

**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/88238486036>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
OCTOBER 7, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 7, 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. August 14, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-251007-30 - Consideration of Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats.
 - b. Resolution PZ-251007-31 - Consideration of Bondurant-Farrar Community School District Elementary Site Plan.
 - c. Public Hearing - Consideration of request to modify Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.
 - d. Resolution PZ-251007-32 - Consideration of request to modify Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.
 - e. Public Hearing - Consideration of request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020.
 - f. Resolution PZ-251007-33 - Consideration of request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020.
7. Discussion Items -
 - a. Zoning Code Update Discussion
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. City Staff
 - c. City Administrator
 - d. City Council Liaison
9. Adjournment

Bondurant Planning and Zoning Commission
Minutes
August 14, 2025

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. July 10, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-250814-26 - Considering Plat of Survey for 10638 NE 80th Street.
Terry Coady with Snyder & Associates addressed the Commission. Coady provided the Commission with an overview of the Plat of Survey request. Pezley stated staff has no objections to the Plat of Survey.
 - b. Public Hearing - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.
Public hearing opened at 6:04.

Pezley stated there is representation from the applicants. Pezley stated this is a two-part request, the first being an amendment of the Future Land Use Map. Currently the Future Land Use Map shows this area as Low- and Medium-Density Residential, the applicants are requesting to rezone the subject property to the R-3 High Density Residential District, which would also require amending the Future Land Use Map to High-Density Residential.

Wally Pelds with Pelds Engineering addressed the Commission. Pelds stated the applicants are trying to find the best fit for the narrow parcels adjacent to the Truman Drive NE right-of-way, while also trying to produce something that meets market demand. Single-family residential on more narrow lot sizes seems to be the best fit. Pelds stated the concept they are proposing would be 65-foot wide lots with basements. Pelds stated they had difficulties coming up with a viable product while

meeting R-1 or R-2 bulk regulation requirements. Pelds stated he understands multi-family residential would be an allowable use in an R-3 zoning, the applicants are only looking to develop single-family residential and are open to a restriction on the land to only build such a product.

Clayton stated the Commission was concerned about the type of product that would be built on 65-foot wide lots. Staff provided attachments showing potential building types. Pelds and the Commission reviewed the building types. Keeran asked if the Commission could put conditions on the residential development. Pezley stated staff felt a condition to only build single-family residential would be okay, but the Commission would not be able to put design restrictions. Pelds stated his client has put self-imposed restrictions on other developments throughout the metro. Pelds clarified that there are two total parcels but the parcels would be developed in three phases.

Clayton asked about access to the development. Pelds stated they submitted a plan with five connections onto Truman Drive, that has been altered to just three connections onto Truman Drive. Pezley stated any development design is conceptual at this point. The applicants are requesting a future land use map amendment and a rezone so they know what they can do.

Keeran asked where construction traffic will access this parcel. Pelds stated they are planning on using Truman Drive for construction access. Staff confirmed Truman Drive is being constructed to handle construction traffic, as the school construction traffic will also have to use Truman Drive.

Pelds provided additional information about lot widths and density and how they arrived at the layout they are showing. Pitt asked what they anticipate homes on these lots would go on the market for. Sasi Karutru, with Paramount Land, stated there are still a lot of variables but the goal is to meet or stay under \$350,000. Keeran asked if this will meet new bulk standards, Pezley stated that is tough to answer as this is still conceptual. Pelds stated everything will meet all zoning requirements when a subdivision plat is submitted. Commission had additional discussion about need to provide adequate off-street parking.

Public hearing closed at 6:30.

- c. Resolution PZ-250814-27 - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.

- d. Public Hearing - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.
Pezley gave the Commission an overview of the rezoning request.
- e. Resolution PZ-250814-28 - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.
- f. Resolution PZ-250814-29 - Site Plan for 1920 2nd Street NE.
Korey Marsh, Snyder & Associates, presented the Site Plan to the Commission. Torres asked if site plans are required to list the proposed use, Pezley stated it generally is not required, however the agenda statement states the proposed use. Pezley stated the use type can be put on the site plan if the Commission would like.

Mains asked where the new 2nd Street NE road will be located in relation to the entrance to this property. Mains stated he is concerned about the size of the equipment that will be stored on this property and it damaging the existing 2nd Street NE. Staff stated the access to this property will be off the new section of 2nd Street NE and the street will be constructed to handle that level of traffic.

Mains asked about landscaping requirements along the pedestrian trail. Staff and the applicant confirmed there will be trees between the outdoor storage area and the trail area.

7. Discussion Items -

- a. Follow Up Discussion on Commission Request
Pezley stated this was an opportunity for the Commission to further discuss bulk regulations for single-family districts. The Commission discussed the proposed development tonight. The depth of the lots, the density and the inclusion of basements made it feel better even though the lots would not be as wide as R-2 or R-1 single-family lots. The Commission stated they are alright with 65-foot wide lots in R-3 Districts only. Keeran stated the only exception would be a tiny-home development, but this would likely be a Planned Unit Development. Clayton stated there needs to be a minimum lot square footage, he liked the development that was proposed tonight because of how deep the lots are. Staff stated the current R-2 zoning district is functioning as the R-1 because developers do not want to build at the lot widths currently required for R-1 districts. Staff stated if we want to push R-1 districts we need to rethink the bulk regulations for all residential districts. Clayton expressed concern that the City will be pressured into allowing smaller and smaller lots because of the rising cost to develop new lots. Pitt

stated it is a balance between quantity and quality and Bondurant has done a good job of requiring quality.

Keeran asked if there should be a push for high-end homes and R-1 districts. Clayton stated he had a conversation with a developer that said Bondurant is not ready for executive homes yet. Clayton said the City will likely need to wait for the right piece of property to become available for that type of development. Keeran asked if the City needs to identify an area for that type of development. Mains stated executive homes and golf-course style developments generally incorporate a certain type of terrain, which Bondurant currently does not have. The Commission had further discussion about executive homes and identifying an area in the Future Land Use Map for that type of development.

8. Reports / Comments and appropriate action thereon:

a. Mayor

b. Council Members

Vore - none.

Pitt - asked about fence regulation update, staff stated it will be addressed when the new zoning code is adopted. Saw an article in the Des Moines Register about Featherstone lawsuit, he asked staff where we were in the process. Staff stated they cannot speak too much about it other than it is with the City's legal department.

Torres - none.

Mains - none.

Clayton - stated there are homes being built on-slab in Featherstone.

Keeran - asked if the City publishes in the newspaper when there are model home, the City of Altoona does. Pezley stated if there is a requirement he is unaware of it. Asked staff if they could reach out to the DOT about changing where the Bondurant City Limits signs are located.

c. Administrator

Oliver stated the City has broken ground on the Grain District. 2nd Street NW construction continues and pavement will be poured soon, Truman Drive NE grading will start soon. Puddles pavilion groundbreaking will be coming up, the splash pad grand opening happened earlier this week. A mural on the south side of City Park will be unveiled soon. The City has a presentation to acquire additional grant funding for Silo Commons, the City also received a Legacy grant for that project. The City is also receiving bids to redo the AV system in the Council Chambers.

d. Directors

Murray - reminded Commission members that October's meeting will be on the 7th, which is a Tuesday not a Thursday. Staff will presenting about the Grain District at the Iowa APA Conference in October.

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

Pezley - none.

9. Adjournment

Meeting adjourned at 7:15.



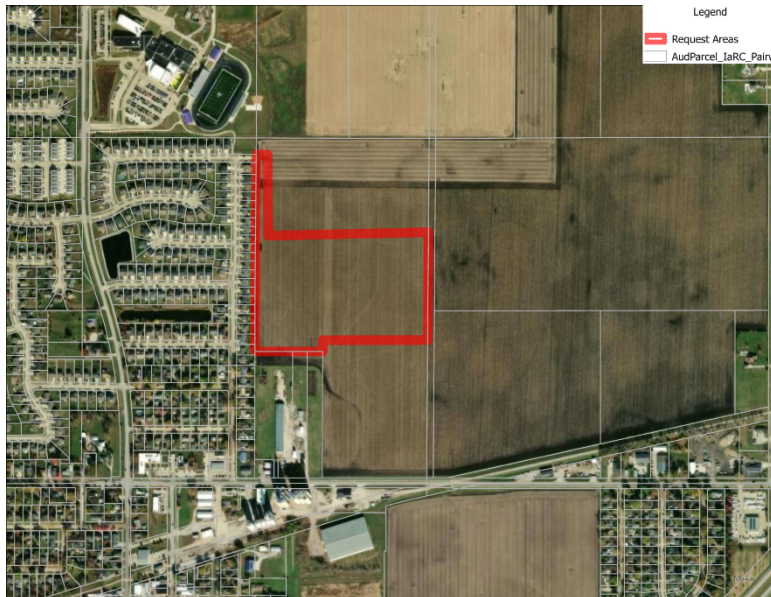
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

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

TITLE: Resolution PZ-251007-30 - Consideration of Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is the Bondurant-Farrar Elementary Plat 1 Preliminary Plat. The preliminary plat developer is the Bondurant-Farrar Community School District. The plats were submitted by Bishop Engineering. The Bondurant-Farrar Elementary Plat 1 Preliminary Plat development proposes 3 total lots. Lot 1 will be the location of the future Bondurant-Farrar Community School District's Elementary School, Outlot X will be used for parkland and a detention area, and Lot A will be reserved for future street right-of-way. The Bondurant-Farrar Elementary Plat 1 Preliminary Plat development area is highlighted below.

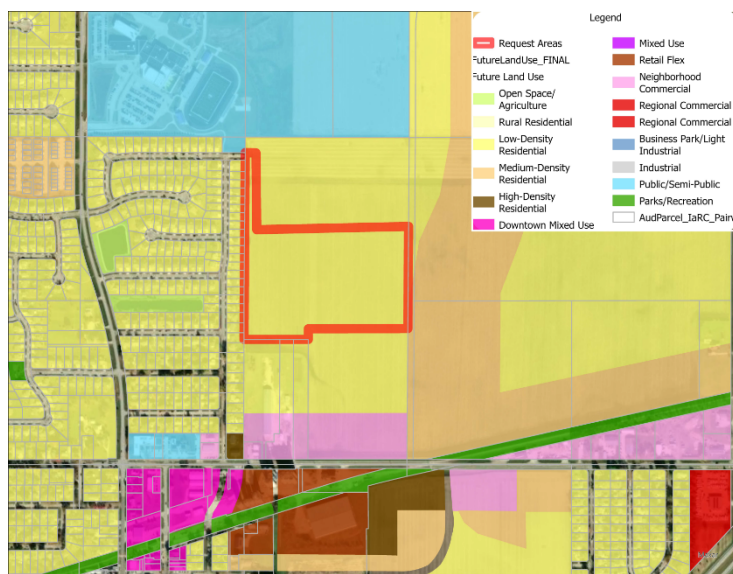


When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future

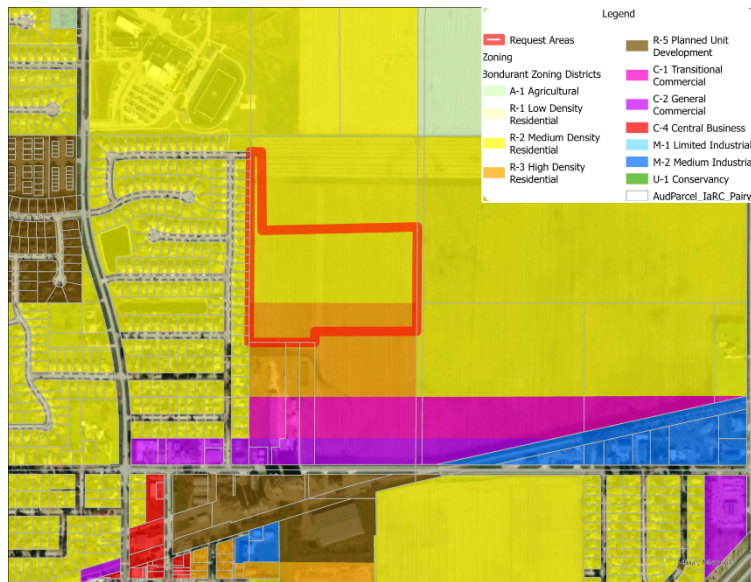
Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

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

Comprehensive Plan/Future Land Use Map - the elementary school use is consistent with the 2022 Future Land Use Map. The Bondurant-Farrar Elementary Plat 1 is outlined below on the 2022 Future Land Use Map.



Zoning – The Bondurant-Farrar Elementary Plat 1 area is currently zoned R-2 Medium Density Residential and R-3 High Density Residential. The Bondurant-Farrar Elementary Plat 1 is highlighted below on the City's Zoning Map.



Parkland Dedication – Outlot X is being preserved for stormwater detention and parkland dedication. The detention ponds proposed for Outlot X will also be utilized as public fishing ponds. The City plans on installing a playground area, accessible from Lincoln Street NE, and pedestrian trails throughout Outlot X.

Streets – the Bondurant-Farrar Elementary Plat 1 area will be accessible from the future Truman Drive NE. Lot A will be preserved as future right-of-way for Aspen Drive NE.

Pedestrian Connections – Pedestrian trails will be extended throughout Outlot X.

Utilities - A 8" water main is extended onto the property from Truman Drive NE. A sanitary sewer line is extended onto the property from the west. Storm sewer lines are shown on the north and south sides of the elementary school and depositing west into the detention ponds located on Outlot X.

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

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

Comments from City Officials and Utilities -

Below is a summary of comments received:

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

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-251007-30.
2. Recommended approval of Resolution No. PZ-251007-30, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-251007-30.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. FINAL PLAT
2. RES. NO. PZ-251007-30

BONDURANT-FARRAR ELEMENTARY PLAT 1

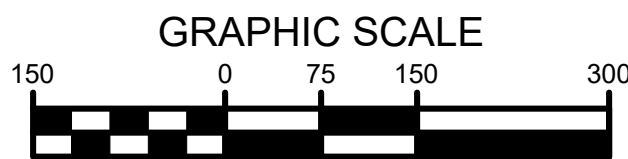
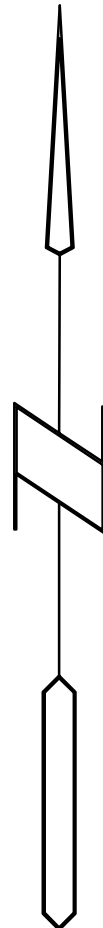
FINAL PLAT

INDEX LEGEND

LOCATION:
E 1/2 SW 1/4 SEC 30-80-22

OWNER / PREPARED FOR:
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST SW
BONDURANT, IA 50035-9221

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

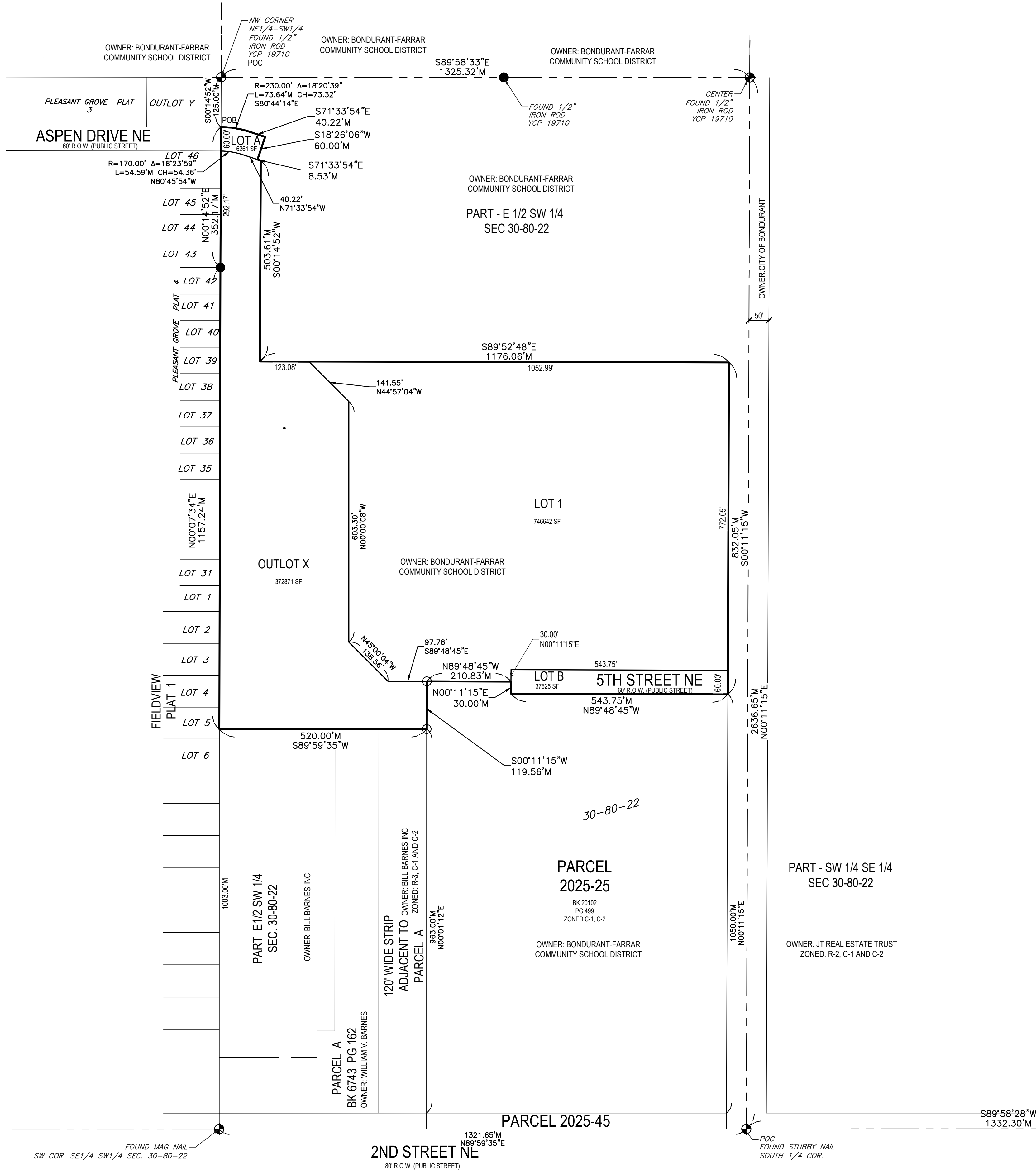


LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

ABBREVIATIONS:

AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT



PLAT DESCRIPTION:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°14'52\"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80°44'14\"E AND A CHORD LENGTH OF 73.32 FEET; THENCE S71°33'54\"E, A DISTANCE OF 40.22 FEET; THENCE S18°26'06\"W, A DISTANCE OF 60.00 FEET; THENCE S71°33'54\"E, A DISTANCE OF 8.53 FEET; THENCE S00°14'52\"W, A DISTANCE OF 503.61 FEET; THENCE S89°52'48\"E, A DISTANCE OF 1176.06 FEET; THENCE S00°11'15\"W PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 832.05 FEET; THENCE N89°48'45\"W, A DISTANCE OF 543.75 FEET; THENCE N00°11'15\"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF PARCEL 2025-25 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20102 AT PAGE 499; THENCE N89°48'45\"W ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-25; THENCE S00°11'15\"W ALONG THE WEST LINE OF SAID PARCEL 2025-25, A DISTANCE OF 119.56 FEET; THENCE S89°59'35\"W ALONG THE NORTH LINE OF THE SOUTH 1003.00 FEET OF THE WEST 520.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 520.00 FEET TO THE EAST LINE OF FIELDVIEW PLAT 1, AN OFFICIAL PLAT; THENCE N00°07'34\"E ALONG THE EAST LINE OF SAID FIELDVIEW PLAT 1 AND ALONG THE EAST LINE OF PLEASANT GROVE PLAT 4, AN OFFICIAL PLAT, A DISTANCE OF 1157.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID PLEASANT GROVE PLAT 4; THENCE N00°14'52\"E ALONG THE EAST LINE OF SAID PLEASANT GROVE PLAT 4, A DISTANCE OF 352.17 FEET TO THE POINT OF BEGINNING.

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

SAID TRACT CONTAINS 18.70 ACRES.

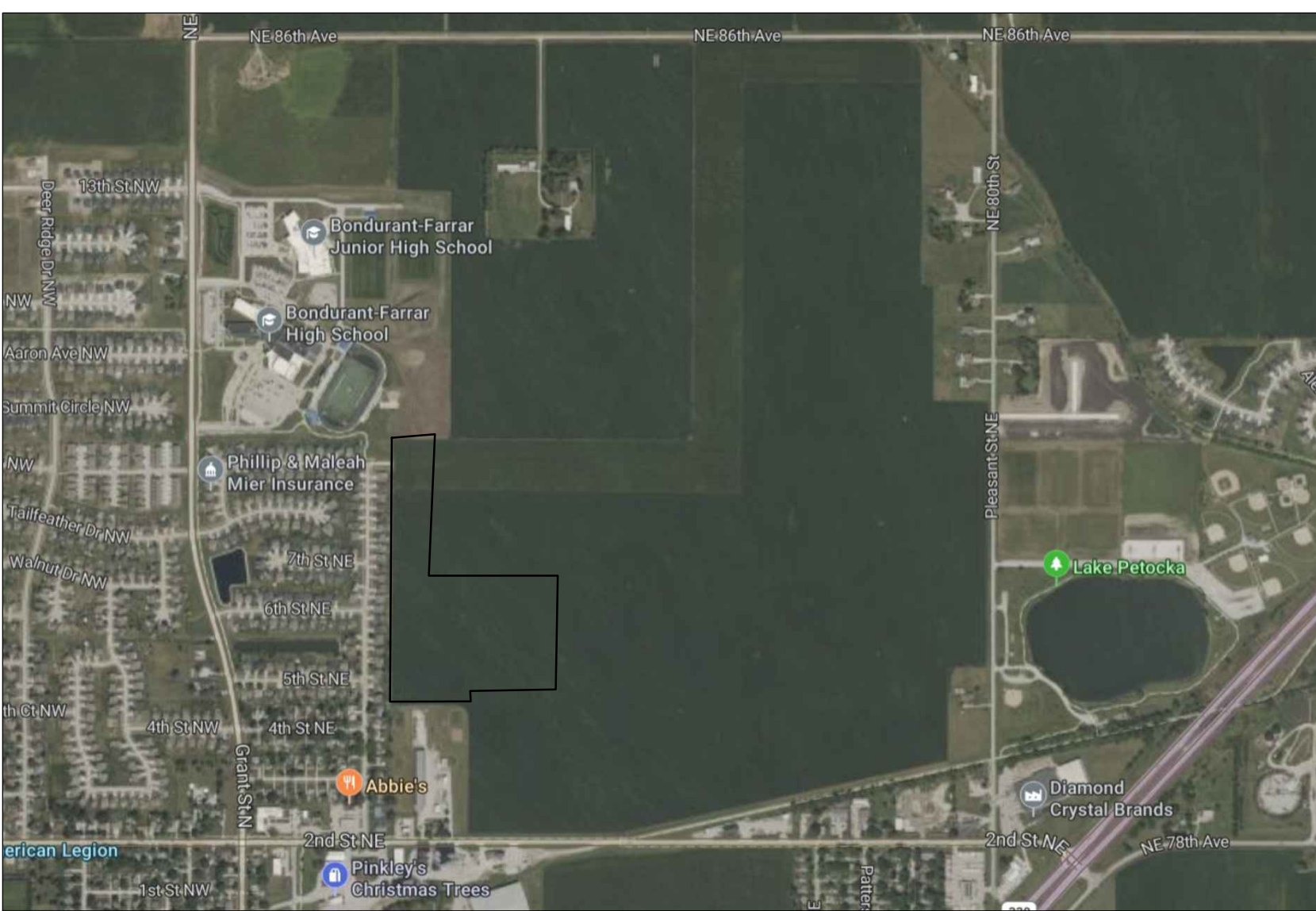
NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE.

ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOTS A AND B ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF BONDURANT, IA.



PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-251007-30

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE BONDURANT-
FARRAR ELEMENTARY PLAT 1 PRELIMINARY AND FINAL PLAT.

WHEREAS, ISG, on behalf of the property owner, Bondurant-Farrar Community School District, has submitted the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plat which is described as follows:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S 00°14'52"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS CRUVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80°44'14"E AND A CHORD LENGTH OF 73.32 FEET; THENCE S71°33'54"E, A DISTANCE OF 40.22 FEET; THENCE S18°26'06"W, A DISTANCE OF 60.00 FEET; THENCE S71°33'54"E, A DISTANCE OF 8.53 FEET; THENCE S00°14'52"W, A DISTANCE OF 503.61 FEET; THENCE S89°52'48"E, A DISTANCE OF 1176.06 FEET; THENCE S00°11'15"W PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 832.05 FEET; THENCE N89°48'45"W, A DISTANCE OF 543.75 FEET; THENCE N00°11'15"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF PARCEL 2025-25 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20102 AT PAGE 499; THENCE N89°48'45"W ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-25; THENCE S00°11'15"W ALONG THE WEST LINE OF SAID PARCEL 2025-25, A DISTANCE OF 119.56 FEET; THENCE S89°59'35"W ALONG THE NORTH LINE OF THE SOUTH 1003.00 FEET OF THE WEST 520.00 FEET TO THE EAST LINE OF FIELDVIEW PLAT 1, AN OFFICIAL PLAT; THENCE N00°07'34"E ALONG THE EAST LINE OF SAID FIELDVIEW PLAT 1 AND ALONG THE EAST LINE OF PLEASANT GROVE PLAT 4, AN OFFICIAL PLAT, A DISTANCE OF 1157.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID PLEASANT GROVE PLAT 4; THENCE N00°14'52"E ALONG THE EAST LINE OF SAID PLEASANT GROVE PLAT 4, A DISTANCE OF 352.17 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID TRACT CONTAINS 18.70 ACRES.

AND;

WHEREAS, the preliminary and final plat area are zoned R-2 Medium Density Residential; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plat.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on October 7, 2025, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



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

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

TITLE: Resolution PZ-251007-31 - Consideration of Bondurant-Farrar Community School District Elementary Site Plan.

CONTACT PERSON:

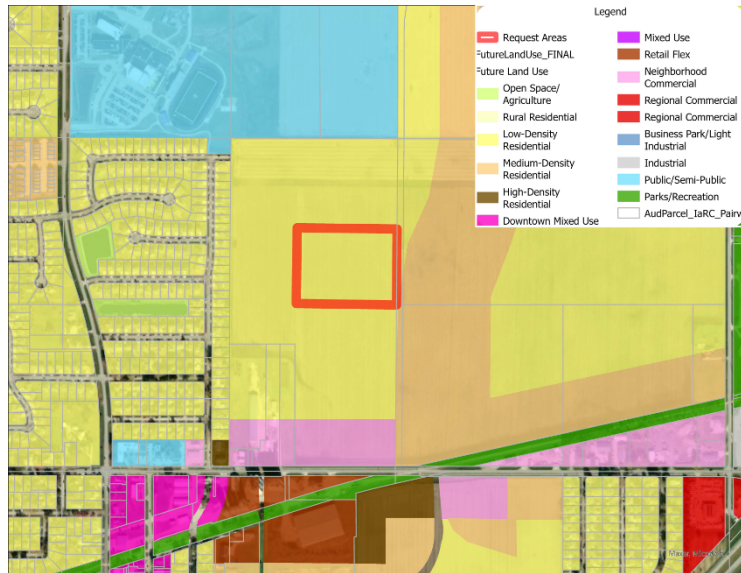
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for a new Bondurant-Farrar Community School District Elementary School. The site plan applicant and property owner is Bondurant-Farrar Community School District. The site plan was prepared by Confluence. The applicant is proposing a new elementary school on previously undeveloped agricultural land. This property is zoned as being within the City's Medium Density Residential (R-2) 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 R-2 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, a 50' rear yard setback along the rear property line and 50' side yard setbacks.

- These setbacks are labeled for non-residential uses located within the Medium Density Residential (R-2) Districts.
- The site plan currently shows outdoor storage areas located behind the existing structures. These outdoor storage areas are labeled at least 35' from all property lines.

Parking/Drive Areas

- Two access points to the site are proposed from the future Truman Drive NE.
- The southern access point will be from a street and provide access to a parking lot and pick-up/drop-off area
 1. It has not been determined if the proposed street will be private or public
- The northern access point will lead directly into a parking lot.
- The site plan shows one new elementary school building.
- The site plan shows two parking/drive/loading areas.
- The site plan shows the three different types of PCC Pavement proposed for the site. This is shown on pages 23-26 of the site plan.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer submitted one outstanding comment that shall be addressed before the site plan is released.
- This property is located within the Truman Drive NE, 2nd Street NE to 16th Street NE Sanitary Sewer Connection Fee District. An invoice will be sent to the applicant
- This property is located within the Truman Drive NE, 2nd Street NE to 16th Street NE Water Connection Fee District. An invoice will be sent to the applicant.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff and appear to meet the architectural design standards. The submitted architectural elevations do not include a percentage breakdown of proposed building materials. The site plan shall be updated to include this breakdown.

Other Site Plan Features

- A landscaping plan has been submitted to staff and appears to meet City Code requirements.

- Provided landscaping plan along the future Truman Drive NE right-of-way meets code requirements.
- Provided landscaping plan shows sufficient parking lot island trees.
- If a public street is proposed along the southern property line, the required street trees will increase and an updated landscaping plan will be required.

Comments from City Officials:

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

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

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-251007-31.
2. Recommended approval of RESOLUTION NO. PZ-251007-31, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-251007-31.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-251007-31
2. Bondurant Elementary Site Plan
3. 5th Street NE Lighting Plan

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-251007-31

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
THE BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT ELEMENTARY SITE
PLAN.

