TYPE OF WORK BEING DONE.
3. WORK SHALL BE GOVERNED BY IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), EXCEPT WHERE SUPERSEDED BY CITY SPECIFICATIONS (CITY OF BONDURANT STANDARD SPECIFICATIONS FOR CONSTRUCTION), THE PLANS OR THE SPECIAL PROVISIONS.
4. ALL PEDESTRIAN SIDEWALK RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH IADOT REQUIREMENTS AND SHALL MEET "AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES" (ADAAG) AND "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY" (PROWAG) GUIDELINES. ANY RAMP NOT IN COMPLIANCE WILL NOT BE ACCEPTED AND WILL REQUIRE RECONSTRUCTION.

GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR THROUGH DURATION OF THE WORK.
4. THE CONTRACTOR SHALL FURNISH AND ERECT NEAT AND SUBSTANTIAL FENCES OR BARRICADES AROUND ROADWAY OBSTRUCTIONS, SHAFTS, TRENCH CROSSINGS AND OTHER EXCAVATIONS AS PRESCRIBED BY LAW AND AS MAY BE FURTHER REQUIRED FOR THE PROTECTION OF THE PUBLIC AND OF THE WORK. THEY SHALL SUPPLEMENT SUCH PROTECTIVE FENCES OR BARRICADES BY THE USE OF ACCEPTABLE LIGHTS, FLAGS, WATCHMEN, SIGNS AND OTHER MEASURES THAT MAY BE NECESSARY TO FOR PROPER AND SUFFICIENT PROTECTION.
5. THE CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND LICENSES, PAY ALL CHARGES AND FEES, AND GIVE ALL NOTICES NECESSARY AND INCIDENT TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.
6. COPIES OF ALL WRITTEN NOTICES AND PERMITS SHALL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES. HE OR SHE SHALL BASE THEIR BID ON HIS OR HER OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER
9. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT THEMSELVES WITH THE LOCATION OF ALL UNDERGROUND STRUCTURES, SHOWN ON THE PLANS, OR GIVEN ON THE SITE. LOCATIONS ARE BASED UPON THE AVAILABLE RECORDS BUT ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT AND ARE GIVEN ONLY TO ASSIST THE CONTRACTOR IN MAKING A DETERMINATION OF THE LOCATION OF ALL UNDERGROUND STRUCTURES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE LOCATION OF ALL UNDERGROUND STRUCTURES WHICH MAY BE ENCOUNTERED OR WHICH MAY BE AFFECTED BY WORK UNDER THE CONTRACT.
13. PRIOR TO CONSTRUCTION, UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
14. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
15. ANY ADJACENT PROPERTIES OR ROAD RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL WITH NO PAYMENT MADE BY THE OWNER.
16. ALL MATERIALS NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE AND ALL SUCH MATERIALS, WHETHER IN PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FORM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE ENGINEER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE ENGINEER SHALL HAVE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
17. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE CLEANLINESS. UPON REQUEST BY THE ENGINEER, THE CONTRACTOR SHALL, AT ITS EXPENSE, CLEANUP AND REMOVE ALL REFUSE AND UNUSED MATERIALS OF ANY KIND RESULTING FROM THE WORK INCLUDING CLEANING AND SWEEPING OF ADJACENT STREETS. UPON FAILURE TO DO SO WITHIN THREE WORKING DAYS AFTER SUCH REQUEST BY THE ENGINEER, THE WORK MAY BE DONE BY THE JURISDICTION AND THE COST THEREOF CHARGED TOT HE CONTRACTOR AND DEDUCTED FROM ITS FINAL PAYMENT.
18. ALL SURFACE STRUCTURES AND FEATURES, INCLUDING BUILDINGS, PAVEMENTS, TREES, AND SHRUBS, ADJACENT TO THE CONSTRUCTION SHALL BE PROPERLY PROTECTED AGAINST DAMAGE.
19. IN THE EVENT OF DAMAGE OR INJURY TO ANY SURFACE OF SUBSURFACE STRUCTURE, THE CONTRACTOR WILL BE REQUIRED TO MAKE REPLACEMENTS OR REPAIRS TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
20. EXCEPTING THOSE LOT CORNERS AND SURVEY MONUMENTS WHICH FALL WITHIN THE TRENCH EXCAVATION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND/OR REPLACEMENT OF ALL SURVEY CORNERS WHICH EXIST THROUGHOUT THE WORK AREA. ANY SUCH DAMAGED CORNERS SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
21. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
22. PROTECT EXISTING UTILITIES DURING CONSTRUCTION
23. SITE CLEAN-UP TO BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, TEC. SHALL BE KEPT CLEAN AT ALL TIMES.
24. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT IS TO BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION TO BE ALLOWED FOR THE COMPLETION OF THIS WORK.
25. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
26. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
27. MATERIALS NOT SUITABLE FOR CONSTRUCTION, INCLUDING TRENCH BACKFILL AND SURFACE RESTORATION, AND EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
28. GUTTERS MUST NOT BE OBSTRUCTED AT ANY TIME AND WHERE IT IS NECESSARY TO COVER THEM; A CONTINUOUS PIPE OR TIMBER DRAIN APPLE TO CARRY OF THE STORM WATER SHALL FIRST BE LAID ALONG THE GUTTER AND SUCH PIPE OR DRAIN SHALL BE KEPT OPEN AND FREE OF OBSTRUCTIONS.

TRAFFIC AND PEDESTRIAN CONTROL

1. CONTRACTOR TO COORDINATE ANY LANE OR STREET CLOSURES WITH THE OWNER AND CITY AND OBTAIN ALL PERMITS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTROL TRAFFIC DURING CONSTRUCTION AND PROVIDE ADEQUATE TRAFFIC AND PEDESTRIAN CONTROL AND SIGNAGE.
3. CONTRACTOR SHALL ASSUME PEDESTRIAN TRAFFIC WILL BE IN THE AREA THROUGHOUT THE PROJECT DURATION.
4. CONTRACTOR TO COORDINATE CONSTRUCTION ACCESS, STAGING, AND PARKING AREAS WITH OWNER AND MINIMIZE IMPACTS TO SURROUNDING PROPERTIES.
5. SUITABLE PEDESTRIAN CROSSINGS AT LEAST FOUR FEET IN WIDTH SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR WHEN APPLICABLE.

DEMOLITION

1. REMOVAL REQUIREMENTS SHOWN ON THE PLANS SHOULD BE CONSIDERED MINIMUM REMOVAL AND REPLACEMENT REQUIREMENTS. CONTRACTORS SHALL ADJUST REMOVAL LIMITS AND DIMENSIONS AS REQUIRED BY CONSTRUCTION MEANS AND METHODS AND ACTUAL SITE CONDITIONS. CONTRACTORS SHOULD FACTOR ADDITIONAL ANTICIPATED REMOVAL AND REPLACEMENT REQUIREMENTS INTO THEIR COST AS ADDITIONAL COMPENSATION REQUESTS FOR ADJUSTED OR EXPANDED REMOVAL LIMITS WILL NOT BE APPROVED.
2. CONTRACTOR SHALL REPLACE AT NO COST TO THE OWNER ALL DAMAGED STREETS, DRIVES, SIDEWALKS, CURB AND GUTTER, SIGNS, PAVEMENT MARKINGS, LIGHTS, FENCES AND ALL OTHER SURFACE STRUCTURES NOT SCHEDULED TO BE REMOVED DURING THE COURSE OF THE WORK.
3. ALL LANDSCAPING INCLUDING TREES, SHRUBS, PERENNIALS NOT CALLED OUT TO BE REMOVED OR APPROVED FOR REMOVAL BY CONSTRUCTION MANAGER SHALL BE PROTECTED AND REPLACED AT NO COST TO THE OWNER IF DAMAGED DURING CONSTRUCTION. REPLACE TREES WITH (1) EQUIVALENT TREE UP TO 6" CALIPER AND (1) ADDITIONAL TREE FOR EVERY 6" CALIPER BEYOND THAT. ALL PLANTS THAT ARE DESTROYED OR DAMAGED SHALL BE REPLACED WITH NEW PLANTS OF THE EQUIVALENT TYPE.
4. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER, OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT A MINIMUM OF TWO FEET BEYOND THE EDGE OF ALL EXCAVATIONS. CONTRACTOR SHALL DOCUMENT (OR PHOTO) ALL CRACKED PCC PAVEMENT OR DAMAGED HMA PAVEMENT PRIOR TO CONSTRUCTION. IF NEW CRACKS IN PCC PAVEMENT DEVELOP OR HMA PAVEMENT IS DAMAGED DUE TO THE CONSTRUCTION ACTIVITY OR TRAFFIC (EXTENDS BEYOND CONSTRUCTION LIMITS), CONTRACTOR SHALL REPLACE DAMAGED AREA AT NO ADDITIONAL COST TO OWNER.
5. FIRE PROTECTION ACCESS AND FIRE HYDRANTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL EXISTING FIRE HYDRANTS WHICH ARE NOT CALLED OUT TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED. AT THE REQUEST OF THE CONTRACTOR, SELECT EXISTING FIRE HYDRANTS MAY BE ALLOWED TO RE REMOVED TO BETTER ACCOMMODATE THE PROPOSED SITE IMPROVEMENTS. REQUESTS TO REMOVE EXISTING FIRE HYDRANT ASSEMBLIES SHOULD BE SUBMITTED AND APPROVED BY THE ENGINEER AND LOCAL JURISDICTION.
6. TREE AND VEGETATION INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL STUMPS AND ROOT STRUCTURES THAT ARE 2" DIAMETER AND LARGER. BACKFILL ALL EXCAVATIONS AND DEPRESSIONS WITH COMPACTED SUITABLE TOPSOIL MATERIAL

GRADING

1. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. THIS INCLUDES, BUT NOT LIMITED TO; DRAINAGE OFF SITE, DRAINAGE FROM ADJACENT PROPERTIES, DRAINAGE FROM ADJACENT BUILDINGS, ETC.
2. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL AND REQUIRED CONTAMINATED SOIL REMOVAL IF PRESENT (REFER TO REPORTS IF APPLICABLE). THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
4. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF THE EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
5. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE ENGINEER BEFORE ANY MATERIAL IS PLACED.
6. ALL FILL SHALL BE STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
7. ALL SIDEWALKS SHALL NOT EXCEED THE MAXIMUM 2.0% CROSS SLOPE, CONTRACTOR TO VERIFY.

PAVING

1. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND / OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
2. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
3. ALL NON-DECORATIVE FINISHED CONCRETE SHALL BE COVERED WITH WHITE LIQUID CURING COMPOUND.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SIDEWALKS TO CURRENT ADA AND PROWAG STANDARDS.
5. CONTRACTOR SHALL SUBMIT A JOINTING PLAN PRIOR TO CONSTRUCTION OF ANY PAVED SURFACE.
6. EXPANSION JOINT SHALL BE PLACED WHERE PCC SIDEWALK MEETS NEW WALK.
7. ALL PROPOSED PAVEMENT PATCHES ARE APPROXIMATE AND SHOULD BE CONSIDERED MINIMUM REMOVAL EXTENTS. EXTEND AND ADJUST PAVEMENT PATCHES AS REQUIRED BY CONSTRUCTION WITH PRIOR APPROVAL BY CONSTRUCTION MANAGER.
8. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING. ANY PONDING ON PAVEMENT PATCHES OR ADJACENT TO PATCHES WILL BE CONSIDERED UNACCEPTABLE AND SHALL BE REPLACED.
9. IN THE EVENT THAT PAVEMENT PATCHES ON ROADS AND SIDEWALKS CANNOT BE COMPLETED BEFORE THE COLD WEATHER SEASON BEGINS, CONTRACTOR MAY INSTALL TEMPORARY ROCK PATCHES IN AREAS WHERE PAVEMENT HAS BEEN REMOVED RATHER THAN COMPLETE PAVEMENT PATCHES IN LESS THAN IDEAL WEATHER CONDITIONS. TEMPORARY ROCK PATCHES SHALL BE A MINIMUM OF 8" DEEP AND COMPACTED. CONTRACTOR TO MAINTAIN TEMPORARY ROCK PATCHES THROUGHOUT THE WINTER SEASON INCLUDING SUPPLEMENTING WITH ADDITIONAL ROCK AS REQUIRED AND INSTALL PERMANENT PAVEMENT PATCHES AS SHOWN IN PLANS IN ACCEPTABLE WEATHER CONDITIONS.
10. SALVAGE ALL SIGNS WITHIN THE CONSTRUCTION LIMITS AND REINSTALL IN THE SAME LOCATION AND CONDITION AFTER CONSTRUCTION. ANY STREET SIGNS OR POLES DAMAGED DURING THE COURSE OF WORK TO BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
11. FINAL PAVEMENT MARKINGS COLORS SHALL BE COORDINATED WITH OWNER.

TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR SHALL DEVELOP A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH SECTION 1070, 2.06 'TRAFFIC CONTROL' OF THE STANDARD SPECIFICATIONS AND LATEST VERSION OF MUTCD. ANY TRAFFIC CONTROL DEVICES OR SAFETY EQUIPMENT NEEDED TO CONSTRUCT THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION PHASING AND TRAFFIC CONTROL PLAN WITH PLANNED DETOURS, IF APPLICABLE, TO THE ENGINEER FOR APPROVAL BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES.
2. IF NECESSARY, STREETS WILL BE CLOSED IN ACCORDANCE WITH SECTION 1070, 2.06 'TRAFFIC CONTROL' OF THE STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE CITY OF BONDURANT FOR REVIEW AND APPROVAL. COORDINATE WITH THE CITY OF BONDURANT PRIOR TO PLACEMENT OF TRAFFIC CONTROL DEVICES AND SIGNS FOR EACH STAGE OF THE PROJECT.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
4. PORTABLE MOUNTINGS FOR WARNING SIGNS MAY BE USED FOR TEMPORARY INSTALLATIONS OF 3 DAYS OR LESS ALL OTHER TRAFFIC CONTROL SHALL BE POST MOUNTED.
5. SIGNAGE, WHERE NECESSARY FOR TRAFFIC CONTROL, SHALL BE PLACED TO PREVENT OBSTRUCTIONS AND TO ACCOMMODATE CONSTRUCTION SCHEDULING.
6. ORANGE SAFETY FENCE SHALL BE PLACED ENTIRELY ACROSS THE TRAVELED PORTION OF THE ROADWAY AT ALL LOCATIONS WHERE TYPE III BARRICADES WITH "ROAD CLOSED" SIGNS ARE USED.
7. TRAFFIC CONTROL SIGNAGE MAINTENANCE IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL CONSTRUCTION SIGNS SHALL BE DIAMOND GRADE FLUORESCENT ORANGE OR WHITE V.I.P. SHEETING OR EQUIVALENT. (IOWA DOT TYPE VII SHEETING).
9. THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT PRIOR TO REMOVAL OF ANY PERMANENT STREET SIGNS CONFLICTING WITH PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL SALVAGE ANY STREET SIGNS TO THEIR RESPECTIVE OWNERS.
10. AT THE TIME OF INITIAL SETUP OR AT THE TIME OF MAJOR STAGE CHANGES, 100 PERCENT OF EACH TYPE OF DEVICE (SIGNS, CONES, TUBULAR MARKERS, DRUMS, BARRICADES, VERTICAL PANELS, CHANGEABLE MESSAGE SIGNS, AND PAVEMENT MARKINGS) SHALL BE CLASSIFIED AS ACCEPTABLE BY THE REQUIREMENT OF THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA), "QUALITY STANDARD FOR WORK ZONE TRAFFIC CONTROL DEVICES 1992." THROUGHOUT THE DURATION OF THE PROJECT, UNACCEPTABLE DEVICES OR SITUATIONS THAT ARE FOUND ON THE JOBSITE, AS DETERMINED BY THE AFOREMENTIONED PUBLICATION, SHALL BE REPLACED OR CORRECTED WITHIN 12 HOURS OF INITIAL NOTIFICATION BY THE OWNER OR OWNER'S REPRESENTATIVE

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SHEET TITLE: GENERAL NOTES

PROJECT TITLE: CITY OF BONDURANT, IOWA
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UTILITIES

GENERAL

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
3. ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS OR BARRICADES IN ACCORDANCE WITH OSHA.
4. CONTRACTOR TO IMPLEMENT TEMPORARY SHORING OR SUPPORT AT ALL UTILITY CROSSINGS AS REQUIRED BY CONTRACTORS MEANS AND METHODS. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR TO COORDINATE WITH CITY OF BONDURANT FOR UTILITY CONNECTION IN THE PUBLIC RIGHT OF WAY.
6. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
7. UPON COMPLETION OF FINAL PAVING AND GRADING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
9. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS. TRACER WIRE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.
10. CONTRACTOR TO COORDINATE SEWER CONSTRUCTION WITH CITY OF BONDURANT'S DEPARTMENT OF PUBLIC WORKS. A PERMIT MUST BE OBTAIN BY CONTRACTOR PRIOR TO CONSTRUCTION OF SEWER.
11. CONTRACTOR TO COORDINATE WATER SERVICE CONSTRUCTION WITH CITY OF BONDURANT'S DEPARTMENT OF PUBLIC WORKS. A PERMIT MUST BE OBTAIN BY CONTRACTOR PRIOR TO CONSTRUCTION OF WATER SERVICE.

SANITARY AND WATER

1. CONTRACTOR TO FOLLOW DES MOINES WATER WORKS RULES AND REGULATIONS FOR WATER MAIN INSTALLATION.
2. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER LATERAL CROSSES UNDER SEWER. PROVIDE INSULATION BETWEEN WATER MAIN & LATERALS AND SEWER CROSSING WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.
3. FOR INFORMATION REGARDING WATER MAIN AND SANITARY SEWER, REFER TO UTILITY PLANS STARTING WITH C4.01.
4. PROVIDE GRANULAR BACKFILL FOR WATER MAIN IN ALL PAVED AREAS. PROVIDE SPOIL BACKFILL FOR WATER MAIN OUTSIDE OF PAVED AREAS.
5. ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS.
6. WATER TO BE INSTALLED WITH A MINIMUM COVER OF X.X FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
7. SANITARY PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF NEW STRUCTURES.

STORM SEWER

1. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER MAIN CROSSES ABOVE OR BELOW STORM SEWER.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.
5. STORM PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF NEW STRUCTURES.
6. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED CONNECTIONS.
7. MATERIALS FOR STORM SEWERS SHALL BE AS FOLLOWS OR OTHERWISE STATED IN THE PLANS: STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443. STORM SEWER PIPE 24" OR LESS SHALL BE EITHER:
   7.3. HIGH DENSITY POLYETHYLENE (HDPE) WITH DUAL-WALLED, A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.
   7.4. REINFORCED CONCRETE, ASTM C76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C443. TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B' FOR ALL OTHER MATERIALS. INLETS SHALL BE SOLID CONCRETE BLOCK OR PRECAST REINFORCED CONCRETE, ASTM C478.

MAINTENANCE, INSPECTIONS AND REPORTING

1. INLET PROTECTION SHALL BE REPLACED WHEN SEDIMENT COLLECTED IN THE DEVICE HAS REDUCED THE CAPACITY BY HALF. ACCUMULATED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
2. SILT FENCES SHALL BE REPAIRED WHEN SEDIMENT HAS REACHED HALF THE HEIGHT OF THE FENCE. SILT FENCES HAVE A LIFE SPAN OF ONE YEAR, AND SHALL BE REPLACED WHEN WORN OUT. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
3. SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED AS NECESSARY. INSPECT SEEDED AREAS WEEKLY AFTER PLANTING TO ENSURE THAT VEGETATION IS ADEQUATELY ESTABLISHED. LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED.
5. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
6. EROSION MATTING, SILT FENCES, IMPC, TEMPORARY DITCH CHECKS, STONE OUTLET PROTECTION, ETC. SHALL BE REPLACED AS NECESSARY.
7. STONE TRACKING PAD SHALL BE SCRAPED OR TOP DRESSED WHEN EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

EROSION CONTROL

1. CONTRACTOR IS RESPONSIBLE TO OBTAIN NPDES PERMIT ALONG WITH ANY LOCAL GOVERNMENT PERMITS.
2. CONTRACTOR IS RESPONSIBLE FOR PREPARATION (SUDAS 9040-108) AND MANAGEMENT (SUDAS 9040-108) OF STORM WATER PREVENTION PLAN (SWPPP)
3. SEE SHEET C2.01 FOR MORE EROSION CONTROL NOTES.
4. CONTRACTOR SHALL CONFORM TO ALL RELEVANT FEDERAL, STATE, AND LOCAL REGULATIONS; THE CONDITIONS INCLUDED IN ANY PERMIT; AND TO THE CONDITIONS INCLUDED IN THE PROJECT ENGINEER'S PLANS UNLESS OTHERWISE.
5. AT NO TIME MAY CONSTRUCTION EQUIPMENT OR FILL BE PLACED IN A WATERWAY OR WETLAND, EXCEPT AS APPROVED BY DNR PERMIT. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIALS IN ANY WETLAND, FLOODPLAIN, OR FLOODWAY.
6. PUBLIC AND PRIVATE ACCESS ROADS SHALL BE KEPT FREE OF TRACKED SEDIMENT AND AT A MINIMUM CLEANED AT THE END OF EACH WORKDAY (NOT BY FLUSHING). AS WELL, THE CONTRACTOR SHALL TAKE MINIMIZATION MEASURES FOR DUST CONTROL TO THE MAXIMUM EXTENT PRACTICABLE.
7. THE USE, STORAGE AND DISPOSAL OF CHEMICALS, OIL & GREASE, CEMENT AND OTHER COMPOUNDS AND MATERIALS USED ON THE CONSTRUCTION SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE; IN THE EVENT OF ANY SPILL NOTIFICATION SHALL BE IMMEDIATELY REPORTED TO THE DNR AND LOCAL AUTHORITIES. ALL CONSTRUCTION DEBRIS AND LITTER SHALL BE CLEANED DAILY.
8. IF THE CONTRACTOR DETERMINES THAT DEWATERING WILL BE NECESSARY, A DEWATERING PLAN SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL. NOTIFY THE DNR IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR GREATER). PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING.
9. DURING THE NON-GROWING SEASON, WINTER STABILIZATION SHALL INCLUDE SEEDING WITH DORMANT SEED MIX AND WINTER WHEAT AND THE USE OF MULCH AND POLYMER/TACKIFIER (AS AN ANCHORING METHOD) OR A EROSION MAT ON ALL BARE SOIL AREAS OF THE SITE.
   9.1. MULCH SHALL CONSIST OF HAY OR STRAW FREE OF DISEASED PLANT RESIDUE, NOXIOUS WEEDS, HARMFUL CHEMICAL RESIDUES, HEAVY METALS, HYDROCARBONS, AND OTHER KNOWN ENVIRONMENTAL TOXICANTS.
   9.2. MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE AND SHALL BE ½ TO 1 ½ INCHES THICK.
   9.3. IF THE CONDITIONS ARE TOO COLD TO APPLY A POLYMER/TACKIFIER, A MULCH CRIMPER OR BIODEGRADABLE NETTING SHALL BE USED AS A TEMPORARY ALTERNATE ANCHORING METHOD.
10. IF SNOW COVER PREVENTS THE INSTALLATION OF THESE ITEMS; THE CONDITION OF THE SITE, INCLUDING THE AMOUNT OF SNOW COVER, WILL BE NOTED ON EVERY EROSION AND SEDIMENT CONTROL INSPECTION REPORT. ONCE THE SNOW IS 2 INCHES OR LESS ON A MAJORITY OF THE SITE, THE ABOVE-MENTIONED WINTER STABILIZATION METHODS SHALL BE IMMEDIATELY EMPLOYED.
11. ALL FINISH GRADED DITCHES AND SWALES SHALL BE PLANTED, SODDED OR SEEDED AND MULCHED OR MATTED IMMEDIATELY AFTER COMPLETION.
12. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
13. ANY OFF-SITE SEDIMENT DEPOSITS SHALL BE CLEANED UP AND RESTORED OR STABILIZED WITH 24 HOURS, WEATHER PERMITTING, OF ANY OFF-SITE SEDIMENT DEPOSITION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED OF AND STABILIZED IN AN UPLAND LOCATION ON OR OFF-SITE.
14. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
15. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
17. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE OR ADJACENT PROPERTIES.
18. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.

