

**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/85315989337>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MARCH 12, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 12, 2026, 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. January 8, 2026 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing — Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.
 - b. Resolution PZ-260312-06 — Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.
 - c. Resolution PZ260312-07 — Consideration of the Bondurant Mixed Use Development Preliminary Plat.
 - d. Resolution PZ-260312-08 — Consideration of the Bondurant-Farrar Community School District Parking Lot Site Plan.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Council Liaison
 - c. City Staff
 - d. City Administrator
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: January 8, 2026 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), Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres, Jason Vore (Vice-Chairperson)

Members Absent:

City Official & Staff Present: Isaac Pezley, Maggie Murray, Dennis Lyman

3. Perfecting and Approval of the Agenda

Motion by Commission Member Torres, seconded by Commission Member Vore to approve of the January 8, 2026, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve the December 11, 2025 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Public Hearing – Consideration of request to amend the Future Land Use Map from Neighborhood Commercial and Low-Density Residential to Regional Commercial on property abutting Truman Drive NE and 2nd Street NE.

Public Hearing opened at 6:02 p.m.

Justin Strom with Snyder and Associates provided the Commission with an

overview of the proposed project. Vore asked if 2nd Street NE is being expanded. Murray provided the Commission with an overview of the widening of 2nd Street and other infrastructure updates in the area.

Public Hearing closed at 6:07 p.m.

- b. Resolution PZ-260108-01 – Consideration of request to amend the Future Land Use Map from Neighborhood Commercial and Low-Density Residential to Regional Commercial on property abutting Truman Drive NE and 2nd Street NE.

Motion by Commission Member Torres, seconded by Commission Member Pitt to approve Resolution PZ - 260108-01.

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

- c. Public Hearing – Consideration of request for rezoning from the Transitional Commercial (C-1) District to the General Commercial (C-2) District on a portion of property located at GeoParcel 8022.30.376.004.

Public Hearing opened at 6:07 p.m.

Pezley provided the Commission an overview of the request.

Public Hearing closed at 6:08 p.m.

- d. Resolution PZ-260108-02 – Consideration of request for rezoning from the Transitional Commercial (C-1) District to the General Commercial (C-2) District on a portion of property located at GeoParcel 8022.30.376.004

Motion by Commission Member Torres, seconded by Commission Member Clayton to approve Resolution PZ -260108-02.

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

- e. Resolution PZ-260108-03 – Consideration of Bondurant Industrial Park Plat 2 Preliminary Plat.

Pezley provided an overview of the proposed preliminary plat. Pezley stated staff included a note on the preliminary plat regarding review by legal counsel. Clayton stated the developers need to ensure the bike trail is not affected during or after construction. Murray added the extension of the CVT Trail along the abandoned railway bed. This extension should help

alleviate some local traffic in this area. Pitt asked if there are sidewalk requirements for industrial subdivisions. Murray stated no, but they have been requesting sidewalks are proposed on at least one side of roads.

Motion by Commission Member Vore, seconded by Commission Member Torres to approve Resolution PZ - 260108-03.

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

- f. Public Hearing – Consideration of adoption of the Bondurant Zoning, Sign and Subdivision Code, including recommended approval of the PUD Scoring Matrix.

Public Hearing opened at 6:20 p.m.

Shires went through the Zoning Code and provided highlights from each chapter. The Commission reviewed the PUD Scoring Matrix. Staff stated the PUD matrix is not intended to be used as a approval mechanism. It is intended to be used to score a PUD request to provide the Commission and City Council with an idea of if the PUD is truly a unique development.

The Commission discussed the bulk regulation variance being included. Staff stated the variance is for final plats only. Vore asked what the thought behind this was. Shires stated Bondurant is one of the most restrictive communities in the metro in terms of lot width requirements. Shires stated this was a way to allow home builders a little bit of flexibility. Shires stated he and staff are aware the Commission has not been a fan of this code inclusion, but Council has stated they wanted it include to be reviewed.

Public Hearing closed at 6:49 p.m.

- g. Resolution PZ-260108-04 – Consideration of adoption of the Bondurant Zoning, Sign and Subdivision Code, including recommended approval of the PUD Scoring Matrix.

Motion by Commission Member Torres, seconded by Commission Member Clayton to approve Resolution PZ - 260108-04.

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

- h. Resolution PZ-260108-05 – Consideration of 2026 Bondurant Urban Renewal Area and Plan Amendment.

Murray provided an overview of the Urban Renewal Plan Amendment. This amendment is to pull recently annexed area into the Urban Renewal area. Pitt asked for clarification that this would allow the City to use TIF in this area, Murray stated that is correct.

Motion by Commission Member Pitt, seconded by Commission Member Vore to approve Resolution PZ - 260108-05.

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

i. Planning and Zoning Commission Annual Report

Pezley provided an overview of the Annual Report.

j. Planning and Zoning Commission Applicant Interviews

The Planning and Zoning Commission interviewed Louise Jennings, Chris Johnsen and Chares Cole. The Commission agreed to recommend the appointment of Louise Jennings to the City Council.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – none.