WHEREAS, Confluence, on behalf of the applicant Bondurant-Farrar Community School District, has submitted the site plan for a new elementary school on property described as follows;

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

WHEREAS, the zoning for the property is Medium Density Residential (R-2) and public elementary school use is a permitted use per Sections 178.03.1. of the Zoning Code;

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

1. Site Plan shall be updated to reflect any comments submitted from the Community Development Department.
2. Site Plan shall be updated to reflect any comments received from Engineering, Public Works 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 October 7, 2025; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				

Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

BFCSD NEW ELEMENTARY SCHOOL

Bondurant - Farrar Community School District

300 Garfield St. SW
Bondurant, Iowa 50035

LANDSCAPE REQUIREMENTS:

STREET TREE REQUIREMENT:

1 TREE PER 50 LINEAR FEET OF STREET FRONTAGE
760 LF / 50 LF =

15.2 STREET TREES REQUIRED
16 STREET TREES PROVIDED

GENERAL TREE REQUIREMENT:

1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES
141 SPACES X 1 TREES / 6 SPACES =

23.5 TREES REQUIRED
25 TREES PROVIDED

PARKING LOT ISLANDS:

1 TREE PER 18 PARKING SPACES
85 SPACES X 1 TREES / 18 SPACES =

4.72 OVERSTORY TREE/ISLAND REQUIRED
6 OVERSTORY TREE/ISLAND PROVIDED

PARKING REQUIREMENTS:

SCHOOLS:

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

TOTAL PARKING STALLS PROVIDED: 85 STALLS (6 ADA, 3 ARE VAN ACCESSIBLE)
TOTAL BUS LOADING SPACES PROVIDED: 12 SPACES
TOTAL PARENT LOADING SPACES PROVIDED: 44 SPACES

ACCESSIBLE STALLS REQUIRED: 4
ACCESSIBLE STALLS PROVIDED: 6 (3 ARE VAN ACCESSIBLE)

LEGAL DESCRIPTION

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

ZONING AND LAND USE

EXISTING ZONING: R-2 MEDIUM DENSITY RESIDENTIAL & R3 HIGH DENSITY RESIDENTIAL
EXISTING LAND USE: VACANT

SETBACKS

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

APPLICANT/PREPARER OF SUBMITTAL

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

OWNER/APPLICANT

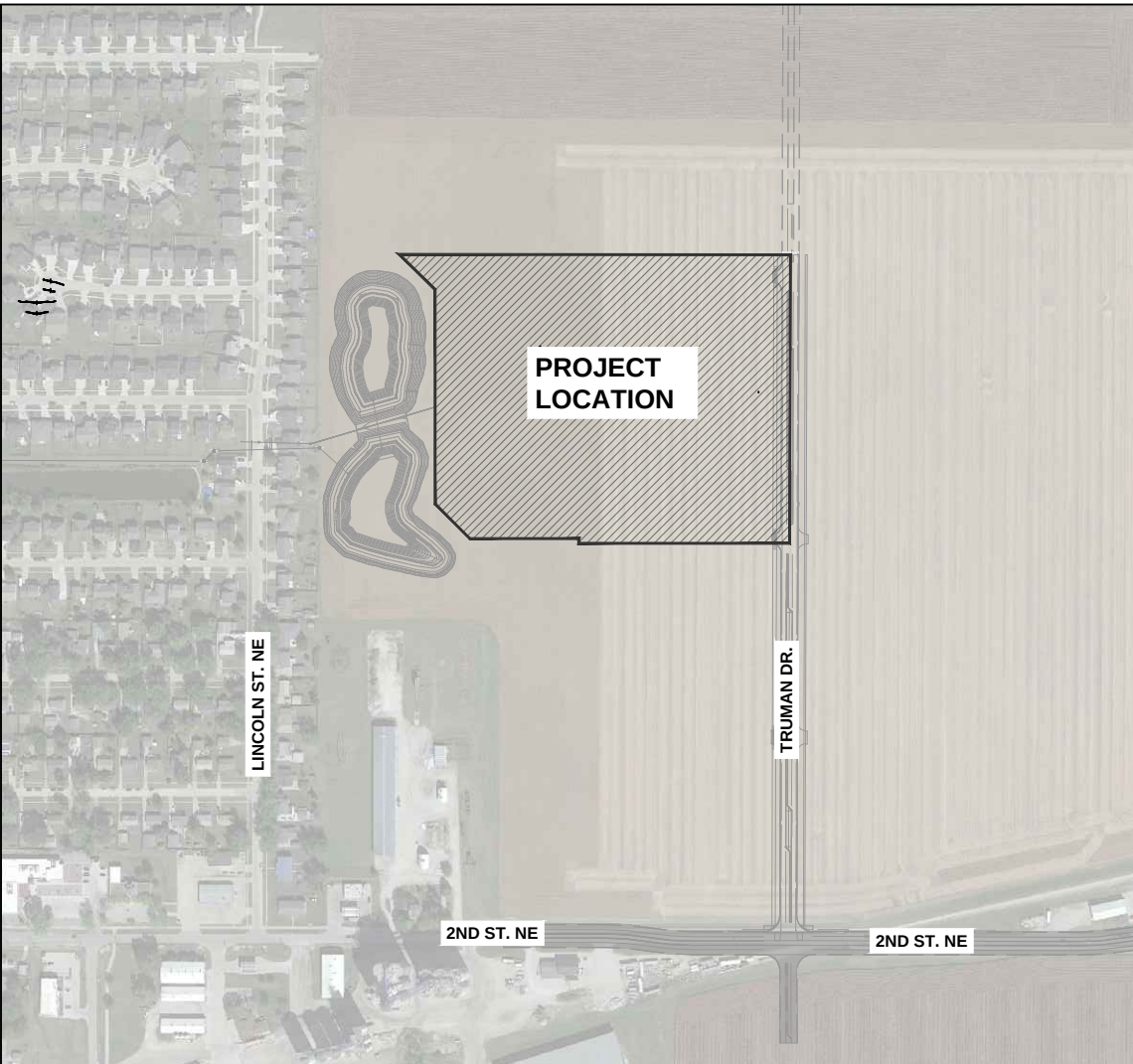
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST. SW
BONDURANT, IA 50035
515-967-7819

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G000	COVER SHEET
CIVIL SHEETS	
C1.00	OVERALL GRADING PLAN
C1.01 - C1.04	GRADING PLAN
C1.05	BID ALTERNATE GRADING PLAN
C2.00	OVERALL UTILITY PLAN
C2.01 - C2.04	UTILITY PLAN
C3.01	CIVIL DETAILS
C4.00	OVERALL EROSION CONTROL PLAN
C4.01 - C4.04	EROSION CONTROL PLAN
C5.01 - C5.02	PUBLIC IMPROVEMENT PLAN
LANDSCAPE SHEETS	
L001	GENERAL NOTES
L100	OVERALL LAYOUT PLAN
L101-L104	LAYOUT PLANS
L200	OVERALL PLANTING PLAN
L201-L204	PLANTING PLANS
L300 - L301	SITE DETAILS
L302	LANDSCAPE DETAILS
ARCHITECTURAL SHEETS	
A2.01	EXTERIOR ELEVATIONS
A2.10	EXTERIOR RENDERINGS
ELECTRICAL SHEETS	
E0.00	SITE PHOTOMETRICS PLAN
ME0.11	SITE PLAN

VICINITY MAP



ISSUED FOR

SITE PLAN
APPROVAL

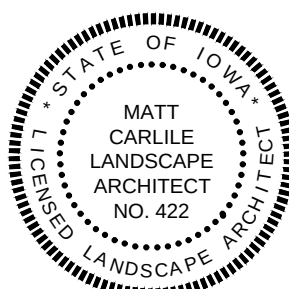


COVER SHEET

CONFLUENCE PROJECT # 24213

L000

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MATT CARILLE REGISTRATION #422 DATE MY REGISTRATION DATE IS: JUNE 30, 2026

SHEETS COVERED BY THIS SEAL: L000

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LANDSCAPE ARCHITECT
CONFLUENCE

525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875

www.thinkconfluence.com

ARCHITECT
INVISION

900 MULBERRY STREET
DES MOINES, IA 50309
PH: (515) 633-2941

CIVIL ENGINEER
BISHOP ENGINEERING

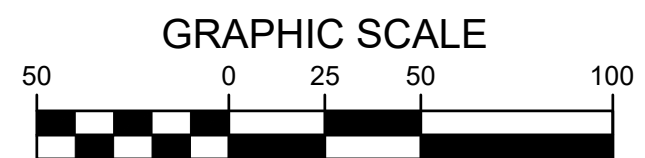
3501 104TH STREET
URBANDALE, IA 50322
PH: (515) 276-0467

MEP ENGINEER
MODUS ENGINEERING

130 EAST 3RD STREET, SUITE 300
DES MOINES, IA 50309
PH: (515) 251-7280

STRUCTURAL ENGINEER
RAKER RHODES
ENGINEERING

4717 GRAND AVE.
DES MOINES, IA 50312
PH: (515) 277-0275



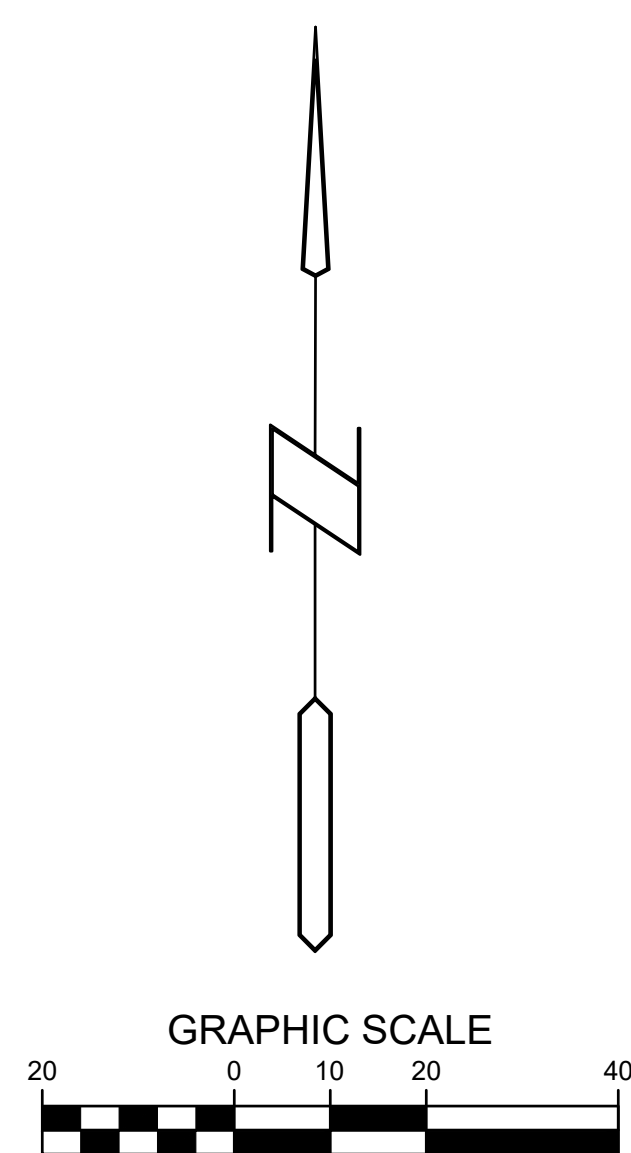
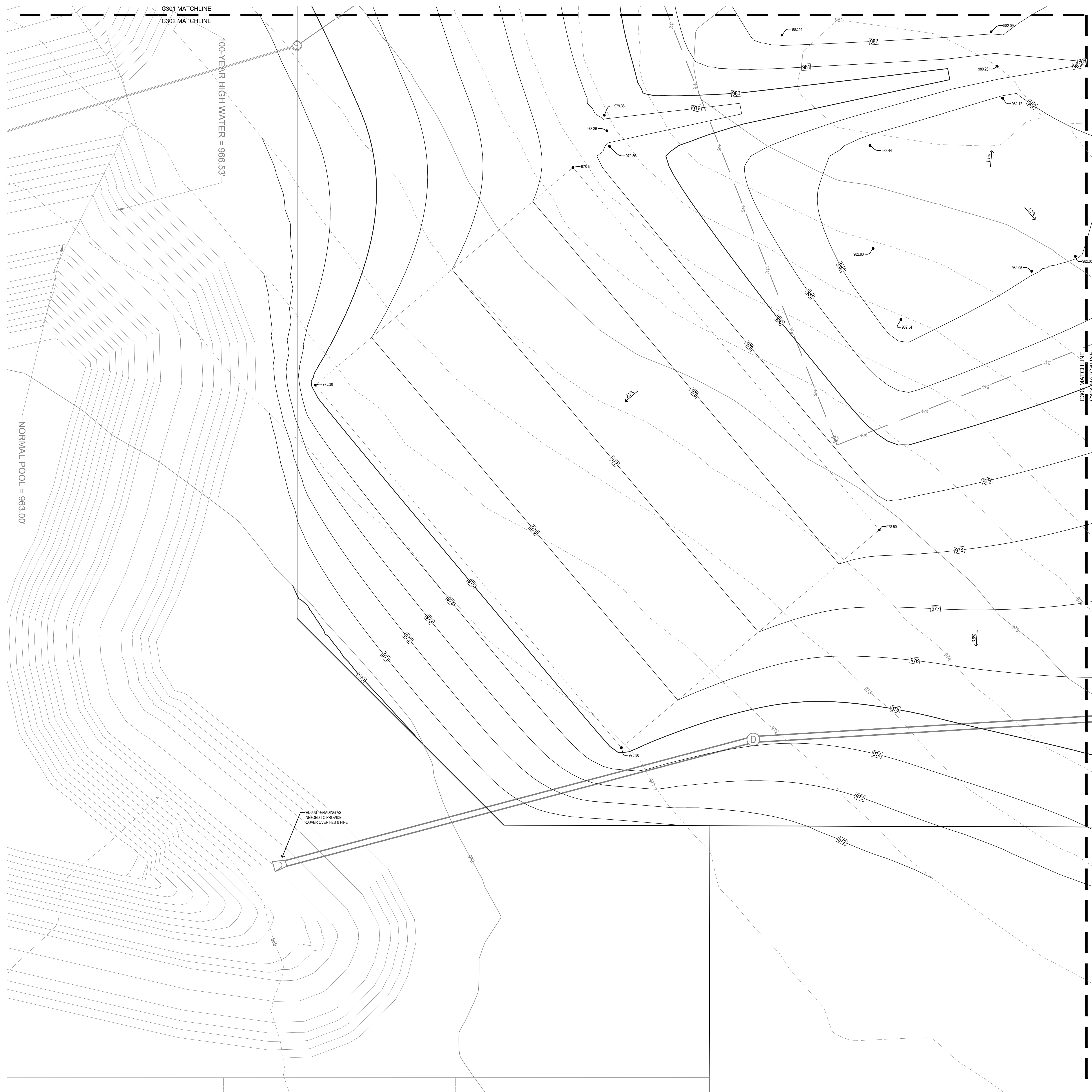
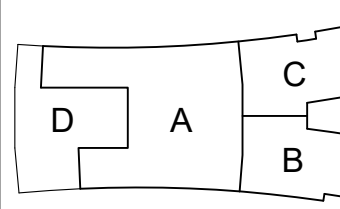
1. TRUMAN ROAD NE IS CURRENTLY UNDER CONSTRUCTION. CONTOURS SHOWN ALONG ROAD ARE DESIGN CONTOURS. CONTRACTOR SHALL TIE INTO GRADES ALONG TRUMAN ROAD NE.
2. CONTOURS SHOWN FOR THE DETENTION POND ON THE WEST SIDE OF THE SITE ARE DESIGN CONTOURS FROM V&K. CONTRACTOR SHALL TIE INTO GRADES ALONG THE WEST PROPERTY LINE.
3. THE TRUMAN ROAD PROJECT AND DETENTION POND PROJECTS ARE ANTICIPATED TO HAVE APPROXIMATELY 50,000 CY OF EXCESS SOIL. TO BE STOCKPILED NEAR THE PROJECT SITE. CONTRACTOR SHALL USE THIS EXCESS SOIL AS NECESSARY TO MEET DESIGN GRADES.
4. ANY EXCESS SOIL BEYOND WHAT IS NEEDED FOR THIS PROJECT SHALL BE STOCKPILED ON THE SCHOOL'S ADJACENT PROPERTY DIRECTLY NORTH OF THE PROJECT SITE.
5. IT IS ANTICIPATED THIS SITE DOES NOT BALANCE. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE. NO CHARGE ORDERS WILL BE ISSUED AS IT RELATES TO EARTHWORK QUANTITIES. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

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DESCRIPTION	DATE
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[illegible]

OWNER SIGN-OFF:



9/4/2025 9:49:20 AM L:\LAND PROJECTS\2020\240187 BONDURANT ELEMENTARY SCHOOL\DWG\CT GRADING.DWG

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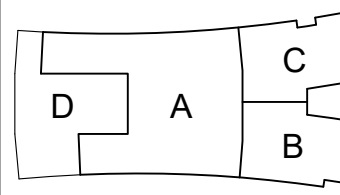
CONSULTANT:
CONSTRUCTION MANAGER
STORY
CONSTRUCTION
CIVIL ENGINEERING
BISHOP ENGINEERING

LANDSCAPE ARCHITECTURE
CONFLUENCE

STRUCTURAL ENGINEERING
RAKER RHODES
ENGINEERING
MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES
REVISIONS:
DESCRIPTION DATE

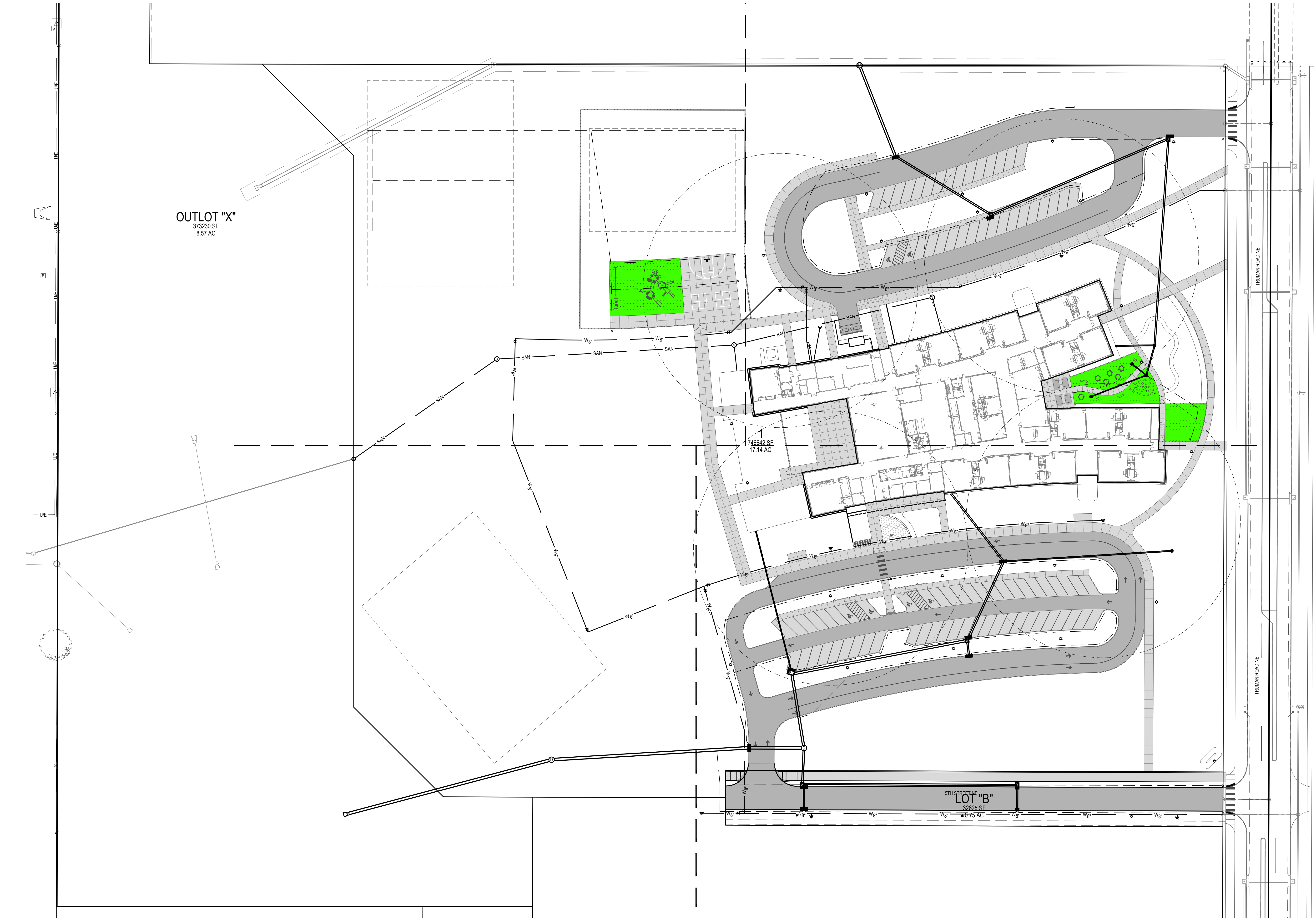
OWNER SIGN-OFF:
NAME DATE



BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
ADDRESS TBD

PROJECT NO:
24098
DATE:
08-21-2025
SHEET SET:
50% CONSTRUCTION
DOCUMENTS
SHEET NAME:
GRADING PLAN

SHEET:
C1.03
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GENERAL NOTES:

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

UTILITY NOTES:

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

UTILITY CONFLICT NOTES:

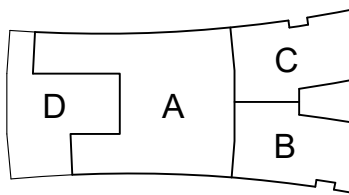
- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING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

STORM & SANITARY TELEVISING NOTES:

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

FARM TILE NOTES:

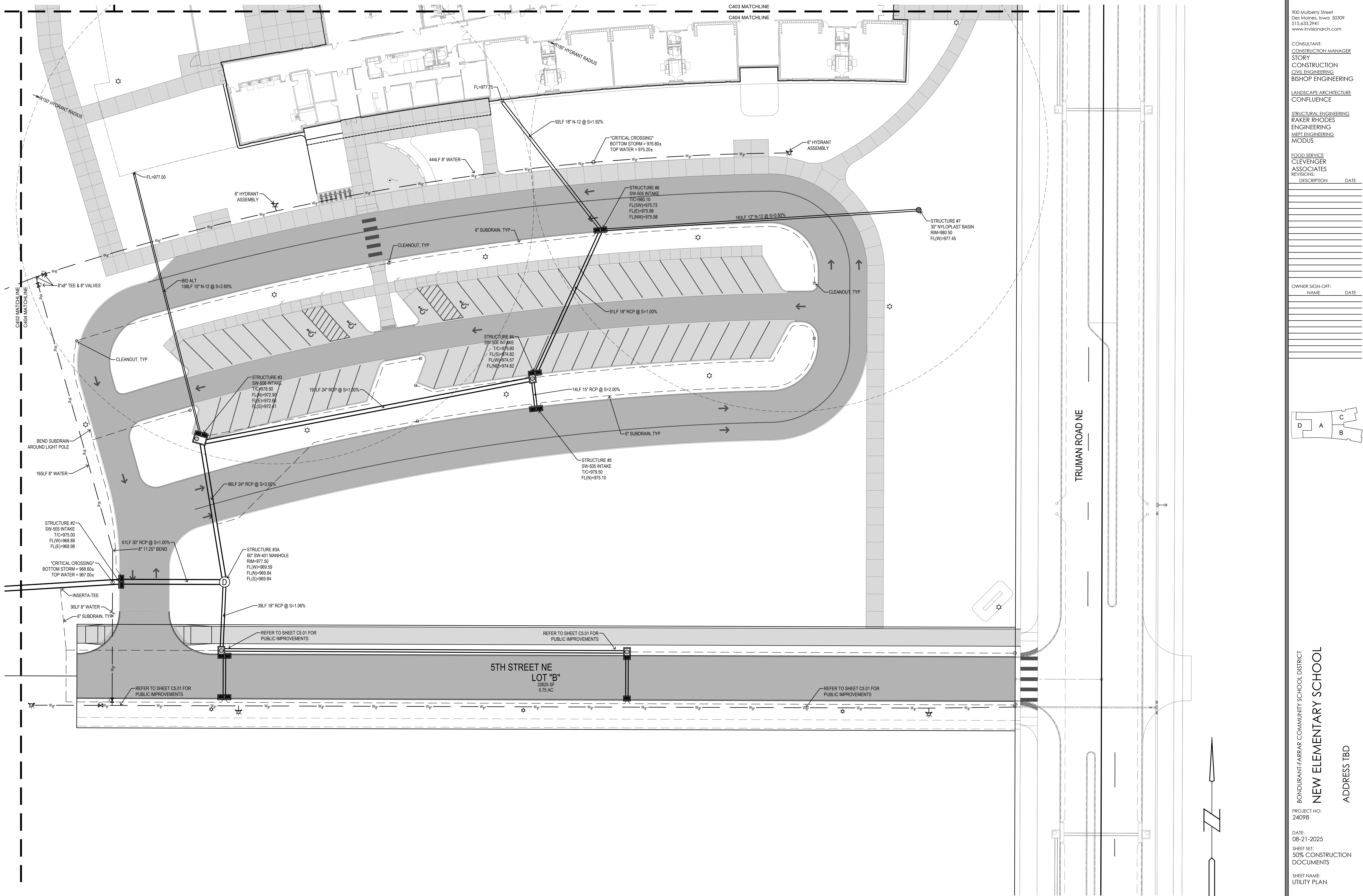
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECTION TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
- IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER,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