REMOVAL OF EROSION CONTROL MEASURES

1. INLET PROTECTION DEVICES SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION.
2. INTERIM MANUFACTURED PERIMETER CONTROL SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREA HAS REACHED FINAL STABILIZATION. ANY SOIL DISTURBANCE THAT HAS OCCURRED BECAUSE OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.
3. TRACKING PAD SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ALONG ITS ASSOCIATED ACCESS ROAD. ANY SOIL DISTURBANCE THAT HAS OCCURRED AS A RESULT ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.
4. TURBIDITY BARRIER SHALL BE REMOVED WHEN ALL WATER EDGE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREAS HAS BEEN STABILIZATION. ANY SOIL OR BANK DISTURBANCE THAT HAS OCCURRED BECAUSE OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.
5. SILT FENCE SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREA HAS REACHED FINAL STABILIZATION. ANY SOIL DISTURBANCE THAT HAS OCCURRED BECAUSE OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.

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IN ASSOCIATION WITH
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BOLTON & MENK Real People. Real Solutions.

SHEET TITLE: GENERAL NOTES

PROJECT TITLE: CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

DATE ISSUED 06/26/2024

REV. NO. DATE

PROJECT NUMBER 2024218

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PROJECT TITLE
CITY OF BONDURANT, IOWA
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SHEET TITLE
EXISTING CONDITIONS

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REMOVALS LEGEND

- REMOVE PAVEMENT
- REMOVE ITEM
- TREE PROTECTION DEVICE

NOTES:
1. FIELD VERIFY ALL UTILITIES TO REMOVALS. IF CONTRACTOR DETERMINES THAT FIELD CONDITIONS DIFFER FROM INFORMATION PROVIDED, THEY SHALL CEASE CONSTRUCTION ACTIVITIES AND CONTACT THE ENGINEER FOR DIRECTION.
2. PROTECT ALL EXISTING FEATURES NOT DESIGNATED FOR REMOVAL.
3. ALL SITE FURNISHING TO BE REMOVED BY THE OWNER.
4. UNLESS NOTED OTHERWISE, ALL DEMOLISHED AND/OR REMOVED ITEMS SHALL BE HAULED COMPLETELY AWAY FROM SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. ALL VOIDS AFTER REMOVALS OF PIPE, MANHOLES, AND INLET STRUCTURE SHALL BE FILLED AND RECOMPACTED PER IOWA DOT STANDARD.

GRAIN STREET NE

MAIN STREET

GRANT STREET

EXISTING BUILDING

DEPOT

FULL DEPTH SAW CUT

REMOVE CURB AND GUTTER.

INTAKE ADJUSTMENT, SEE C5.01 FOR DETAILS.

REMOVE TREE STUMP

REMOVE (SEE ELECTRICAL SHEETS)

REMOVE TRAFFIC SIGN "NO PARKING"

MEMORIAL PAVERS TO BE REMOVED BY OWNER BEFORE CONSTRUCTION

REMOVE FLAGPOLE

PROTECT TREE

WING WALL TO REMAIN AND BE PROTECTED

REMOVE SIGN "PARKING FOR LARGE VEHICLES"

UTILITIES TO REMAIN AND BE PROTECTED

PICNIC TABLE TO BE REMOVED BY OWNER BEFORE CONSTRUCTION

PROTECT EXITING TREES

ADJUST PER UTILITY SHEETS

REMOVE LANDSCAPE LIGHTING (4) - SEE ELECTRICAL REMOVALS

PROTECT TREE

BENCH TO BE REMOVED BY OWNER BEFORE CONSTRUCTION

REMOVE LIGHT POLE (1) - SEE ELECTRICAL REMOVALS

DOWN SPOUTS TO REMAIN

AC UNIT TO BE REMOVED. SEE MEP PLANS FOR INSTRUCTIONS.

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

REMOVE BOLLARDS (8)

REMOVE BOLLARDS (8)

PAVEMENT NOTE: 400 SF OF PAVEMENT TO BE SALVAGED AND CUT INTO 6'X1' PLANKS TO BE RELOCATED AND INSTALLED ON SITE PER PLANS.

REMOVE SIGN "FIRE DEPARTMENT PARKING"

DOWN SPOUTS TO REMAIN

REMOVE LIGHT POLE (1) - SEE ELECTRICAL REMOVALS

10.0' SETBACK

PROTECT TREES (3)

PROTECT TREES (3)

BENCH TO REMAIN

BIKE RACKS TO REMAIN

PROTECT TREE

RAIL TO BE SALVAGED AND RELOCATED PER PLANS

TRASH

FILL AND ABANDON SAND AND OIL SEPARATOR

REMOVE FIRE HYDRANT ASSEMBLY, SALVAGE TO OWNER. SEE UTILITY SHEET FOR CONTINUATION OF WATER SERVICE.

PROTECT SIGNS (3) IN PLACE

TRASH

TRASH

TRASH

SALVAGE AND RELOCATE EXISTING CLOCK AND REINSTALL PER PLANS. SEE ELECTRICAL PLANS FOR ELECTRICAL DEMO INSTRUCTIONS.

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SHEET TITLE
REMOVALS PLAN

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
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SHEET
C1.2

NOTE:
EROSIONS CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN ON THIS PLAN SHEET ARE RECOMMENDATIONS. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING, INSTALLING, AND MODIFYING BMPs AS NECESSARY TO PREVENT ILLICIT DISCHARGE FROM THE PROJECT SITE.

EROSION CONTROL LEGEND

- MAJOR CONTOUR - EXISTING
- MINOR CONTOUR - EXISTING
- MAJOR CONTOUR - PROPOSED
- MINOR CONTOUR - PROPOSED
- SF — SILT FENCE
- FILTER SOCK/WATTLE
- INLET PROTECTION
- SOD
- BASIN GRASS

HORZ. SCALE 0 10 20 FEET

TRASH

TRASH

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SHEET TITLE
EROSION CONTROL PLAN

PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2

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SITE KEYNOTES:

1. PLANTER CURB (SEE SHEET L2.1)
2. RELOCATED CLOCK (SEE ELECTRICAL SHEETS)
3. RELOCATED SALVAGED RAIL
4. BIKE RACKS (SEE SHEET L2.3)
5. CONCRETE STEPPING PLANKS (SALVAGED) (SEE SHEET L2.1)
6. UTILITY FENCING (SEE ARCH SHEETS)
7. TRASH ENCLOSURE (SEE ARCH SHEETS)
8. STONE BLOCKS TYPE 1 (SEE SHEET L2.1)
9. STONE BLOCKS TYPE 2 (SEE SHEET L2.1)
10. STONE BLOCKS TYPE 3 (SEE SHEET L2.1)
11. DETECTABLE WARNING PLATE(S)
12. DETENTION BASIN
13. CONCRETE WHEEL STOP(S) (SEE SHEET L2.3)
14. ALTERNATE 1 - MOBILE PLANTERS (SEE SHEET L2.3)

LEGEND

- PERMEABLE INTERLOCKING PAVERS, ROADWAY
- SIDEWALK, PCC, 5 INCH
- SIDEWALK, PCC, 7 INCH
- LANDSCAPE ROCK

GRAIN STREET NE

MAIN STREET

GRANT STREET

RENOVATED BUILDING

VESTIBULE ADDITION (137 SF)

DEPOT

TRASH

10.0' SETBACK

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SHEET TITLE
DIMENSION PLAN

PROJECT TITLE
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ABBREVIATIONS

TC	-	TOP OF CURB
FG	-	FORM GRADE
HP	-	HIGH POINT
LP	-	LOW POINT
ME	-	MATCH TO EXISTING
EX	-	EXISTING
CR	-	CRITICAL ELEVATION
FFE	-	FINISHED FLOOR ELEVATION

ADA RAMP

TURNING SPACE

DETECTABLE WARNING

SIDEWALK/TRAIL

GRADING LIMIT

GRAIN STREET NE

MAIN STREET

GRANT STREET

SEE SHEET C4.2 FOR PEDESTRIAN RAMP DETAILED GRADING

SEE SHEET C4.2 FOR PEDESTRIAN RAMP DETAILED GRADING

DEPOT

TRASH

10.0' SETBACK

HORZ. SCALE 0 10 20 FEET

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SHEET TITLE
GRADING PLAN

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

DATE ISSUED 06/26/2024

REV. NO.	DATE

PROJECT NUMBER
2024218

SHEET
C4.1

30" X 42"
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PRELIMINARY
NOT FOR CONSTRUCTION

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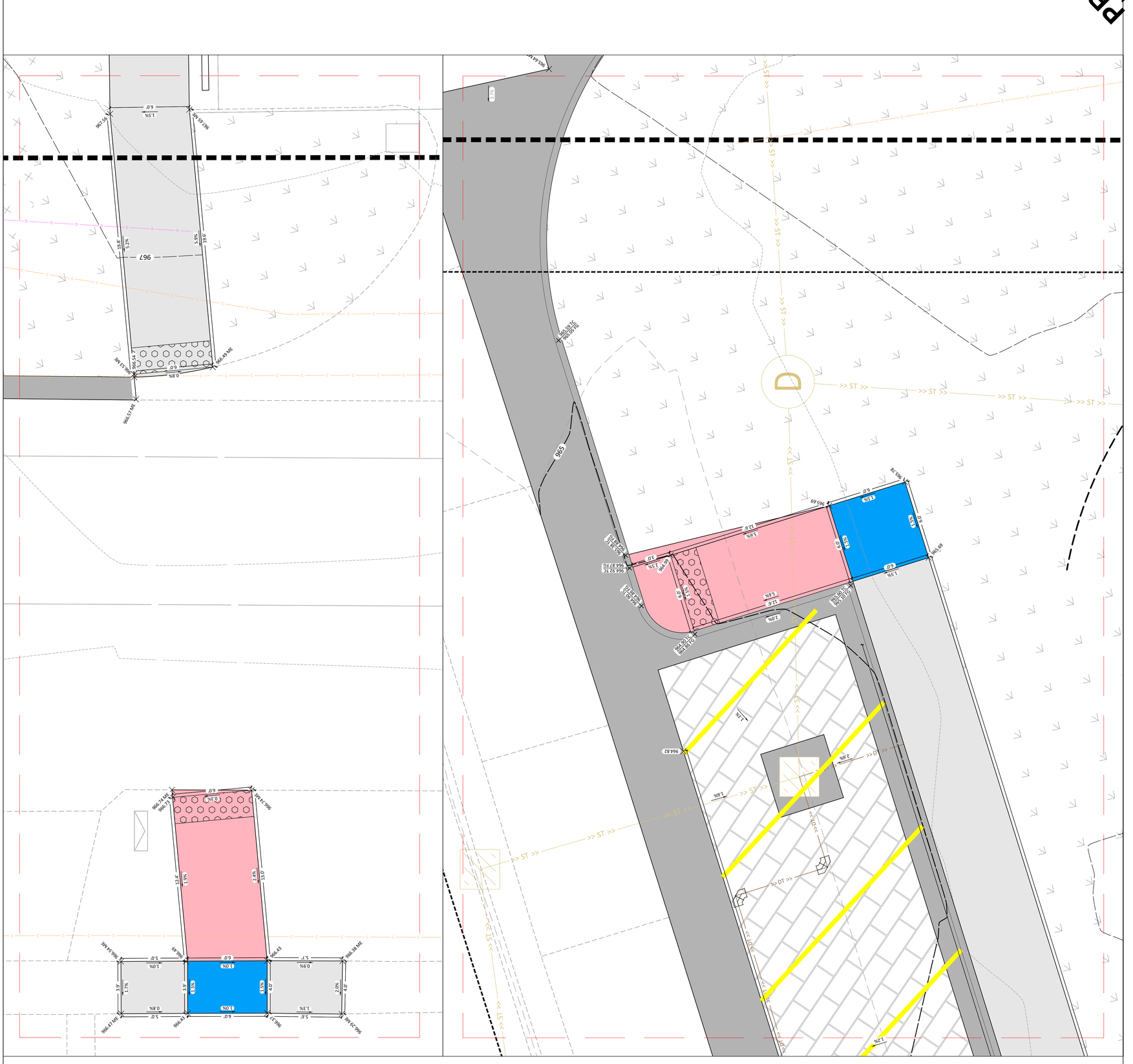
SHEET C4.2

SHEET TITLE
ADA COMPLIANCE

IN ASSOCIATION WITH
KCL ENGINEERING
BOLTON & MENK
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FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS

SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
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GRAIN STREET NE

GRANT STREET

MAIN STREET

EX CB-2

EX CB-3

EX 12"

PI: 301+71.54

PI: 301+99.72

EX MH-5
EX MANHOLE R=965.47
MANHOLE ADJUST MINOR
NEW CASTING AND RISER RINGS

EX 24"

PI: 302+55.36

PI: 302+79.45

EX CB-4
EX CATCH BASIN R=964.44
INTAKE ADJUSTMENT MINOR
FLAT RECTANGULAR CASTING

6" PVC

PI: 321+62.58

PI: 321+55.28

MH - 2

CO - 1

CO - 2

EX CB-6
EX CATCH BASIN R = 958.76
MODIFY EXISTING TOP
15 INCH DOME CASTING

MODIFY EXISTING STRUCTURE
EX RIM=962.64
BASIN INVERT=963.00
RIM=963.75
CONNECT TILE I=961.50

PI: 303+12.93

CONNECT TO EXISTING DOWNSPOUT TILE. EXTEND NEW PIPE TO BOTTOM OF DETENTION BASIN AT 1.0%

49' - 8" HDPE @ 1.00%

TILE

COORDINATE WATER SERVICE LOCATION WITH BUILDING PLUMBING CONTRACTOR.

DISCONNECT SANITARY SERVICE COMING FROM SAND AND OIL SEPARATOR AT WYE CONNECTION.

INSTALL DOWNSPOUT BOOT ON EXISTING DOWNSPOUTS. (x4) DOWNSPOUT BOOT TO HAVE OPEN AIR GAP AND TILE TO 36" BELOW GRADE

INSTALL 6 INCH WATER SERVICE AND FITTINGS. ALL 90° BENDS IN WATER SERVICE SHALL BE INSTALLED AS (2x) 45° BENDS.

REMOVE EXISTING HYDRANT
INSTALL 22.5° BEND

INSTALL 8" NON-PERFORATED TILE AT 0.50% MINIMUM GRADE TO DRAIN.

CONNECT 8" TILE TO EXISTING STORM SEWER STRUCTURE. TOP OF PIPE= 964.30 EX RIM = 966.74

10.0' SETBACK

DEPOT

TRASH

EX MH-7

PI: 304+96.64

BP: 319+50.00

BP: 320+00.00

BP: 329+50.00

EP: 331+10.00

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0 10 20
HORZ. SCALE FEET

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30" X 42"

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SHEET TITLE
UTILITY PLAN

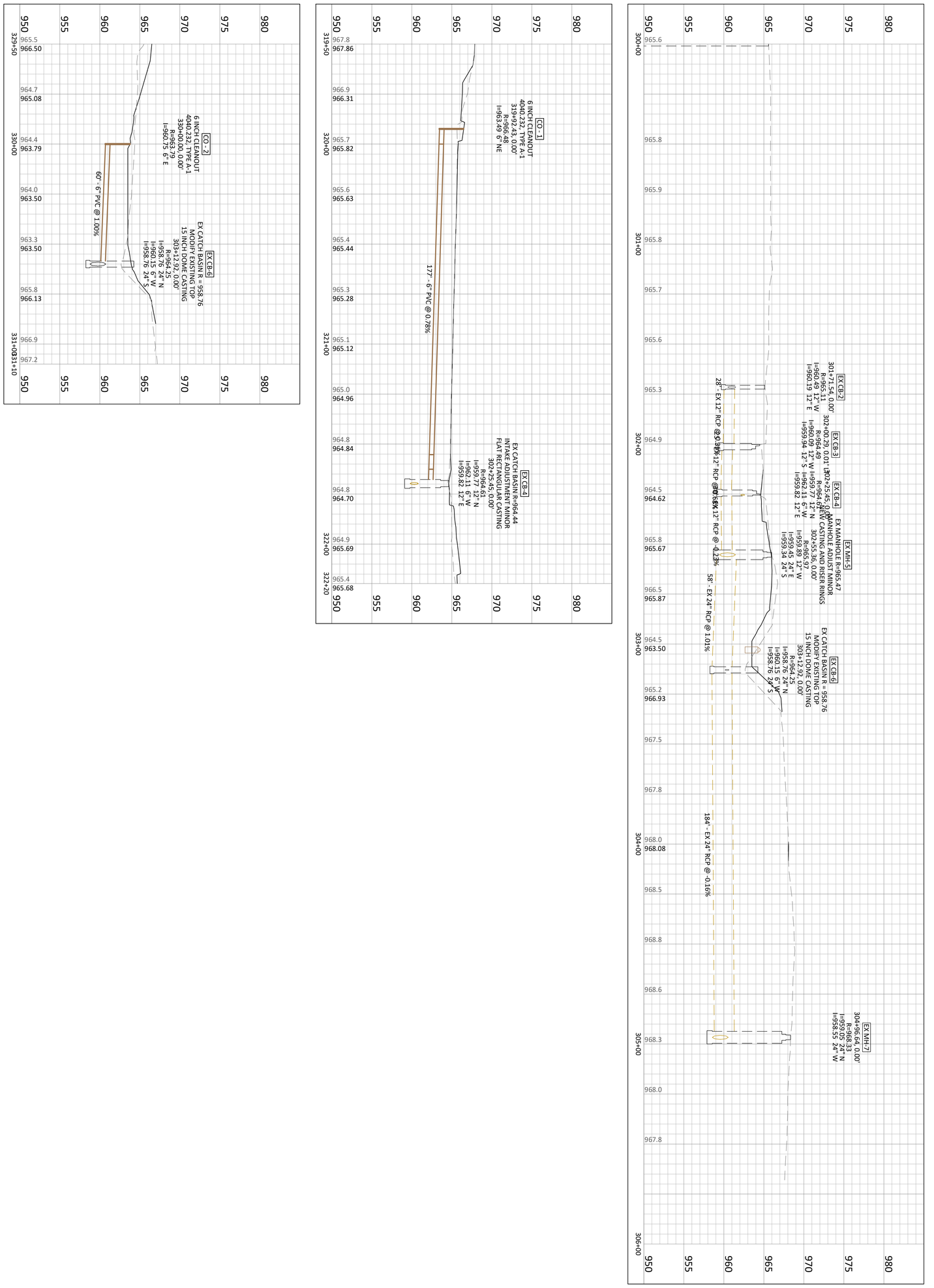
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SHEET C5.2

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SITE PLAN LANDSCAPING REQUIREMENTS

1. AT LEAST ONE GENERAL TREE PER EACH 50' OF STREET FRONTAGE PLANTED ON THE SITE BOTH ALONG THE GRANT STREET NORTH AND MAIN STREET NE FRONTAGES. EXISTING TREES MAY BE COUNTED TOWARD THIS REQUIREMENT.

2. GENERAL TREES MUST BE AT LEAST 4' AWAY FROM THE FRONT PROPERTY LINES OF MAIN STREET NE AND GRANT STREET NORTH.

3. UP TO 100% MAY BE DECIDUOUS SHADE TREES. SUCH TREES MUST BE AT LEAST 1 ¾" CALIPER.

4. INTERIOR TREES. AT LEAST 1 INTERIOR TREE PER EACH 18 PARKING SPACES. LOCATED IN A PARKING LOT ISLAND AREA. ISLAND TO CONTAIN AT LEAST 36 SF PER TREE. ISLANDS TO UTILIZE RAISED CURBS. 52 PARKING SPACES/18 = AT LEAST 3 INTERIOR TREES.

5. INTERIOR PARKING LOT TREES TO BE DECIDUOUS SHADE TREES.

6. WHERE ANY NEW PAVEMENT IS BEING POURED FOR NEW PARKING SPACES, SITE PLAN TO SHOW THAT AT LEAST 10' OF GREENSPACE SEPARATION WILL EXIST BETWEEN THE EDGE OF THE PARKING SPACE AND THE STREET RIGHT-OF-WAY LINE.

PLANT SIZE NOTE:

OVERSTORY AND SHADE TREES TO BE 2" CAL B&B
ORNAMENTAL GRASSES AND PERENNIALS, 1 GAL - (A8" O.C.)
SHRUBS, 5 GAL - (36" O.C)

LEGEND

- PLANTING AREA
- SEED - LAWN MIX
- BIO RETENTION MIX

GENERAL NOTES: LANDSCAPE PLANTING

1. MASTER PLANT SCHEDULE: ALL TREES, SHRUBS, AND PERENNIALS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.

2. PLANTING LAYOUT: STAKE ALL TREE LOCATIONS AND A TYPICAL SHRUB AND PERENNIAL BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

3. SHRUB AND PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. TREES LOCATED IN TURF AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (36" DIA RING) IN ALL DIRECTIONS AND INSTALLED TO A DEPTH OF 3".

4. SPADE CUT EDGE PER DETAIL TO BE INSTALLED AS EDGER TO EACH PLANTING BED.

5. BIOCELL SEED MIX SHALL BE MAINTAINED WITH BROADLEAF HERBICIDE TO CONTROL / MAINTAIN. NO FORBS TO BE INCLUDED WITHIN MIX.