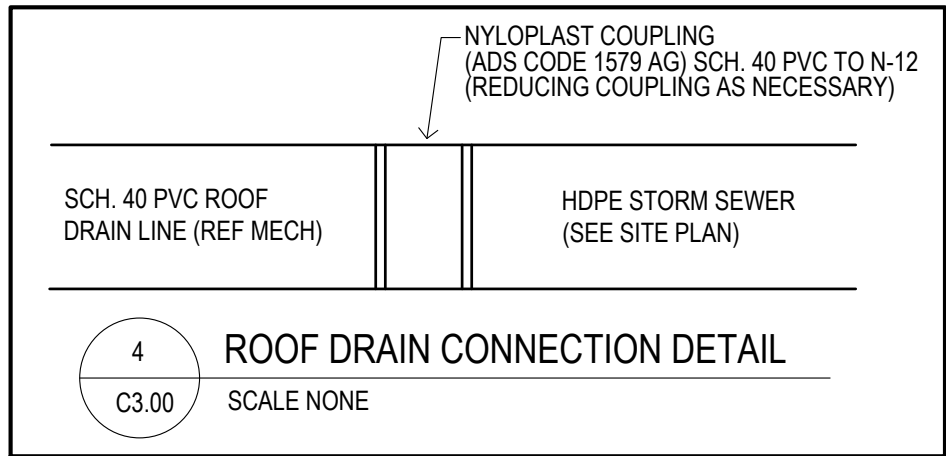
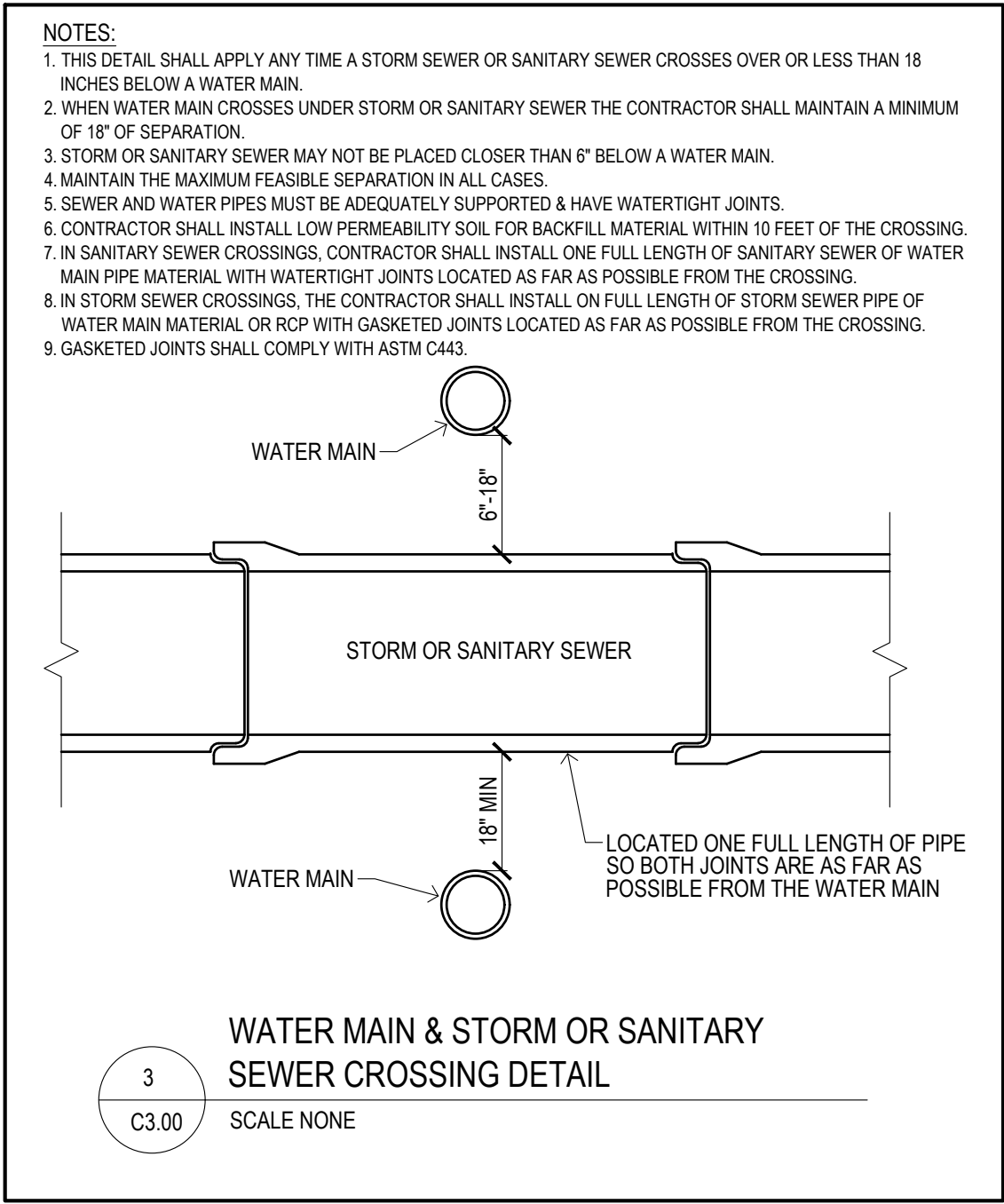
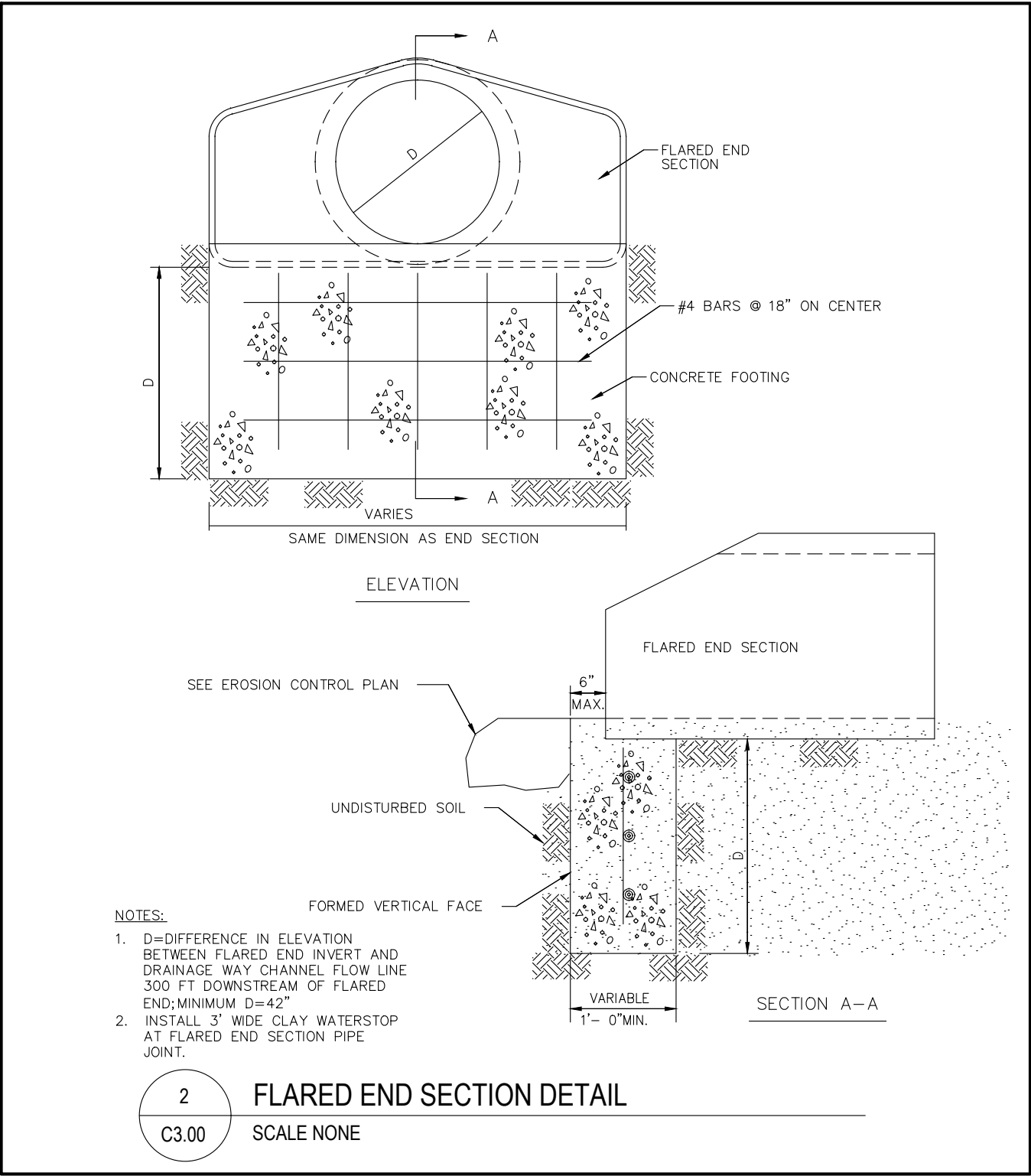
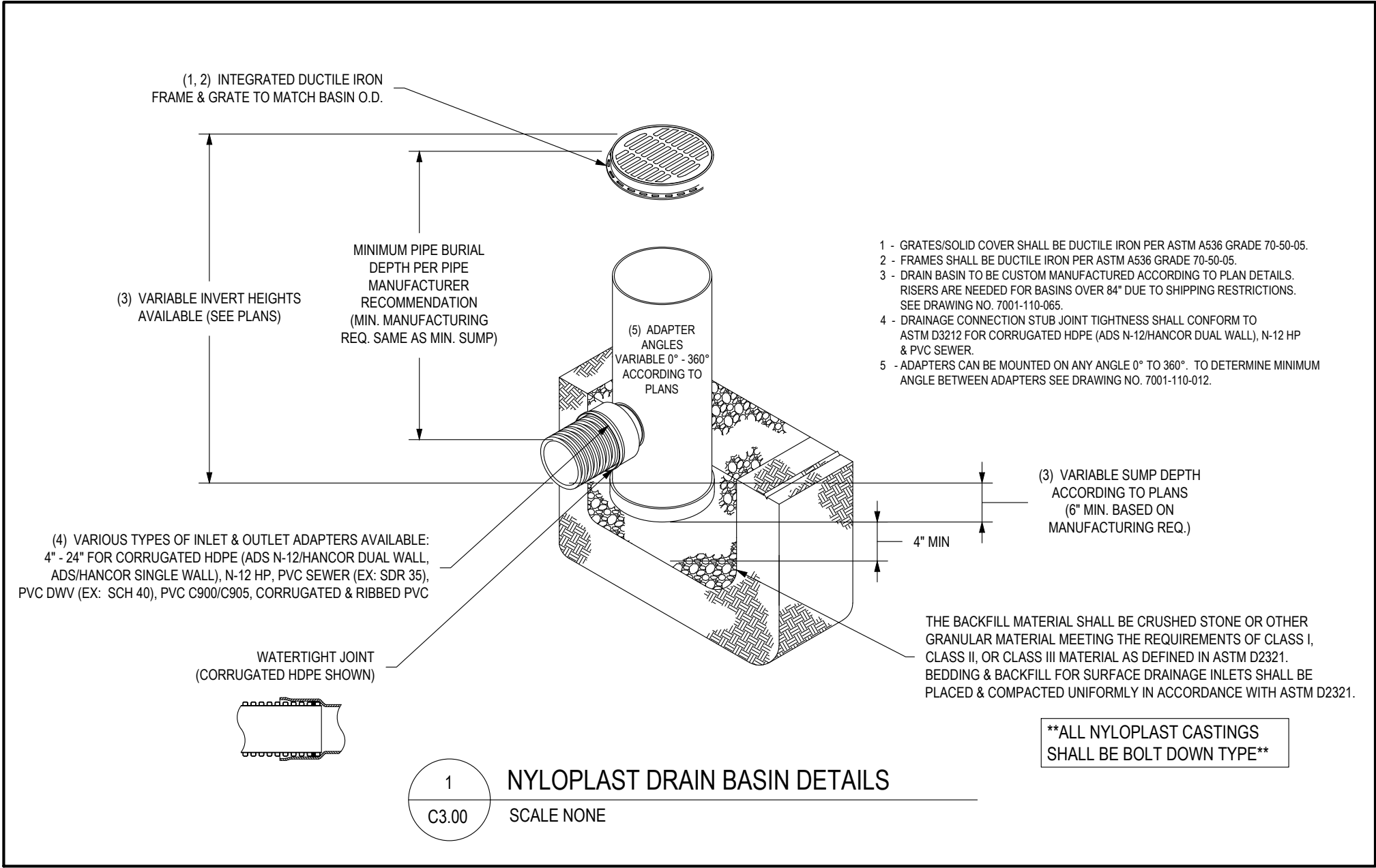
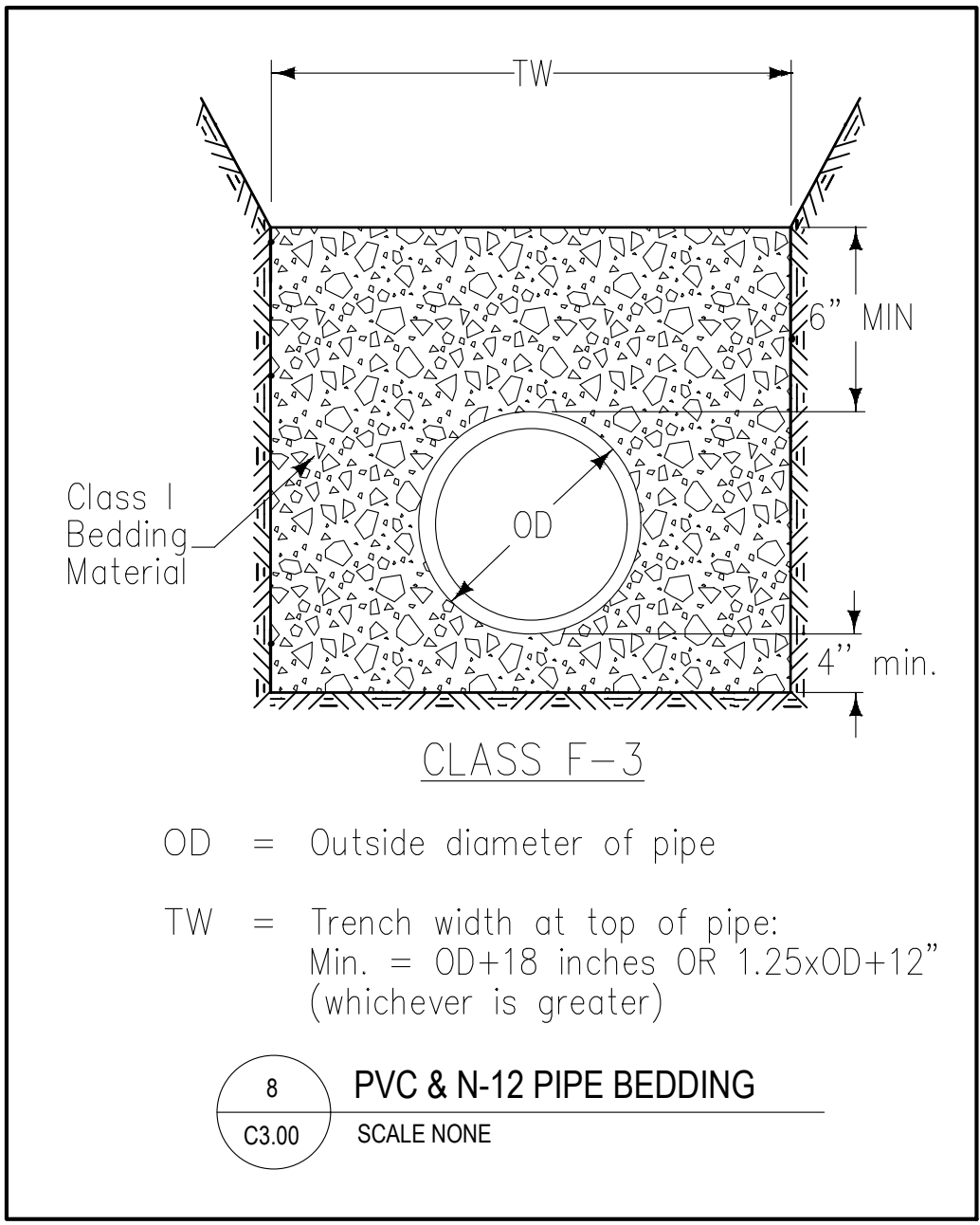
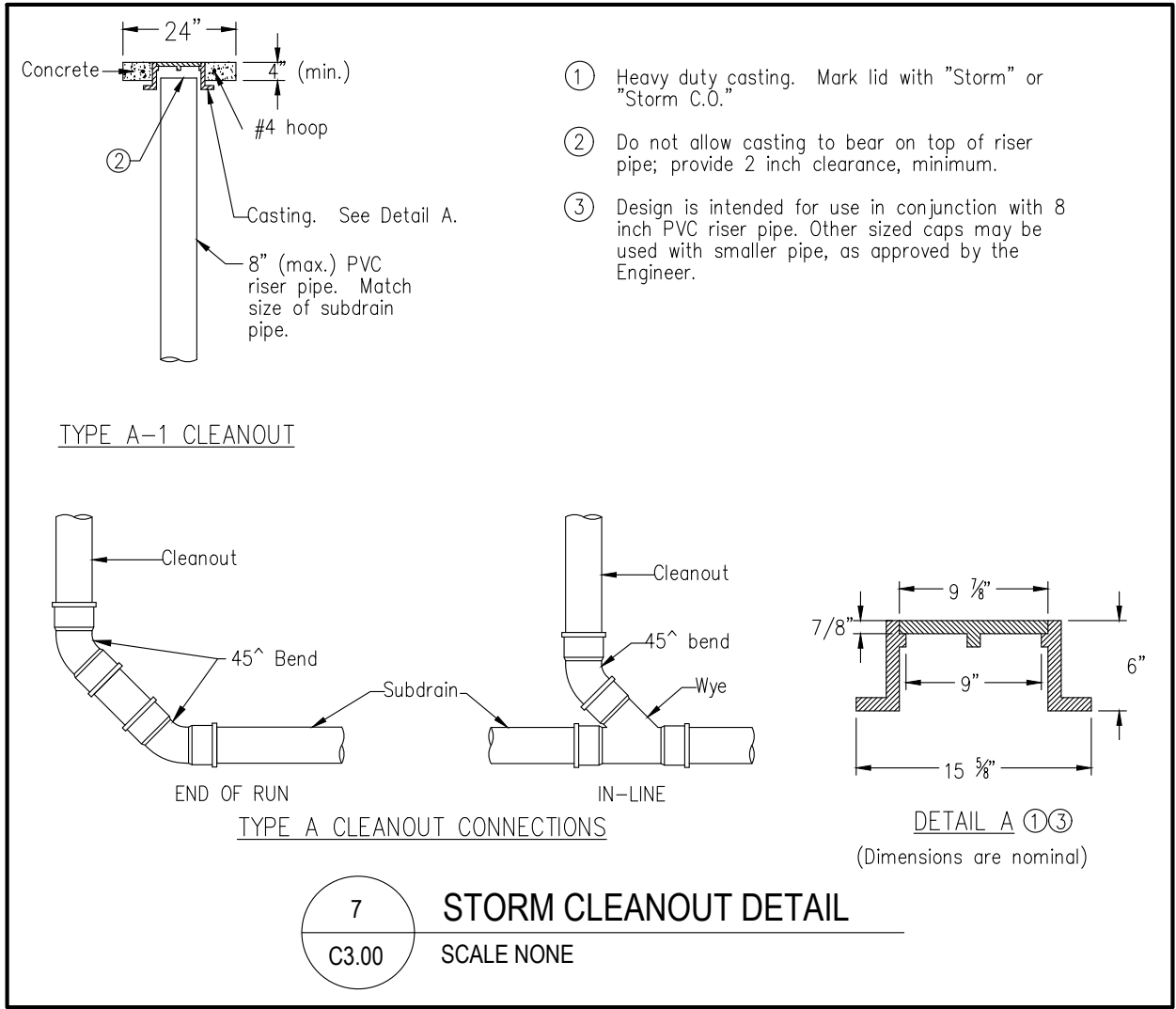
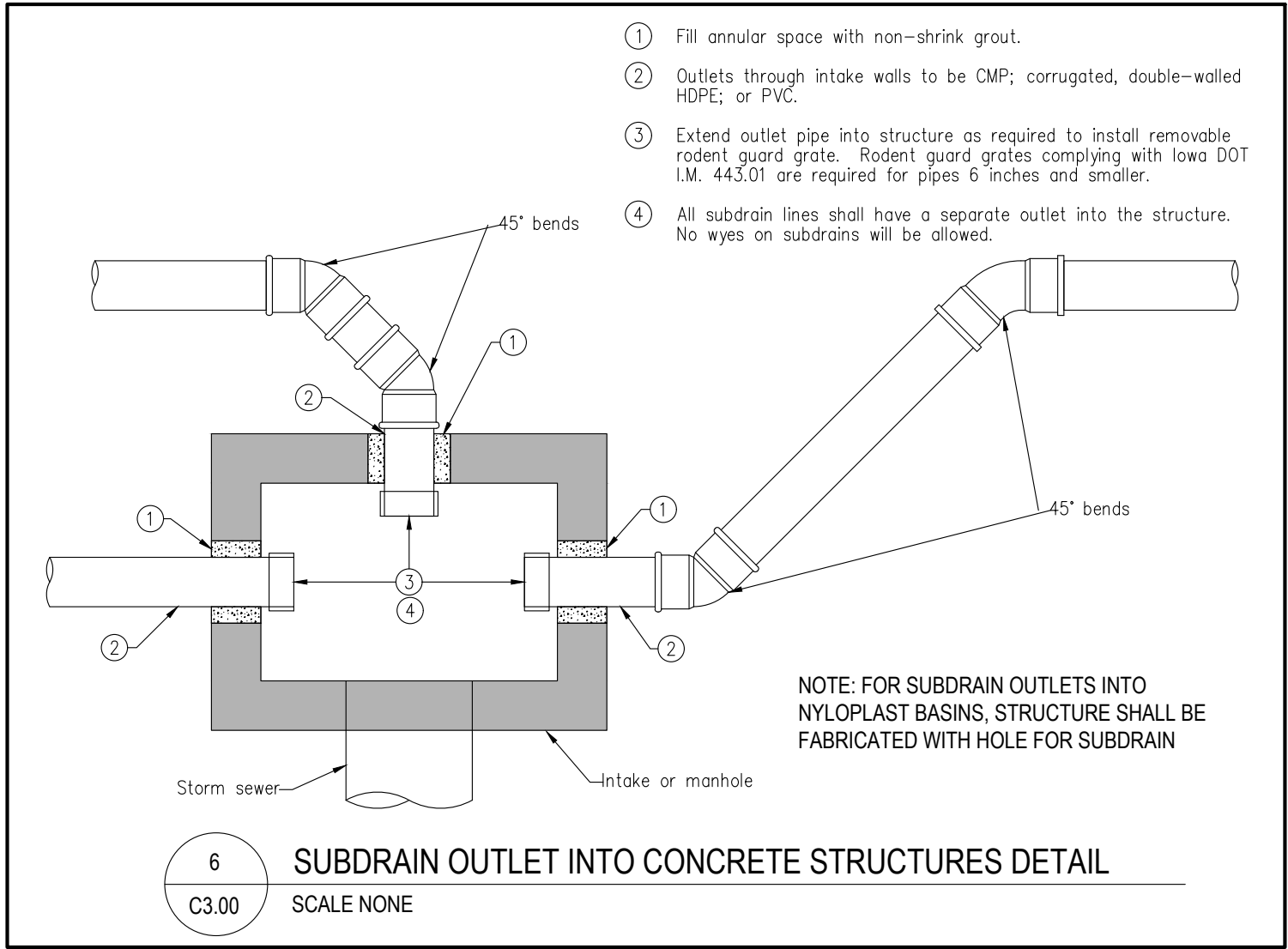
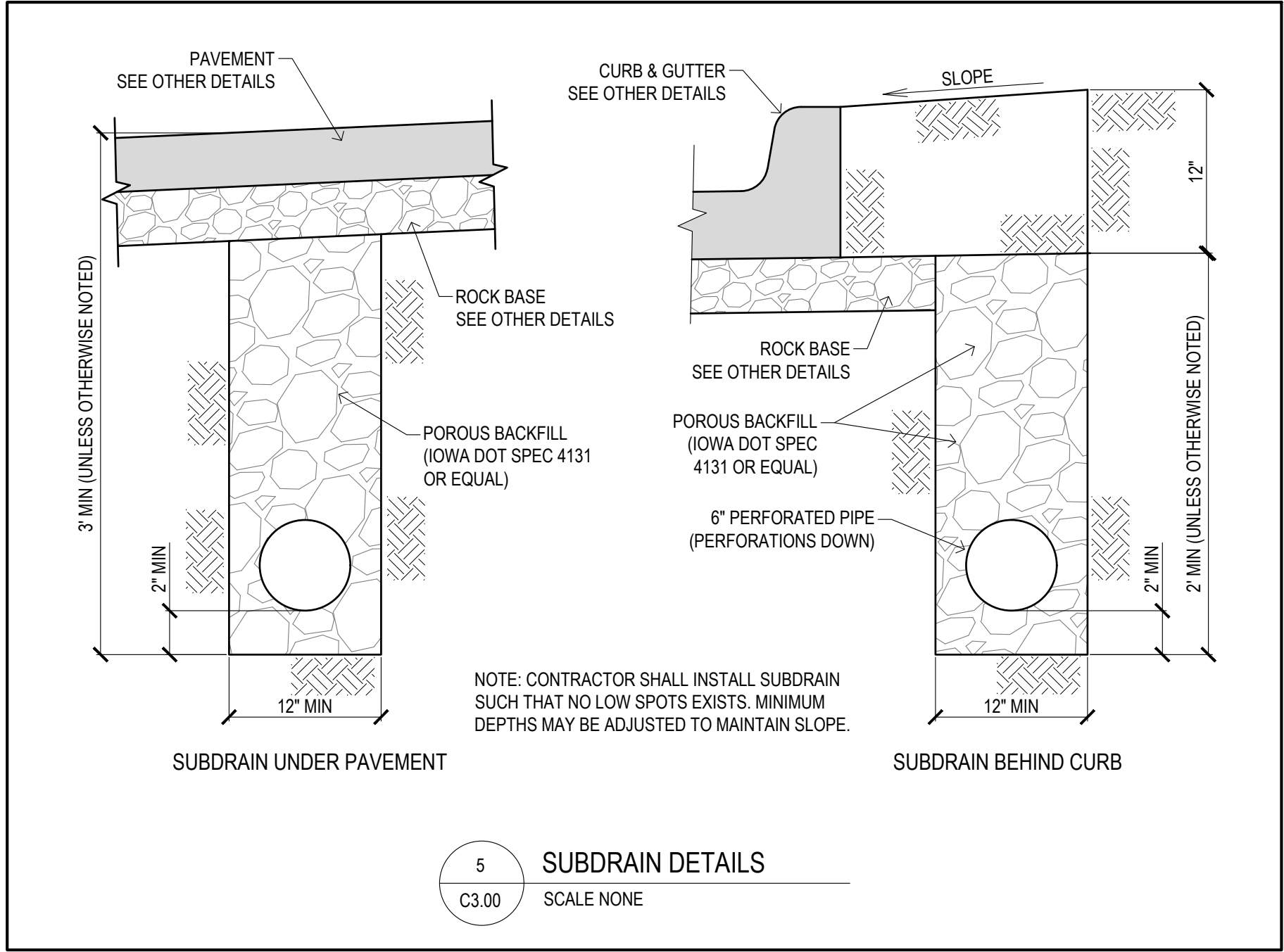


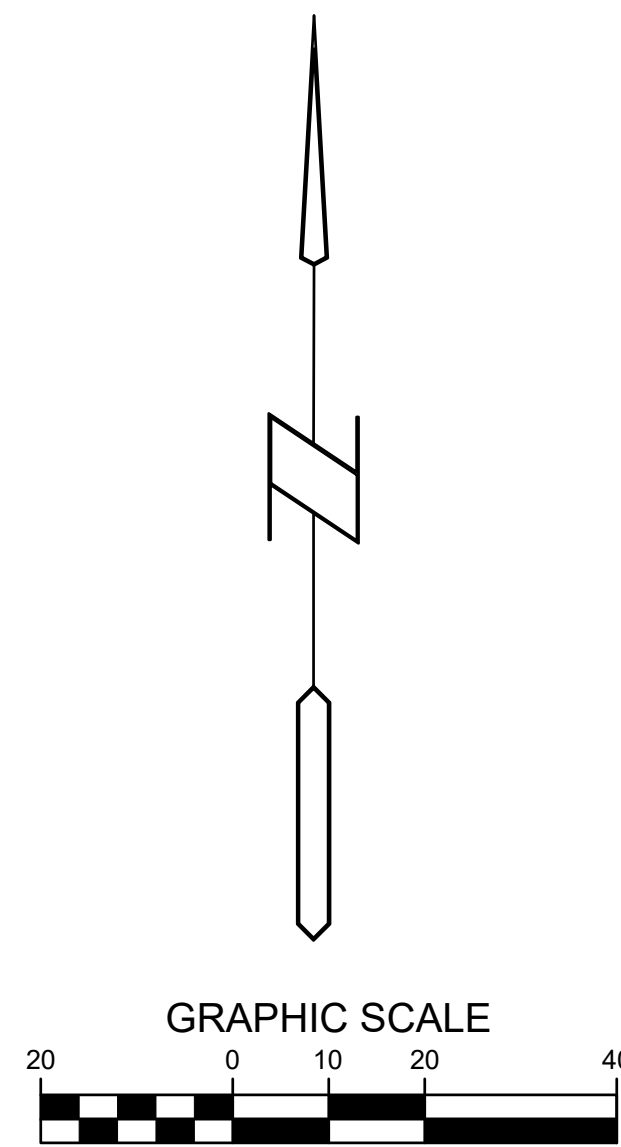
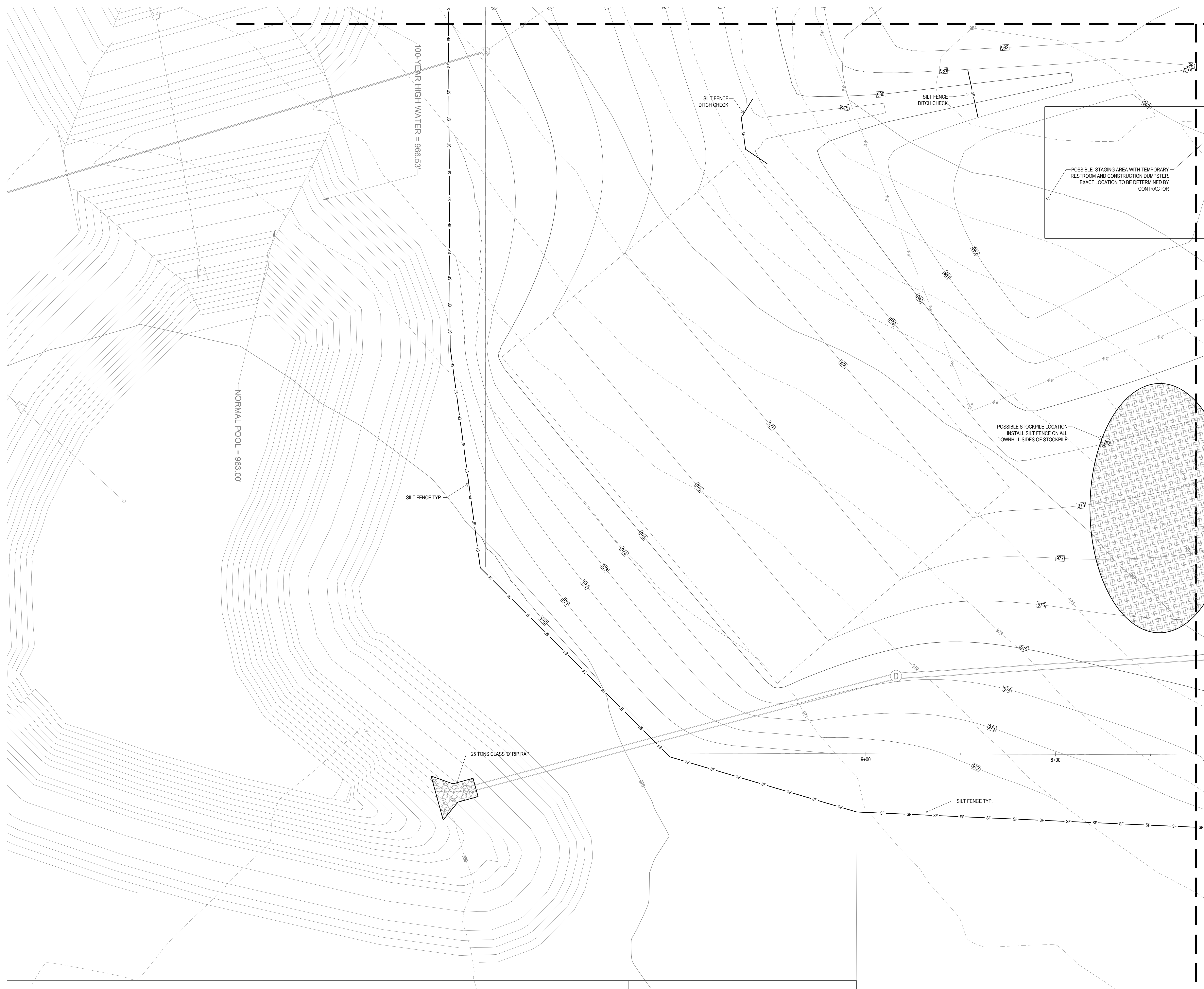
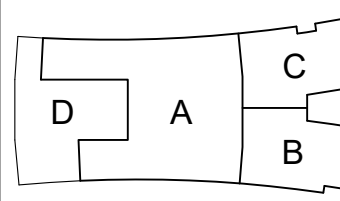
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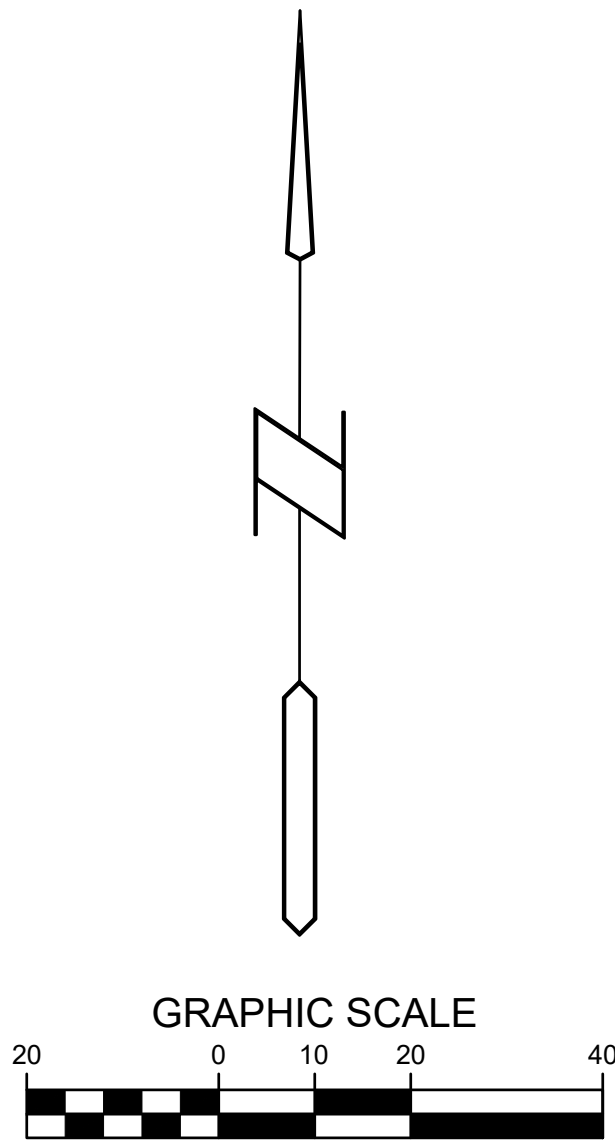
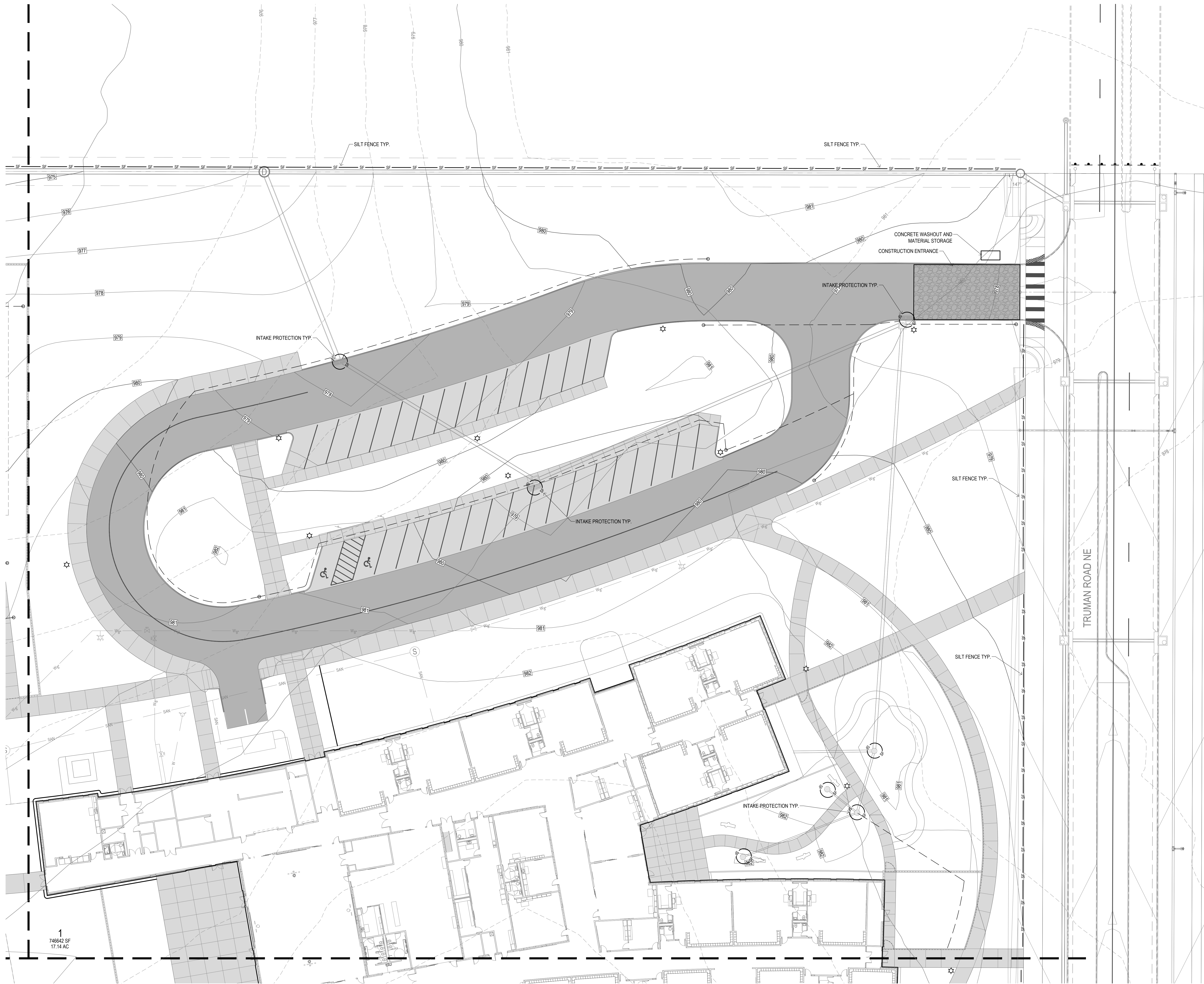