6. ALL DISTURBED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE ON THE PLANS.

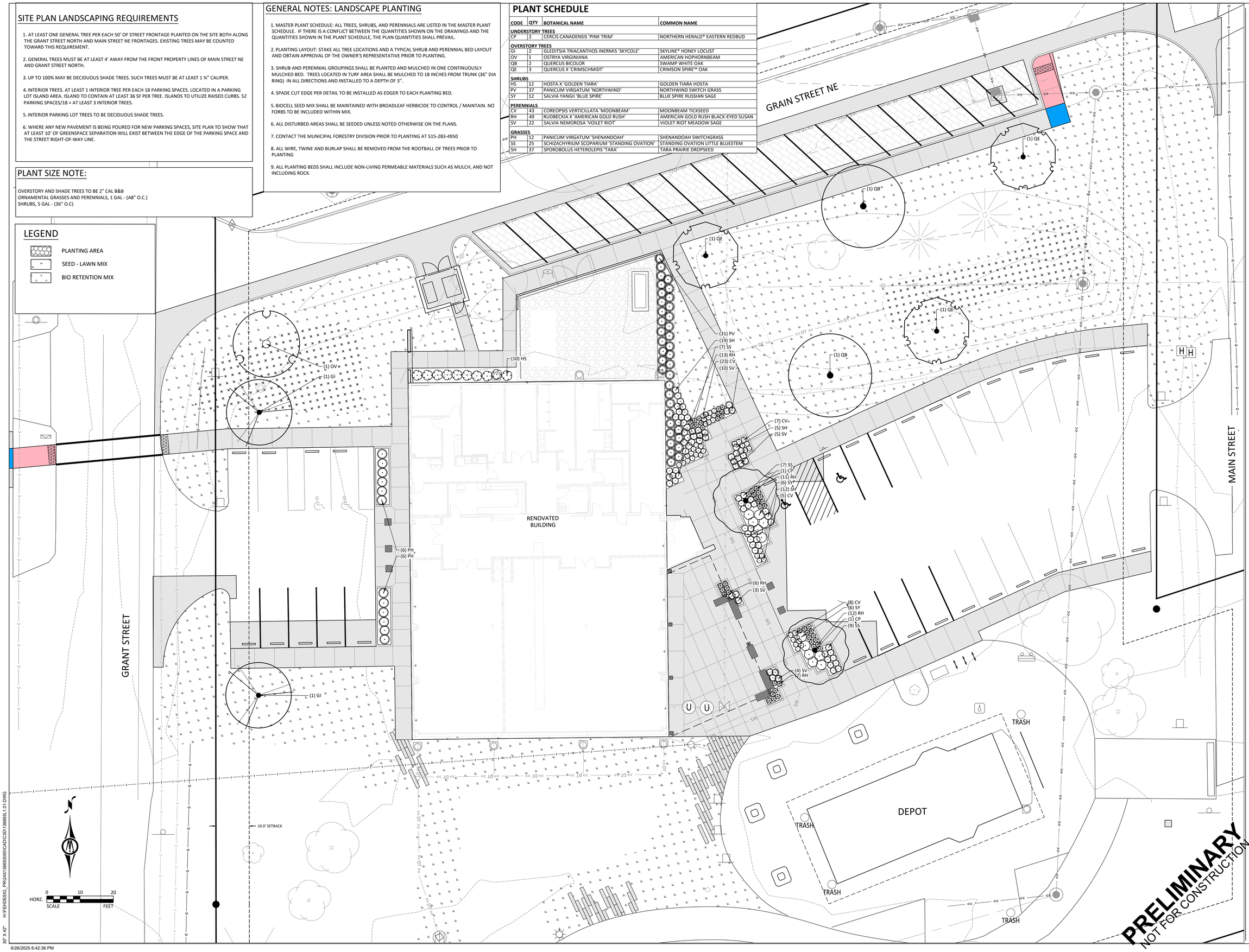
7. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING AT 515-283-4950

8. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES PRIOR TO PLANTING

9. ALL PLANTING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES			
CP	2	CERCIS CANADENSIS 'PINK TRIM'	NORTHERN HERALD® EASTERN REDBUD
OVERSTORY TREES			
GI	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST
OV	1	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK
QE	3	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK
SHRUBS			
HS	12	HOSTA X 'GOLDEN TIARA'	GOLDEN TIARA HOSTA
PV	37	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
SY	12	SALVIA YANGII 'BLUE SPIRE'	BLUE SPIRE RUSSIAN SAGE
PERENNIALS			
CV	43	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED
RH	49	RUDBECKIA X 'AMERICAN GOLD RUSH'	AMERICAN GOLD RUSH BLACK-EYED SUSAN
SV	22	SALVIA NEMOROSA 'VOILET RIOT'	VIOLET RIOT MEADOW SAGE
GRASSES			
PH	12	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS
SS	25	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM
SH	37	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED



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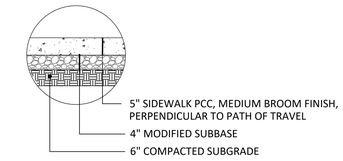
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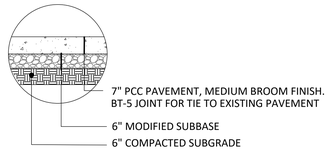
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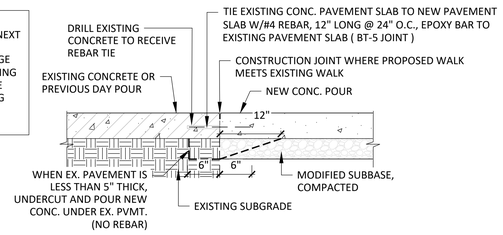


1 SIDEWALK, PCC, 5"
SCALE: N.T.S.

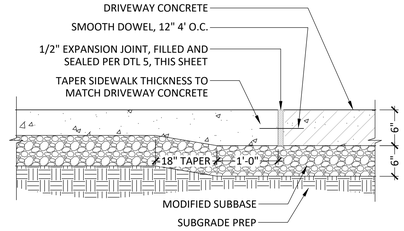


2 PAVEMENT, PCC, 7"
SCALE: N.T.S.

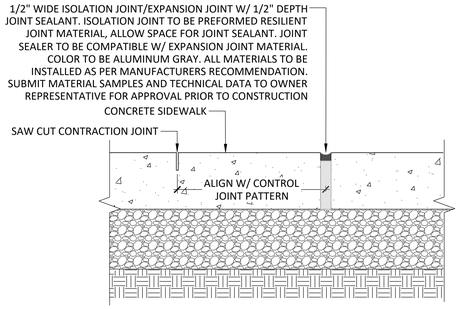
NOTE:
IF CONCRETE POUR IS NEXT TO EXISTING ASPHALT, POUR RIGHT UP TO EDGE OF ASPHALT (NO DRILLING OR REBAR TIE). ENSURE CLEAN CUT AT EXISTING ASPHALT PRIOR TO POURING CONCRETE.



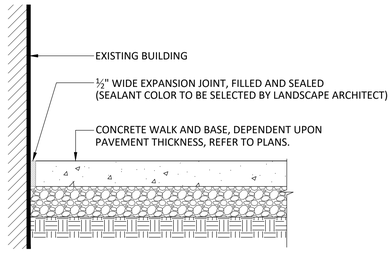
3 PAVEMENT JOINT AT EXISTING CONCRETE PAVEMENT
SCALE: N.T.S.



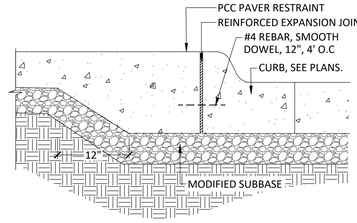
4 SIDEWALK TO DRIVEWAY CONNECTION
SCALE: N.T.S.



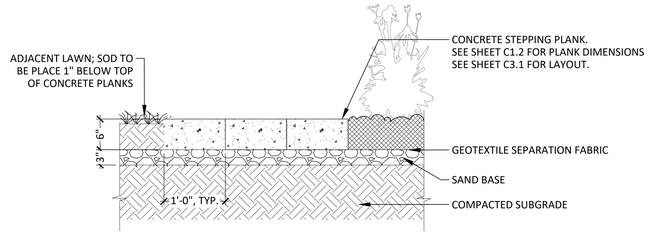
5 CONCRETE SIDEWALK JOINTS
SCALE: N.T.S.



6 TYPICAL SECTION: CONCRETE SIDEWALK AT BUILDING
SCALE: N.T.S.

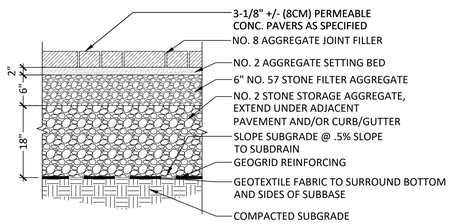


7 SIDEWALK TO CURB
SCALE: N.T.S.

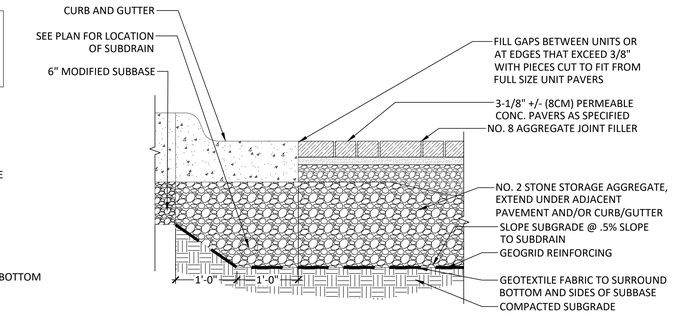


8 SECTION: CONCRETE STEPPING PLANKS (SALVAGED)
SCALE: N.T.S.

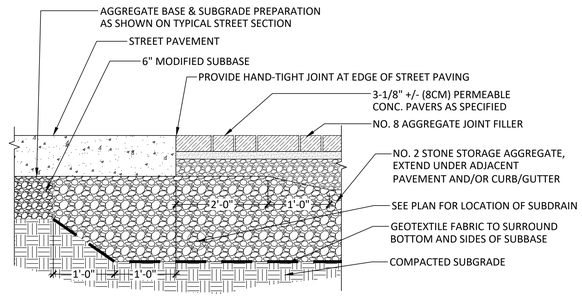
Product Information Notes:
Paver Type: Unilock, Eco-Optiloc 8CM Thickness, Offset Module Pattern
Finish: Standard
Color: Natural - Standard
Contact: TJ Weinandt (402-630-3884) TJ.Weinandt@unilock.com



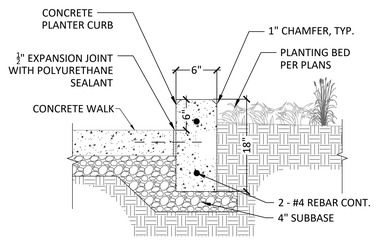
9 TYPICAL SECTION: PERMEABLE INTERLOCKING PAVERS, ROADWAY
SCALE: N.T.S.



10 TYPICAL SECTION: PERMEABLE INTERLOCKING PAVERS, ROADWAY
SCALE: N.T.S.

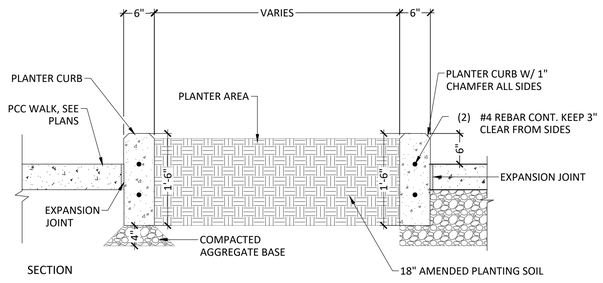


11 SECTION: PERMEABLE INTERLOCKING PAVERS, ROADWAY
SCALE: N.T.S.



NOTE: 4' O.C. MAX. CONTROL JOINT SPACING @ CORNERS AND INTERSECTIONS

12 SECTION: PLANTER CURB AT SIDEWALK
SCALE: N.T.S.



SECTION

13 DETAIL SERIES: PLANTER CURB
SCALE: N.T.S.

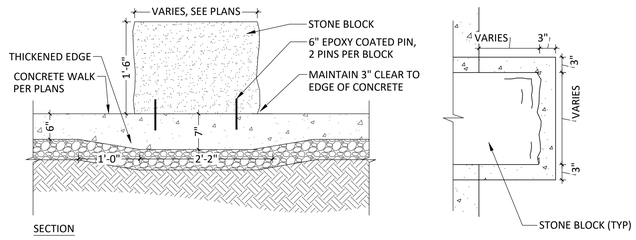
STONE BLOCK NOTES:

PRODUCT: IOWA LANDSCAPE SUPPLY, COLOR/TYPE: LARGER IOWA BUFF WALLSTONE
- CONTRACTOR TO PROVIDE STONE SAMPLE TO CITY FOR FINAL COLOR AND FINISH SELECTION
- CONTRACTOR TO PROVIDE SHOP DRAWINGS

STONE BLOCK TYPE 1:
- LENGTH: 24"
- WIDTH: 24"
- HEIGHT: 18"

STONE BLOCK TYPE 2:
- LENGTH: 48"
- WIDTH: 24"
- HEIGHT: 18"

STONE BLOCK TYPE 3:
- LENGTH: 72"
- WIDTH: 24"
- HEIGHT: 18"



SECTION

14 STONE BLOCKS
SCALE: N.T.S.

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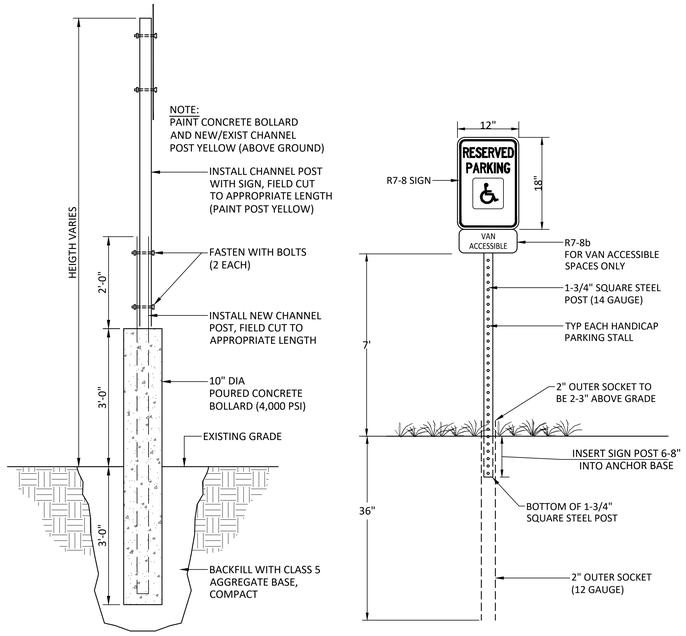
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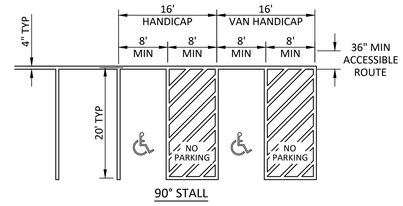


1 ADA SIGN POST INSTALLATION

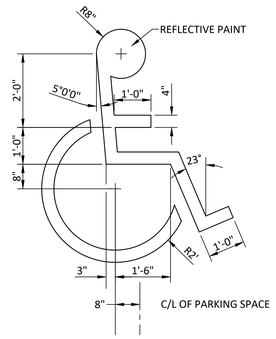


R7-8 NO PARKING SIGN

1.5" RADIUS, 0." BORDER, 0.4" INDENT, GREEN ON WHITE;
"RESERVED", C2K SPECIFIED LENGTH;
"PARKING", C2K SPECIFIED LENGTH;
ROUNDED RECTANGLE .5" RADIUS BLUE;



90° STALL

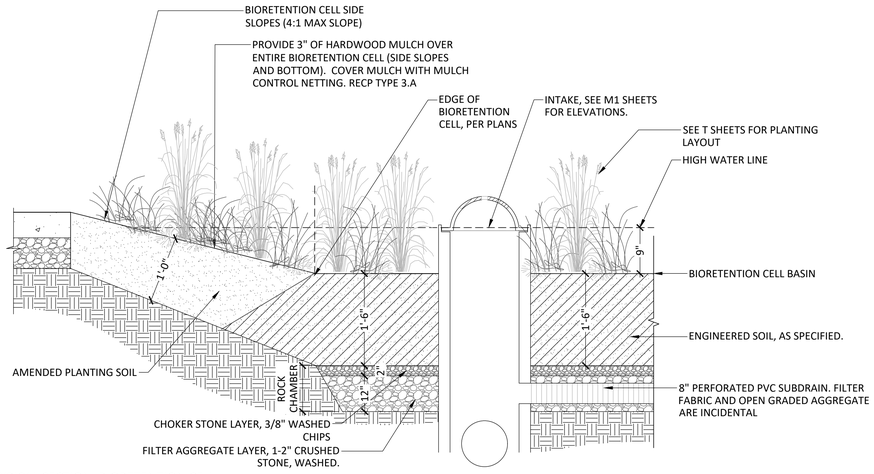


INTERNATIONAL HANDICAP SYMBOL
NOT TO SCALE

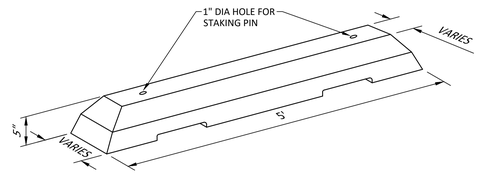
NOTE:
FOR 60° HANDICAP PARKING, A 8' WIDE PAINTED LANE AREA IS NEEDED FOR PASSENGER AND DRIVER LOADING/UNLOADING. LANES CAN BE SHARED BY ADJACENT HANDICAP STALLS.

10' WIDE 90°, 9' WIDE 60° PARKING RATIO
1/25 HANDICAPPED/TOTAL STALLS RATIO
1-8 VAN ACCESSIBLE/HANDICAPPED
6-1-94

2 ADA PARKING DIMENSIONS



3 TYPICAL SECTION: BIORETENTION CELL
N.T.S



4 CONCRETE WHEEL STOP
N.T.S

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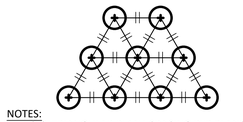
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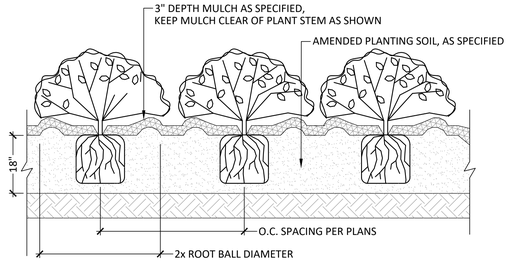
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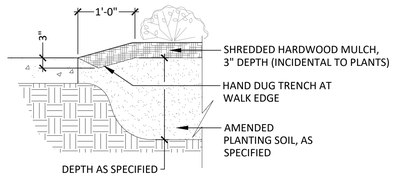


NOTES:
1. O.C. TRIANGULAR PLANT SPACING PER PLANS
2. AREAS IDENTIFIED ON PLANTING PLAN AS O.C. SHALL BE TRIANGULAR SPACED
3. SEE PLANTING PLAN/SCHEDULE FOR SPECIES

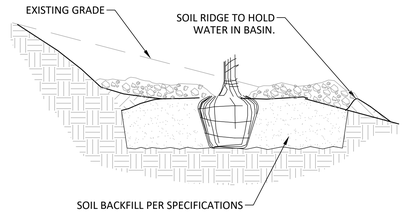
1 PERENNIAL PLANT SPACING
SCALE: N.T.S.



2 PERENNIAL / SHRUB PLANTING
SCALE: N.T.S.

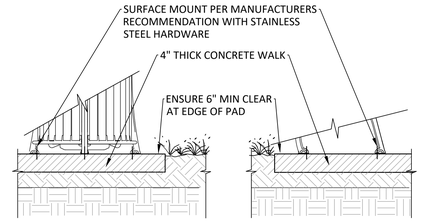


3 PLANTING EDGE AT PAVEMENT
SCALE: N.T.S.



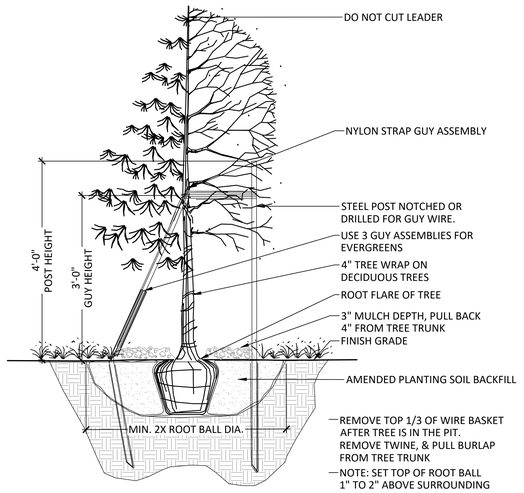
ON 2:1 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.

4 TREE PLANTING ON SLOPES
SCALE: N.T.S.



NOTES:
1. REFER TO SPECS FOR MODEL AND MANUFACTURERS
2. FIELD VERIFY LOCATION BY LANDSCAPE ARCHITECT
3. SHIM TO LEVEL SITE FURNISHINGS

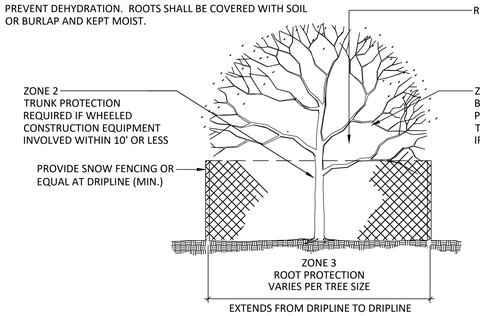
5 TYPICAL SECTION: SURFACE MOUNT FURNISHINGS
SCALE: N.T.S.



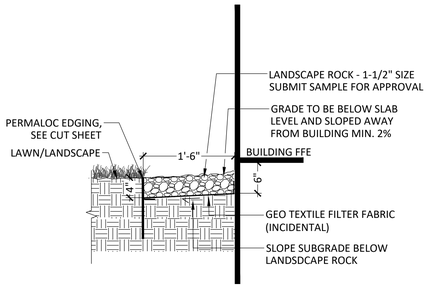
6 TREE PLANTING
SCALE: N.T.S.

TREE PROTECTION NOTES

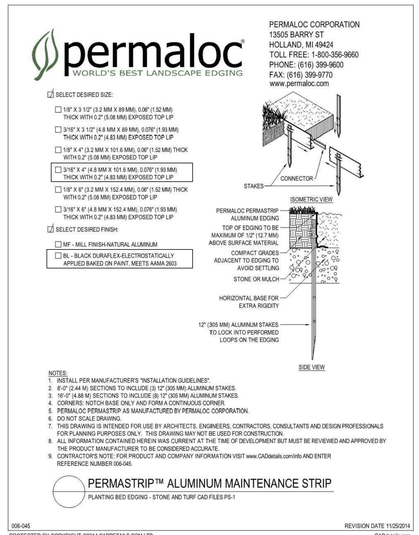
1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OF TREE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



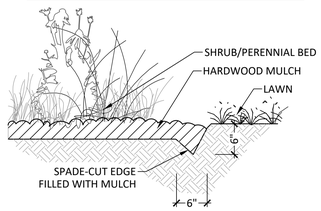
7 TREE PROTECTION NOTES
N.T.S



8 LANDSCAPE ROCK EDGING @ BUILDING
SCALE: N.T.S.



NOTES:
SPADE-CUT EDGE TO BE INCIDENTAL TO PLANT MATERIAL AND SHALL BE USED WHERE ALL LANDSCAPE BEDS MEET ADJACENT SEEDED OR LAWN AREAS.