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Des Moines, Iowa 50309
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CONSTRUCTION MANAGER
STORY
CONSTRUCTION
CIVIL ENGINEERING
BISHOP ENGINEERING

LANDSCAPE ARCHITECTURE
CONFLUENCE

STRUCTURAL ENGINEERING
RAKER RHODES
ENGINEERING
MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES
REVISIONS:
DESCRIPTION
DATE

OWNER SIGN-OFF:
NAME
DATE

PROJECT NO:
24098

DATE:
08-21-2025

SHEET SET:
50% CONSTRUCTION
DOCUMENTS

SHEET NAME:
EROSION CONTROL
PLAN

SHEET:
C4.03

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

NEW ELEMENTARY SCHOOL

ADDRESS TBD

Page 37 of 75

ROAD COORDINATE POINT DATA		
#	EASTING	NORTHING
D01	1652712.71	622315.85
D02	1652607.36	622315.89
D03	1652545.25	622315.55
D04	1652475.13	622303.26
D05	1652279.39	622246.91
D06	1652294.95	622134.23
D07	1652302.64	622095.37
D08	1652302.35	622135.25
D09	1652583.09	622223.92
D10	1652607.18	622280.49
D11	1652205.66	621615.76
D12	1652205.74	621640.52
D13	1652203.71	621689.64
D14	1652569.04	621729.38
D15	1652610.32	621771.24
D16	1652610.39	621792.43
D17	1652610.46	621813.25
D18	1652567.76	621855.38
D19	1652222.12	621806.37
D20	1652215.26	621799.30
D21	1652203.04	621795.84
D22	1652177.65	621750.29
D23	1652183.53	621729.34
D24	1652198.88	621668.10

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01 100	OVERALL LAYOUT PLAN
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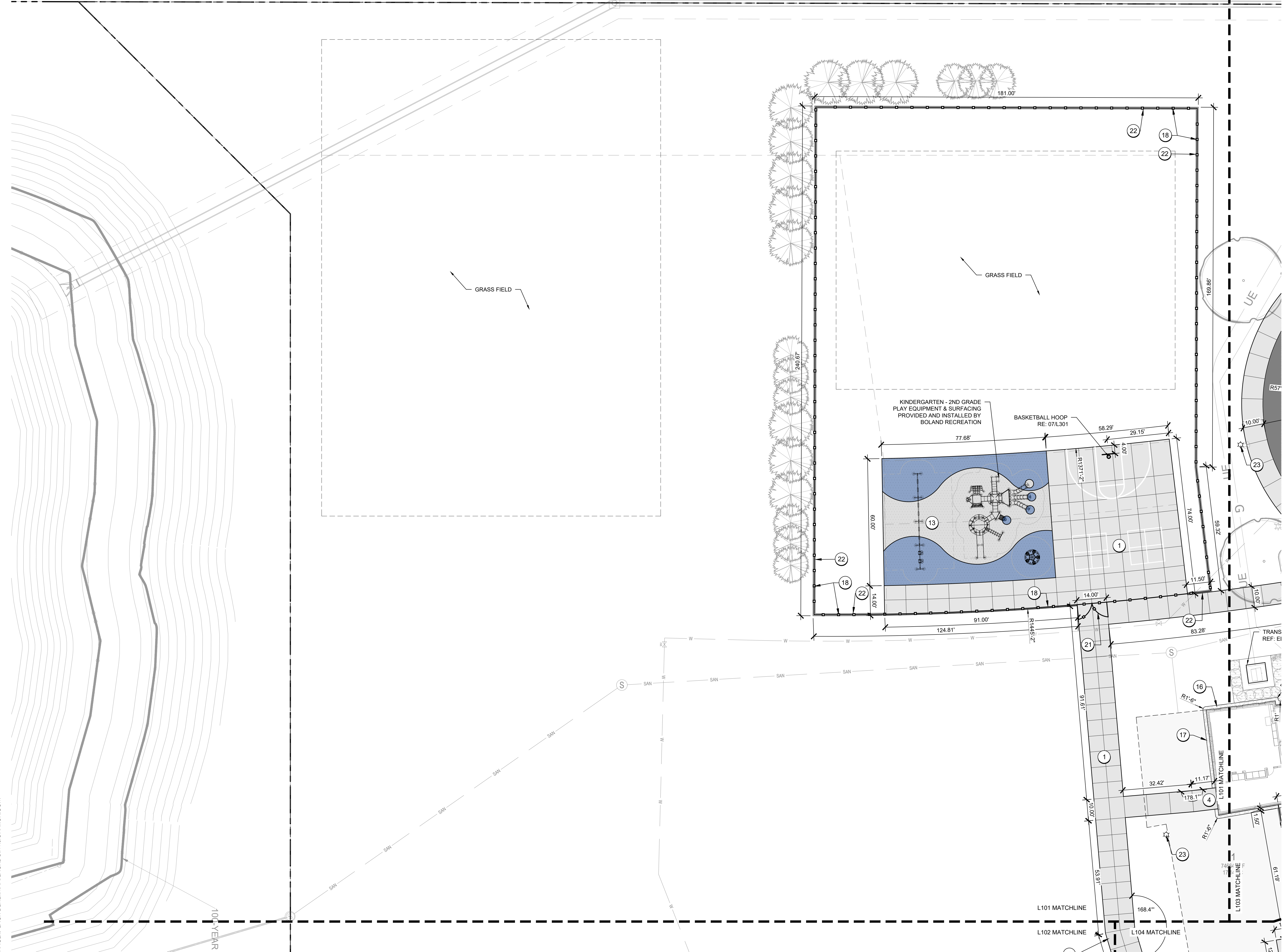
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01
L101 LAYOUT PLAN



GENERAL NOTES

- BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
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- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

- ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- PVC COATED CHAINLINK FENCING, BLACK 6FT HEIGHT, SEE PLANS

KEYNOTES:

- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L300
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L300
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L300
- STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
- STANDARD PCC CURB AND GUTTER, RE: 05/L300
- INTEGRAL PCC CURB AT WALK, RE: 06/L300
- PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L300
- PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L300
- PARALLEL CURB RAMP, RE: 09/L300
- ADA PARKING SIGNAGE - STANDARD, RE: 16/L300
- ADA PARKING SIGNAGE - VAN, RE: 16/L300
- PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
- PLAYGROUND SYNTHETIC TURF SURFACING
- SYNTHETIC TURF SURFACING AT OUTDOOR CLASSROOMS
- DECOMPOSED GRANITE SURFACING, RE: 20/L300
- STONE MAINTENANCE STRIP, RE: 09/L302
- STEEL EDGER, RE: 11/L302
- PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:01/L301
- PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:02/L301
- PVC COATED CHAINLINK SINGLE SWING GATE W/ PANIC BAR, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:04/L301
- PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING. RE:03/L301
- STANDARD MOW STRIP, RE: 05/L301
- AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.

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MODUS

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CLEVINGER

ASSOCIATES

REVISIONS:

DESCRIPTION DATE

OWNER SIGN-OFF:

NAME DATE

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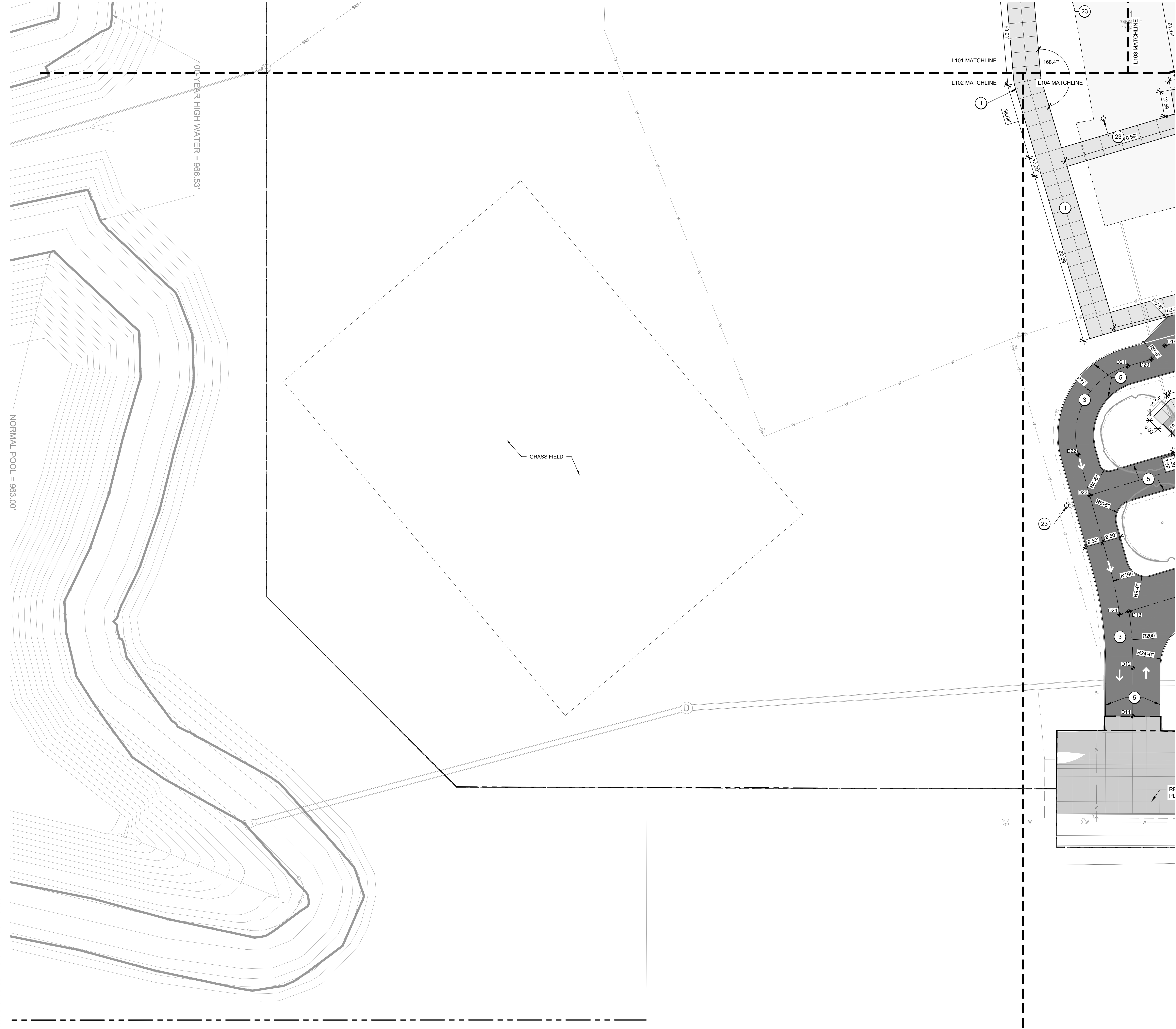
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L101

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01
L102 LAYOUT PLAN



GENERAL NOTES

- BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
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- PVC COATED CHAINLINK FENCING, BLACK, 6FT HEIGHT, SEE PLANS

KEYNOTES:

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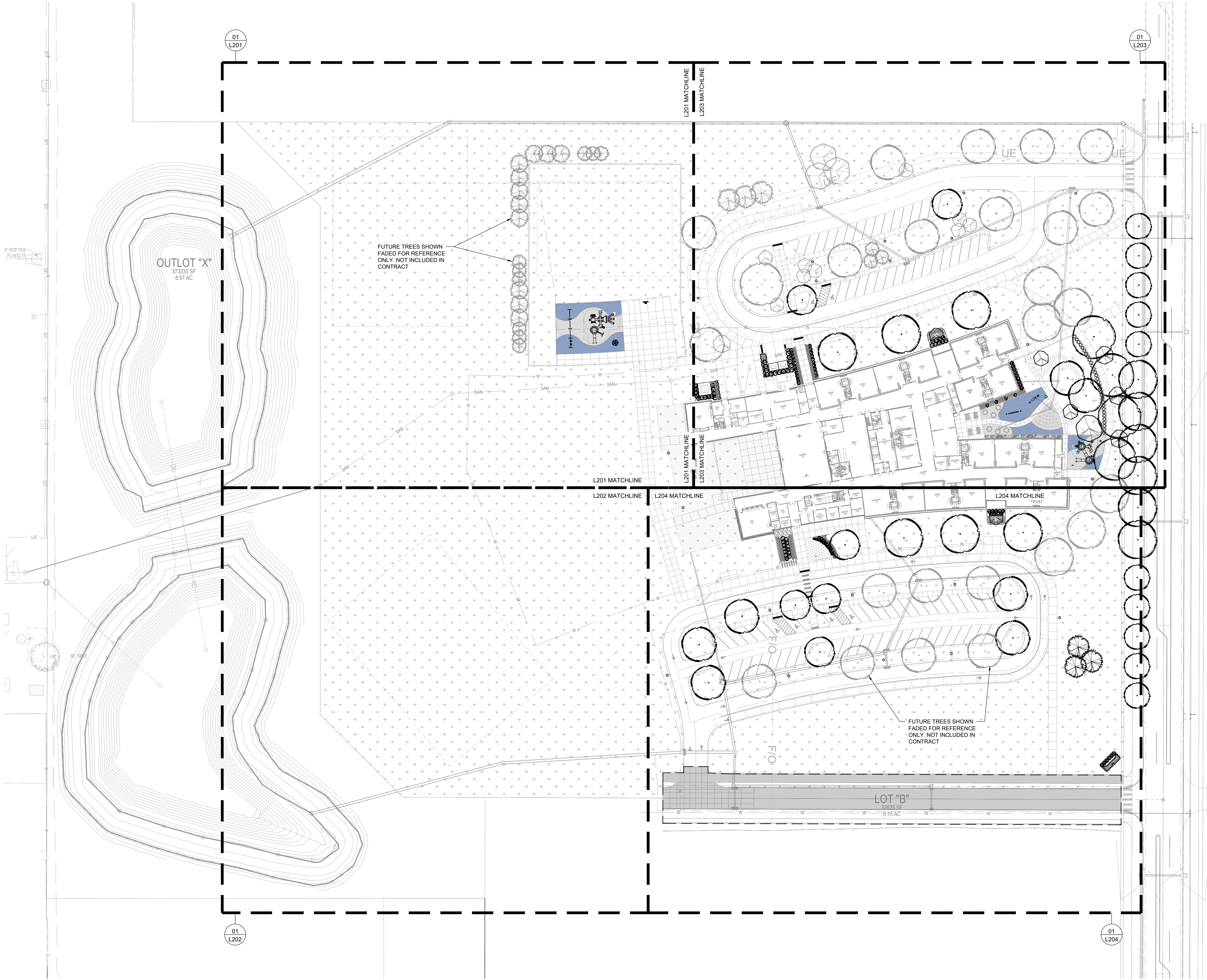
SHEET:
L102

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PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
CANOPY TREES						
CO	4	Celtis occidentalis	HACKBERRY	2" CAL	B&B	SPECIMEN QUALITY
GT	5	Gleditsia triacanthos 'Sunburst'	SUNBURST THORNLESS HONEY LOCUST	2" CAL	B&B	SPECIMEN QUALITY
GD	4	Gymnocladus dioica	KENTUCKY COFFEETREE	2" CAL	B&B	SPECIMEN QUALITY
LT	2	Liriodendron tulipifera	TULIP TREE	2" CAL	B&B	SPECIMEN QUALITY
NS	12	Nyssa sylvatica	BLACK GUM	2" CAL	B&B	SPECIMEN QUALITY
QA	3	Quercus alba	WHITE OAK	2" CAL	B&B	SPECIMEN QUALITY
QR	3	Quercus rubra	RED OAK	2" CAL	B&B	SPECIMEN QUALITY
TA	6	Tilia americana 'Redmond'	REDMOND LINDEN	2" CAL	B&B	SPECIMEN QUALITY
ORNAMENTAL TREES						
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICE BERRY	8' HT.	B&B	MULTI-STEM
CC	1	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B	MULTI-STEM
HV	2	Hamamelis virginiana	WITCH HAZEL	8' HT.	B&B	MULTI-STEM
MS	2	Malus 'Spring Snow'	SPRING SNOW CRAB APPLE	8' HT.	B&B	TREE FORM

CONIFER TREES						
AC	3	Abies concolor	WHITE FIR	5-6' HT.	B&B	SPECIMEN QUALITY
JV	0	Juniperus virginiana	EASTERN RED CEDAR	5-6' HT.	B&B	SPECIMEN QUALITY
PA	0	Picea abies	NORWAY SPRUCE	5-6' HT.	B&B	SPECIMEN QUALITY
DECIDUOUS SHRUBS						
HK	13	Hypericum kalmianum 'PIIHYP I'	PP25318 KALM ST. JOHN'S WORT COBALT-N-GOLD	#3	CONT.	4'-0" O.C.
PF	30	Potentilla fruticosa	SHRUBBY CINQUEFOIL	#3	CONT.	4'-0" O.C.
IV	31	Itea virginica	VIRGINIA SWEETSPICE	#3	CONT.	4'-0" O.C.
PH	14	Physocarpus opifolius 'Summer Wine'	SUMMER WINE NINEBARK	#3	CONT.	5'-0" O.C.
CONIFER SHRUBS						
TO	31	Thuja occidentalis 'Hetz Midget'	HETZ MIDGET ARBORVITAE	#3	CONT.	4'-0" O.C.
PERENNIALS & GRASSES						
AL	32	Allium 'Lavender Bubbles'	ORNAMENTAL ONION	#1	CONT.	18" SPACING
BA	13	Baptisia australis	BLUE FALSE INDIGO			
BG	76	Bouteloua gracilis	BLUE GRAMA	#1	CONT.	18" SPACING
EP	62	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	24" SPACING

FC	118	Festuca 'Cool as Ice'	TALL FESCUE	#1	CONT.	18" SPACING
HM	28	Heuchera micrantha 'Palace Purple'	PALACE PURPLE CORAL BELLS	#1	CONT.	18" SPACING
HB	3	Hosta 'Big Daddy'	BIG DADDY HOSTA	#1	CONT.	36" SPACING
HG	6	Hosta x 'Great Expectations'	GREAT EXPECTATIONS HOSTA	#1	CONT.	36" SPACING
HP	16	Hosta x 'Patriot'	PATRIOT HOSTA	#1	CONT.	30" SPACING
MV	22	Mertensia virginica	VIRGINIA BLUEBELLS	#1	CONT.	18" SPACING
PS	86	Phlox subulata	GARDEN PHLOX	#1	CONT.	18" SPACING
RA	84	Rudbeckia 'American Gold Rush'	BLACK EYED SUSAN	#1	CONT.	18" SPACING
SS	20	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	24" SPACING
TV	26	Tradescantia virginiana	SPIDER LILY	#1	CONT.	18" SPACING



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PLANTING NOTES

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- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
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- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
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- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

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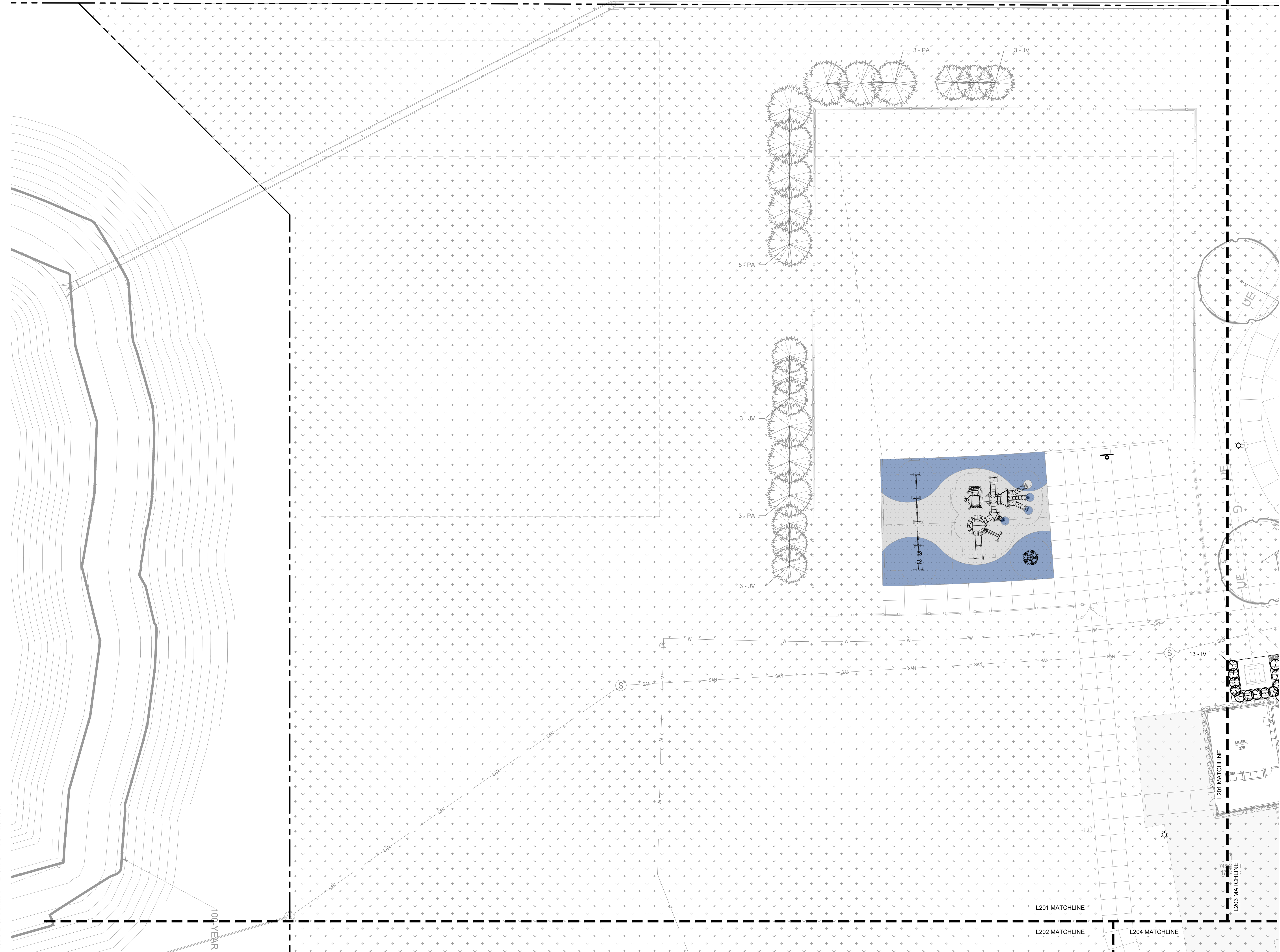
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REVISIONS:

DESCRIPTION DATE

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PROJECT MANAGER: ZACH BETTERMAN: ZACH@INVISIONARCH.COM

01
L201 PLANTING PLAN



GENERAL NOTES

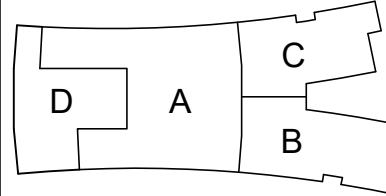
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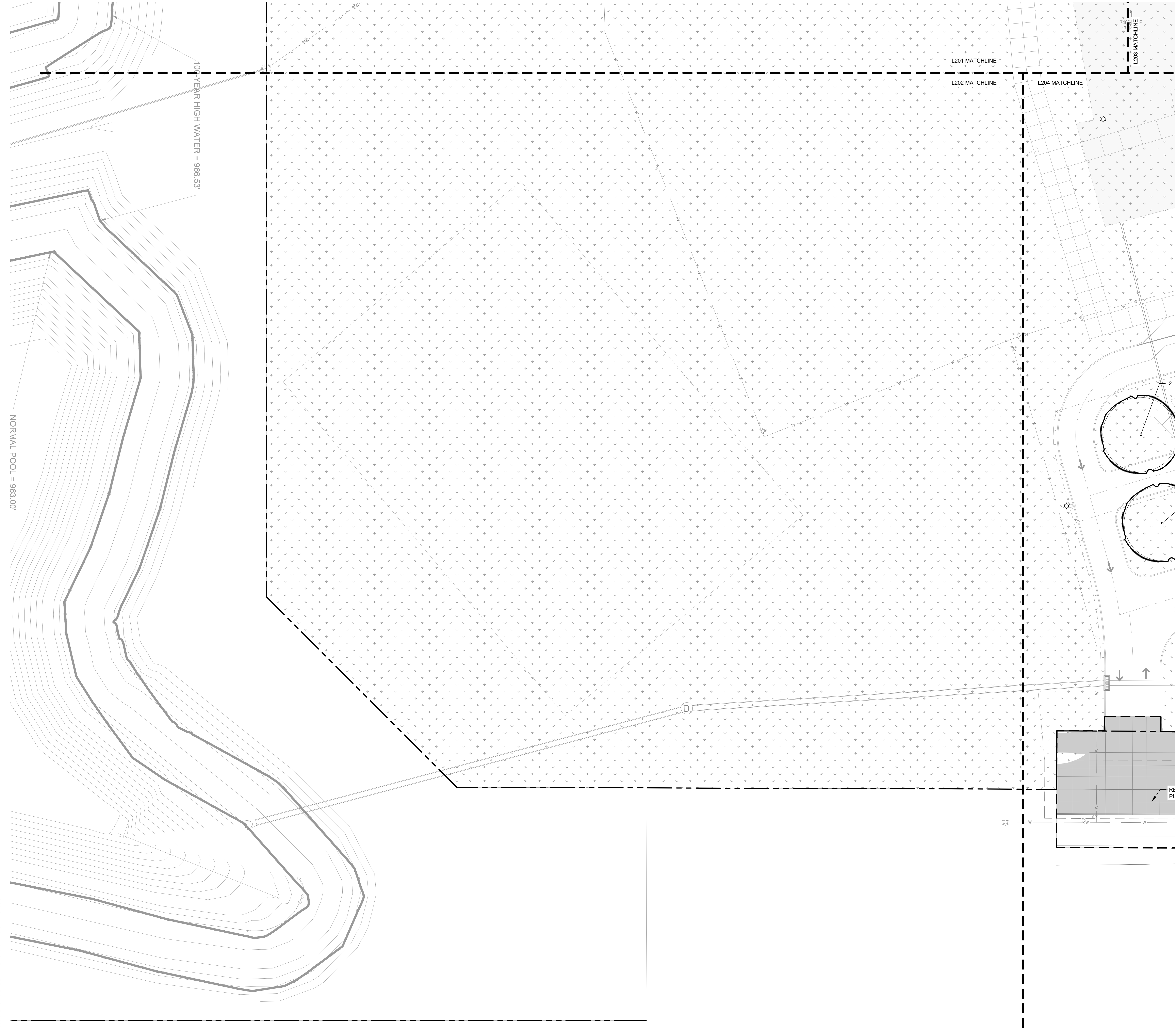
PLANTING LEGEND:

- LAWN SEED
- 3" DEPTH HARDWOOD MULCH
- STONE MAINTENANCE STRIP
- OVERSTORY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS AND GRASSES
- FUTURE TREES, SHOWN FOR REFERENCE ONLY, NOT IN CONTRACT



SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: ZACH BETTERMAN: ZACH@INVISIONARCH.COM

01
L202 PLANTING PLAN



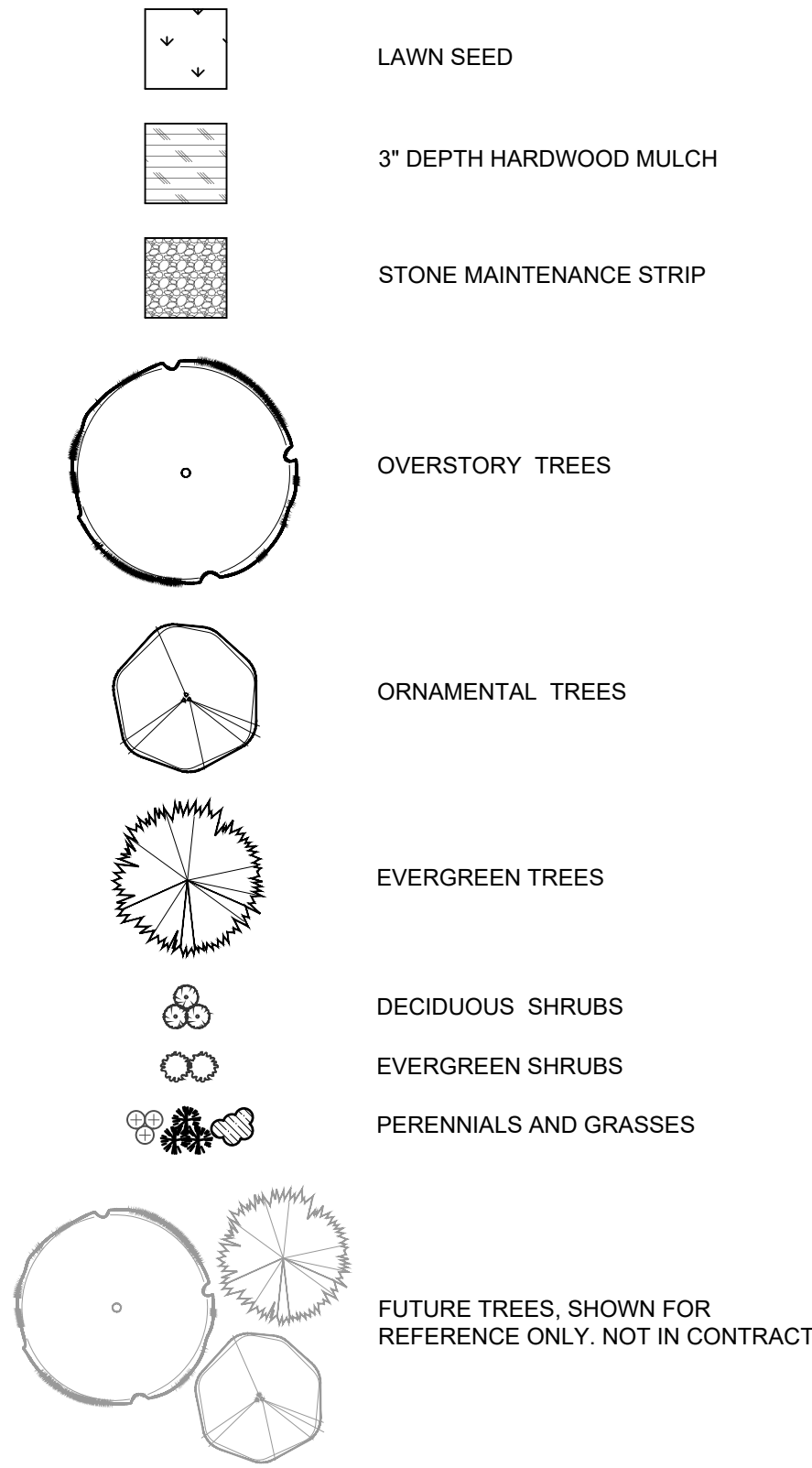
GENERAL NOTES

- BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811. ONE CALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PLANTING NOTES

- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANTING LEGEND:



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CONSULTANT:
CONSTRUCTION MANAGER

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LANDSCAPE ARCHITECTURE
CONFLUENCE

STRUCTURAL ENGINEERING

RAKER RHODES

ENGINEERING

MEPT ENGINEERING

MODUS

FOOD SERVICE

CLEVELANGER

ASSOCIATES

REVISIONS:

DESCRIPTION DATE

PRELIMINARY NOT FOR CONSTRUCTION

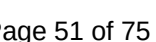
FOR REFERENCE ONLY

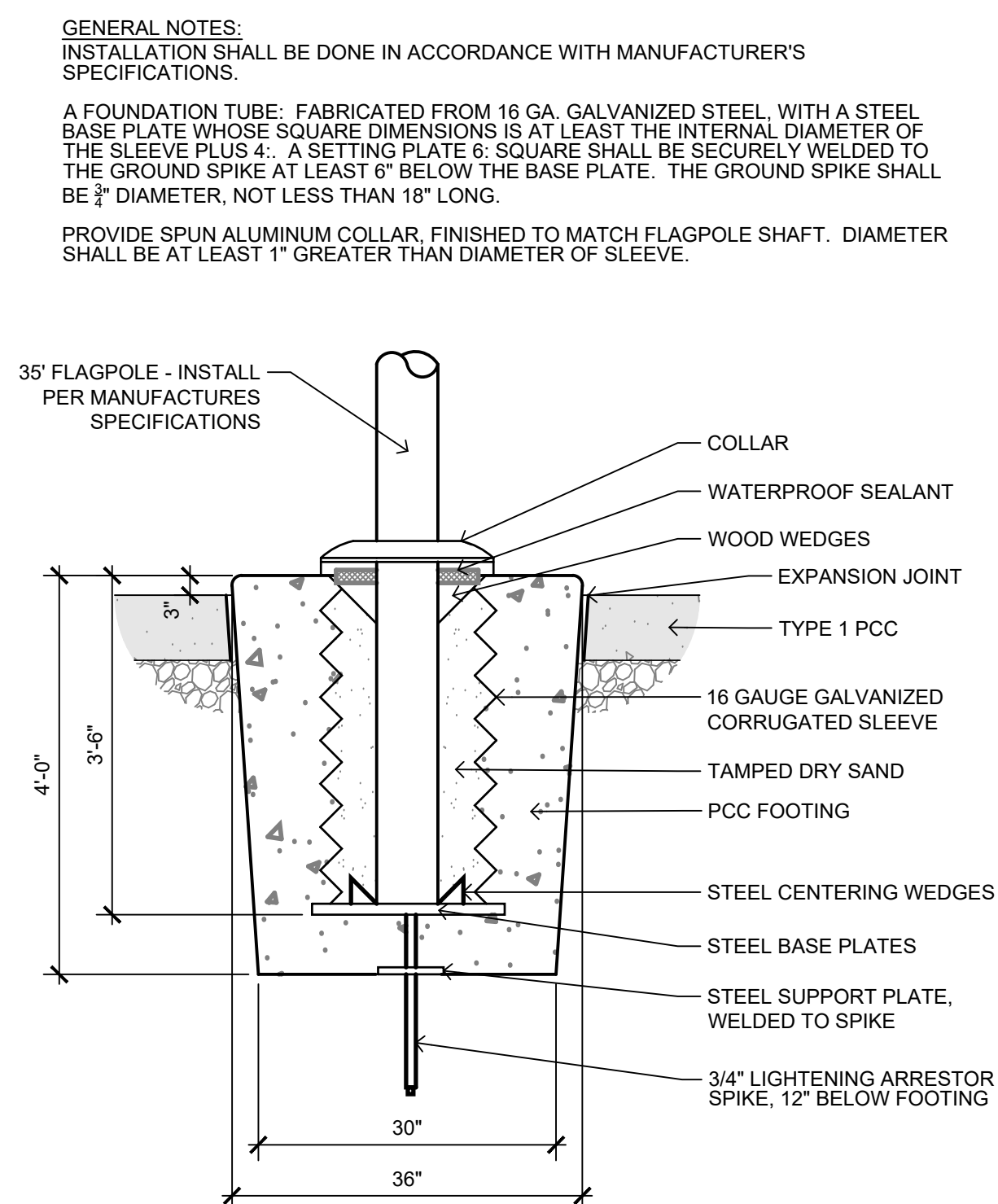
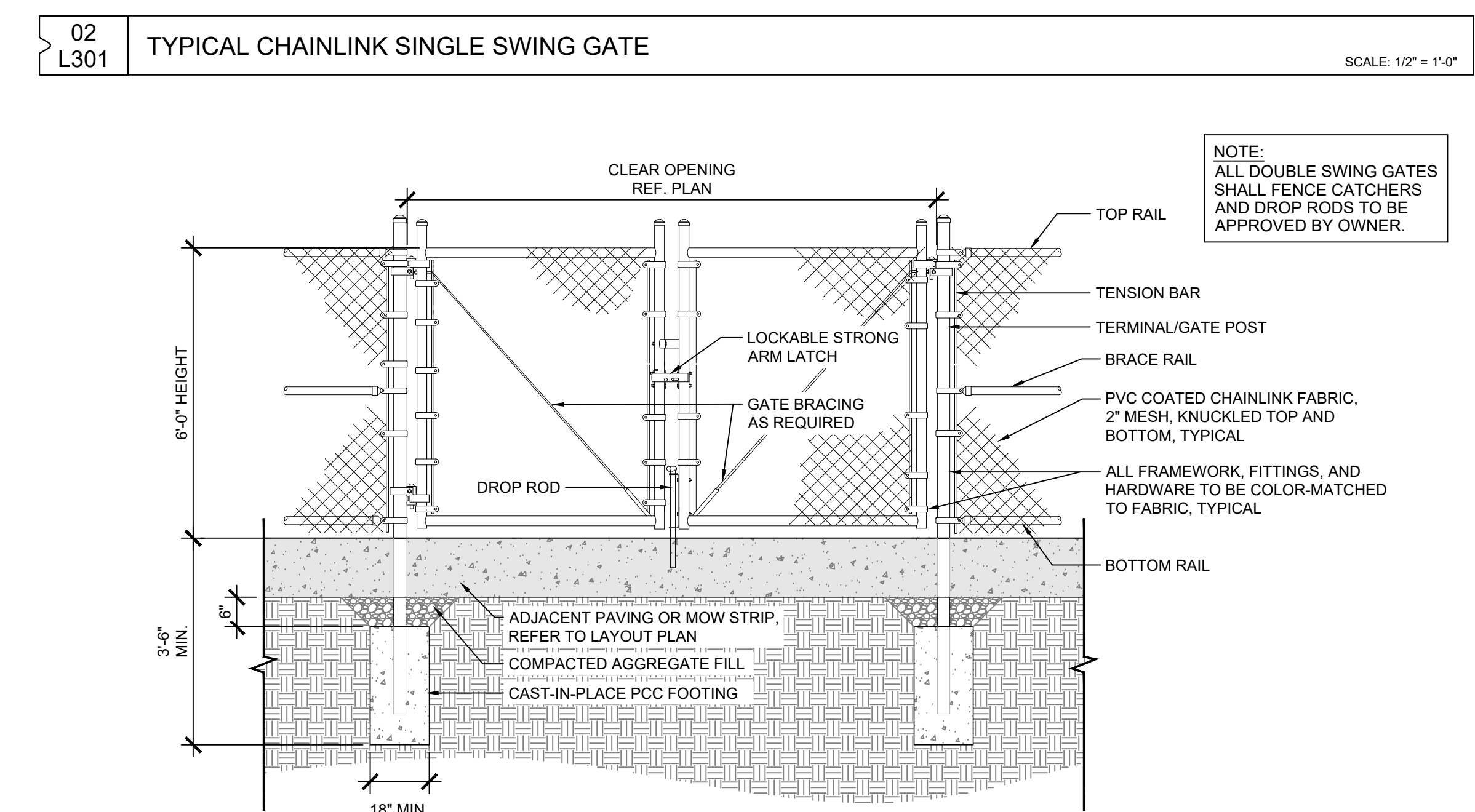
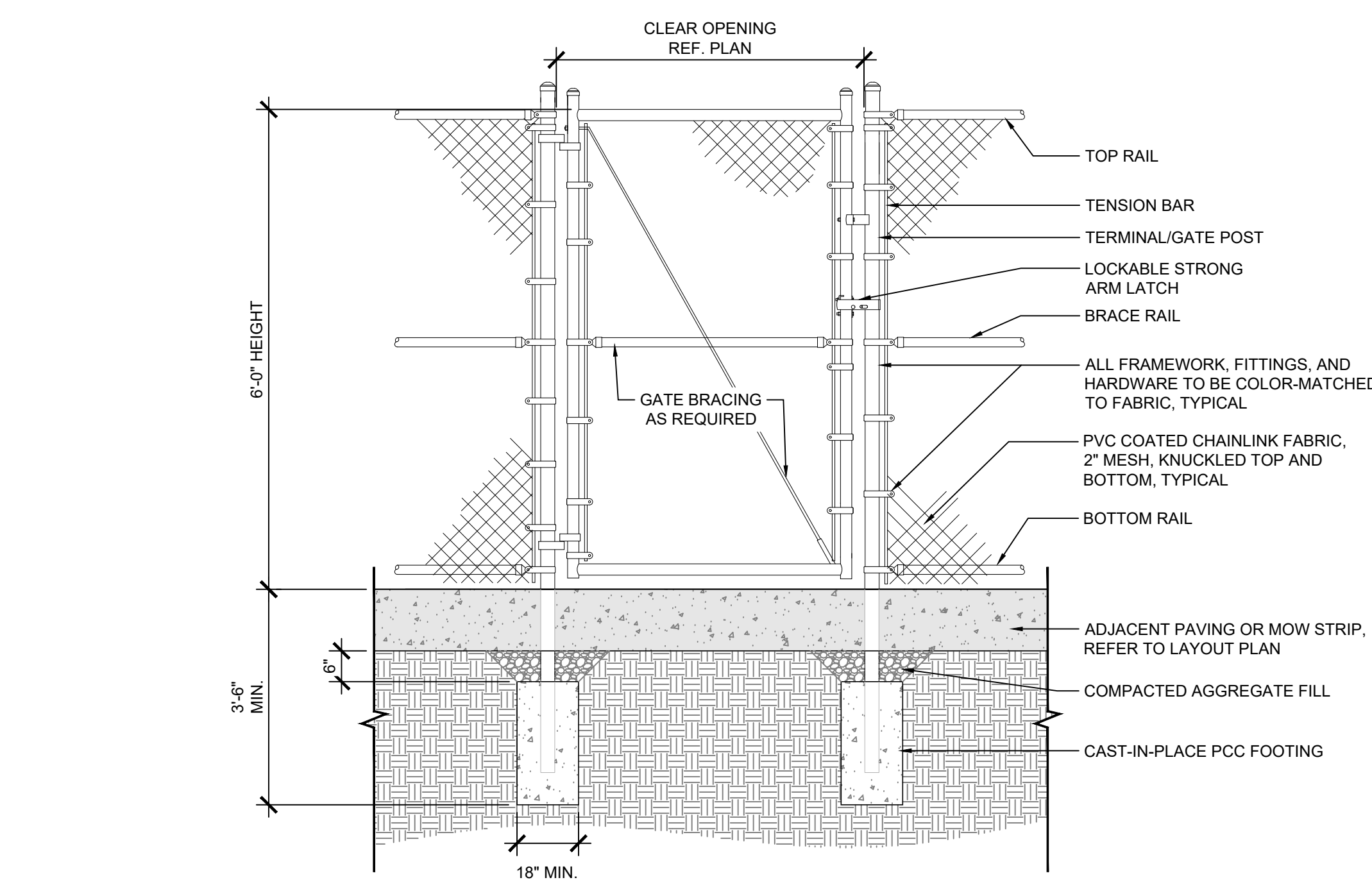
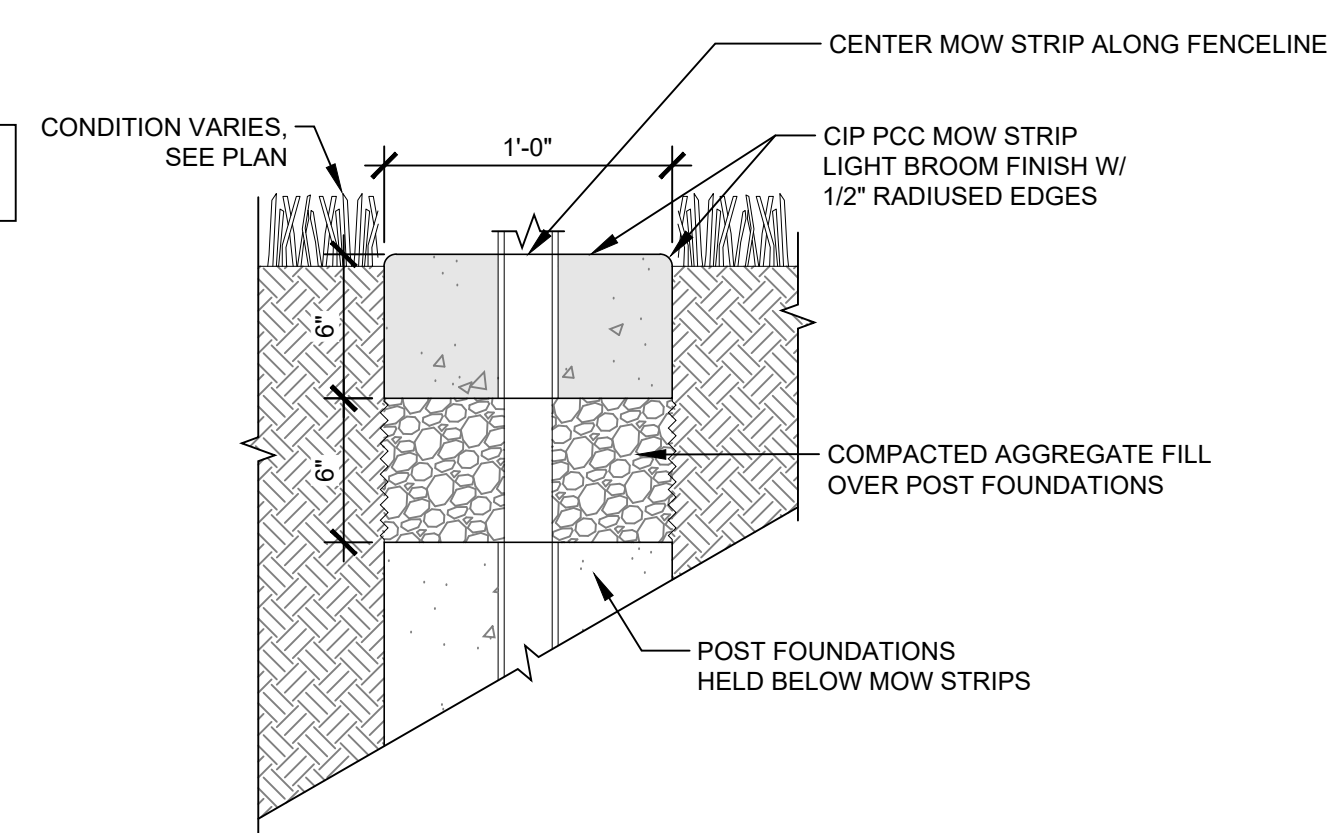
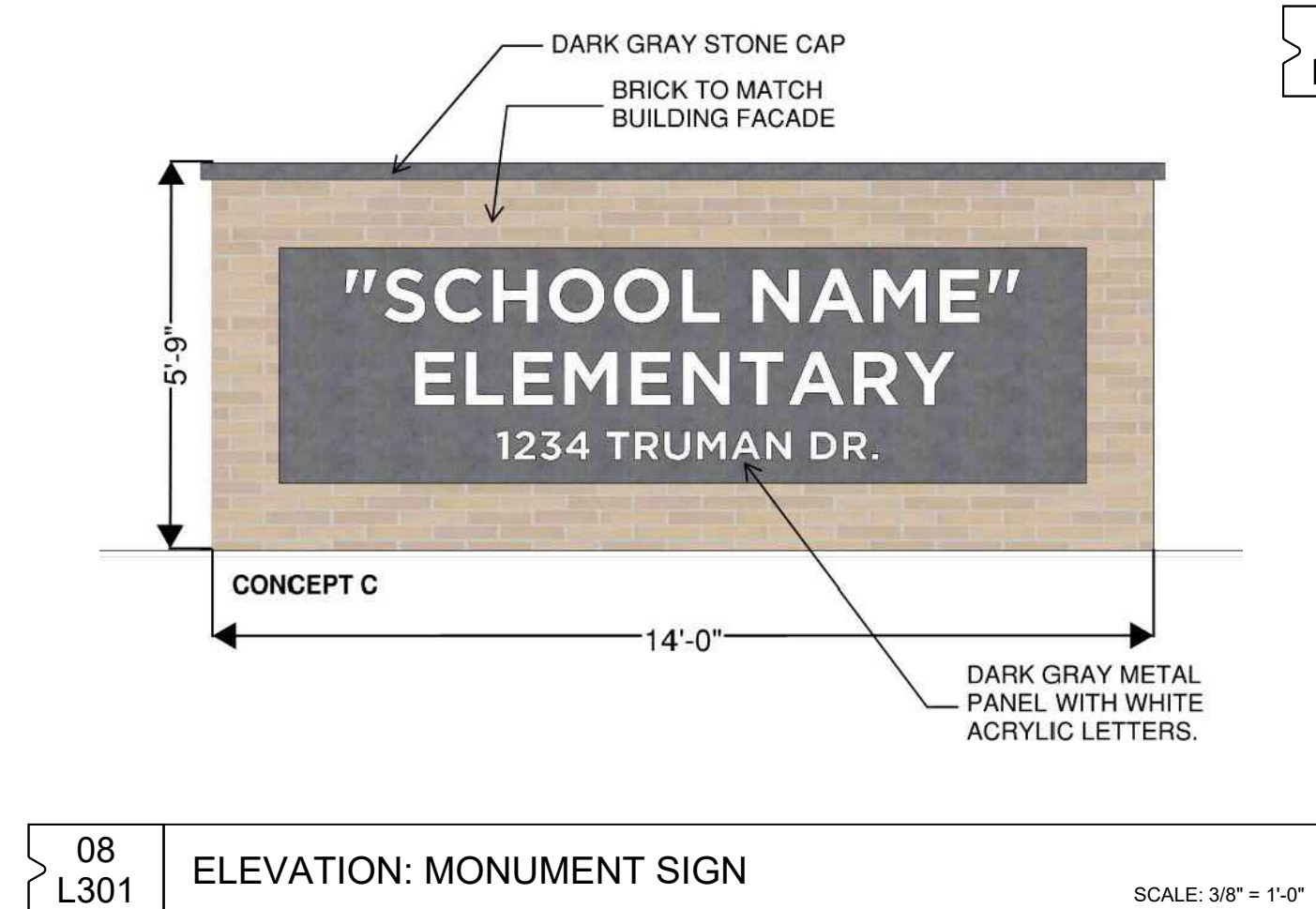
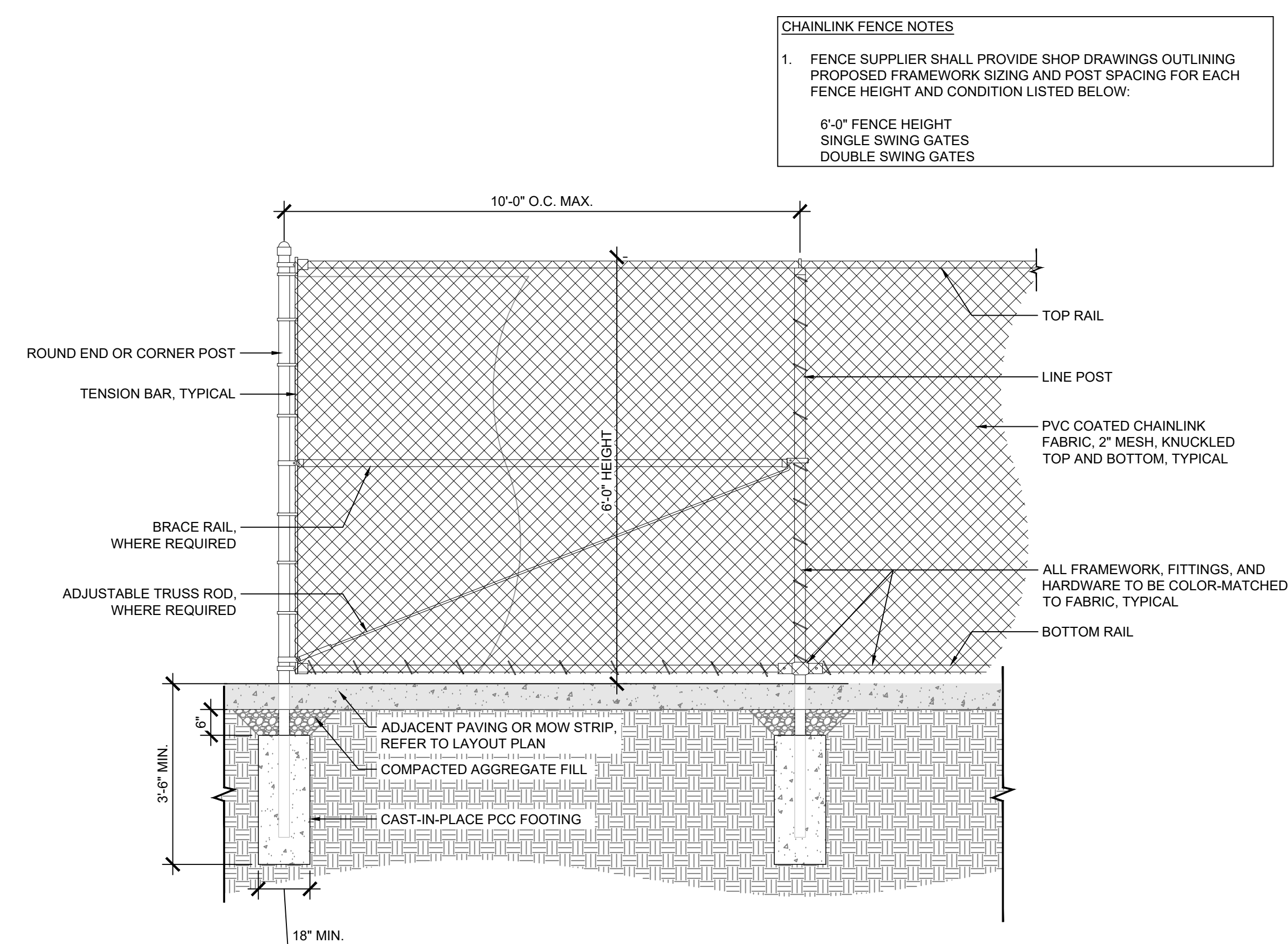
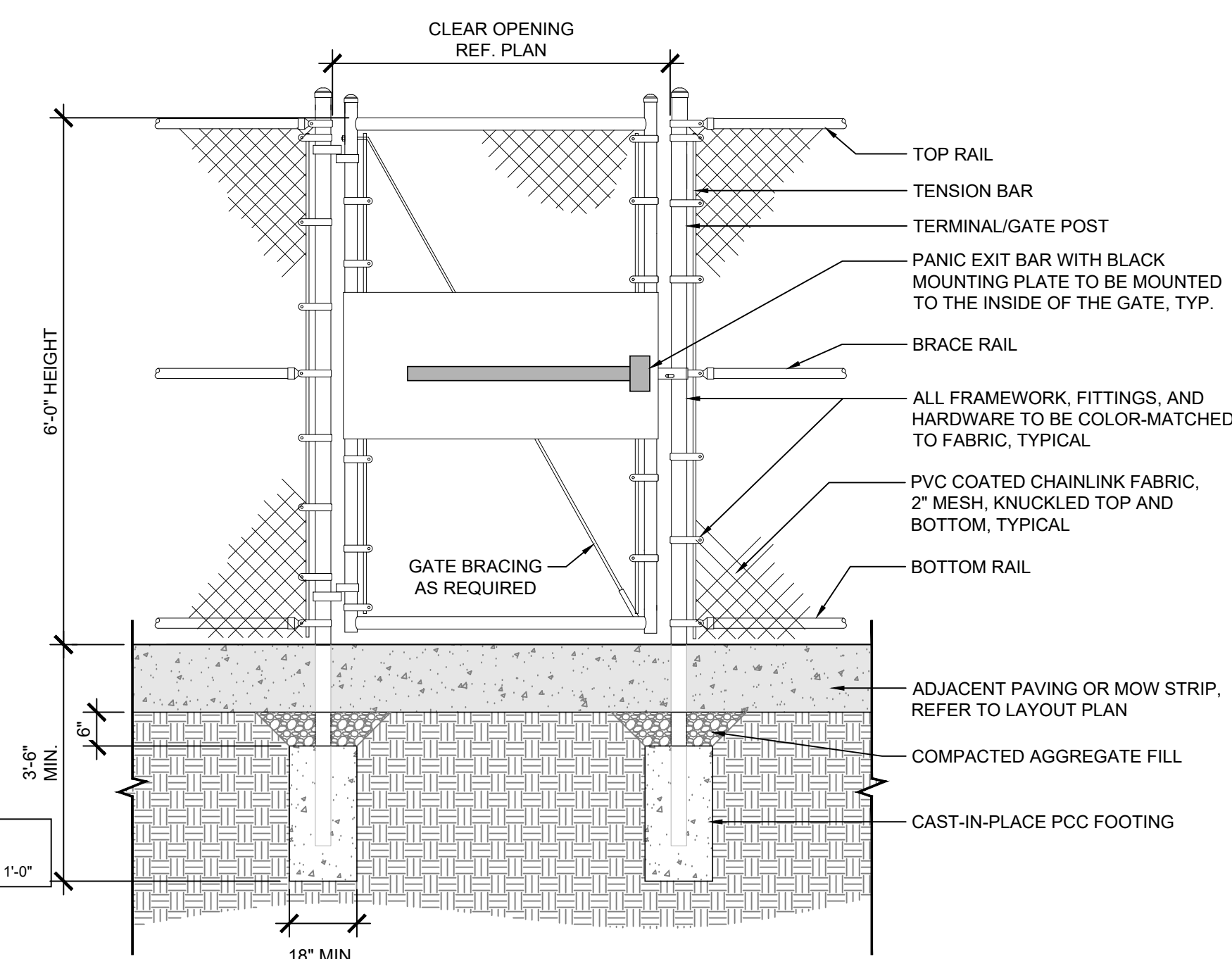
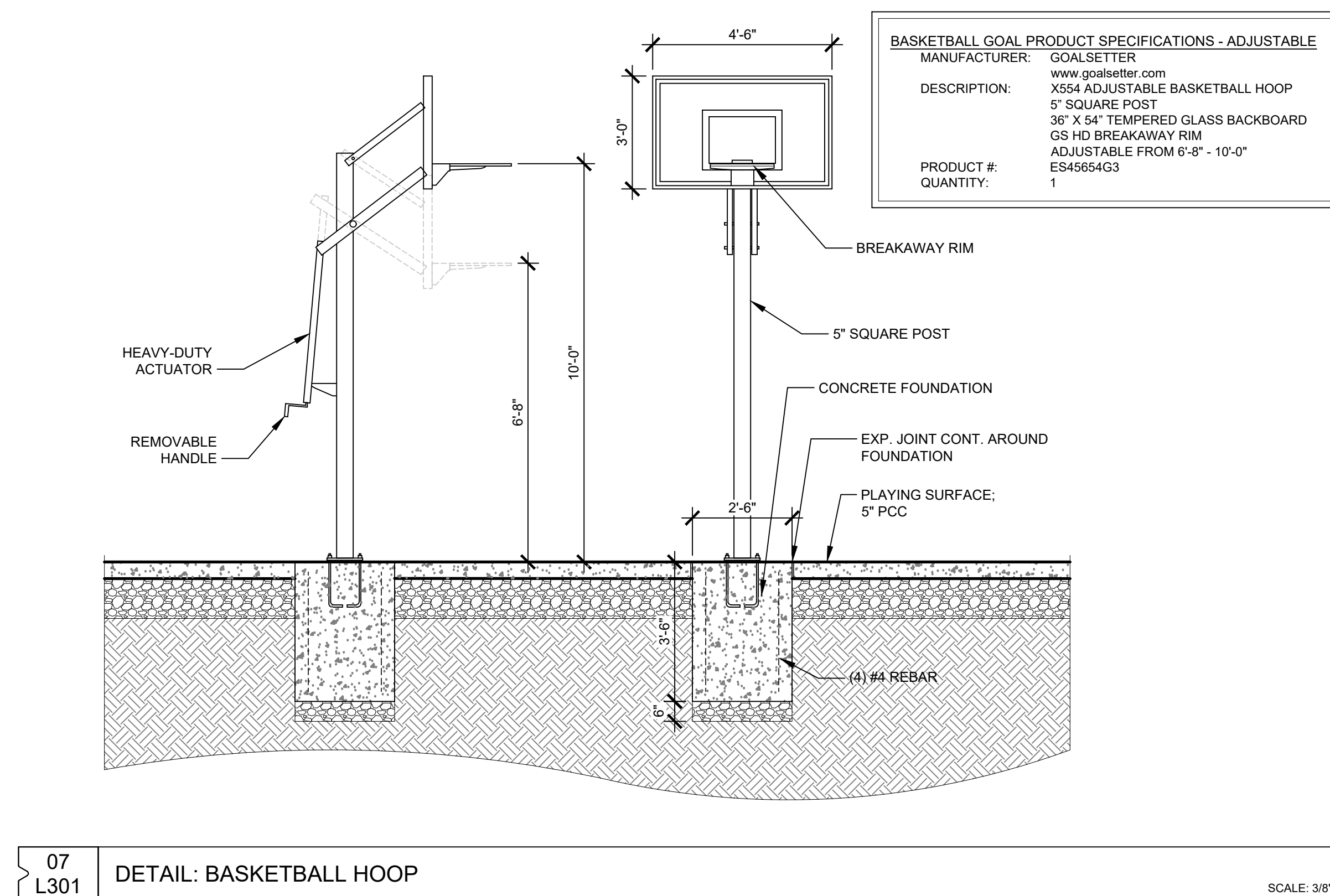
THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

SHEET:
L202

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Page 50 of 75

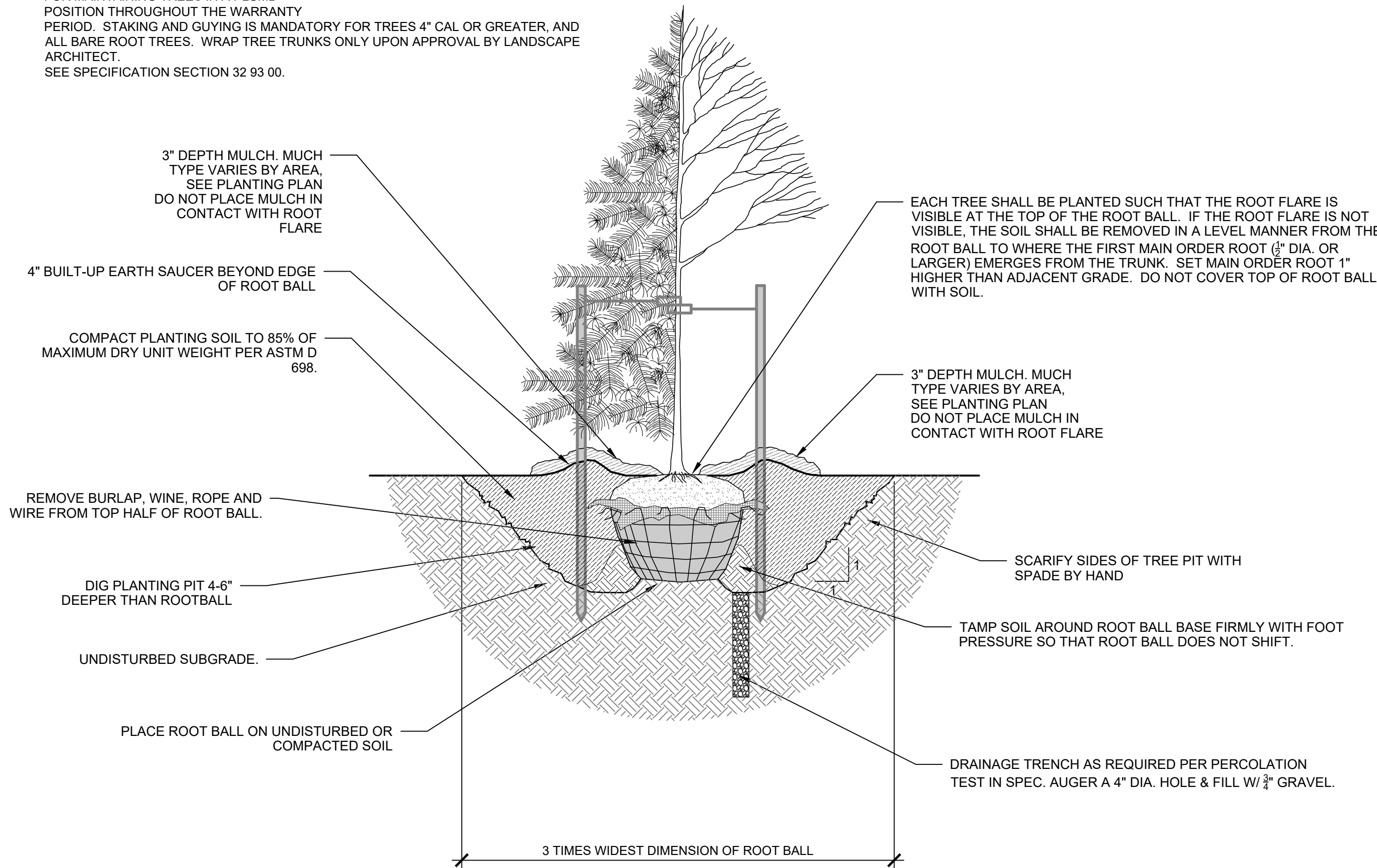




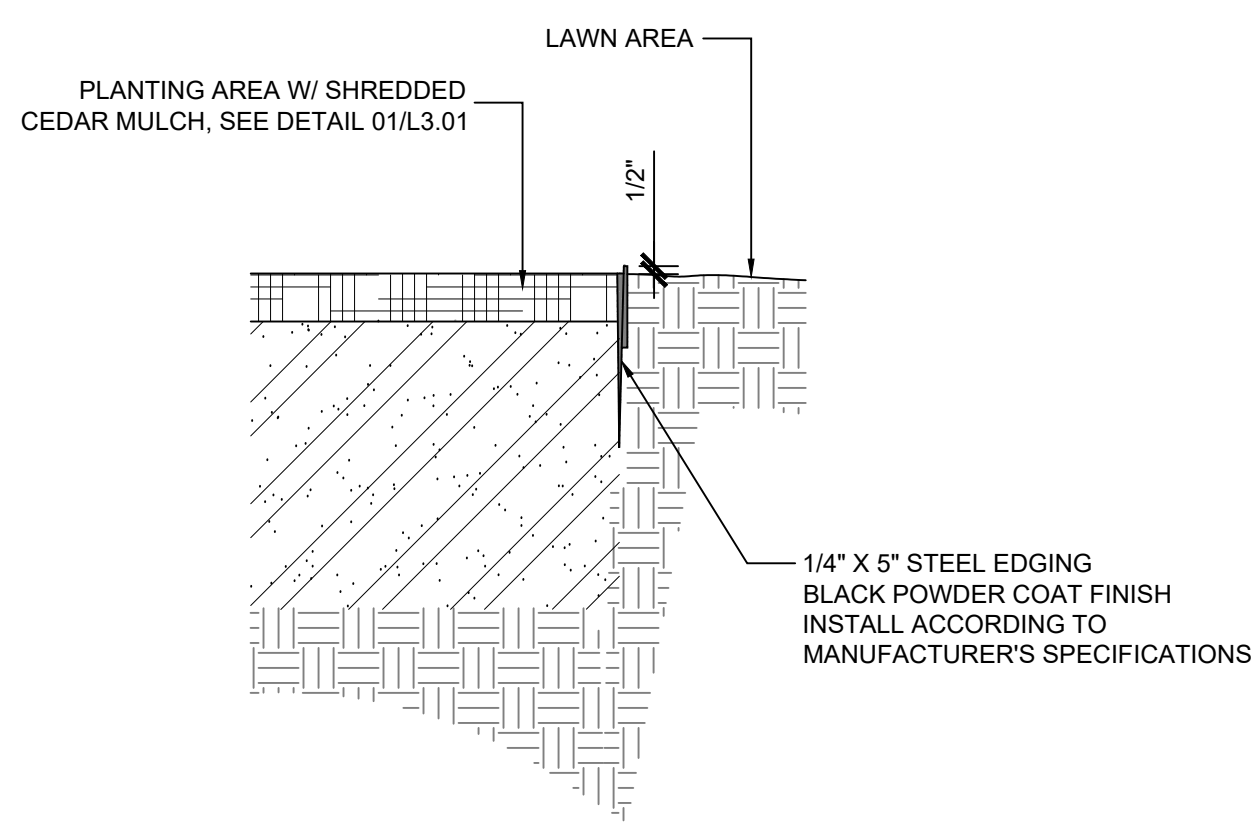
SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: ZACH BETERMAN:ZACH@INVISIONARCH.COM

PRELIMINARY NOT FOR CONSTRUCTION

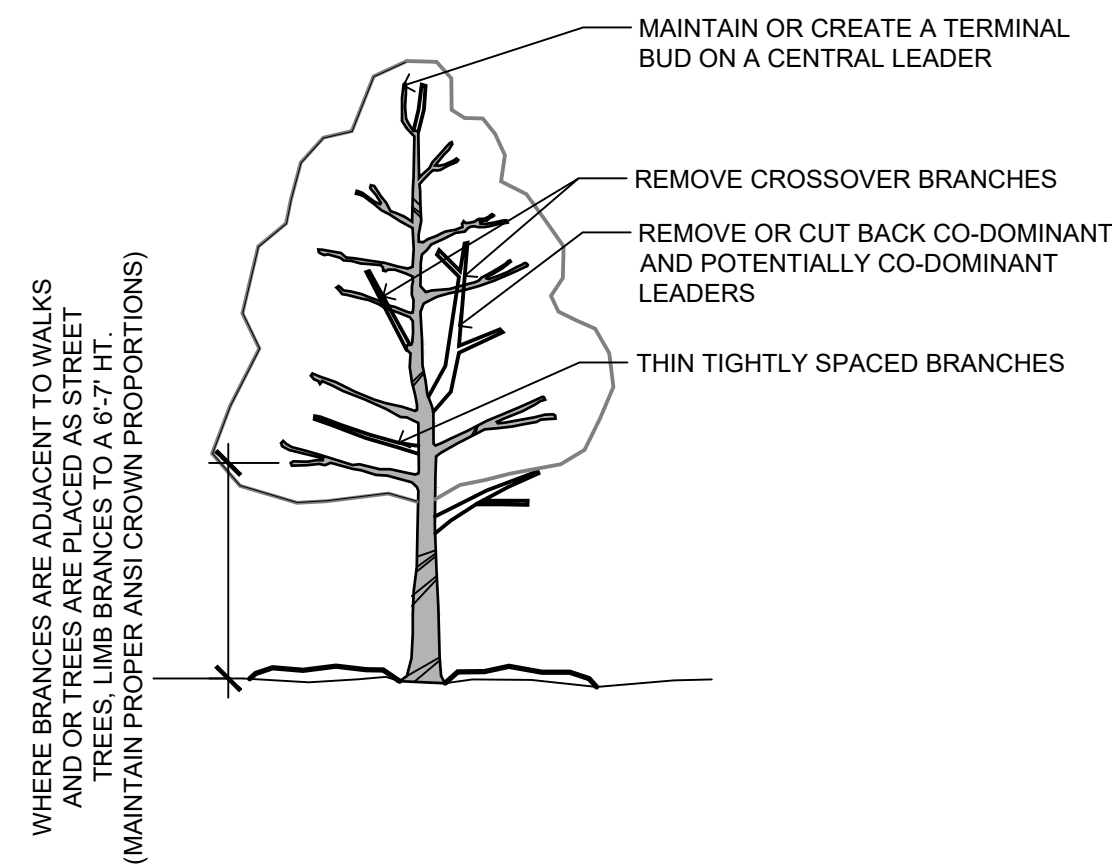
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE
FOR MAINTAINING TREES IN A PLUMB
POSITION THROUGHOUT THE WARRANTY
PERIOD. STAKING AND GUYING IS MANDATORY FOR TREES 4" CAL OR GREATER, AND
ALL BARE ROOT TREES. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE
ARCHITECT.
SEE SPECIFICATION SECTION 32 93 00.



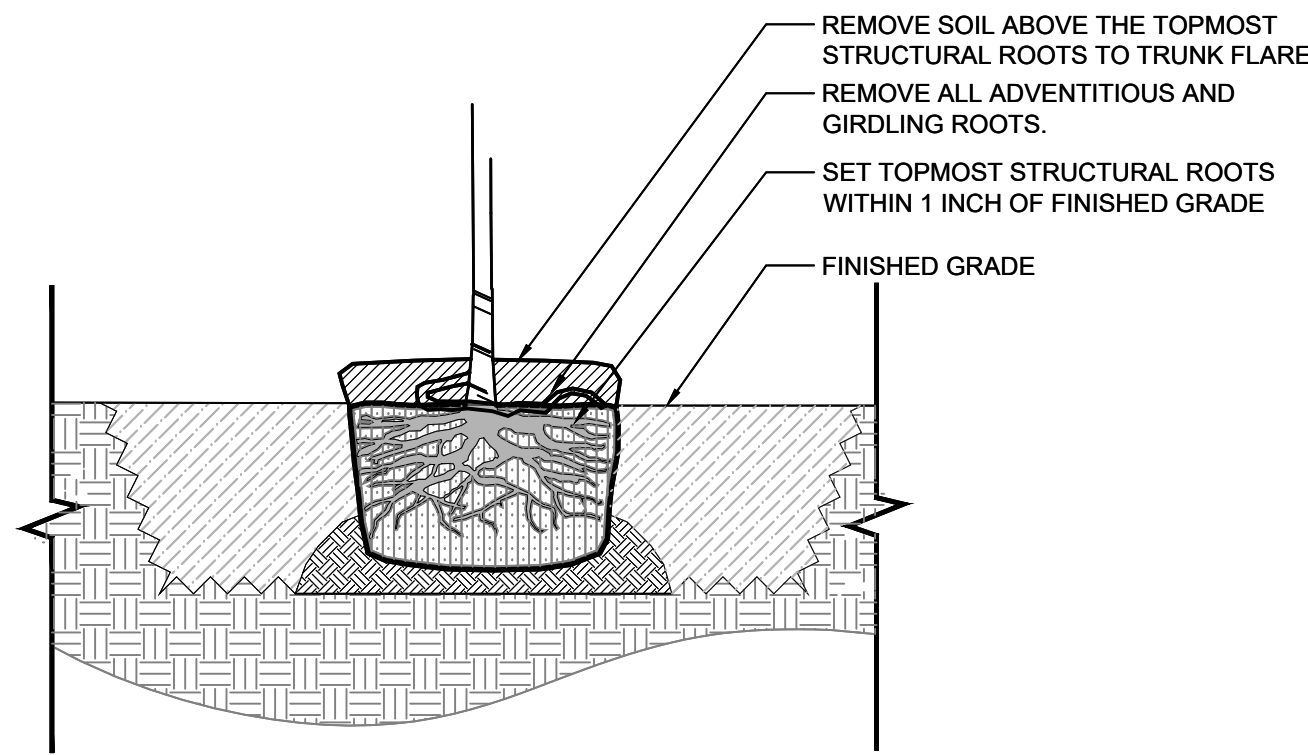
06 L301 TREE PLANTING (TYP.) N.T.S.



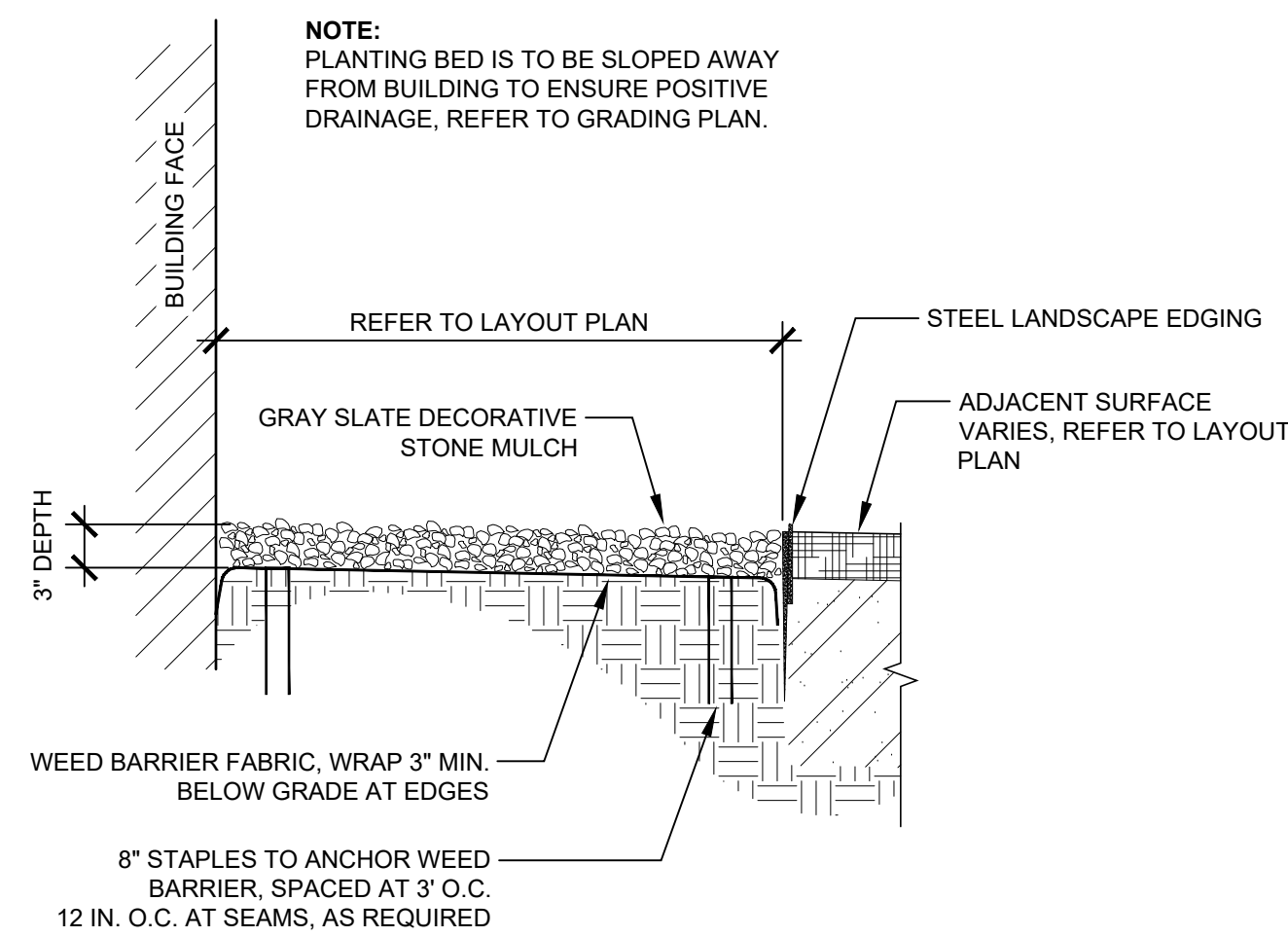
11 L302 STEEL LANDSCAPE EDGING, (TYP.) N.T.S.



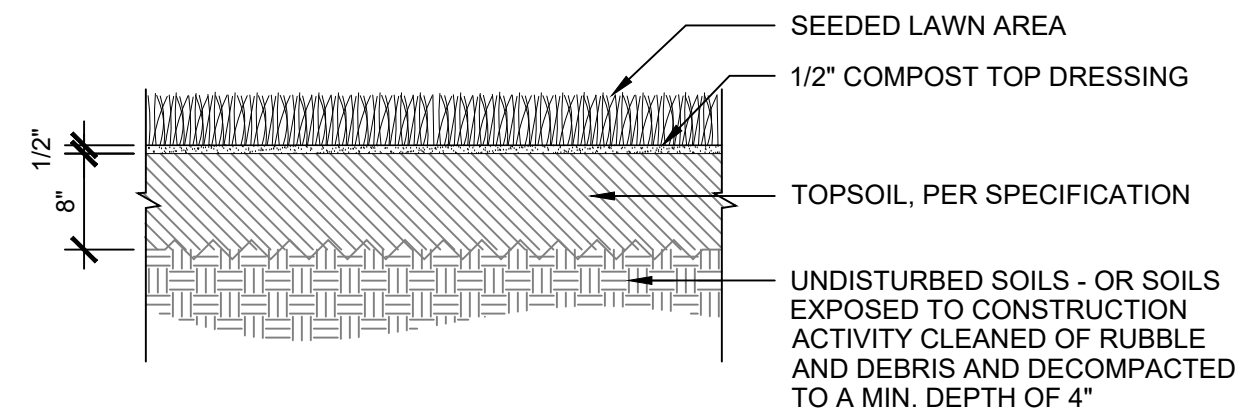
07 L302 TREE PRUNING SCALE: 3/4" = 1'-0"



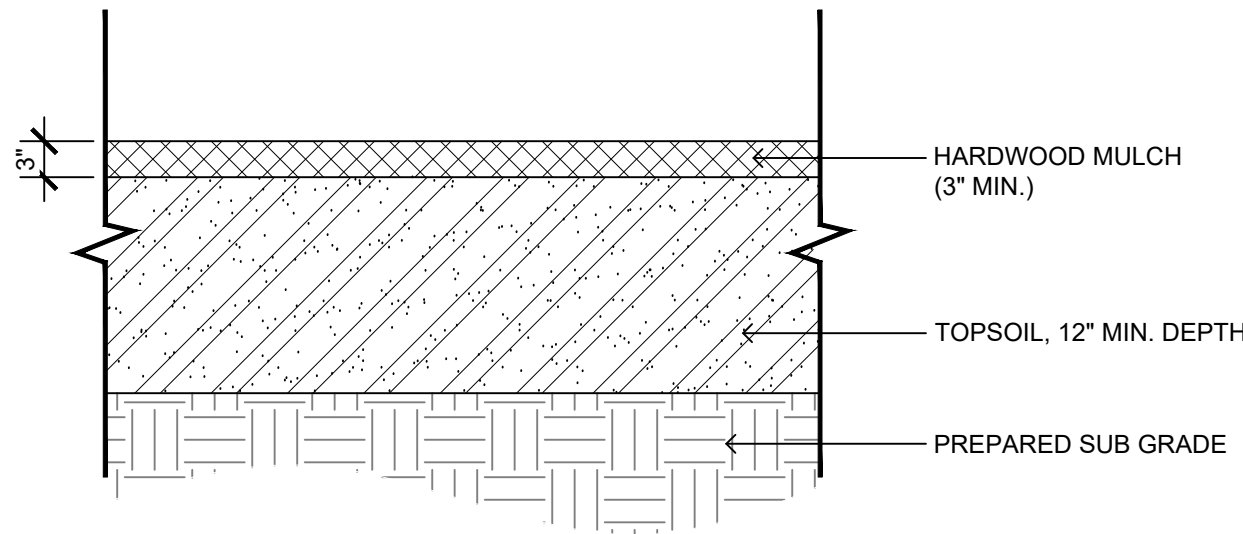
08 L302 ROOT BALL TREATMENT SCALE: 3/4" = 1'-0"



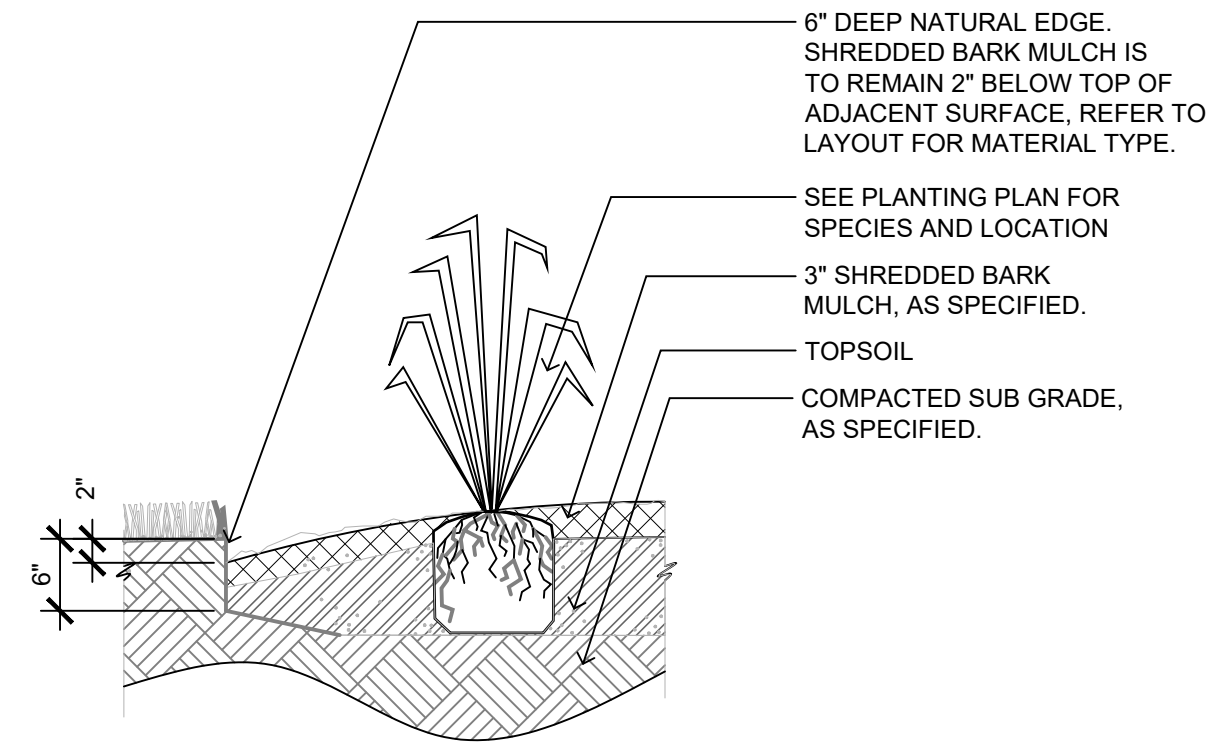
09 L302 DECORATIVE STONE MULCH N.T.S.



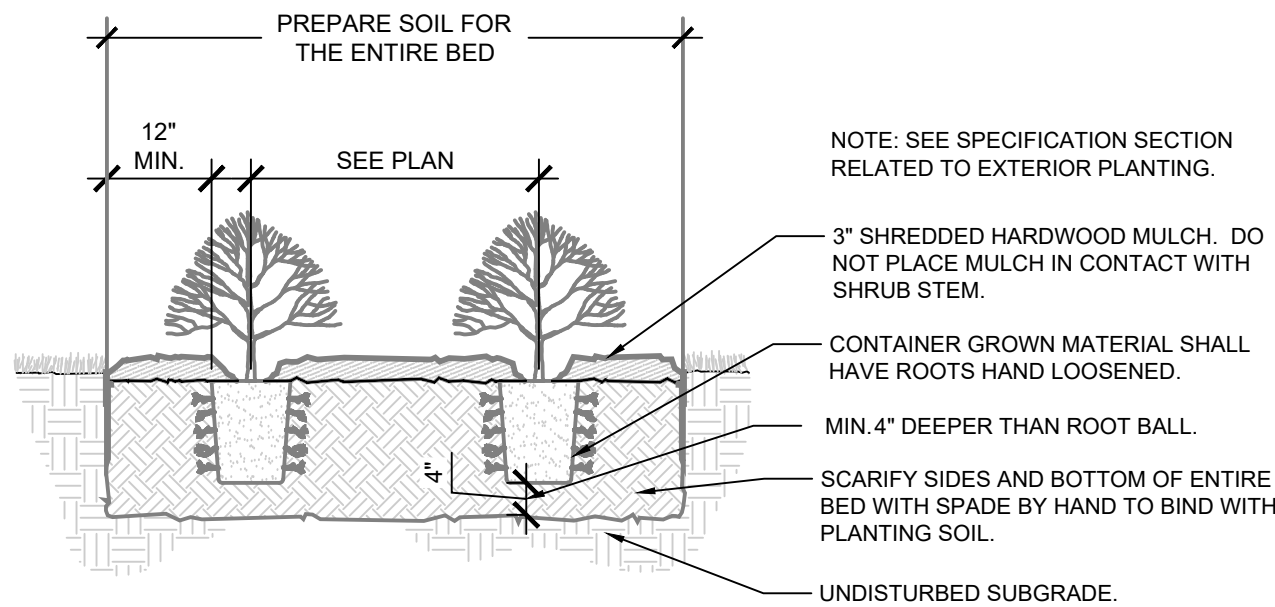
01 L302 SEEDED LAWN AREA N.T.S.