9 SPADE CUT EDGE
SCALE: N.T.S.



PRODUCT INFORMATION:

MANUFACTURER: LANDSCAPE FORMS

PRODUCT TYPE: PLAINS & PODS
POD - 56" SEAT WITH PLANTER

COLOR: TO BE SELECTED BY OWNER

CONTACT:
CONNOR LOCKWOOD
319-431-2473
connorl@landscapeforms.com

10 ALTERNATE 1 - MOBILE PLANTERS
SCALE: N.T.S.



PRODUCT INFORMATION:

MANUFACTURER: DERO BIKE RACKS

PRODUCT TYPE:
DOWNTOWN RACK, ADD LEAN BAR
SURFACE MOUNT

COLOR: BLACK, POWDER COAT

CONTACT:
PAUL BUCHANAN
612-741-6357
Paul@dero.com

11 BIKE RACKS (TO MATCH EXISTING)
SCALE: N.T.S.

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IN ASSOCIATION WITH
BOLTON & MENK
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KCL ENGINEERING

SHEET TITLE
DETAILS

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

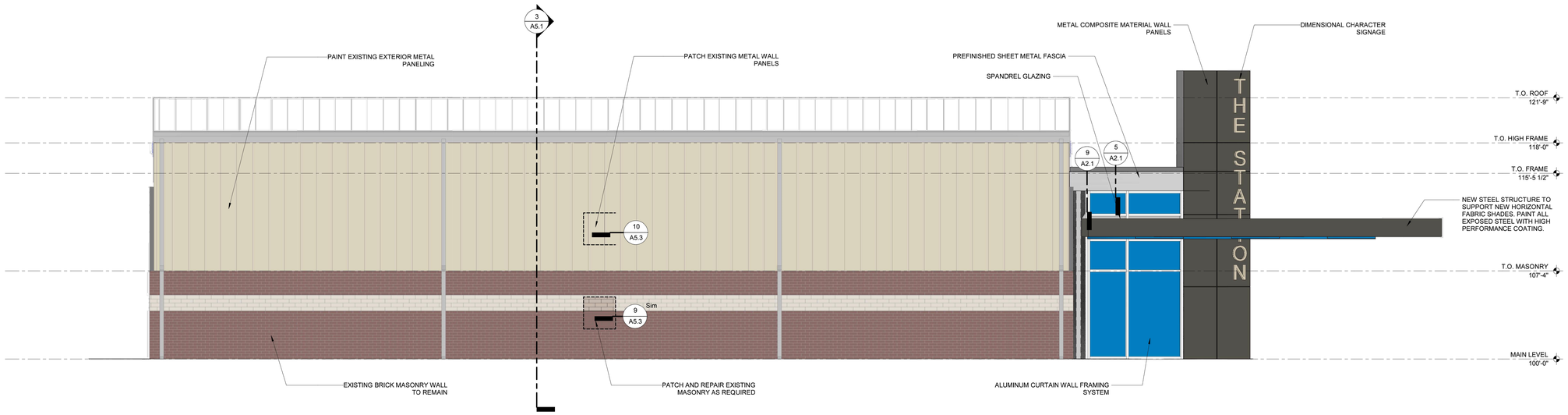
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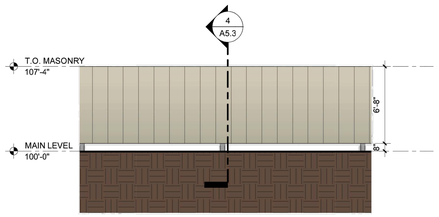
PROJECT NUMBER
2024218

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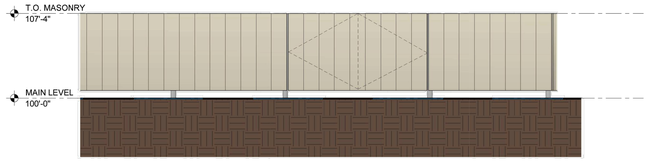
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



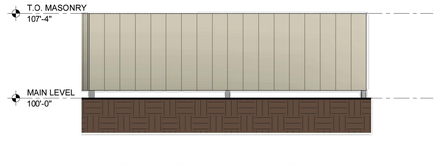
2 UTILITY FENCE- EAST
SCALE: 3/16" = 1'-0"



3 UTILITY FENCE - NORTH EAST
SCALE: 3/16" = 1'-0"



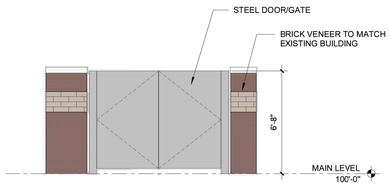
4 UTILTIY FENCE - NORTH
SCALE: 3/16" = 1'-0"



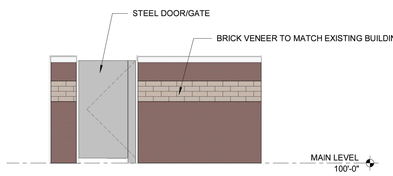
5 UTILITY FENCE - WEST
SCALE: 3/16" = 1'-0"



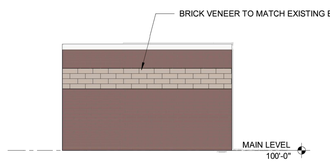
6 EXTERIOR PERSPECTIVE
SCALE: 6" = 1'-0"



7 TRASH ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE - REAR
SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE - SIT
SCALE: 1/4" = 1'-0"

PRELIMINARY
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MILWAUKEE, WI (414) 200-9660
IN ASSOCIATION WITH
BOLTON & MENK Real People. Real Solutions.
KCL ENGINEERING

SHEET TITLE
BUILDING ELEVATIONS

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

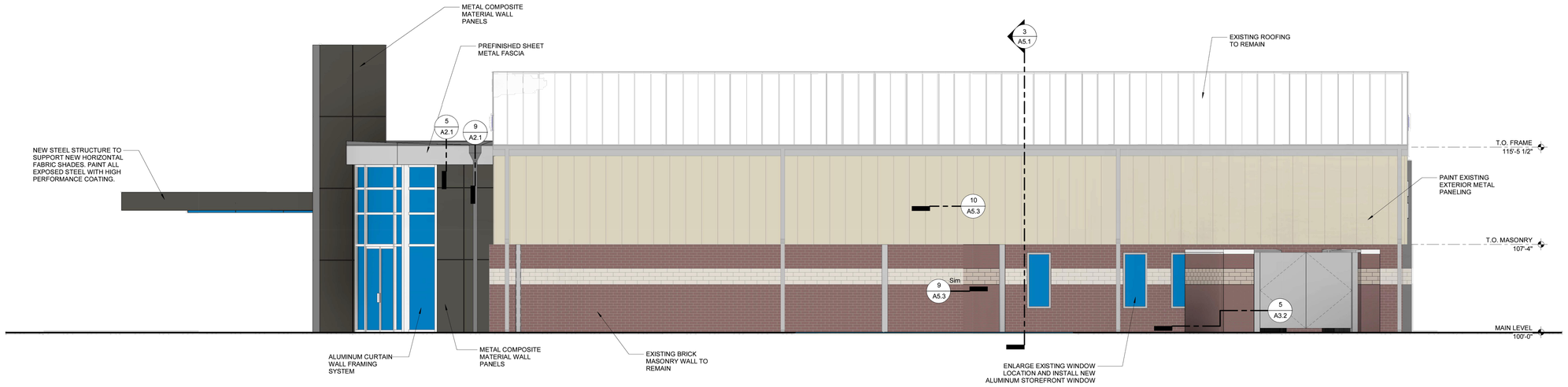
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PROJECT NUMBER
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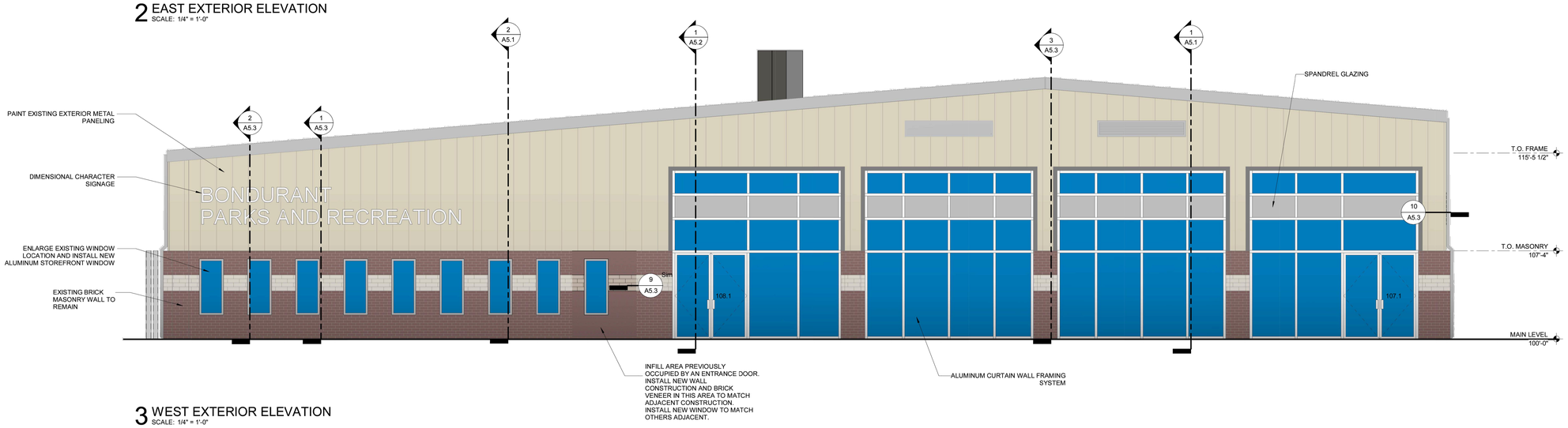
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1 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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GRAIN STREET NE

TYPE 3 WIDE
P3

TYPE 4F FORWARD
P4

RENOVATED
BUILDING

TYPE 3 WIDE
P3

MAIN STREET

GRANT STREET

TYPE 4F FORWARD
P4

TYPE 3 WIDE
P3

DEPOT

TRASH

TRASH

TRASH

Luminaire Schedule	FIXTURES MOUNTED TO 15' POLE ON 6" CONCRETE BASE			
Symbol	Label	Tag	Luminaire Lumens	Luminaire Watts
	TYPE 4F FORWARD	P4	9261	72
	TYPE 3 WIDE	P3	9514	72

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SHEET TITLE
SITE LIGHTING PHOTOMETRY

PROJECT TITLE
CITY OF BONDURANT, IOWA
PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
101 GRANT ST. N
BONDURANT, IA 50035

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BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | OPTICS STRIKE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

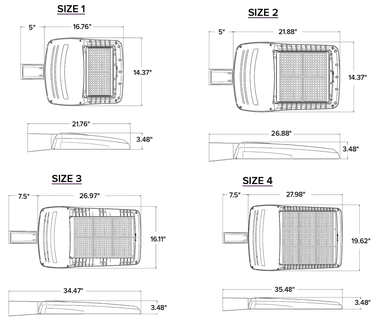
c UL us IP65 DLC LISTED DLC LISTED PREMIUM DARKSKY APPROVED BAA TAA

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAMS

STOCK QS10



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

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SHEET TITLE
SITE LIGHTING DETAILS

PROJECT TITLE
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PARKS AND RECREATION EVENTS CENTER
SITE PLAN APPLICATION #2
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BONDURANT, IA 50035

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2024218

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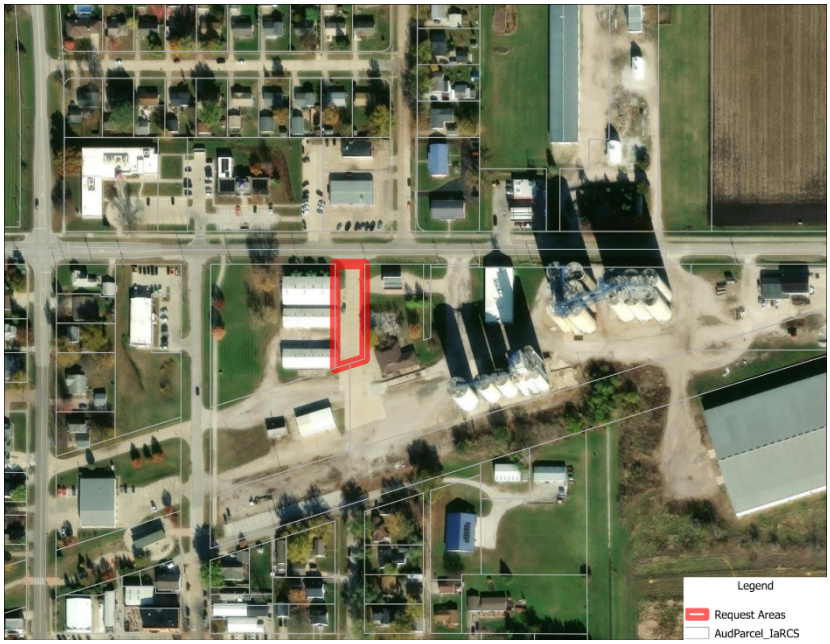
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.b.
For Meeting of 7/10/2025
Resolution

TITLE: Resolution PZ-250710-23 - Considering vacation of a portion of the Lincoln Street NW right-of-way located within the Grain District.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a right-of-way vacation request for portions of the existing Lincoln Street NE right-of-way located within the Grain District PUD area. The 101 LLC is the property owner of the Grain District PUD area. A part of the Grain District development includes the reconstruction and reconfiguration of Lincoln Street NE. This vacation is to remove portions of Lincoln Street NE that will not be located within the new Lincoln Street NE corridor. The attached vacation documents show the proposed vacated area in relation to the new Lincoln Street NE corridor. The vacation area is shown below in red.



FUNDING SOURCE:

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

1. Approval of RESOLUTION-PZ-250710-23.
2. Denial of RESOLUTION- PZ-250710-23.
3. Table pending additional information

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-250710-23
2. 32109 VAC 7-2-25
3. 32109 VAC

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250710-23

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR VACATION OF A PORTION OF THE LINCOLN STREET NE RIGHT-OF-WAY LOCATED WITHIN THE GRAIN DISTRICT PLANNED UNIT DEVELOPMENT AREA.

WHEREAS, The City of Bondurant is proposing to vacate a portion of the Lincoln Street NE right-of-way; AND

WHEREAS, the vacated portion of the Lincoln Street NE right-of-way would be conveyed to the abutting property, currently owned by The 101, LLC; AND

WHEREAS, the City of Bondurant is proposing to vacate Lincoln Street NE right-of-way area described as follows:

ALL OF LINCOLN STREET NE LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NE AND NORTH OF A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA AND NEBRASKA RAILWAY COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SIAD MAINT RACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to vacate a portion of the Lincoln Street NE right-of-way.

Moved by _____Seconded by _____to adopt.

ATTEST: I, Isaac J. Pezley, Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on July 10, 2025, among other proceedings the above was adopted.

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

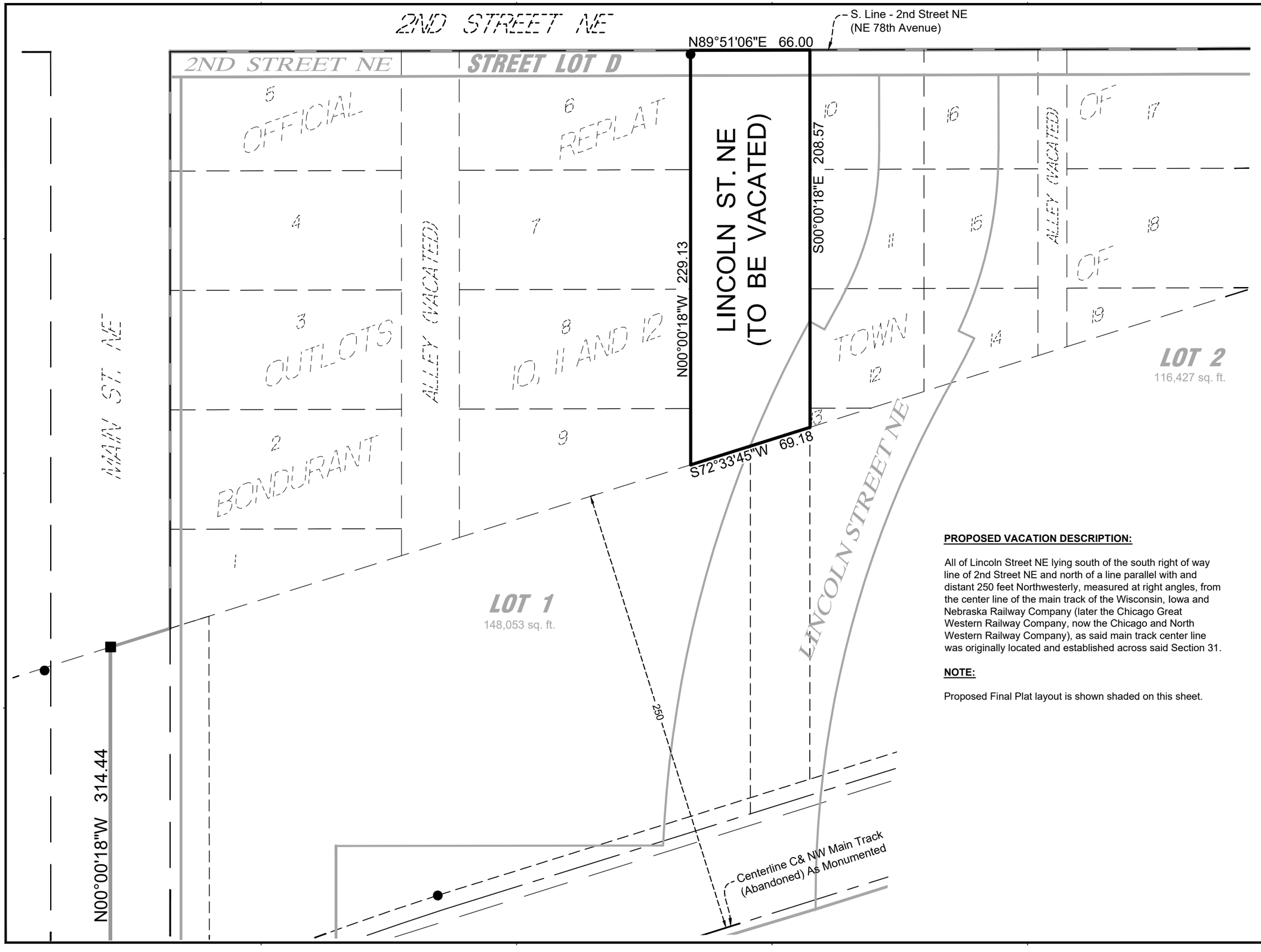
_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				

Brostrom				
Clayton				
Pitt				
Torres				
Vore				

_____

Karen Keeran, Commission Chair



PROPOSED VACATION DESCRIPTION:

All of Lincoln Street NE lying south of the south right of way line of 2nd Street NE and north of a line parallel with and distant 250 feet Northwesterly, measured at right angles, from the center line of the main track of the Wisconsin, Iowa and Nebraska Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Railway Company), as said main track center line was originally located and established across said Section 31.

NOTE:

Proposed Final Plat layout is shown shaded on this sheet.

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

THE GRAIN DISTRICT

BONDURANT IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-32109
FILE NAME	32109 VAC
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	X
CLIENT PROJECT NO.	-

TITLE

VACATION DESCRIPTION

SHEET

1 OF 1

N89°51'06"E 599.92

STREET LOT D

N89°51'06"E 599.92

386.02

50924
968.85
z vertical pipes

66.00

N00°09'27"W
42.05

S00°09'27"E
42.04

66

L=83.98
R=166.82
Δ=28°50'39"

Δ=25°17'37"
R=232.82
L=102.78

N64°51'50"W
9.50

L=35.52
R=429.97
Δ=4°43'59"

N28°41'12"E
20.50

S61°18'48"E
9.50

POB

34.6
(deed)
34.59

REPLAT

BLOCK 7

BLOCK 10, 11 AND 12

TOWN

ALLEY (VACATED)

ALLEY (VACATED)

STREET NE

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

Item No. 6.c.
For Meeting of 7/10/2025
Resolution

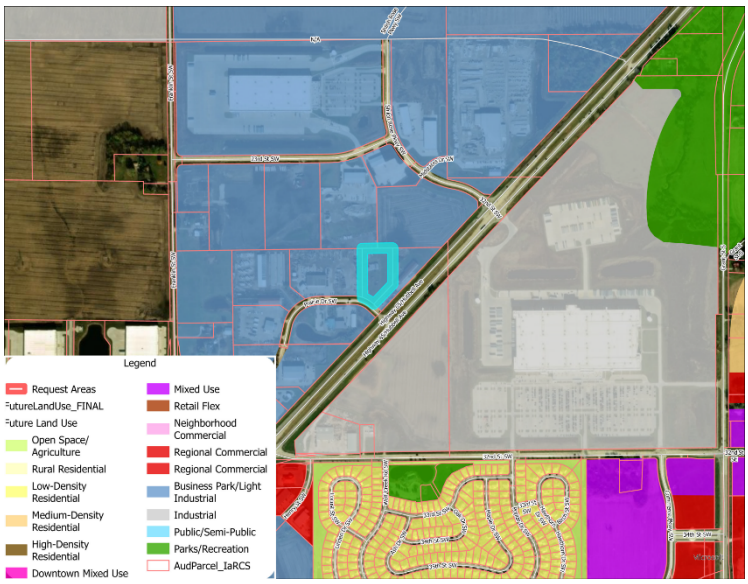
TITLE: Resolution PZ-250710-24 - Considering Plat of Survey to create Parcel '2025-90' located in the McCleary Meadows Industrial Park.

CONTACT PERSON:

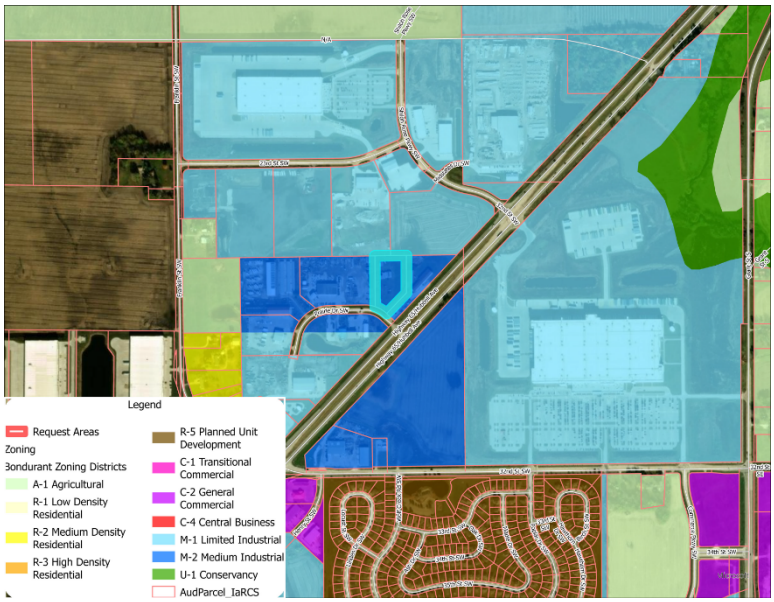
BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located west of 906 Prairie Drive SW. The subject property is owned by Altoona Properties LLC. The subject property is currently undeveloped industrial ground. The Plat of Survey is proposing to split the property in two and sell the newly created parcel to the owners of 906 Prairie Drive SW, Cherrie & Randall Schlenker. The area outlined below shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Business Park/Light Industrial. Industrial is shown to the east on the south side of Hubbell Avenue. The map below shows the property outlined on the Future Land Use Map.



The current zoning map shows the proposed Plat of Survey area as Medium Industrial (M-2). To the north of the subject property is Light Industrial (M-1) District. The current owners and prospective buyers of the subject property have no immediate plans to develop the Plat of Survey area. Future development will be required to go through the site plan process. The proposed parcel does not meet frontage requirements for an M-2 property, the applicants have indicated they will record a lot tie agreement if the Plat is approved by the City. The subject property is outlined below.



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

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

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-25-0710-24.

2. Recommended approval of RESOLUTION NO. PZ-25-0710-24, subject to certain Subdivision Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-25-0710-24.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RES. PZ-250710-24
2. McCleary Meadows Plat of Survey 2025-06-25-signed
3. McCleary Meadows Plat of Survey - Lot-Tie Agreement

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250710-24

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF SURVEY TO CREATE PARCEL '2025-90' LOCATED IN THE MCCLEARY MEADOWS INDUSTRIAL PARK.

WHEREAS, Civil Design Advantage has submitted a plat of survey on the behalf of Altoona Properties LLC to create Parcels '2025-90' further described as follows:

A PART OF PARCEL "2016-48" OF LOT 2, MCCLEARY MEADOWS INDUSTRIAL PARK, AN OFFICIAL PLAT, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15968 PAGE 276, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "2016-48", THENCE SOUTH 00°42'39" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "2016-48", A DISTANCE OF 341.86 FEET; THENCE SOUTH 43°10'18" WEST ALONG SAID EASTERLY LINE, 259.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2016-48"; THENCE NORTH 13°15'35" EAST, 545.16 FEET TO THE NORTH LINE OF SAID PARCEL "2016-48"; THENCE NORTH 89°19'11" EAST ALONG SAID NORTH LINE, 48.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES (43,560 SQUARE FEET).

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

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

Moved by _____, Seconded by _____to adopt.

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

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

_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				

Pitt				
Torres				
Vore				

_____
Karen Keeran, Commission Chair

PLAT OF SURVEY

INDEX LEGEND

LOCATION: PT PARCEL "2016-48"
LOT 2, MCCLEARY MEADOWS INDUSTRIAL PARK

REQUESTOR: C&R DISCOUNT
906 PRAIRIE DRIVE SW
BONDURANT, IA 50035-4435

PROPRIETOR: ALTOONA PROPERTIES LLC
1200 PRAIRIE DR SW
BONDURANT, IA 50035-4435

SURVEYOR: JOSHUA E. MACKIE

COMPANY: CIVIL DESIGN ADVANTAGE

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

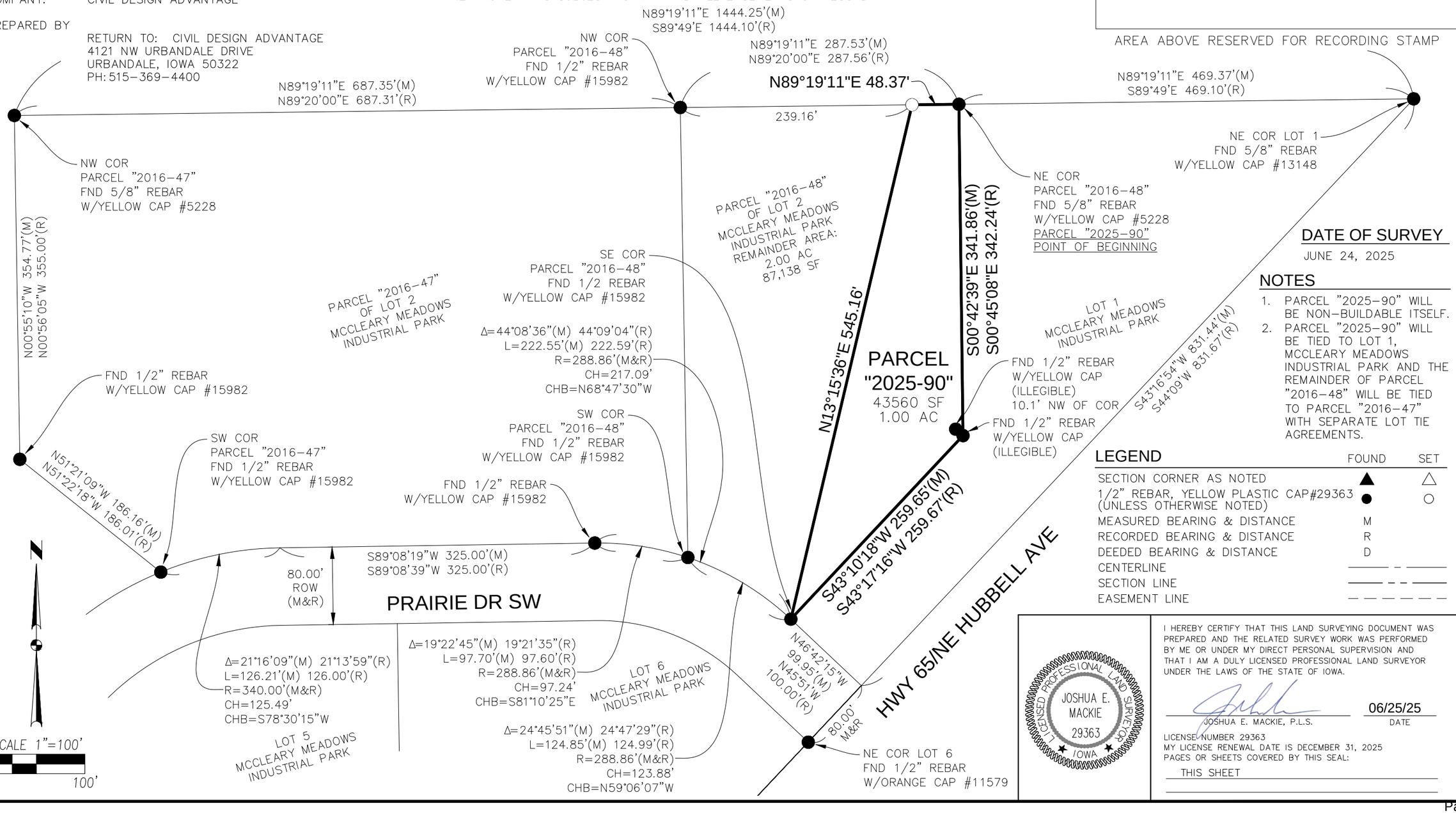
PARCEL "2025-90" DESCRIPTION

A PART OF PARCEL "2016-48" OF LOT 2, MCCLEARY MEADOWS INDUSTRIAL PARK, AN OFFICIAL PLAT, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15968 PAGE 276, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "2016-48"; THENCE SOUTH 00°42'39" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "2016-48", A DISTANCE OF 341.86 FEET; THENCE SOUTH 43°10'18" WEST ALONG SAID EASTERLY LINE, 259.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2016-48"; THENCE NORTH 13°15'36" EAST, 545.16 FEET TO THE NORTH LINE OF SAID PARCEL "2016'48"; THENCE NORTH 89°19'11" EAST ALONG SAID NORTH LINE, 48.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES (43,560 SQUARE FEET).

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

AREA ABOVE RESERVED FOR RECORDING STAMP



DATE OF SURVEY

JUNE 24, 2025

NOTES

1. PARCEL "2025-90" WILL BE NON-BUILDABLE ITSELF.
2. PARCEL "2025-90" WILL BE TIED TO LOT 1, MCCLEARY MEADOWS INDUSTRIAL PARK AND THE REMAINDER OF PARCEL "2016-48" WILL BE TIED TO PARCEL "2016-47" WITH SEPARATE LOT TIE AGREEMENTS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#29363 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	——— - ———	
SECTION LINE	——— -- ———	
EASEMENT LINE	— — — — — —	

JOSHUA E. MACKIE 29363 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

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

JOSHUA E. MACKIE, P.L.S. — 06/25/25 DATE

LICENSE NUMBER 29363
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
PREPARED	06/24/25

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

PT PARCEL "2016-48" OF LOT 2
MCCLEARY MEADOWS INDUSTRIAL PARK
PLAT OF SURVEY
BONDURANT, IOWA

1/1
2506.465

FILE: N:\2025\2506465\DWG\2506465-PLAT OF SURVEY.DWG
PLOT STYLE TABLE: 11x17.CTB 6/25/2025 10:30 AM
PLOTTED BY: JOSH MACKIE
COMMENT: ENG

LOT TIE AGREEMENT
Recorder's Cover Sheet

Preparer Information: Nathan A. Russell, 700 Second Avenue, Des Moines, IA 50309, Phone: (515) 243-1914

Taxpayer Information: Randall T. Schlenker and Cherie M. Schlenker, 906 Prairie Drive SW, Bondurant, IA 50035

Return Address: Randall T. Schlenker and Cherie M. Schlenker, 906 Prairie Drive SW, Bondurant, IA 50035

Grantors:
Randall T. Schlenker and Cherie M. Schlenker
Altoona Properties, L.L.C.

Grantee:
N/A

Legal Description: Page 2

Document or instrument number if applicable:

LOT TIE AGREEMENT

This LOT TIE AGREEMENT (this "Agreement") is entered into on ___ day of _____, 2025 (the "Effective Date") by and between Randall T. Schlenker and Cherie M. Schlenker, husband and wife (hereinafter "Grantor 1"), and Altoona Properties, L.L.C., an Iowa limited liability company (hereinafter "Grantor 2"). Grantor 1 and Grantor 2 may sometimes be referred to hereinafter as a "Party" and collectively as, the "Parties".

WHEREAS, Grantor 1 is the record owner of the real estate locally known as 906 Prairie Drive SW, Bondurant, Iowa 50035, and legally described as follows:

> Lot One (1) in MCCLEARY MEADOWS INDUSTRIAL PARK, an Official Plat, now included in and forming a part of the City of Bondurant, Iowa.

(said property is hereinafter referred to as "Grantor 1's Property"); and

WHEREAS, Grantor 2 is the record owner of nearby real estate locally known as 1200 Prairie Drive SW, Bondurant, Iowa 50035, and legally described as follows:

> Parcel "2016-47" is part of Lot 2 in McCleary Meadows Industrial Park, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa, more particularly described as follows:
>
> Beginning at the Northwest corner of said Lot 2; thence North 89º20'00" East, 687.31 feet on the North line of said Lot 2; thence South 0°56'05" East, 464.26 feet to a point on the South line of said Lot 2; thence Westerly on a 288.86 foot radius curve concave Southerly, having a delta of 19°21'35", an arc length of 97.60 feet on the South line of said Lot 2; thence South 89°08'39" West 325.00 feet on the South line of said Lot 2; thence Westerly on a 340.00 foot radius curve concave Southerly, having a delta of 21º13'59", an arc length of 126.00 feet on the South line of said Lot 2 to the Southwest corner of said Lot 2; thence North 51º22'18" West, 186.01 feet on the West line of said Lot 2; thence North 0°56'05" West, 355.00 feet on the West line of said Lot 2 to the point of beginning containing 7.00 acres, more or less.

(said property is hereinafter referred to as "Grantor 2's Property"); and

WHEREAS, on or about June 17, 2025, Grantor 2 became record owner of approximately three (3) acres of land between Grantor 1's Property and Grantor 2's Property, legally described as follows:

> Parcel 2016-48 of Plat of Survey recorded in Book 15968 Page 276, being a part of Lot 2 in MCCLEARY MEADOWS INDUSTRIAL PARK, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa.

(said property is hereinafter referred to as "Parcel 2016-48"); and

WHEREAS, in connection with the acquisition of Parcel 2016-48, Grantor 1 and Grantor 2 agreed Grantor 1 would subsequently acquire approximately the East one (1) acre of said Parcel 2016-48, and Grantor 2 would retain approximately the West two (2) acres of the same; and

WHEREAS, the East one (1) acre of said Parcel 2016-48 is described as follows:

> Parcel 2025-XX, a part of Parcel "2016-48" of Lot 2, MCCLEARY MEADOWS

INDUSTRIAL PARK, an Official Plat, as shown on the Plat of Survey recorded in Book 15968 Page 276, and more particularly described as follows:

Beginning at the Northeast corner of said Parcel "2016-48"; thence South 00°42'39" East along the easterly line of said Parcel "2016-48", a distance of 341.86 feet; thence South 43°10'18" West along said easterly line, 259.65 feet to the Southeast corner of said Parcel "2016-48"; thence North 13°15'36" East, 545.16 feet to the North line of said Parcel "2016-48"; thence North 89°19'11" East along said North line, 48.37 feet to the Point of Beginning and containing 1.00 acres (43,560 square feet).

(said property is hereinafter referred to as "Parcel 2025-XX"); and

WHEREAS, at this time, Grantor 2 retains all legal and equitable title to Parcel 2025-XX; and

WHEREAS, the West two (2) acres of Parcel 2016-48 that remain after subdivision shall continue to be hereinafter referred to as "Parcel 2016-48"; and

WHEREAS, Grantor 1 and Grantor 2 desire to enter into this Agreement to assure that Grantor 1's Property and Parcel 2025-XX are threated as one parcel for tax purposes.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated into and made a part of this Agreement and in further consideration of the mutual agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **ORGANIZATIONAL AUTHORITY.** Grantor 2 is a limited liability company formed under the laws of the State of Iowa. It is validly existing and in good standing under the laws of the same.

2. **AUTHORIZATION.** This Agreement has been duly authorized by all necessary action of Grantor 2. The person signing on behalf of Grantor 2 has full corporate power and authority to execute, deliver and perform this Agreement.

3. **TREATED AS ONE PARCEL.** Grantor 1 and Grantor 2 covenant and agree that Grantor 1's Property and Parcel 2025-XX will be held as one parcel and that no part or interest of Grantor 1's Property nor Parcel 2025-XX will be sold, transferred, conveyed, or otherwise disposed of separately.

4. **BINDING EFFECT.** This Agreement shall be binding upon the Parties hereto, their respective heirs, executors, administrators, assigns and transferees, and shall run with the lands described herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Grantor 1

_____
Randall T. Schlenker

_____
Cherie M. Schlenker

Grantor 2
Altoona Properties, L.L.C.

By: _____
Jeffrey L. Pettiecord, Manager

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RANDALL T. SCHLENKER AND CHERIE M. SCHLENKER, Husband and Wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

_____
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of _____, 2025, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared JEFFREY L. PETTIECORD, as Manager of Altoona Properties, L.L.C., to me personally known to be the person named in and who executed the above-described instrument and acknowledged that he executed the same as his voluntary act and deed.

_____
Notary Public in and for the State of Iowa

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

Item No. 6.d.
For Meeting of 7/10/2025
Resolution

TITLE: Resolutoin PZ-250710-25 - Considering Site Plan for Bondurant Storage Phase II Site Plan

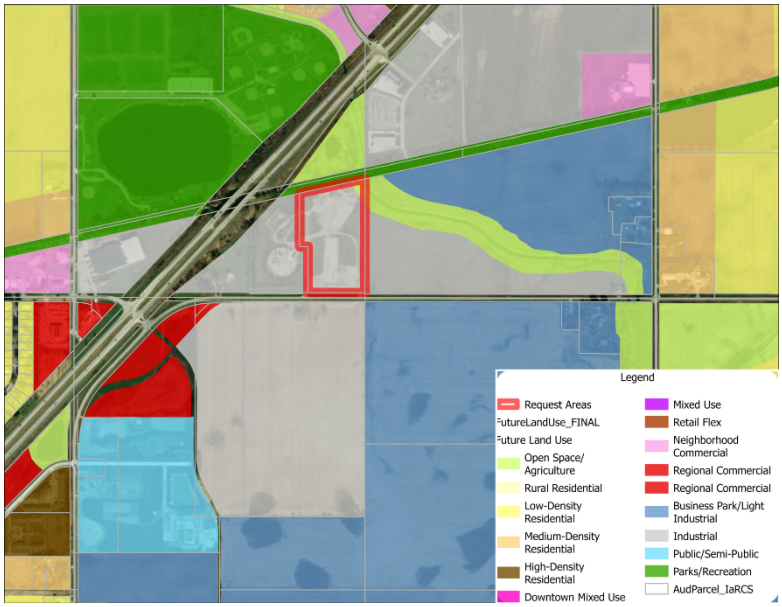
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed phase 2 of the Bondurant Storage. The site plan applicant and owner of the property is Tom Gustafson with Dynamic Partners. The site plan was prepared by Civil Engineering Consultants, Inc. The applicant is proposing four additional storage unit buildings. This property is zoned as being within the City's Light Industrial (M-1) District. The property in question is outlined below in red.

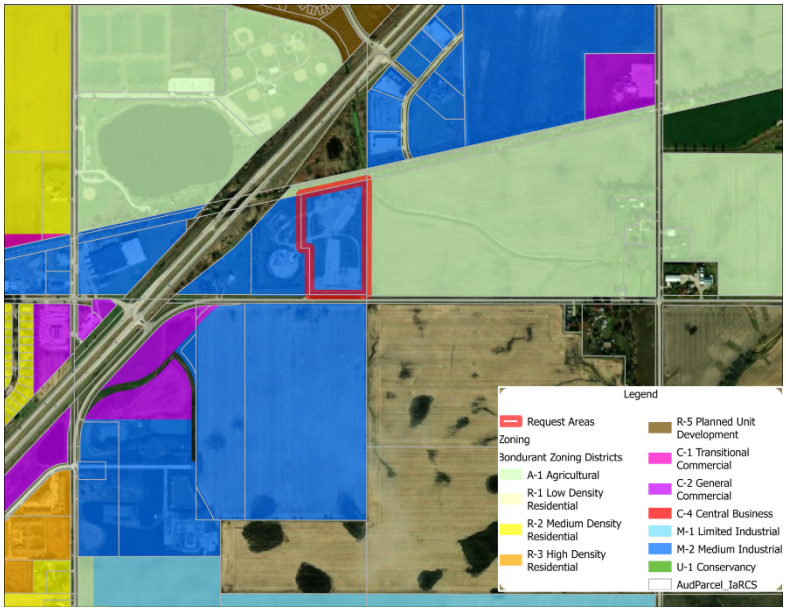


When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:
A M-1 development at this location is consistent with the 2022 Comprehensive Plan which guides for Industrial at this location.



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



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 50’ front yard setback along 2nd Street NE, a 50' rear yard setback along the eastern property line and 20’ side yard setbacks.
- The site plan currently shows no outdoor storage areas.

Parking/Drive Areas

- Access to the site is proposed from 2nd Street NE.
- The site plan shows 4 new storage units.
    - Building 9 is proposed for 10 16’x45’ units and 2 custom units. The total size of the building will be 9,360 square feet
    - Building 10 is proposed as 12 16’x45’ units and 2 custom units. The total size of the building will be 14,400 square feet.
    - Building 11is proposed as 8 18’x50’ units. The total size of the building will be 16,200 square feet.
    - Building 12 is proposed as 11 18’x50’ units. The total size of the building will be 9,900 square feet.
- The site plan shows the parking/drive/loading area as being at least 10’ from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6” P.C.C. which meets code requirements.

Stormwater, Utilities & Natural Features

- A stormwater management report has not been submitted for review by the City Engineer. The City Engineer has submitted comments to determine if a new report is necessary, or if the previously submitted stormwater report submitted with Phase I is sufficient.
- This property is located within the Urban Service Sanitary Sewer Connection Fee District. An invoice will be sent to the applicant
- This property is not located within the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District. An invoice will be sent to the applicant.
- The site is partially situated within FEMA's 100-year floodplain. No development is proposed is the floodplain area.
- This site is partially situated within the City's Stream Buffer Ordinance area. No development is proposed in the stream buffer area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations show the majority of the building will have vertical metal panel exterior. A combination of brick CMU veneer, CMU veneer,

windows/doors, and various trims will make up the remainder of the exterior of the building.
- The submitted architectural elevations break down the exterior materials for each of the four proposed buildings.

Other Site Plan Features

- A landscaping plan was not submitted for Phase II. A landscaping plan was submitted and approved with Bondurant Storage Phase 1. No additional landscaping plan is required for development on this property.

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 submitted comments to the applicant.
3. Fire Department - reviewed and submitted comments to the applicant.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-250710-25.