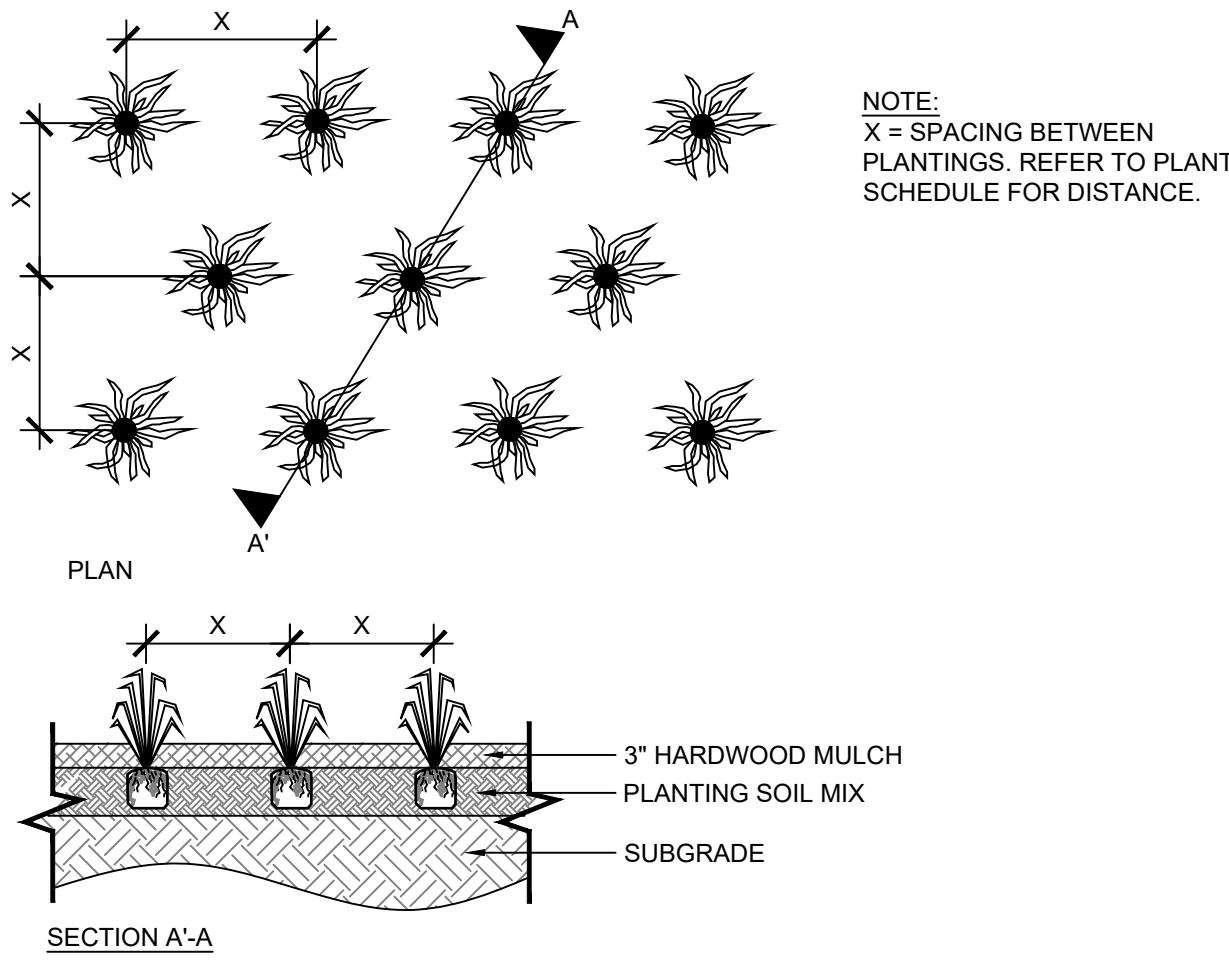
02 L302 SECTION: PLANTING BED SCALE: 3/4" = 1'-0"



03 L302 SECTION: SPADE CUT EDGE SCALE: 3/4" = 1'-0"



04 L302 SECTION: SHRUB PLANTING SCALE: 1/2" = 1'-0"



05 L302 DETAIL: PERENNIAL PLANTING SCALE: 1/2" = 1'-0"

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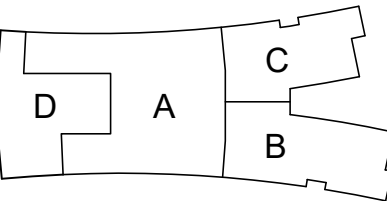
CONSULTANT:
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CONSTRUCTION
CIVIL ENGINEERING
BISHOP ENGINEERING

LANDSCAPE ARCHITECTURE
CONFLUENCE

STRUCTURAL ENGINEERING
RAKER RHODES
ENGINEERING
MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES
REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE



BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
ADDRESS TBD

PROJECT NO:
24098
DATE:
08-21-2025
SHEET SET:
50%
CONSTRUCTION
DOCUMENTS
SHEET NAME:
LANDSCAPE DETAILS

SHEET:
L302
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SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: ZACH DETERMANN, ZACH@INVISIONARCH.COM
9/5/2023 11:39:38 AM
Autodesk Docs\174698_BondurantFarrar_New_Elementary_Toror_New_Elementary_Building_R25.rvt

GENERAL ELEVATION NOTES:

1. SEE ARCHITECTURAL FLOOR PLANS FOR WALL TYPES, WINDOW NUMBERS, DOOR NUMBERS, AND DIMENSIONS.
2. PLACEMENT OF WALL MOUNTED ITEMS (FIRE STROBE, DOOR OPERATOR BUTTON, WALL HYDRANTS, ETC) ARE DIMENSIONED TO CENTERLINE OF ITEM.
3. HATCHED AREA IS FOR REFERENCE ONLY.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. ELEVATIONS MAY BE SKEWED DUE TO CURVED WALLS

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ENGINEERING
MEET ENGINEERING
MODUS

FOOD SERVICE
CLEVANGER
ASSOCIATES

REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE

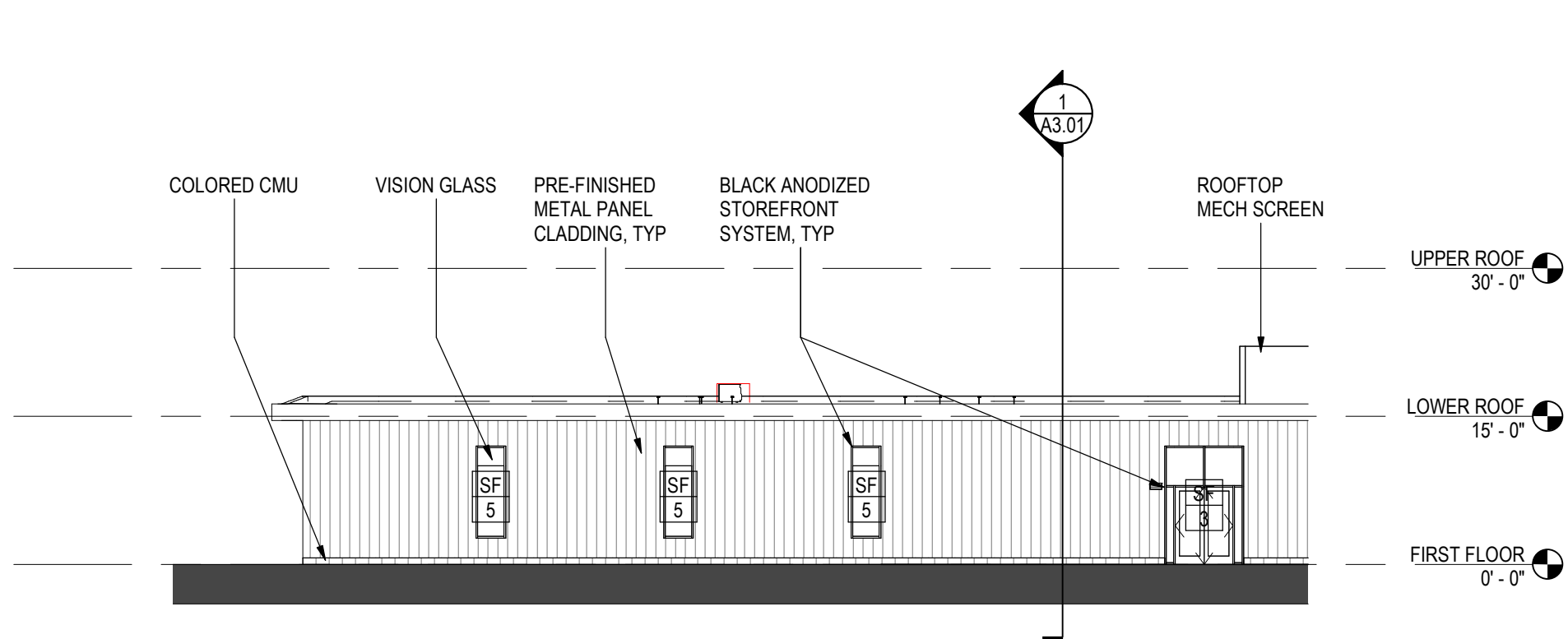
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
ADDRESS TBD

PROJECT NO:
24098

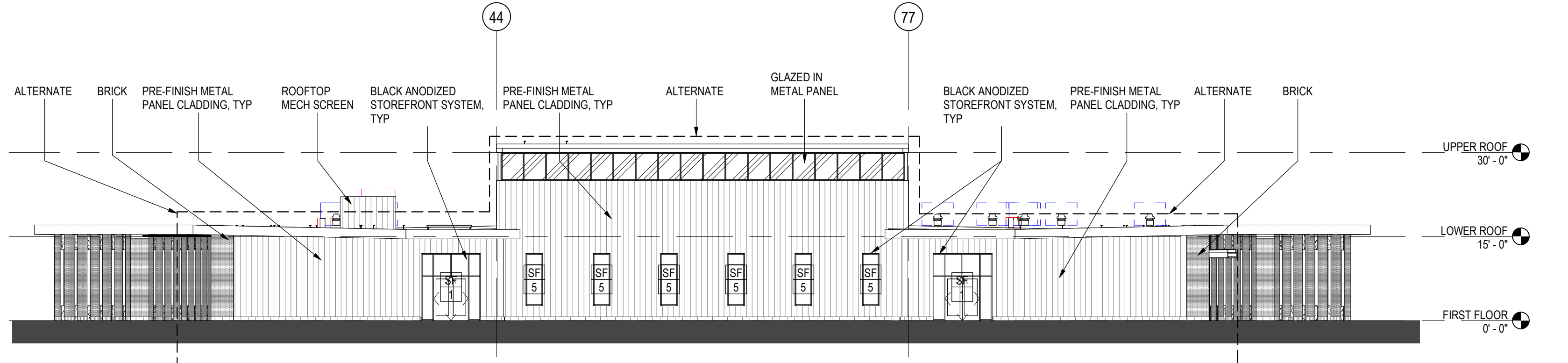
DATE:
9-05-2025
SHEET SET:
PERMIT DOCUMENTS

SHEET NAME:
EXTERIOR ELEVATIONS

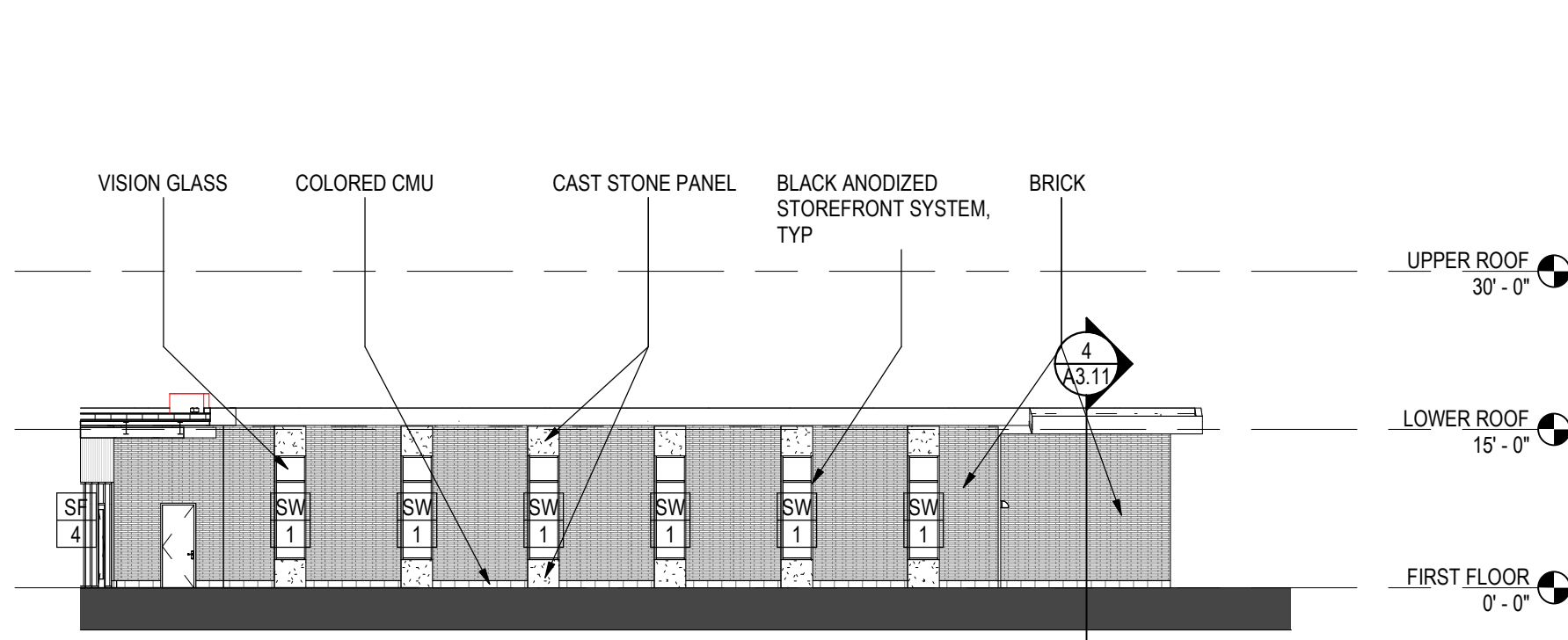
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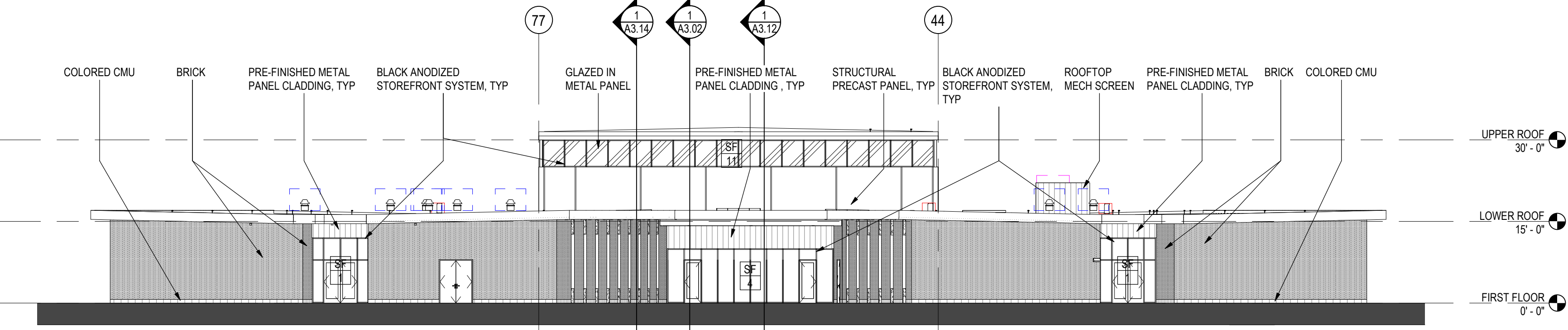
9 SOUTH ELEVATION - 3
1/16" = 1'-0"



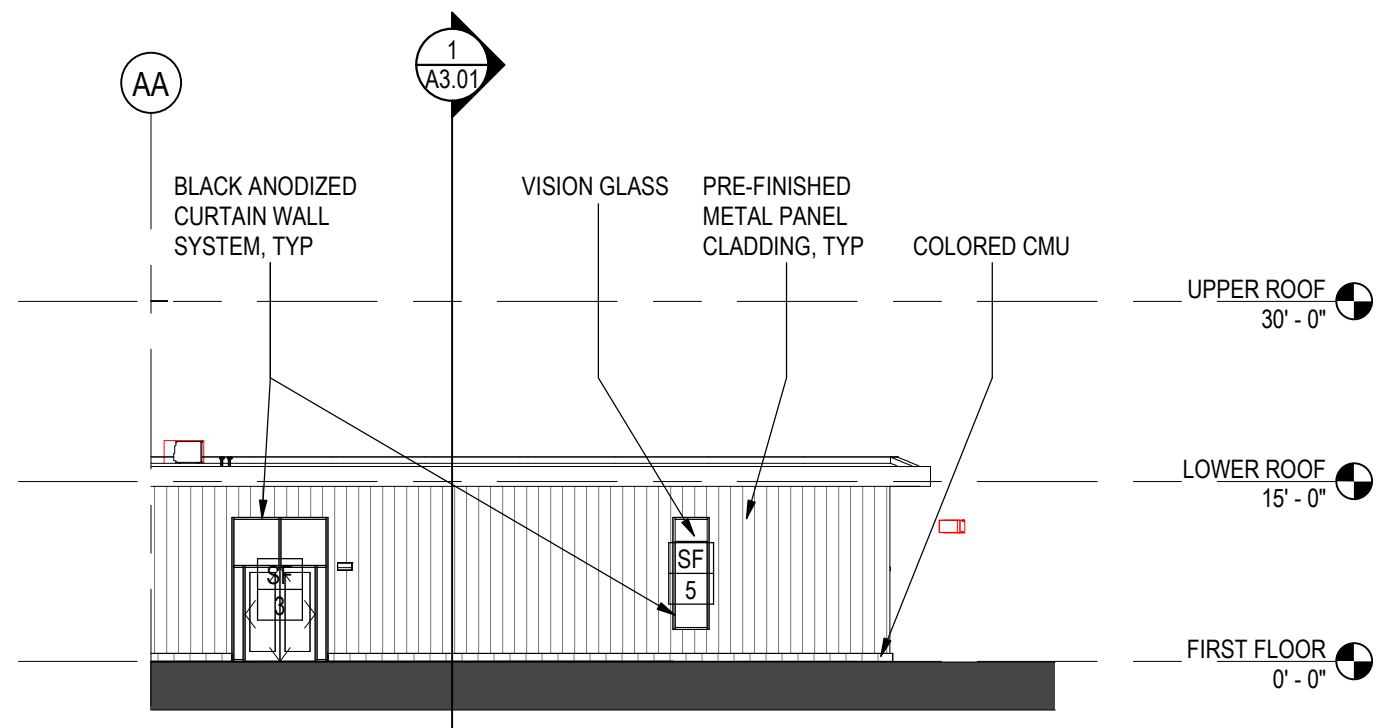
8 ALTERNATE WEST ELEVATION
1/16" = 1'-0"



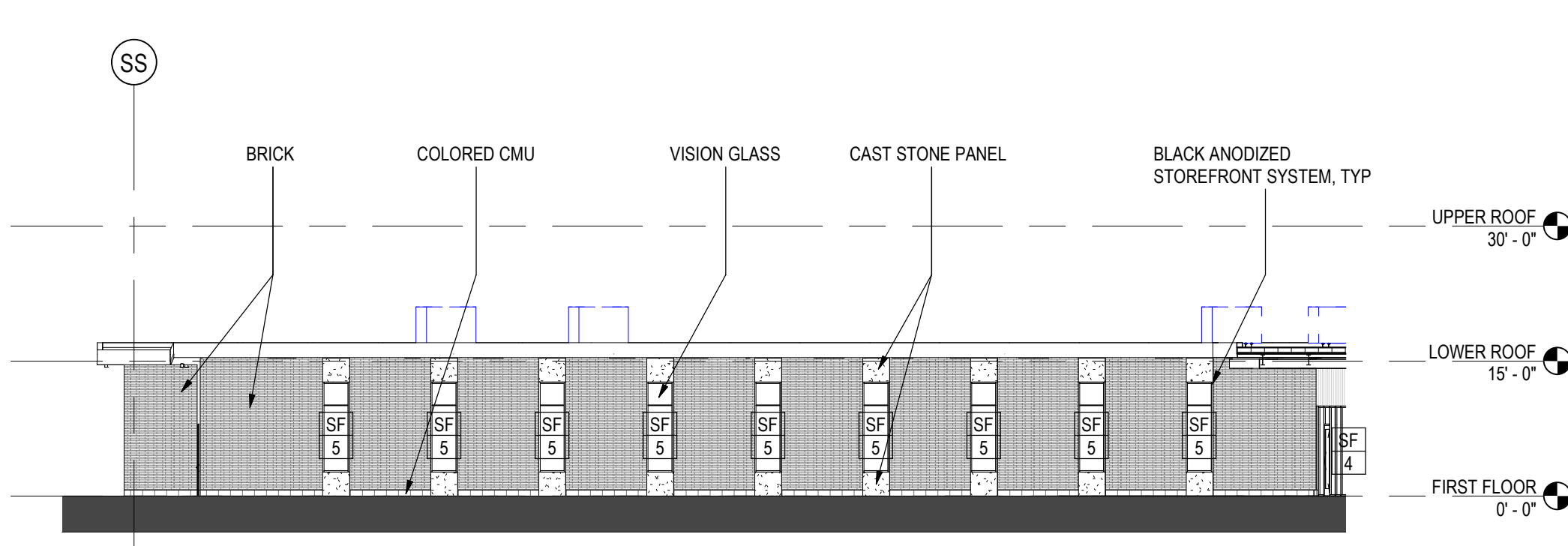
7 NORTH ELEVATION - 2
1/16" = 1'-0"



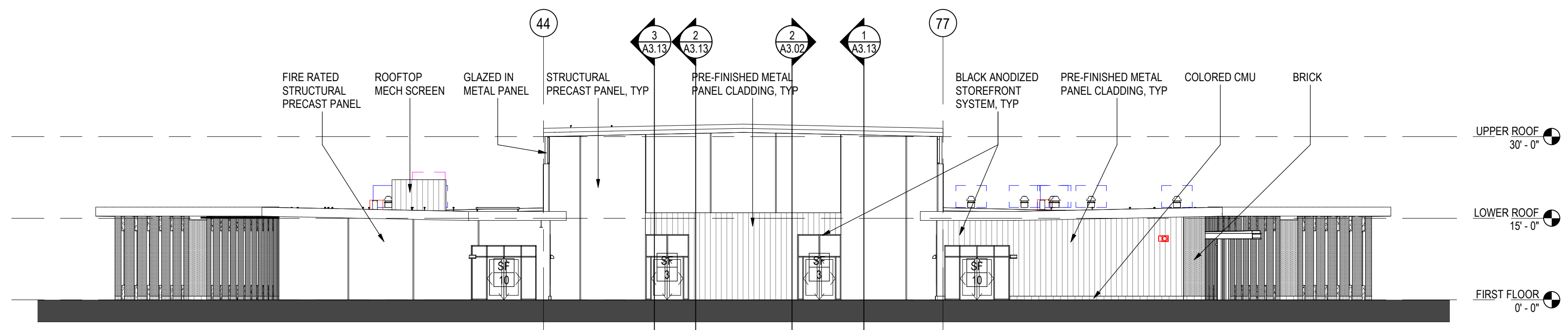
6 EAST ELEVATION
1/16" = 1'-0"



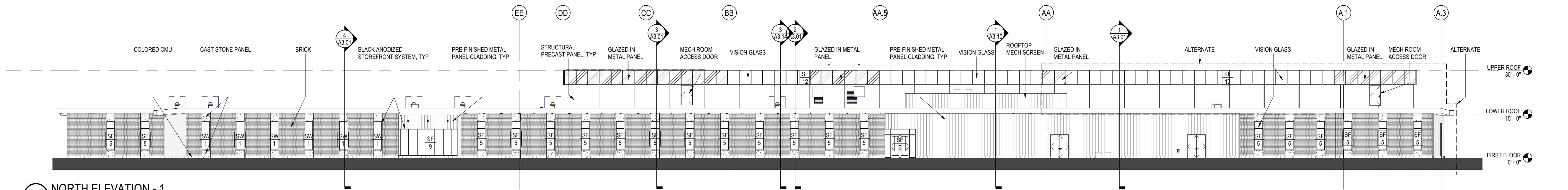
5 NORTH ELEVATION - 3
1/16" = 1'-0"



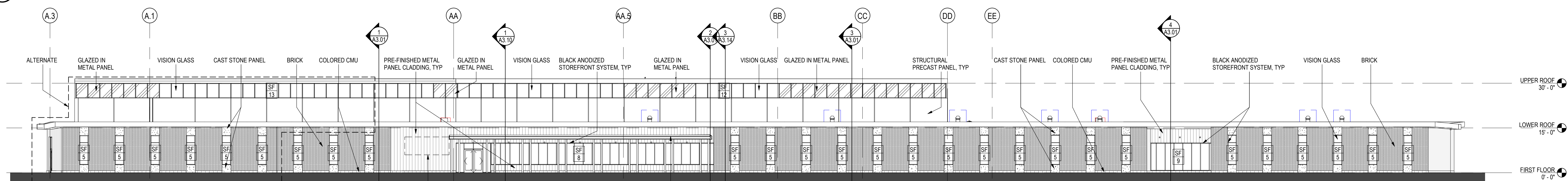
4 SOUTH ELEVATION - 2
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION - 1
1/16" = 1'-0"

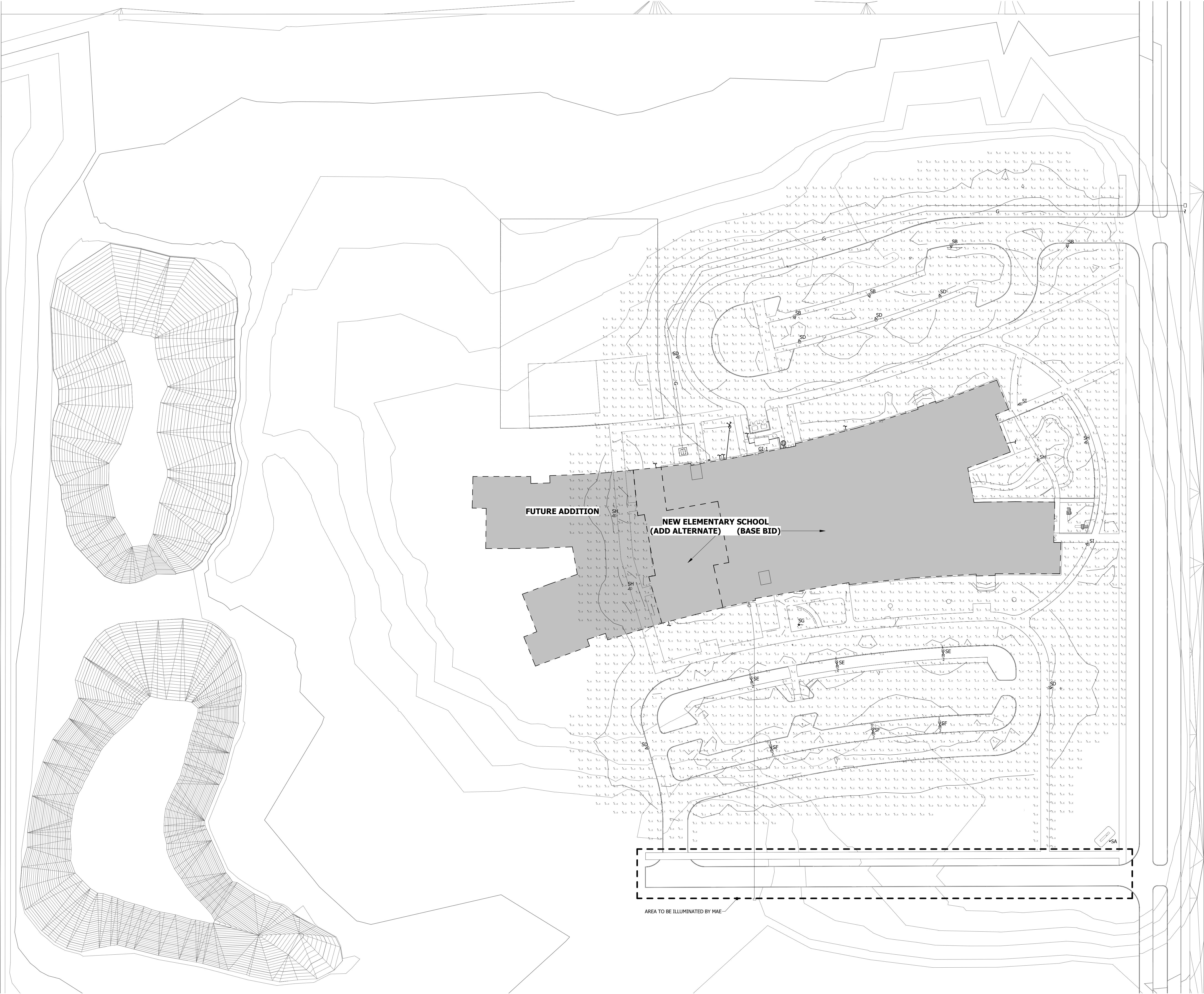


1 SOUTH ELEVATION - 1
1/16" = 1'-0"

1 PHOTOMETRICS PLAN
1" = 50'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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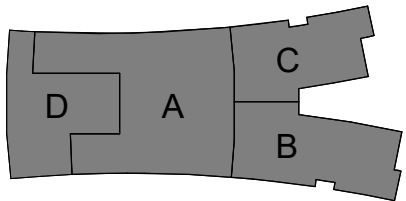


GENERAL NOTES:

- A. UTILITIES SHOWN ARE INDICATED SCHEMATICALLY. CONTRACTORS SHALL VERIFY ALL DEPTHS AND ALL LOCATIONS/ DIMENSIONS PRIOR TO EXCAVATING. ALL UTILITIES MAY NOT BE SHOWN.
- B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE UTILITIES.
- C. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON EXISTING AND NEW SITE CONDITIONS.
- D. ALL UNDERGROUND UTILITIES, PIPING, ETC. SHALL BE LOCATED EXACTLY BEFORE DIGGING.
- E. ANY BACKFILL SHALL BE TAMPED AND COMPACTED TO PREVENT FUTURE SETTLING. ALL EXCESS DIRT SHALL BE CLEARED FROM THE AREA AND DISPOSED OF.
- F. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL REPAIR ALL DISTURBED SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, STREETS, GRASS, AND CONCRETE. REPLACED SURFACES SHALL MATCH EXISTING.
- G. INVERT ELEVATIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO CALCULATE REQUIRED INVERTS.
- H. COORDINATE ALL EXTERIOR SITE LIGHTING FIXTURES WITH DESIGN TEAM PRIOR TO INSTALLATION.
- I. CONTRACTOR IS RESPONSIBLE FOR DOING ALL WORK PER LOCAL RESPECTIVE UTILITY REQUIREMENTS.
- J. VERIFY EXACT LOCATIONS OF UTILITY CONNECTIONS, PRIOR TO START OF WORK.
- K. ALL CIRCUITS SHALL BE ROUTED TO RELAY PANEL ADJACENT TO PANEL LISTED.
- L. ALL EXISTING SITE LIGHTING SHALL BE REMOVED. ABANDONED WIRES SHALL BE PULLED OUT WHERE POSSIBLE.