2. Recommended approval of RESOLUTION NO. PZ-250710-25, subject to certain Zoning Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-250710-25.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. Bondurant Storage Phase II Architectural Design Elevations
2. Bondurant Storage Phase II Site Plan
3. RESOLUTION NO. PZ-250710-25

Bondurant Storage - Phase 2

2020 NE. 2nd St.

Bondurant, IA 50035

CODE DATA

PROJECT IDENTIFICATION	■ ADDRESS : 2020 NE 2ND STREET - BONDURANT, IA 50035 ☐ PROPERTY ID : 802229300011 ☐ OTHER : -	☐ -
PROJECT TYPE	■ NEW CONSTRUCTION ☐ TENANT IMPROVEMENT ☐ FACADE RENOVATION ☐ ALTERATION ☐ ADDITION ☐ REPAIR	☐ -
PROJECT DESCRIPTION	☐ A 2 PHASE PROJECT - PHASE 1 CONSISTS OF 8 SELF STORAGE BOAT & RV UNITS - PHASE 2 CONSISTS OF 4 SELF STORAGE BOAT & RV UNITS	☐ -
APPLICABLE CODES	☐ 2015 IOWA BUILDING CODE. 2021 INTERNATIONAL BUILDING CODE ☐ 2015 IOWA FIRE CODE. 2021 INTERNATIONAL FIRE CODE ☐ 2021 IOWA MECHANICAL CODE. 2021 INTERNATIONAL MECHANICAL CODE ☐ ACCESSIBILITY 2009 ICC ANSI A117.1 ☐ 2012 IOWA ENERGY CODE. 2012 INTERNATIONAL ENERGY CODE ☐ 2021 UPC PLUMBING CODE PER STATE OF IOWA ☐ 2020 IOWA ELECTRICAL CODE. 2020 NATIONAL ELECTRICAL CODE	☐ -
DIFFERED SUBMITTALS	☐ FIRE PROTECTION ☐ FIRE ALARM ☐ INTERIOR ELEMENTS ☐ MEP ☐ CONVEYANCE ☐ PRE-ENG. TRUSSES ☐ PRE - ENG. BUILDING ☐ -	☐ -

CHAPTER 3 USE AND OCCUPANCY

BUILDING USE	■ SINGLE USE ☐ PRIMARY USE WITH ACCESSORY ☐ MULTI STORY ☐ MIXED USE ☐ NON SEPARATED MIXED USE ☐ SINGLE STORY ☐ MIXED OCCUPANCY SEPARATION SEE CHAPTER 5 DATA ☐ SEPARATED MIXED USE	☐ -
OCCUPANCY CLASSIFICATION	☐ A1 ☐ A2 ☐ A3 ☐ A4 ☐ A5 ☐ B ☐ E ☐ F1 ☐ F2 ☐ H1 ☐ H2 ☐ H3 ☐ H4 ☐ H5 ☐ I1 ☐ I2 ☐ I3 ☐ IA ☐ M ☐ R1 ☐ R2 ☐ R3 ☐ R4 ■ S1 ☐ S2 ☐ U ☐ -	

CHAPTER 4 DETAILED REQUIREMENTS PER OCCUPANCY

DETAILED REQUIREMENTS	☐ THIS CHAPTER IS NOT APPLICABLE ☐ - ☐ APPLICABLE AS NOTED	☐ -

CHAPTER 5 GENERAL BUILDING AREA AND HEIGHTS

BUILDING HEIGHT	■ HEIGHT EXCEPTIONS NOT APPLIED ☐ MOST RESTRICTIVE USE FOR STORY - ☐ HEIGHT EXCEPTION APPLIED CHAPTERS 4 AND 5 ☐ MOST RESTRICTIVE USE FOR HEIGHT - ☐ ALLOWABLE HEIGHT 55 FEET ☐ ACTUAL HEIGHT 16'-8" - 18'-8" ☐ ALLOWABLE STORIES 2 STORIES ☐ ACTUAL STORIES 1 STORY	☐ -
FRONTAGE INCREASE	■ FRONTAGE INCREASE NOT APPLIED ☐ FRONTAGE INCREASE APPLIED PER CALCULATION ☐ - ☐ IF = (F/P - 0.25) W/30 = IF = (692/692 - 0.25) 30/30 = 0.75	☐ -
MIXED OCCUPANCY SEPARATION	■ USE SEPARATION NOT REQUIRED ☐ - TO - = - RATING ☐ - TO - = - RATING ☐ USE SEPARATION REQUIRED SEE TABLE TO THE RIGHT ☐ - TO - = - RATING ☐ - TO - = - RATING	☐ -
BUILDING AREA	■ SINGLE STORY ☐ MOST RESTRICTIVE USE S1 ☐ ACTUAL BUILDING AREAS ☐ MULTI-STORY ■ TABULAR VALUE 17,500 BLDG # 1 5,880 SQFT BLDG # 5 5,880 SQFT ■ SINGLE OCC. ☐ FRONTAGE INCREASE NA BLDG # 2 11,200 SQFT BLDG # 6 11,200 SQFT ☐ SINGLE OCC. / ACCESSORY TOTAL ALLOWABLE 17,500 BLDG # 3 11,200 SQFT BLDG # 7 11,200 SQFT ☐ MIXED OCC. NON-SEPARATED BLDG # 4 5,880 SQFT BLDG # 8 5,880 SQFT ☐ MIXED OCC. SEPARATED ■ ALLOWABLE AREA ☐ UNLIMITED AREA BUILDING ■ PER FLOOR 17,500 ☐ PODIUM STYLE BUILDING ☐ TOTAL BUILDING 17,500 ☐ TOTAL 68,320 SQFT	

CHAPTER 6 TYPES OF CONSTRUCTION

CONSTRUCTION TYPE	☐ IA ☐ IB ☐ IIA ■ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ PROTECTED ☐ UNPROTECTED	☐ -
FIRE RATING OF BUILDING ELEMENTS	☐ PRIMARY STRUCTURAL FRAME ■ 0 HR ☐ .5 HR ☐ 1 HR ☐ 1.5 HR ☐ 2 HR ☐ 3 HR ☐ BEARING WALLS - EXTERIOR ■ 0 HR ☐ .5 HR ☐ 1 HR ☐ 1.5 HR ☐ 2 HR ☐ 3 HR ☐ BEARING WALLS - INTERIOR ■ 0 HR ☐ .5 HR ☐ 1 HR ☐ 1.5 HR ☐ 2 HR ☐ 3 HR ☐ NON BEARING WALL - EXTERIOR ■ 0 HR ☐ .5 HR ☐ 1 HR ☐ 1.5 HR ☐ 2 HR ☐ 3 HR ☐ FLOOR CONSTRUCTION ■ 0 HR ☐ .5 HR ☐ 1 HR ☐ 1.5 HR ☐ 2 HR ☐ 3 HR ☐ ROOF CONSTRUCTION ■ 0 HR ☐ .5 HR ☐ 1 HR ☐ 1.5 HR ☐ 2 HR ☐ 3 HR	☐ -
FIRE RATING OF EXTERIOR WALL	☐ LESS THAN 5 FT ☐ 0 HR ☐ 1 HR ■ 2 HR ☐ 3 HR ☐ 5 FT TO LESS THAN 10 FT ☐ 0 HR ■ 1 HR ☐ 2 HR ☐ 3 HR ☐ 10 FT TO LESS THAN 30 FT ■ 0 HR ☐ 1 HR ☐ 2 HR ☐ 3 HR ☐ OVER 30 FT ■ 0 HR ☐ 1 HR ☐ 2 HR ☐ 3 HR	☐

CHAPTER 7 FIRE AND SMOKE PROTECTION

SHAFT ENCLOSURES	■ NOT REQUIRED ☐ LESS THAN 4 STORIES = 1 HR ☐ REQUIRED ☐ 4 STORIES OR ABOVE = 2 HRS ☐ NOT LESS THAN ASSEMBLY PENETRATED	☐ -
FIRE RATED ASSEMBLIES	☐ FIRE WALL (FW) ☐ ELEVATOR SHAFT (FB) ☐ STAIRWAY ENCLOSURE (FB) ☐ EXIT PASSAGEWAY (FB) ☐ CONTROL AREAS (FB) ☐ OCC. SEPARATION (FB) ☐ FIRE AREA SEPARATION (FB) ☐ GROUP R SEPARATIONS (FP) ☐ ELEVATOR LOBBY (FP) ☐ MALL TENANT WALLS (FP) ☐ CORRIDOR WALLS (FP) ☐ SMOKE BARRIER (SB) ☐ SMOKE PARTITION (SB) ☐ FLOOR ASSEMBLY ☐ ROOF ASSEMBLY ☐ ACCESSIBLE CONCEALED SPACE SIGNAGE REQUIRED ☐ EXTERIOR WALL	☐ -
THERMAL AND SOUND INSULATION	■ MUST MEET ASTM E84 or UL 723 ■ FLAME SPREAD FS-25 ■ SMOKE DENSITY SD-450	☐ -

CHAPTER 8 INTERIOR FINISHES

INTERIOR FINISH MATERIALS	☐ CLASS A FS=0-25 SD=0-450 ■ CLASS B FS=26-75 SD=0-450 ■ CLASS C FS=76-200 SD=0-450	☐ -

LOCATION	S1
■ EXIT ENCLOSURE & PASSAGEWAY	B
■ CORRIDORS & EXIT ACCESS	B
■ ROOM AND ENCLOSED SPACES	C

CHAPTER 9 FIRE PROTECTION SYSTEMS

FIRE PROTECTION SYSTEM	☐ REQUIRED ☐ PROVIDED ☐ NFPA 13 ■ NOT REQUIRED ☐ NOT PROVIDED ☐ NFPA 13 R ☐ DEFERRED SUBMITTAL ☐ NFPA 13 D	☐ -
FIRE ALARM SYSTEM	☐ REQUIRED ☐ PROVIDED ☐ DEFERRED SUBMITTAL ■ NOT REQUIRED ☐ NOT PROVIDED	☐ -

CHAPTER 10 MEANS OF EGRESS

MINIMUM NUMBER OF EXITS REQUIRED	☐ 1 EXIT : - ☐ 2 EXITS - OCC. LOAD PER STORY LIMITED TO 500 ☐ 3 EXIST - OCC. LOAD PER STORY 501-1000 ☐ 4 EXITS - OCC LOAD PER STORY OVER 1,000	■ CHAPTER NOT APPLICABLE
EXITS PROVIDED	☐ 0	
MAXIMUM TRAVEL DISTANCE	☐ 75 FT ☐ 100 FT ☐ 125 FT ☐ 150 FT ☐ 175 FT ☐ 200 FT ☐ 250 FT ☐ 300 FT ☐ 400 FT ☐ TRAVEL DISTANCE PROVIDED - SEE DIAGRAMS ON LIFE SAFETY DIAGRAMS	☐ NA
MINIMUM CORRIDOR WIDTH	☐ .2 PER OCCUPANT = 4.2" - ☐ 50 OCCUPANTS OR MORE = 44" ☐ 49 OCCUPANT OR LESS = 36	☐ NA
MINIMUM STAIR WIDTH	☐ .3 PER OCCUPANT = ☐ 50 OCCUPANTS OR MORE = 44" ☐ 49 OCCUPANT OR LESS = 36 ☐ NOT APPLICABLE	☐ NA
ROOF ACCESS	☐ 1 STORY - ACCESS VIA LADDER ☐ MINIMUM 1 ROOF HATCH ☐ LESS THAN 4 STORIES ABOVE GRADE ☐ EXTEND ONE STAIR MINIMUM ☐ 4 STORIES OR MORE ABOVE GRADE	☐ NA

PROJECT TEAM

OWNER
BONDURANT, IA BOAT & RV STORAGE

CONTACT:
TOM GUSAFSON
712.330.3233
tom-gustafson@hotmail.com

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
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T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: SAL LORENZANO
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

SCOPE OF WORK

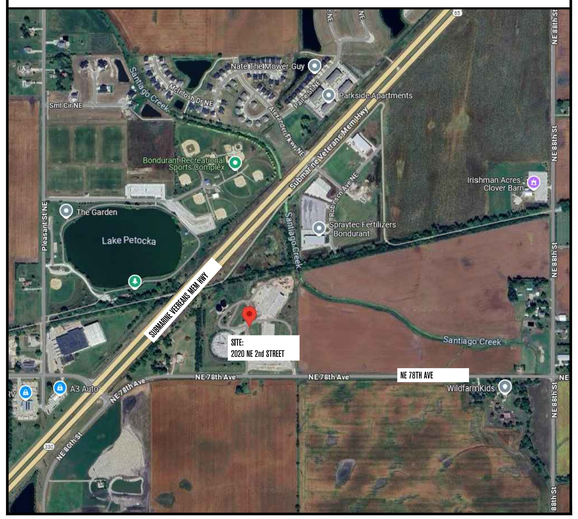
PROPOSED CONSTRUCTION OF 12 DRIVE UP BOAT AND RV STORAGE BUILDINGS, 8 BUILDINGS IN PHASE 1 AND ADDITIONAL 4 BUILDINGS IN PHASE 2.

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
IOWA IDENTIFICATION # ARC08234
DESIGNHAUS ARCHITECTURE

LOCATION MAP



INDEX OF DRAWINGS

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☐ SHEET ISSUED
△ REVISED
■ SHEET REISSUED

	SHEET NO:	DRAWING NAME
	GENERAL	
☐	G1.1	Title Sheet & Index
	SITE & LANDSCAPE	
☐	AS1.1	Architectural Site Plan
	ARCHITECTURAL	
☐	A1.1	Building 9 Plan and Elevations
☐	A1.2	Building 10 Plan
☐	A1.2.1	Building 10 Elevations
☐	A1.3	Building 11 Plan
☐	A1.3.1	Building 11 Elevations
☐	A1.4	Building 12 Plan and Elevations

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△ REVISED
■ SHEET REISSUED

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LICENSED PROFESSIONAL ARCHITECT
PETER M STUHLREYER
ARC08234
IOWA

Bondurant Storage - Phase 2
2020 NE. 2nd St.
Bondurant, IA 50035

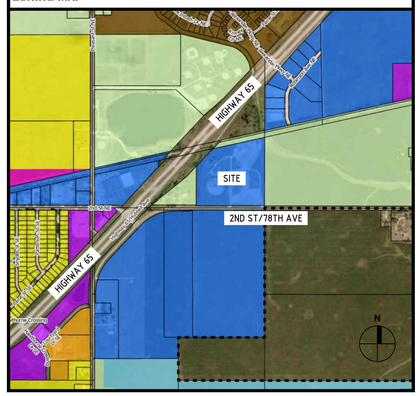
Title Sheet & Index

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G1.1 Title Sheet & Index.dwg
6/24/2025
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ZONING MAP



ZONING MAP LEGEND

CORPORATE LIMITS
FUTURE STREETS

ZONING CLASSIFICATIONS

- A-1 AGRICULTURAL DISTRICT
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- R-4 MANUFACTURED HOUSING RESIDENTIAL DISTRICT
- P-D PLANNED UNIT DEVELOPMENT DISTRICT
- C-1 TRANSITIONAL COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- C-3 CENTRAL BUSINESS DISTRICT
- M-1 LIMITED INDUSTRIAL DISTRICT
- M-2 MEDIUM INDUSTRIAL DISTRICT
- C-1 CONSERVANCY DISTRICT

EXTERIOR LIGHT

SYMBOL ON PLAN: WP

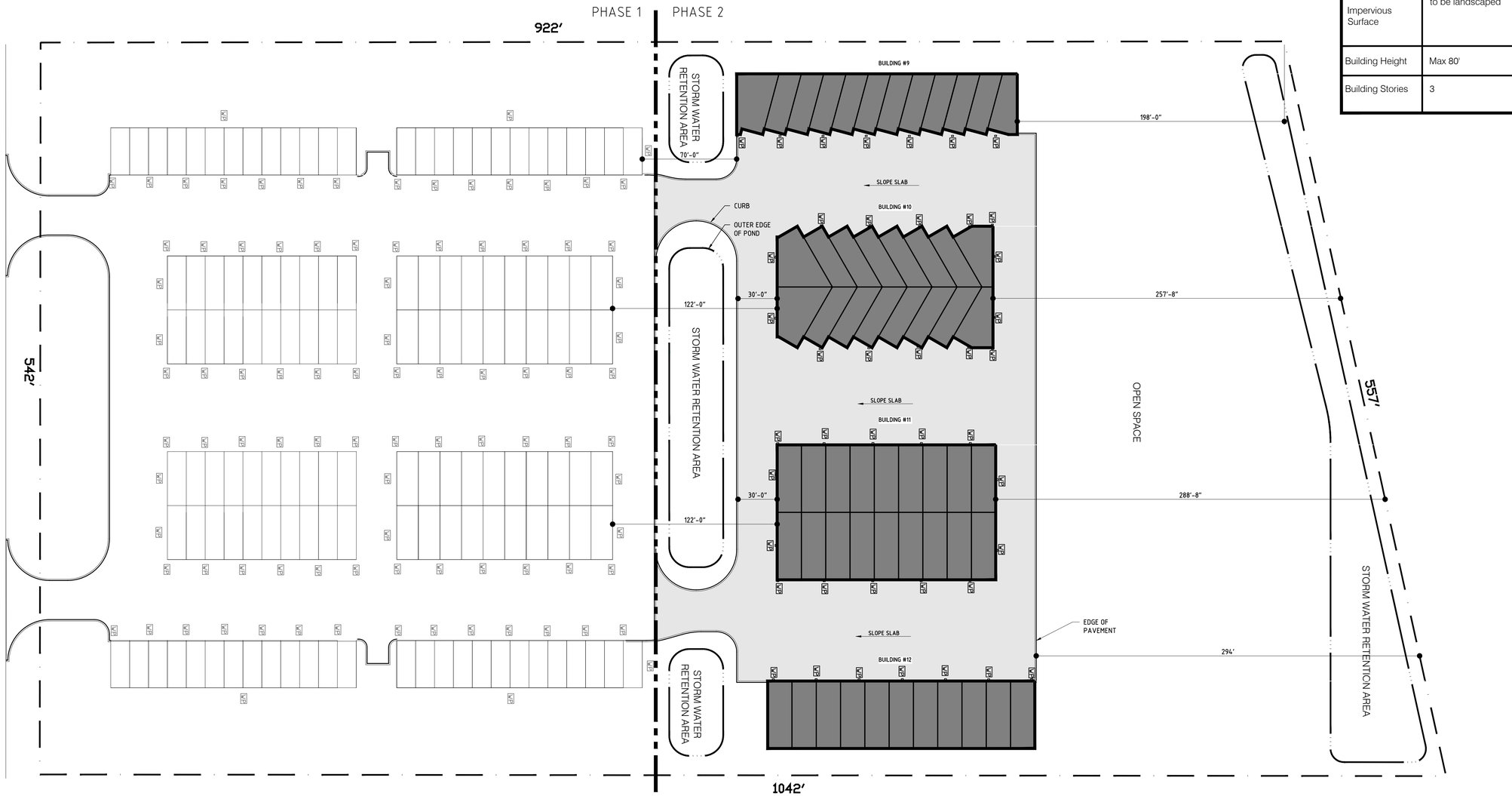


PROJECT INFORMATION

Parcel I.D.	802229300011
Address	2020 2nd St. NE Bondurant, IA 50035
Zoning	M-2/Medium Industrial District
Parcel Area	21.58 acres / 940,038 SF
Project Description	Proposed Non-Climatized Drive-Up Self Storage

ZONING SCHEDULE OF REGULATIONS

	Required	Proposed
Building Setbacks	Front: 30' Sides: 20' Rear: 40'	Front: 52'-0" Sides: (e)64'-4" (w)63'-0" Rear: 490'-0"
Minimum Lot Width	None	
Minimum Lot Area	None	
Minimum Open Space	10% - 94,003 SF 90% of open space has to be landscaped	Phase I - 38.6%/363,364 SF Phase II - Total -
Building Coverage	Phase I - 72,500 SF Phase II - 50,760 SF Total - 123,260 SF	
Impervious Surface	90% of open space has to be landscaped	Phase I - 97,970 SF Phase II - 58,184 SF Total - 156,154 SF
Building Height	Max 80'	Tallest Building: 15'-8 3/4"
Building Stories	3	1



1 Architectural Site Plan
Scale: 1" = 40'

NORTH

PHASE I

Building Coverage	72,500 SF
Impervious	97,970 SF
Open Space	84,060 SF

PHASE II

Building Coverage	50,760 SF
Impervious	58,184 SF
Open Space	170,056 SF

PHASE TOTAL

Building Coverage	123,260 SqFt.
Impervious	156,154 SqFt.
Open Space	254,081 SqFt.

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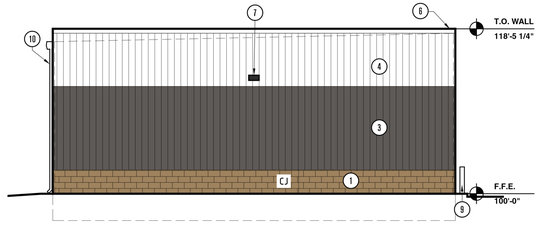
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Architectural Site Plan

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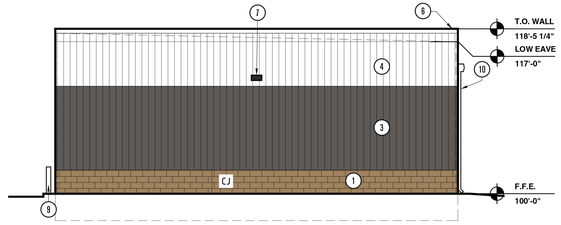
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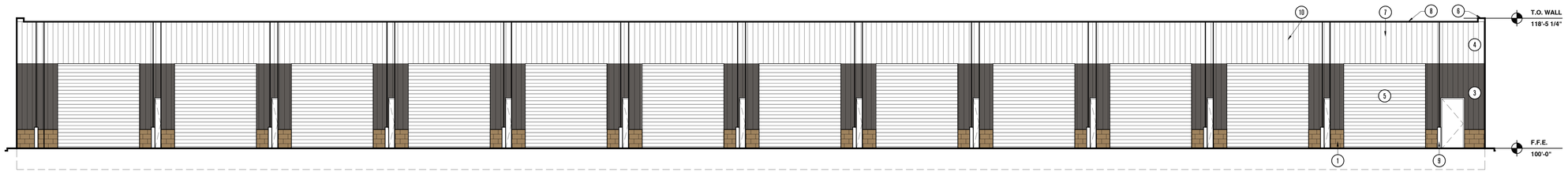
5 North Elevation
SCALE: 1/8" = 1'

NORTH



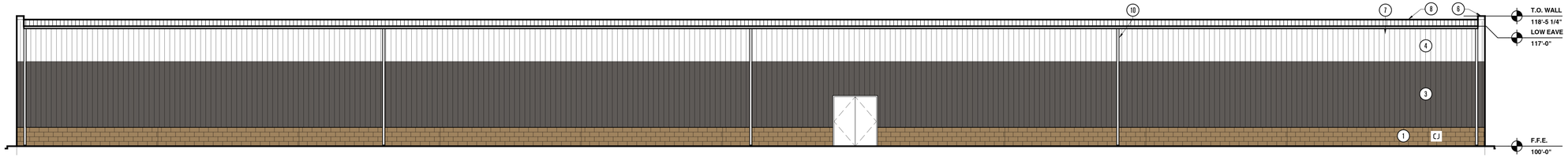
4 South Elevation
SCALE: 1/8" = 1'

NORTH



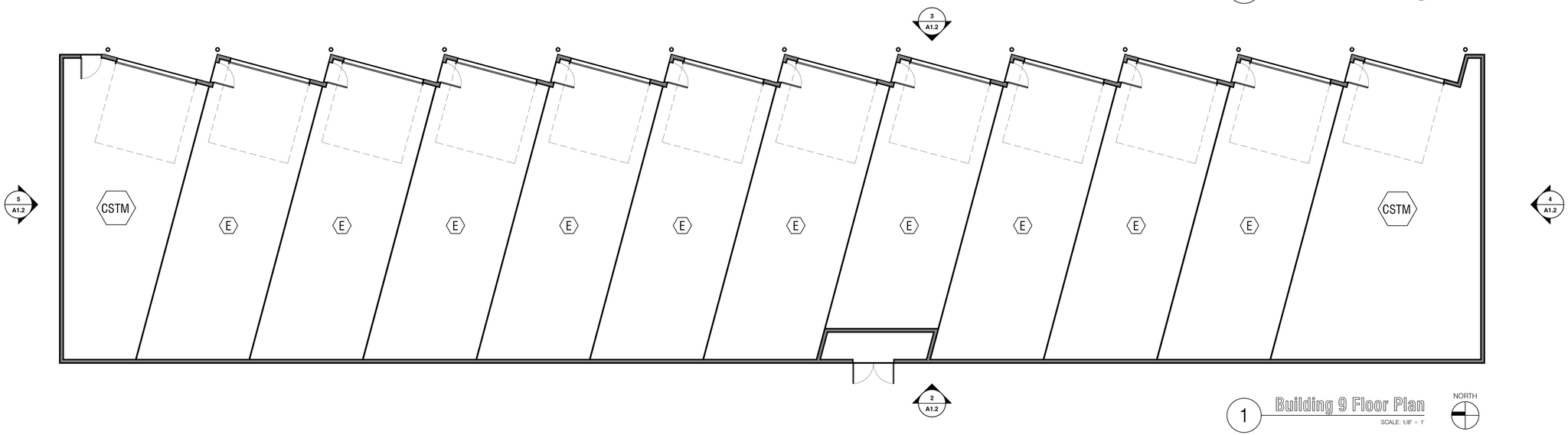
3 East Elevation
SCALE: 1/8" = 1'

NORTH



2 West Elevation
SCALE: 1/8" = 1'

NORTH



1 Building 9 Floor Plan
SCALE: 1/8" = 1'

NORTH

Storage Unit Matrix

Tag	Size	Area per Unit	Count Bldg 9
E	16' x 45'	720 sf	10
CSTM	VARIES	731 sf / 1107 sf	(1) EACH
Total Square Footage		9,038 sf	

Material Legend

Symbol	Description	Color
1	6" CMU	Light Brown
2	CMU - Burnished	Light Brown
3	Metal Panel Concealed Fastener	Charcoal Gray
4	Metal Panel Concealed Fastener	Bone White
5	Overhead Door	Charcoal Gray
6	Prefin. Met. Coping	Bone White
7	Wall Pack	Bronze
8	Metal Roofing	Charcoal Gray
9	Ballards	Yellow / Red
10	Gutter / Downspout	Charcoal Gray

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Building 9 Plan and Elevations

25100

A1.1

A1.1 Building 9 Plan and Elevations.dwg
6/24/2025
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1 Building 10 Floor Plan

SCALE: 1/8" = 1'

NORTH

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2020 NE. 2nd St.
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Building 10 Plan

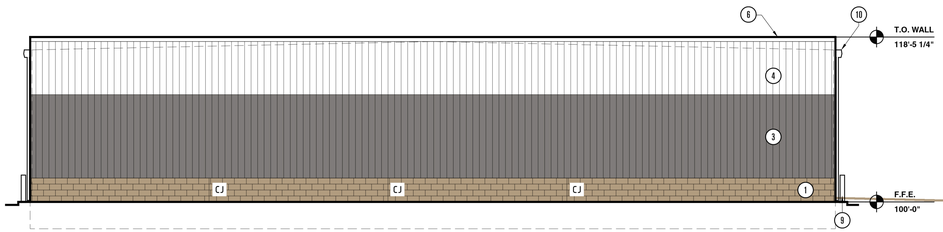
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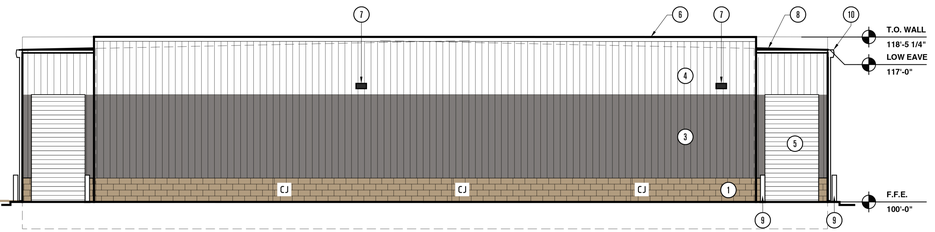
Material Legend

Symbol	Description	Color
1	6" CMU	Light Brown
2	CMU - Burnished	Light Brown
3	Metal Panel Concealed Fastener	Charcoal Gray
4	Metal Panel Concealed Fastener	Bone White
5	Overhead Door	Charcoal Gray
6	Prefin. Met. Coping	Bone White
7	Wall Pack	Bronze
8	Metal Roofing	Charcoal Gray
9	Ballards	Yellow / Red
10	Gutter / Downspout	Charcoal Gray



4 Building 10 - North Elevation

SCALE: 1/8" = 1'



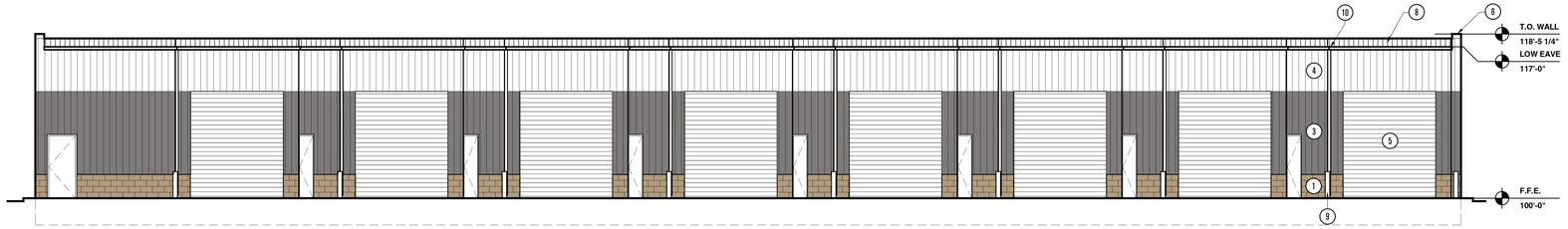
3 Building 10 - South Elevation

SCALE: 1/8" = 1'



2 Building 10 - East Elevation

SCALE: 1/8" = 1'



1 Building 10 - West Elevation

SCALE: 1/8" = 1'

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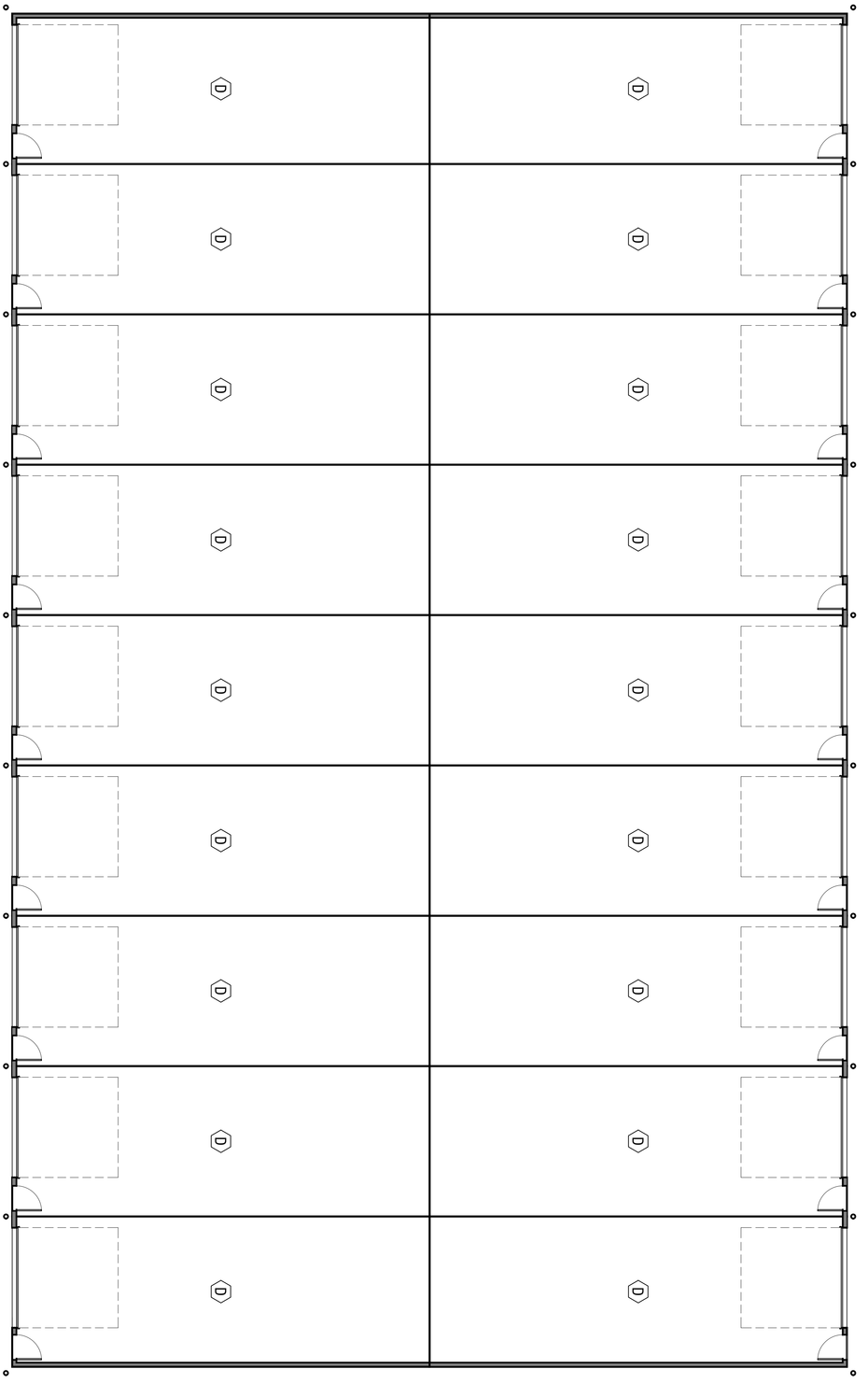
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Bondurant, IA 50035

Building 10 Elevations

25100

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6/24/2025
DH User



1 Building 11 Floor Plan
SCALE: 1/8" = 1'

NORTH

Storage Unit Matrix			
Tag	Size	Area per Unit	Count Bldg 11
D	18' x 50'	900 sf	18
Total Square Footage			16,200 sf

A1.3	25100	Bondurant Storage - Phase 2 2020 NE. 2nd St. Bondurant, IA 50035 Building 11 Plan

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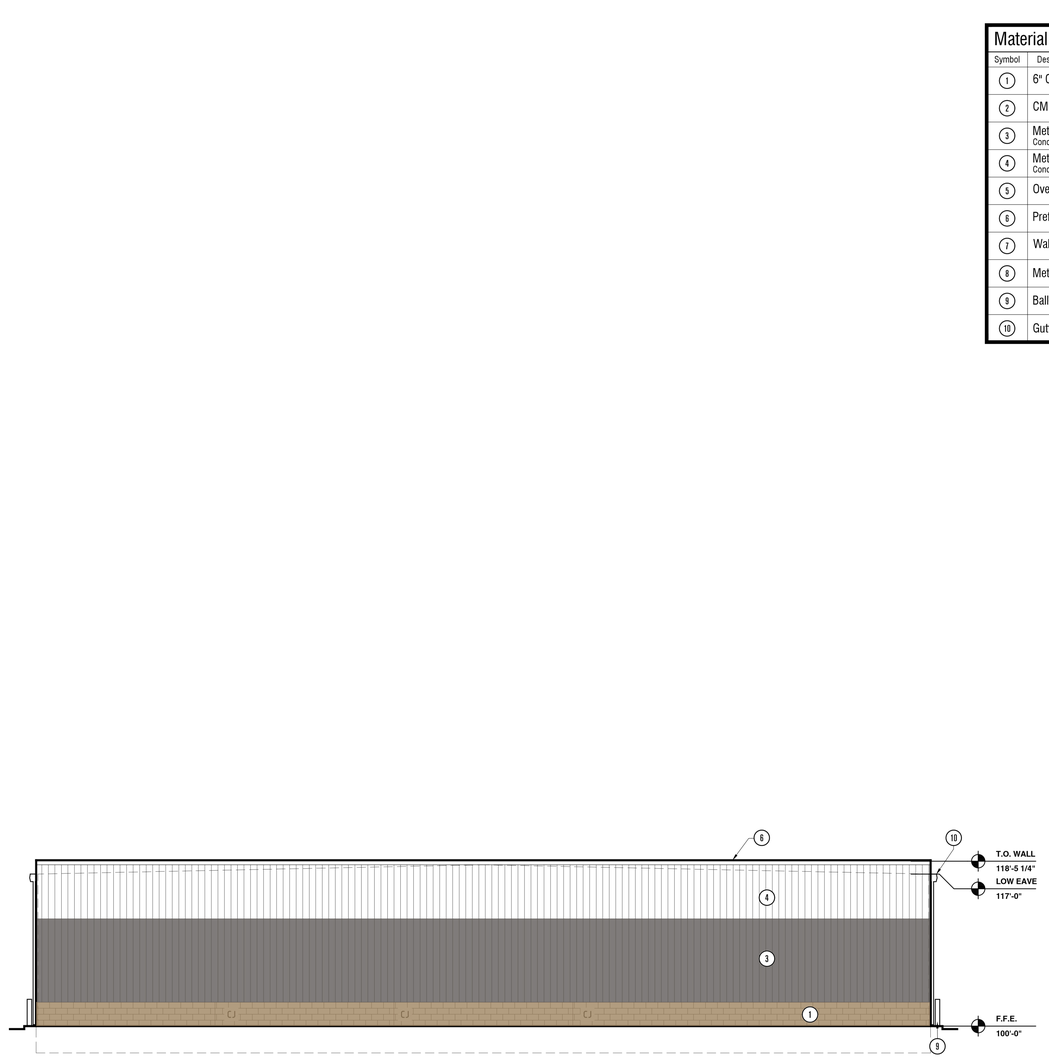
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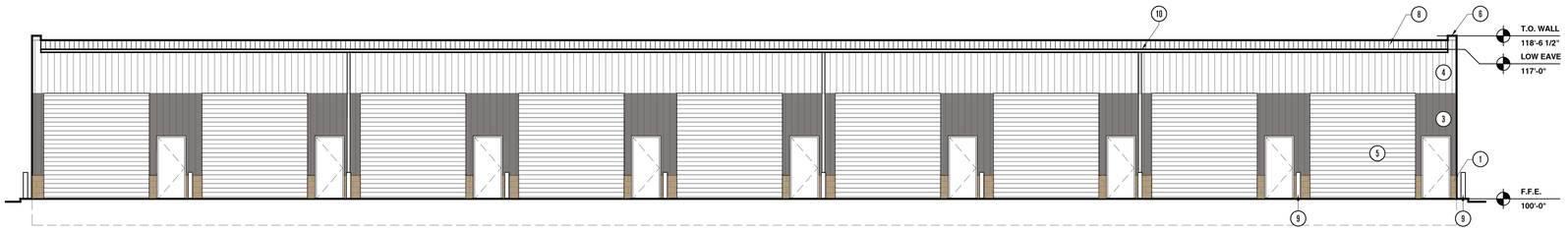
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7	Wall Pack	Bronze
8	Metal Roofing	Charcoal Gray
9	Ballards	Yellow / Red
10	Gutter / Downspout	Charcoal Gray



2 Building 11 - North and South Elevation

SCALE: 1/8" = 1'



1 Building 11 - East and West Elevation

SCALE: 1/8" = 1'

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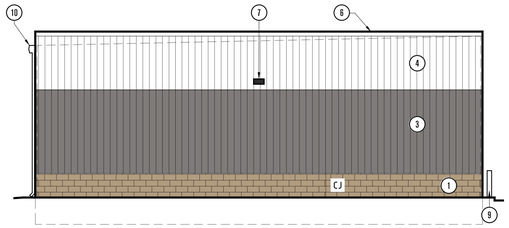
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Building 11 Elevations

25100

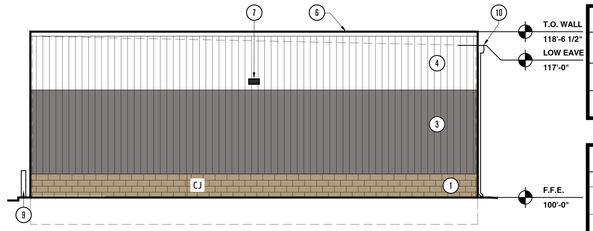
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A1.3.1 Building 11 Elevations.dwg
6/24/2025
DH User



5 North Elevation
SCALE: 1/8" = 1'

NORTH



4 South Elevation
SCALE: 1/8" = 1'

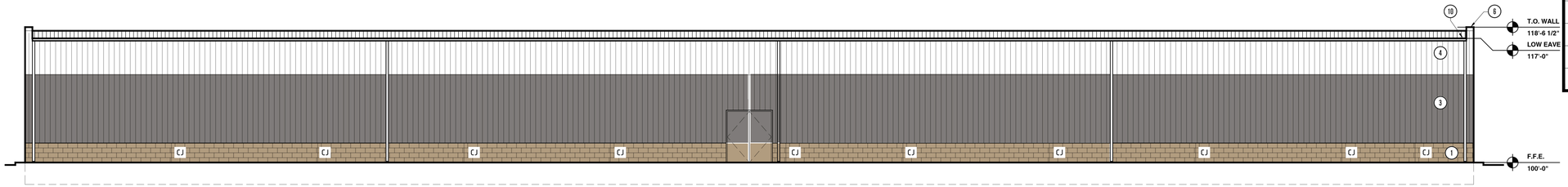
NORTH

Storage Unit Matrix

Tag	Size	Area per Unit	Count Bldg 12
D	18' x 50'	900 sf	11
Total Square Footage		9,900 sf	

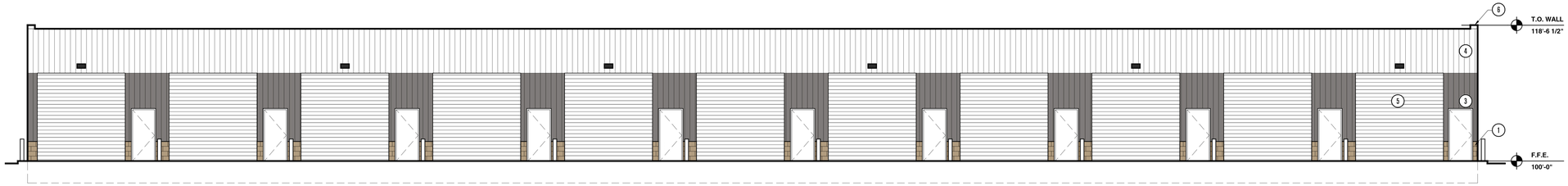
Material Legend

Symbol	Description	Color
1	6" CMU	Light Brown
2	CMU - Burnished	Light Brown
3	Metal Panel Concealed Fastener	Charcoal Gray
4	Metal Panel Concealed Fastener	Bone White
5	Overhead Door	Charcoal Gray
6	Prefin. Met. Coping	Bone White
7	Wall Pack	Bronze
8	Metal Roofing	Charcoal Gray
9	Ballards	Yellow / Red
10	Gutter / Downspout	Charcoal Gray



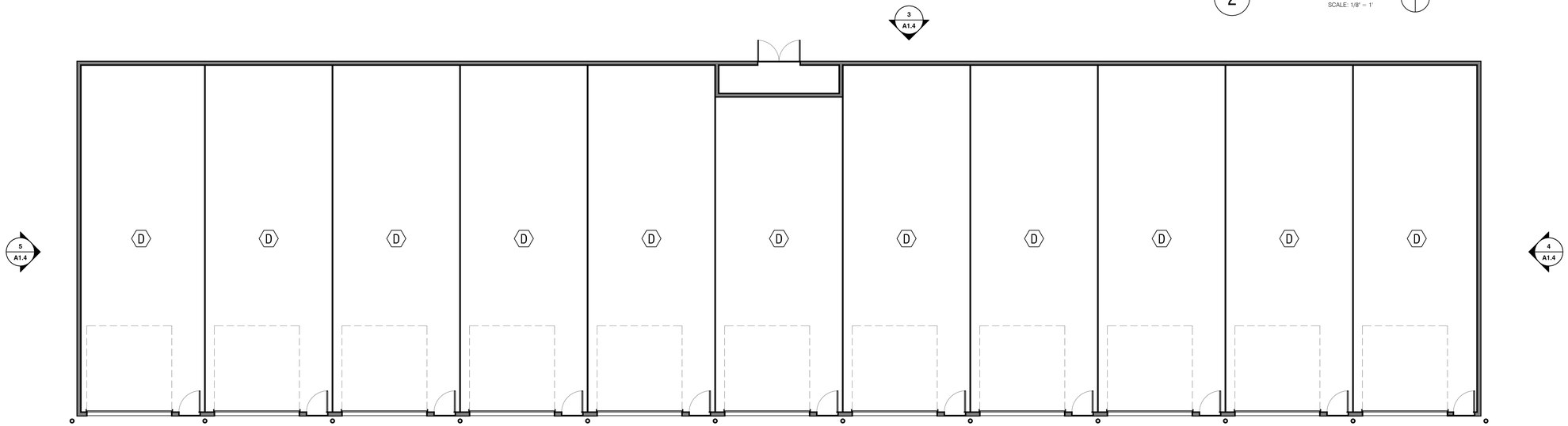
3 East Elevation
SCALE: 1/8" = 1'

NORTH



2 West Elevation
SCALE: 1/8" = 1'

NORTH



1 Building 9 Floor Plan
SCALE: 1/8" = 1'-0"

NORTH

DESIGNHAUS EST 1998
ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

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Site Plan Approval	**25.06.24**
ISSUANCE	DATE

LICENSED PROFESSIONAL ARCHITECT
PETER M STUHLREYER
ARC08234
IOWA

Bondurant Storage - Phase 2

2020 NE. 2nd St.
Bondurant, IA 50035

Building 12 Plan and Elevations

25100

A1.4

A1.4 Building 12 Plan and Elevations.dwg
6/24/2025
DH User

SITE PLAN
BONDURANT STORAGE PHASE II
2200 2ND STREET BONDURANT, IOWA 50035

OWNER / APPLICANT
TOM GUSTAFSON
DYNAMIC PARTNERS
23071 NATURE CENTER ROAD
P.O. BOX 851
OKOBOJI, IA 51355
PHONE: 712-330-3233
EMAIL: TOM-GUSTAFSON@HOTMAIL.COM

PROJECT MANAGER
BART TURK, P.L.A.
CIVIL ENGINEERING CONSULTANTS, INC.
(SURVEY, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE)
2400 86TH STREET, UNIT 12.
DES MOINES, IOWA 50322
CONTACT PH: 515-276-4884, EXT. 216
EMAIL: TURK@CECLAC.COM

ARCHITECTURE
JOE LATOZAS
DESIGNHAUS
3300 AUBURN RD.
AUBURN HILLS, MI 48326
248-601-4422
JOE@DESIGNHAUS.COM

LEGAL DESCRIPTION
PARCEL 2024-102 OF PARCEL 'H' OF THE SE 1/4 SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 19942, PAGE 248 AT THE POLK COUNTY RECORDER'S OFFICE AND FILED ON OCTOBER 16, 2024, CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 12.43 ACRES MORE OR LESS.

ZONING
M-2 - MEDIUM INDUSTRIAL DISTRICT

SETBACKS
FRONT YARD - 30'
SIDE YARD - 20'
REAR YARD - 40'
MAX. HEIGHT - 80'

AREAS
TOTAL SITE
541,520 SQ. FT. = 12.43 ACRES

PHASE I IMPERVIOUS AREA = 173,342 SF
PHASE II IMPERVIOUS AREA = 113,587 SF

GENERAL USE
EXISTING - MEDIUM INDUSTRIAL
PROPOSED - STORAGE

DEVELOPMENT SCHEDULE
SITE GRADING	JULY, 2025
BUILDING FOUNDATION	AUGUST, 2025
SITE UTILITIES	AUGUST, 2025
SITE PAVING	SEPTEMBER, 2025
BUILDINGS COMPLETE	DECEMBER, 2025

UTILITIES
WATER & SANITARY SEWER: CITY OF BONDURANT-PATRICK COLLISON, 515-971-6856
pcollison@cityofbondurant.com.
GAS & ELECTRIC: MIDAMERICAN ENERGY-CRAIG RANFIELD, 515-252-6632
MECDSMDesignLocates@midamerican.com.
FIBER & COMMUNICATIONS: CENTURYLINK-SADIE HULL, 918-547-0147
sadie.hull@lumen.com.

BUILDINGS
BUILDINGS = 18' MAX PROPOSED HT.
TOTAL BUILDING AREA = 73,480 (PHASE I) + 49,860 (PHASE II) = 123,340 G.S.F.