REFERENCED NOTES

ONLY REFERENCED NOTES USED ON PAGE SHALL BE SHOWN BELOW



- S1 ELECTRICAL CONTRACTOR PROVIDED 24" X 36" HANDHOLE FOR OWNER FURNISHED OWNER INSTALLED FIBER SERVICE. SEE LOW VOLTAGE DETAILS QUATZE BOX FOR FURTHER INFORMATION.
- S2 ELECTRICAL CONTRACTOR PROVIDED (2) 2" CONDUITS FOR OWNER FURNISHED OWNER INSTALLED FIBER SERVICE.
- S3 ELECTRICAL CONTRACTOR PROVIDED (3) 2" CONDUITS SERVING COMMUNICATION CABLING. SEE LOW VOLTAGE ENLARGED VIEWS - TELECOM ROOMS FOR FURTHER INFORMATION.
- S4 ELECTRICAL CONTRACTOR SHALL CORE DRILL CONDUIT PENETRATIONS IN FOUNDATION WALL. COORDINATE WITH STRUCTURAL. SEAL CONDUIT PENETRATIONS USING LINK-LOUT SEALANT OR EQUAL.

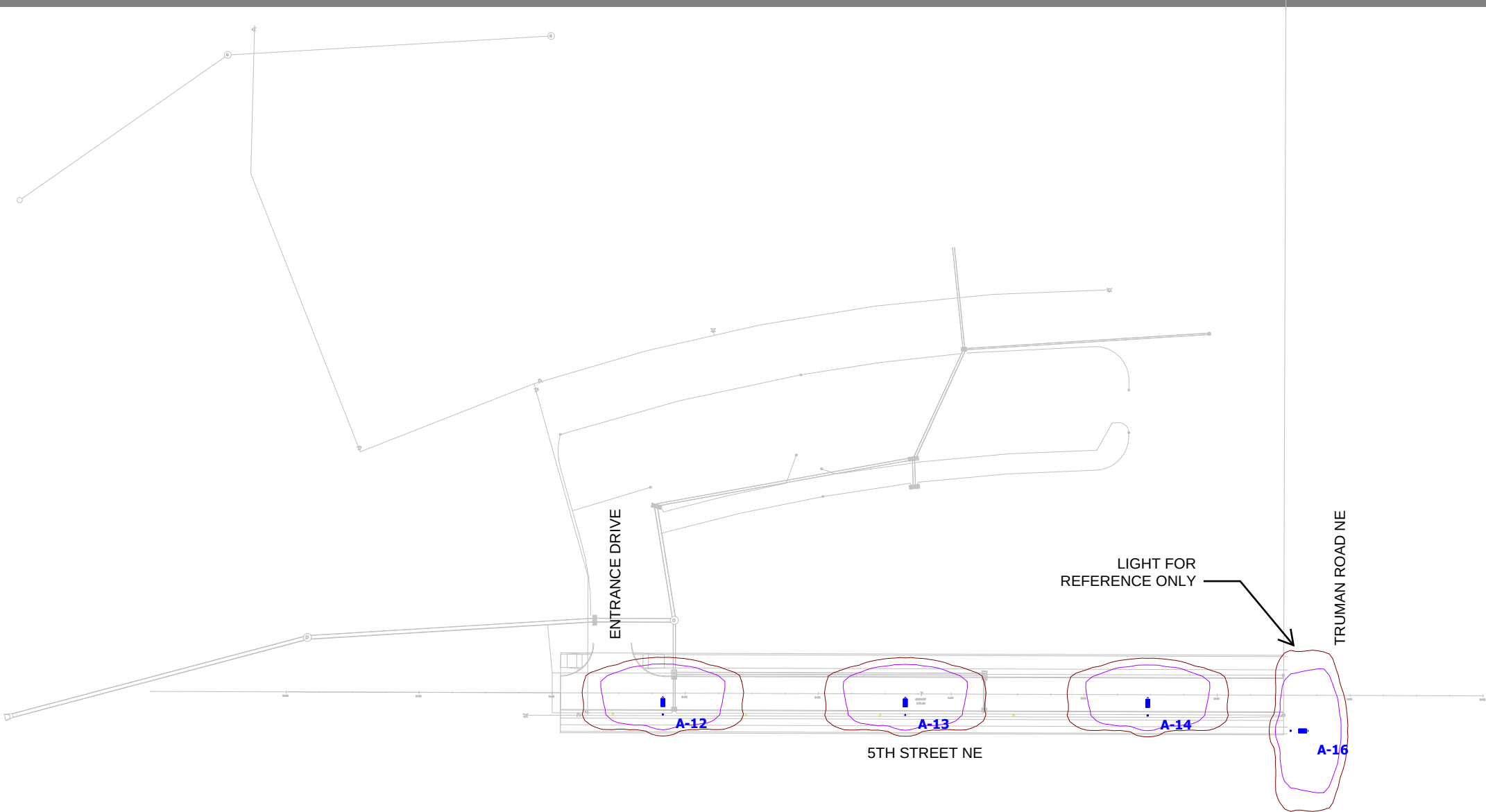


NEW ELEMENTARY SCHOOL
BONDURANT, IA
P# 240187

Designer

Date
08/18/2025
Scale
Not to Scale
Drawing No.

Summary

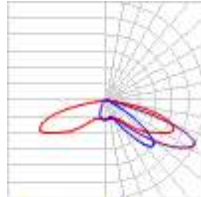


OVERALL PLAN VIEW

Scale - 1" = 100ft

GENERAL NOTES:

- 1. LIGHT FIXTURE SHOWN IN SCHEDULE IS BASIS OF DESIGN. REVISED CALCULATIONS AND LOCATIONS SHALL BE REQUIRED IF ALTERNATE FIXTURE IS REQUIRED.
- 2. LIGHT A16 IF FOR REFERENCE ONLY. FIELD VERIFY LOCATION PRIOR TO PLACEMENT OF OTHER LIGHTING POLES AND FIXTURES

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		3	ARCH-N-PA1-40-740-U-T2U	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 4000K, 740mA LIGHT ENGINE WITH 16 LEDS AND		16	346	1	41	 Max: 3735cd

Luminaire Locations										
Location								Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
12	A	514.32	23.01	24.50	24.50	0.00	0.00	514.32	26.01	0.00
13	A	696.61	22.68	24.50	24.50	0.00	0.00	696.61	25.68	0.00
14	A	878.94	22.30	24.50	24.50	0.00	0.00	878.94	25.30	0.00
16	A	986.30	10.72	24.50	24.50	90.00	0.00	989.30	10.72	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
5TH STREET NE AT TRUMAN ROAD NE	✖	0.16 fc	1.60 fc	0.00 fc	N/A	N/A
Calc Zone #2	+	0.16 fc	1.60 fc	0.00 fc	N/A	N/A



NEW ELEMENTARY SCHOOL

BONDURANT, IA
P# 240187

Designer

Date
08/18/2025
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Drawing No.

Summary



5TH STREET NE

LIGHT A16 FOR
REFERENCE ONLY

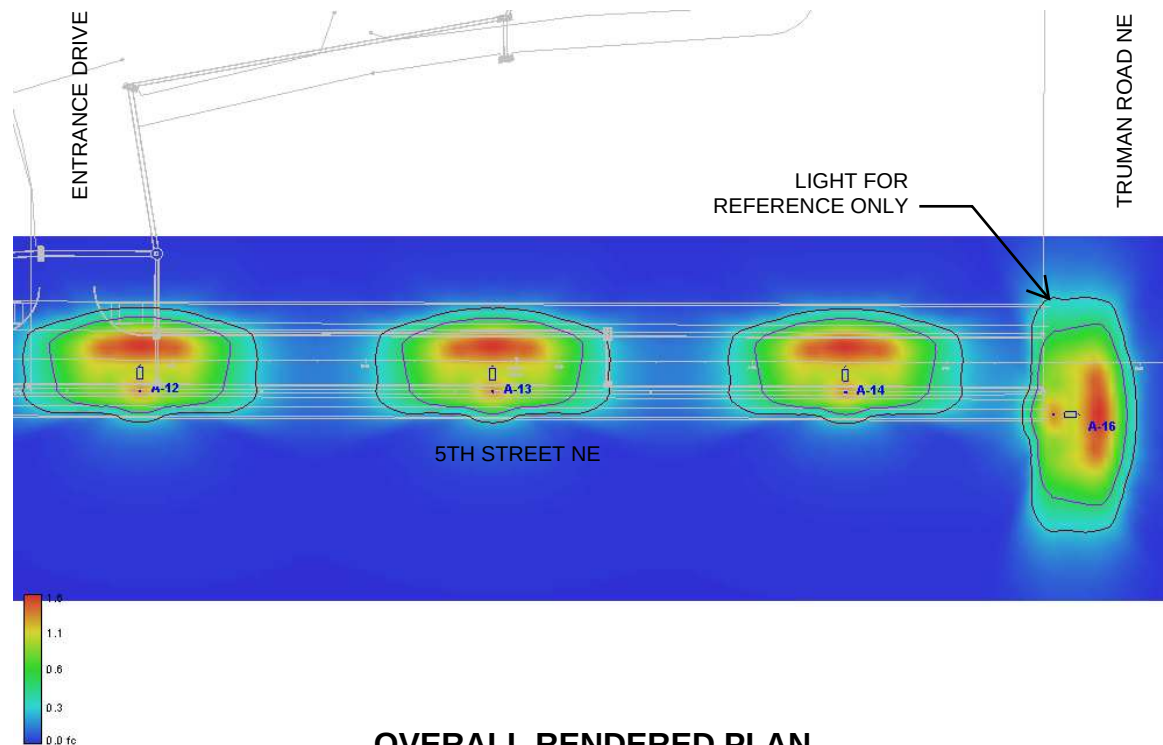
TRUMAN ROAD NE

TRUMAN ROAD NE AT 5TH STREET NE INTERSECTION

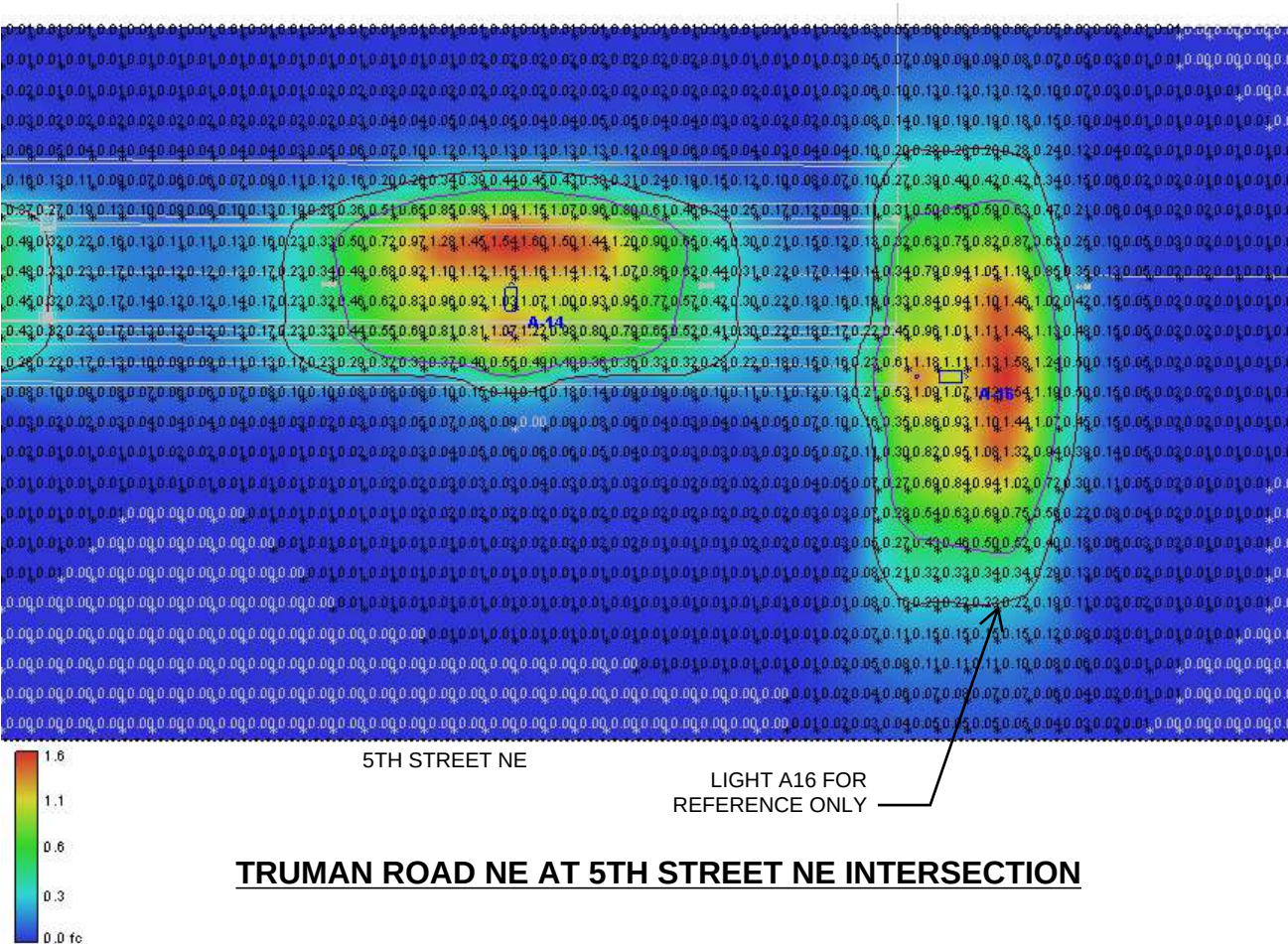


5TH STREET NE

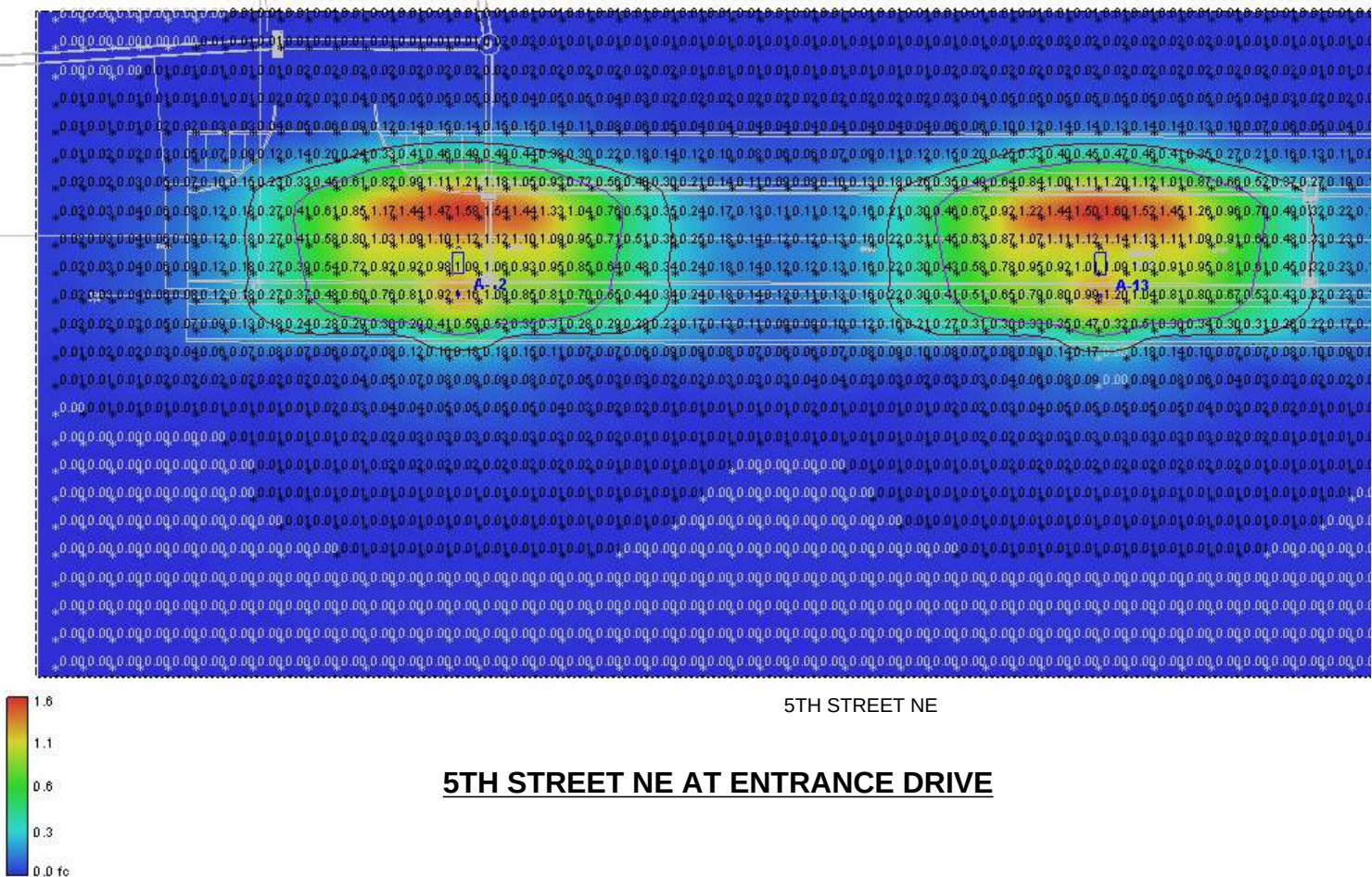
5TH STREET NE AT ENTRANCE DRIVE



OVERALL RENDERED PLAN



TRUMAN ROAD NE AT 5TH STREET NE INTERSECTION



5TH STREET NE AT ENTRANCE DRIVE



NEW ELEMENTARY SCHOOL
BONDURANT, IA
P# 240187

Designer

Date
08/18/2025

Scale
Not to Scale
Drawing No.

Summary



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

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

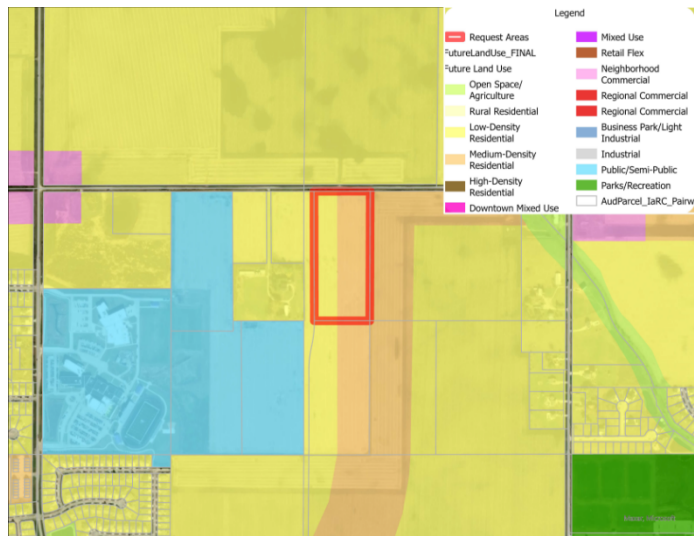
TITLE: Public Hearing - Consideration of request to modify Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.

CONTACT PERSON:

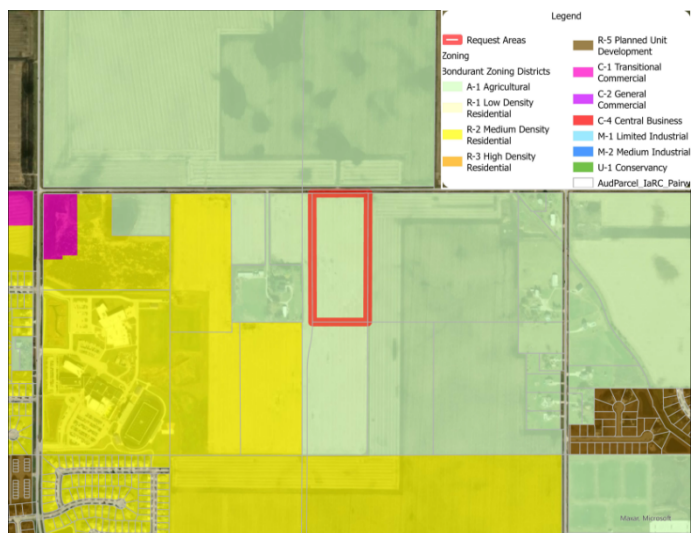
BRIEF HISTORY & ANALYSIS: Paramount Land Company is submitting a request to amend the Future Land Use Map. The request would amend Parcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential. The request would allow for single-family residential development to take place on the property. An aerial of proposed amendment area can be found below:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Low- and Medium-Density Residential. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question is currently zoned A-1 Agricultural. The requested amendment would not change the zoning of the property, a rezoning request for this property has been submitted and will be considered by the Planning and Zoning Commission. The property is outlined in red on the City Zoning Map below:



The Future Land Use Map shows medium-density residential proposed along the eastern and western sides of a north/south street corridor. This street corridor (Truman Street NE) has been shifted to the west from what was originally shown in the approved Future Land Use Map. The Building Bondurant Comprehensive Plan states that Medium-Density Residential land use category includes townhomes, rowhouse, cottage home developments and single-family where necessary. The residential density for Medium-Density Residential is listed as 7-12 dwellings per acre. The residential density for High-Density Residential is 12 or more dwellings per acre, and ideal for apartment and condominium development with townhomes or rowhouses where appropriate.

The High Density Residential Future Land Use designation translates most closely to the City's High Density Residential (R-3) District. This zoning district allows for single-family residential development with 65-foot minimum width requirements.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

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

TITLE: Resolution PZ-251007-32 - Consideration of request to modify Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: See Item 6.c.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-251007-32.
2. Recommended approval of RESOLUTION NO. PZ-251007-32., subject to certain Zoning Code clarification items being included in the rezoning ordinance.
3. Recommended denial of RESOLUTION NO. PZ-251007-32.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-250814-32

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-251007-32

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
MODIFY FUTURE LAND USE MAP FOR GEOPARCEL 8022.30.200.020 FROM LOW-
AND MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL.

WHEREAS, on October 7, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential, on property described as follows:

-EX BEG N ¼ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV 257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W ½ NW ¼ NE ¼ LESS RD SEC 30-80-22.

AND;

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 modify the Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on October 7, 2025, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				

Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.e.
For Meeting of 10/7/2025
Public Hearing

TITLE: Public Hearing - Consideration of request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020.

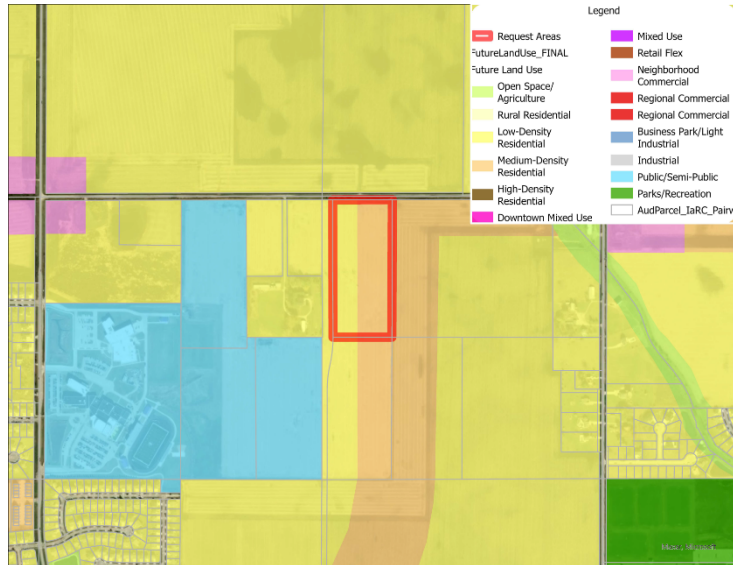
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Paramount Land Company has submitted a rezoning request for Parcel 8022.30.200.020, located east of the future Truman Drive NE and south of 16th Street NE. The rezoning request proposes to change the zoning from A-1 Agricultural to R-3 High Density Residential. The request area is highlighted below.

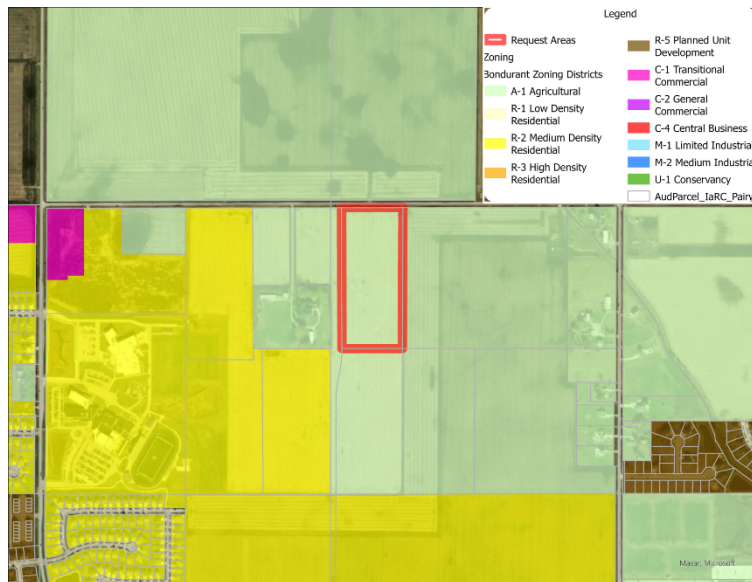


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

Comprehensive Plan/Future Land Use Map – Paramount Land Company has requested an amendment to the 2022 Future Land Use Map. The amendment would change the request area from Low- and Medium-Density Residential to High-Density Residential. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 8022.30.200.020 is currently zoned as A-1 Agricultural. Paramount Land Company is requesting to rezone the property to R-3 High Density Residential. There is R-2 Medium Density Residential Districts located to the south and west of the subject property. A-1 Agricultural Districts are located to the north and east of the subject property. In August, the Planning and Zoning Commission voted to recommend approval of a rezoning request for the property directly south of the subject property. This rezoning was approved by the City Council and rezoned the property from A-1 Agricultural to R-3 High Density Residential. The zoning map has not yet reflected this recent rezoning.



Parkland Dedication – Parkland dedication is required for residential developments and will be addressed when a preliminary plat is submitted for review.

Streets – The property will be accessible from Truman Drive NE. All internal streets will be reviewed when a preliminary plat is submitted for review.

Pedestrian Connections – Will be addressed during the platting process.

Utilities – All utilities will be addressed during the platting process.

FEMA Floodplain – this development is not located in the FEMA Floodplain area.

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

Comments from City Officials and Utilities -

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

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

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

TITLE: Resolution PZ-251007-33 - Consideration of request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: See Item 6.e.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-251007-33, regarding recommended approval of the rezoning request.
2. Recommended approval of Resolution No. PZ-251007-33, regarding recommended approval of the rezoning request, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-251007-33, regarding recommended approval of the rezoning request
4. Table pending additional information.

At the August 14, 2025 Planning and Zoning Commission meeting, the Commission voted 6-0 to recommend approval of a rezoning of the property directly to the south of the subject property. This recommendation, and subsequent approval by City Council, was to rezone the property from the Agricultural (A-1) District to the High Density Residential (R-3) District contingent upon any development be single-family detached or bi-attached homes with basements.

Staff recommends approval of the rezoning request with the same contingency as proposed for the southern parcel.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-250814-33

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-251007-33

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE HIGH DENSITY
RESIDENTIAL (R-3) DISTRICT ON PROPERTY LOCATED AT GEOPARCEL
8022.30.200.020.

WHEREAS, on October 7, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone GeoParcel 8022.30.200.020 from the Agricultural (A-1) District to the High Density Residential (R-3) District, on property further described as follows:

-EX BEG N ¼ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV 257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W ½ NW ¼ NE ¼ LESS RD SEC 30-80-22.

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

1. The applicant has requested an amendment to the City's Future Land Use Map to ensure consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Agricultural (A-1) District to High Density Residential (R-3) District for GeoParcel 8022.30.200.020 subject to the following City Code/Policy clarification recommendation items:

1. The Future Land Use Map is amended to show High Density Residential in this area.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on October 7, 2025, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



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

Item No. 7.a.
For Meeting of 10/7/2025
Discussion Item

TITLE: Zoning Code Update Discussion

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None