FLOOR AREA RATIO
123,340 g.s.f. / 541,520 s.f. = 0.228

OPEN SPACE
10% MINIMUM OPEN SPACE REQUIRED:
541,520 * 10% = 54,152 S.F. REQUIRED OPEN SPACE.

PARKING
REQUIREMENT: ONE SPACE PER EMPLOYEE.
PROPOSED: 4 SPACES

FLOOD ZONE CLASSIFICATION
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.
MAP NUMBER: 19153C0235F
EFFECTIVE DATE: FEBRUARY 1, 2019

GENERAL NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF BONDURANT BUILDING DEPARTMENT
   B. DYNAMIC PARTNERS
   C. CIVIL ENGINEERING CONSULTANTS, INC.
   D. "ONE CALL" UTILITY LOCATE SERVICE.
   E. BONDURANT PUBLIC WORKS DEPARTMENT.
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
4. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2024 URBAN STANDARD SPECIFICATIONS, AND CITY OF BONDURANT CODE & SUPPLEMENTAL SPECIFICATIONS.
6. DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY BONDURANT PUBLIC WORKS, MINIMUM 24 HOUR NOTICE.
7. ALL DEBRIS SPILLED ON COUNTY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
8. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH BONDURANT STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
9. SIGN PERMIT IS REQUIRED BEFORE SIGNS ARE INSTALLED.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS PLUS SEQUENCE OF WORK. CONTRACTOR IS OBLIGATED TO COMPLY WITH ALL LAWS & REGULATIONS, INCLUDING THOSE OF O.S.H.A.
11. THIS SITE PLAN PROPOSES NO OUTDOOR STORAGE YARD AREAS.

GRADING NOTES
1. ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN S.U.D.A.S. STRIP MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
2. ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
4. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIAL.
5. BUILDING & FLOOR SUBGRADE SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN S.U.D.A.S. IN AREAS TO BE LANDSCAPED: 80%-85% COMPACTION REQUIRED.
6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING & SEEDBEDS.
8. FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
9. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN GEOTECHNICAL REPORT #PN 211297 PREPARED BY ALLENDER BUTZKE ENGINEERS INC.
10. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
11. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
12. BACKFILL TO TOP OF ALL CURBS.
13. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
14. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
15. ALL DEBRIS SPILLED ON PUBLIC R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.

UTILITY NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (S.U.D.A.S.).
2. ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY:
   A. CITY OF BONDURANT UTILITIES SUPERINTENDENT.
   B. DYNAMIC PARTNERS
   C. CIVIL ENGINEERING CONSULTANTS, INC.
   D. "ONE CALL" UTILITY LOCATE SERVICE.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF UTILITY OWNER.
4. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ALL WATER MAIN SERVICE WORK SHALL BE CONSTRUCTED ACCORDING TO CURRENT S.U.D.A.S. SPECIFICATIONS.
7. ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO NEW STORM SEWERS.
8. ALL WORK DONE AT PUBLIC MANHOLES SHALL BE INSPECTED BY CITY OF BONDURANT PUBLIC WORKS DIRECTOR, JOHN HORTON (PH. 515-485-5110).
9. WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
   A. FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS AT LEAST 10'.
   B. ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
   C. SEWER MUST BE ADEQUATELY SUPPORTED.
   D. LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
10. ALL STORM SEWER CROSSING ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.
11. FIRE HYDRANT ASSEMBLIES TO BE CLOW MODEL 2500, MUELLER MODEL CENTURIAN, WATEROUS MODEL WB-67-250. ALL HYDRANTS TO BE EQUIPED WITH STORZ QUICK-CONNECT COUPLINGS.
12. THE PROPOSED 12-INCH PUBLIC WATER MAIN MAY NOT HAVE BEEN CONSTRUCTED AT THE TIME OF CONNECTION IN WHICH THE SITE WATER MAIN WILL BE DRY UNTIL THE PUBLIC MAIN HAS BEEN CONSTRUCTED AND CONNECTION COMPLETED..

PAVING NOTES
1. MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE TO THE GRADING NOTES.
2. PRIOR TO PLACEMENT OF ANY FILL OR GRANULAR BASE, PAVEMENT SUBGRADES SHALL BE PROOFROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER TO HELP IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. ANY PUMPING OR YIELDING AREAS SHALL BE IMPROVED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
3. THE SUBGRADE SHALL CONSIST OF AT LEAST A 1-FOOT THICKNESS OF COMPACTED FILL WITH A MINIMUM 4 TO 6-INCH-THICK PERMEABLE GRANULAR BASE.
4. SUBSURFACE DRAINS SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH IOWA DOT REQUIREMENTS. THE SUBDRAINS SHALL BE HYDRAULICALLY CONNECTED TO THE FREE-DRAINING GRANULAR BASE LAYER. SUBDRAINS SHALL BE SLOPED TO PROVIDE POSITIVE GRAVITY DRAINAGE TO RELIABLE DISCHARGE POINTS SUCH AS STORM WATER DETENTION BASINS.
5. PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
6. ALL ON SITE PAVING SHALL CONFORM TO REQUIREMENTS OF LATEST SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE GEOTECHNICAL REPORT.
7. PCC PAVING SHALL BE MINIMUM 6-INCH THICKNESS (7-INCH IN DRIVE APPROACHES) REINFORCED W/ #4 BLACK REBAR, 4.0' O.C. EACH WAY.

SEEDING NOTES
1. SEED ALL AREAS OF SITE, INCLUDING R.O.W. WITH S.U.D.A.S. TYPE 1 SEED MIX FOR FINAL STABILIZATION.
2. FERTILIZER (16-16-16) SHALL BE APPLIED TO AREA TO BE SEEDED AT RATE OF 650 LBS/ACRE.
3. AREA TO BE SEEDED SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 1/2 INCHES.
4. FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
5. ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SOW GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY, CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
6. ALL SEEDED AREAS SHALL BE MULCHED AND TUCKEDIMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
7. MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
8. ALL SEEDED AREAS SHALL BE WATERED MANUALLY, OR BY IRRIGATION SYSTEM, MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

LEGEND
	PROPERTY BOUNDARY
	SECTION LINES
	LOT LINES
	CENTERLINE
▲	FOUND SECTION CORNER
△	SET SECTION CORNER (⅝" I.R. W/YELLOW CAP #11844 UNLESS OTHERWISE NOTED)
●	FOUND PROPERTY CORNER
⊙	SET PROPERTY CORNER (⅝" I.R. W/YELLOW CAP #11844 UNLESS OTHERWISE NOTED)
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING
(123)	ADDRESS
B.S.L.	BUILDING SETBACK LINE

EXISTING / PROPOSED

ST 8"	STORM SEWER & SIZE
SAN 8"	SANITARY SEWER & SIZE
W 8"	WATER MAIN & SIZE
○	MANHOLE
■	STORM INTAKE
☆	FIRE HYDRANT
⋈	VALVE
△	F.E.S.
880	EXISTING CONTOURS
PROP.	PROPOSED CONTOURS
	SILT FENCE
B	SOIL BORING LOCATION
T	TRANSFORMER PAD
	STREET LIGHT POLE



VICINITY MAP
NO SCALE

NORTH

DRAWING SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	BOUNDARY SURVEY
4	DIMENSION PLAN
--	GRADING PLAN
6	UTILITY PLAN
8	DETAILS

IOWA ONE CALL 1-800-292-8989
Call Before You Dig!
1.800.292.8989
Call the toll-free number at least 48 hours prior to ALL excavations in Iowa.

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

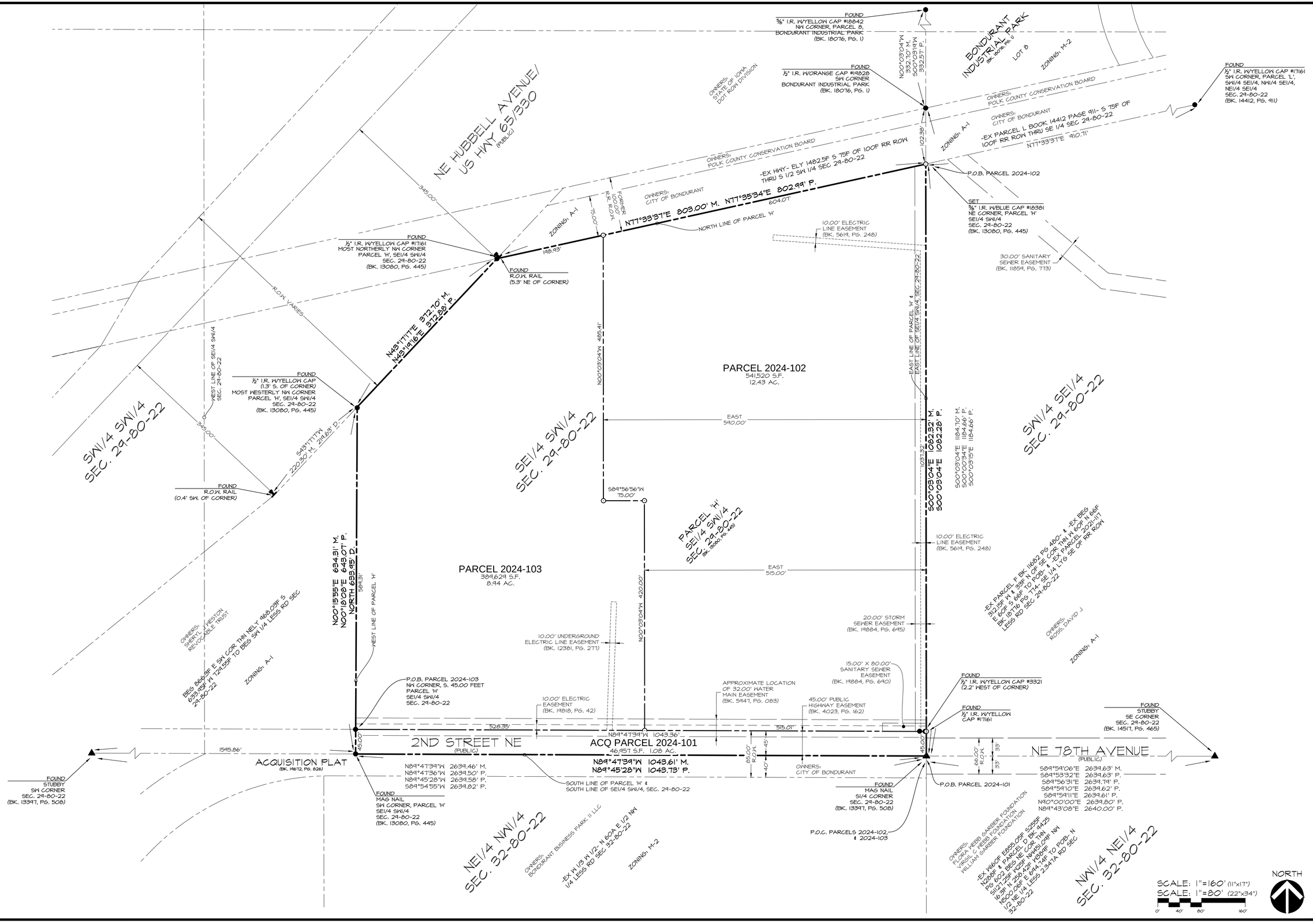
DATE: June 24, 2025
3RD SUB. JULY 14, 2024
2ND SUB.
1ST SUB.
DATE OF SURVEY: BAT
DESIGNED BY: BAT
DRAWN BY:

BONDURANT STORAGE PHASE II
2020 2ND STREET NE, BONDURANT, IOWA
COVER

SHEET 1 OF 8

A2275

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Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	June 24, 2025
	3RD SUB.
	2ND SUB.
	1ST SUB.
DATE OF SURVEY:	JULY 19, 2024
DESIGNED BY:	BAT
DRAWN BY:	BAT

BONDURANT STORAGE PHASE II

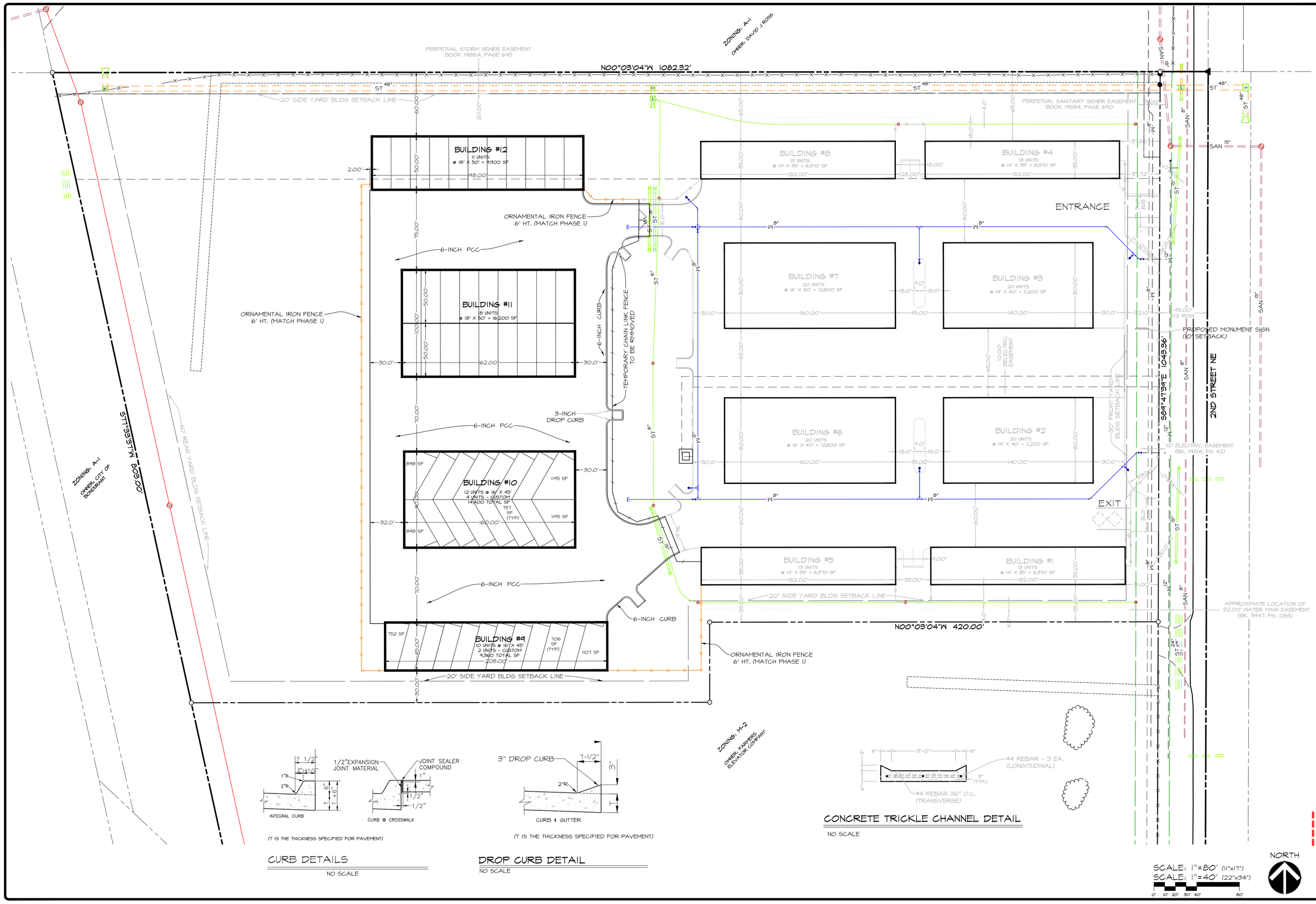
2020 2ND STREET NE, BONDURANT, IOWA

BOUNDARY SURVEY

SHEET 2 OF 8

A2275

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(T IS THE THICKNESS SPECIFIED FOR PAVEMENT)

CURB DETAILS

NO SCALE

(T IS THE THICKNESS SPECIFIED FOR PAVEMENT)

DROP CURB DETAIL

NO SCALE

CONCRETE TRICKLE CHANNEL DETAIL

NO SCALE

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	
DATE OF SURVEY:	JULY 14, 2024
DESIGNED BY:	BAT
DRAWN BY:	BAT
1ST SUB.	
2ND SUB.	
3RD SUB.	
Jan. 24, 2025	

BONDURANT STORAGE PHASE II

2020 2ND STREET NE, BONDURANT, IOWA

DIMENSION PLAN

SHEET 3 OF 8

A2275

SANTIAGO CREEK

100 YEAR FLOOD PLAIN
AS DEPICTED ON
FEMA PANEL NO. 19153C0235F

ZONING: A-1
OWNER: CITY OF BONDURANT

EMERGENCY SPILLWAY
CREST LENGTH = 45'

BUILDING #12
BUILDING SLAB SLOPES @ 1.00%

STORMWATER DETENTION BASIN
100 YEAR FLOOD ELEVATION = 958.17

BUILDING #11
BUILDING SLAB SLOPES @ 1.00%

BUILDING #10
BUILDING SLAB SLOPES @ 1.00%

BUILDING #9
BUILDING SLAB SLOPES @ 1.00%

BUILDING #8
BUILDING SLAB SLOPES @ 1.00%

BUILDING #4
BUILDING SLAB SLOPES @ 1.00%

BUILDING #7
BUILDING SLAB SLOPES @ 1.00%

BUILDING #3
BUILDING SLAB SLOPES @ 1.00%

STORMWATER DETENTION BASIN
100 YEAR FLOOD ELEVATION = 958.17

BUILDING #6
BUILDING SLAB SLOPES @ 1.00%

BUILDING #2
BUILDING SLAB SLOPES @ 1.00%

BUILDING #5
BUILDING SLAB SLOPES @ 1.00%

BUILDING #1
BUILDING SLAB SLOPES @ 1.00%

STORMWATER DETENTION BASIN
100 YEAR FLOOD ELEVATION = 958.17

2ND STREET NE

FF = 961.00
FF = 960.60
FF = 960.70
FF = 961.10
FF = 961.68
FF = 962.04
FF = 455.16
FF = 455.16
FF = 454.86
FF = 455.42
FF = 455.40
FF = 456.36
FF = 456.62

10 TONS CLASS 'D' RIP-RAP

SHALLOW PIPE TAKE CAUTION W/ SUBGRADE COMPACTION

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")
0' 10' 20' 30' 40' 80'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	
Jan. 24, 2025	3RD SUB.
	2ND SUB.
	1ST SUB.
DATE OF SURVEY:	JULY 19, 2024
DESIGNED BY:	BAT
DRAWN BY:	BAT

BONDURANT STORAGE PHASE II
2020 2ND STREET NE, BONDURANT, IOWA

GRADING PLAN

SHEET 4 OF 8

A2275

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PERPETUAL STORM SEWER EASEMENT
BOOK 19884, PAGE 695

20.00'

48" RCP

ST

FUTURE BUILDING

BUILDING #12

BUILDING #8

BUILDING #4

BUILDING #11

BUILDING #7

BUILDING #3

BUILDING #6

BUILDING #2

BUILDING #10

BUILDING #5

BUILDING #1

BUILDING #9

HYDRANT
& 6" VALVE
BASE OF HYD. = 962.00

HYD. RAD 150'

8"-45° BEND

8"X6"X8" TEE

6" 45° BEND

8" PRIVATE

REMOVE
8" CAP

6" PERF

TRANSFORMER

ELECTRIC
METER

PERPETUAL SANITARY SEWER EASEMENT
BOOK 19884, PAGE 690

100'

SAN 18"

SAN 8" FM

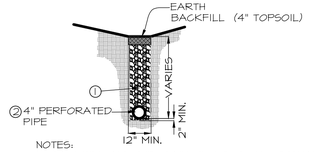
SAN 15"

85'.00' ROW

45'

APPROX LOCATION OF
32' WATER MAIN EASEMENT

CRITICAL CROSSINGS:



NOTES:
1. BACKFILL ALL SUBDRAIN WITH POROUS GRANULAR MATERIAL
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
3. PLACE ENGINEERING FABRIC AS SHOWN.

SUBDRAIN DETAIL

NO SCALE

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")
0' 10' 20' 30' 40' 80'

NORTH

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

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3RD SUB.	
Jan. 24, 2025	

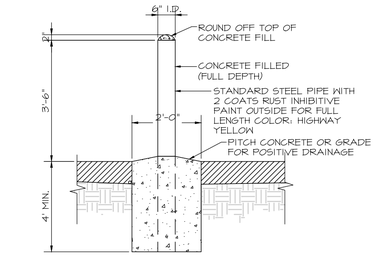
BONDURANT STORAGE PHASE II

2020 2ND STREET NE, BONDURANT, IOWA

UTILITY PLAN

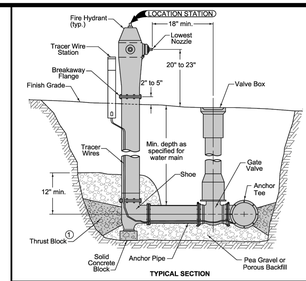
SHEET 5 OF 8

A2275

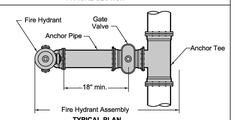


1 BOLLARD

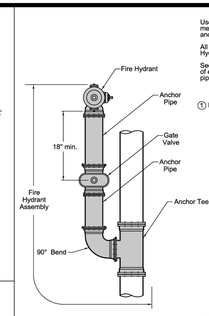
SCALE: ½" = 1'-0"



TYPICAL SECTION



TYPICAL PLAN



ALTERNATE PLAN

Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

All shaded items are included in the Fire Hydrant Assembly bid item.

See the contract documents for the location of each hydrant and the length of ancoring pipe.

1 Do not cover drain holes or tracer wire.

SUDAS	IOWA DOT	Revised
FIGURE 3030.301	STANDARD ROAD PLAN	WM-201
REVISIONS: Added upsized valve for location and length		SHEET 1 of 1

FIRE HYDRANT ASSEMBLY

STORE 05/20/25 8:56:08 AM | I:\1395\02\2025 | BF

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

DATE:
Jan. 24, 2025 3RD SUB.
2ND SUB.
1ST SUB.
JULY 19, 2024
DATE OF SURVEY:
DESIGNED BY: BAT
DRAWN BY: BAT

BONDURANT STORAGE PHASE II
2020 2ND STREET NE, BONDURANT, IOWA

DETAILS

SHEET 6 OF 8

A2275

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com
Call Before You Dig!
1.800.292.8989
Call the toll-free number at least 48 hours prior to ALL excavations in Iowa.

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250710-25

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR BONDURANT STORAGE PHASE II.

WHEREAS, Civil Engineering Consultants, Inc, on behalf of the applicant Dynamic Partners, has submitted the site plan for Bondurant Storage Phase II described as follows;

PARCEL 2024-102 OF PARCEL 'H' OF THE SE ¼ SW ¼ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 19942, PAGE 249 AT THE POLK COUNTY RECORDER'S OFFICE AND FILED ON OCTOBER 16, 2024, CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 12.43 ACRES MORE OR LESS.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and storage facility use is a permitted use per Sections 178.14. of the Zoning Code;

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

1. Site Plan shall be updated to reflect any comments received from Engineering or Emergency Services.

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 August 8, 2024; among other proceedings the above was recommended.

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

_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				

Vore				

_____

Karen Keeran, Commission Chair