Mains – none.

Pitt – none.

Torres – none.

Vore – none.

Commission Chair – none.

b. Community Development Director – none.

c. City Planner – Stated the City has a new engineering firm, Shive-Hattery, that may attend meetings from time to time.

d. City Administrator – absent.

- e. City County Liaison – Dennis Lyman is the new City Council Liaison. Commission members introduced themselves and provided a little background about themselves. Lyman introduced himself and provided some of his background.

7. Adjournment

Motion by Commissioner Vore, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 8:04.



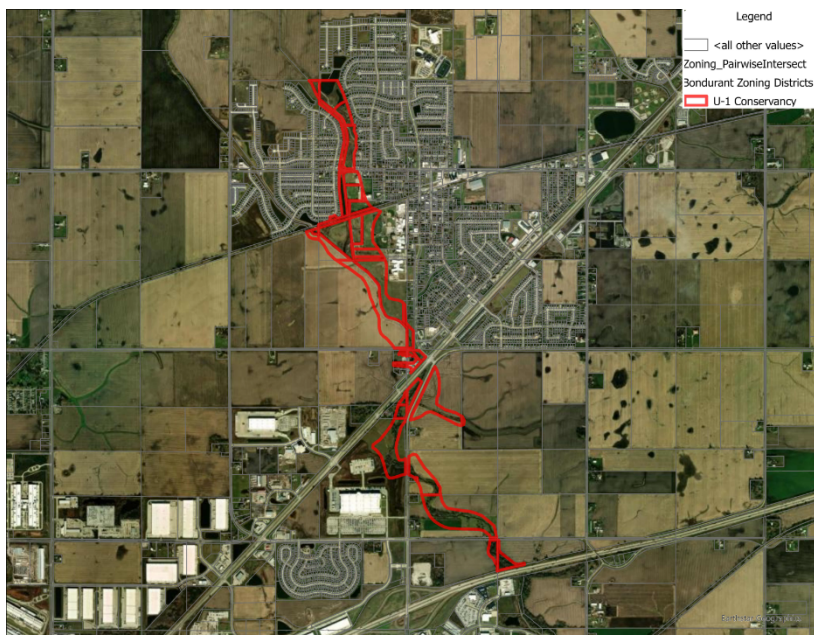
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 3/12/2026
Public Hearing

TITLE: Public Hearing — Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.

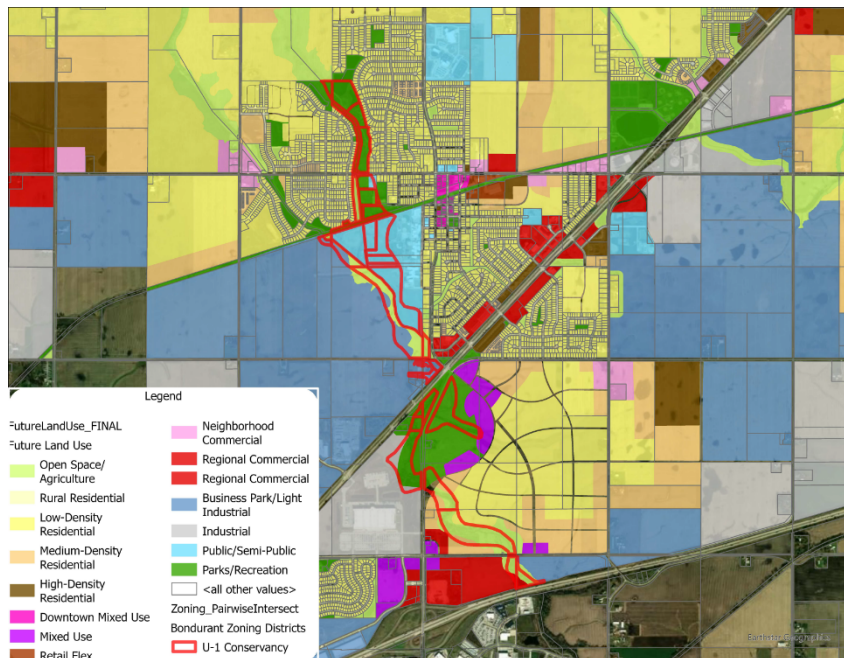
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City recently completed a comprehensive update to the Zoning Code. During this process, it was determined the U-1 Conservancy District is no longer a needed zoning district within the City. The U-1 Conservancy District was created to prohibit development within floodplain areas throughout the City. The district was modeled after FEMA floodplain maps and has amended over the years to better reflect changes to these floodplain maps. Staff reviewed the district and determined a total of fifty properties are affected by the elimination of the U-1 District. Staff is proposing to rezone these properties to a zoning district that aligns with adjacent properties or a district that aligns with the property's Future Land Use designation. The request area is outlined in red below.

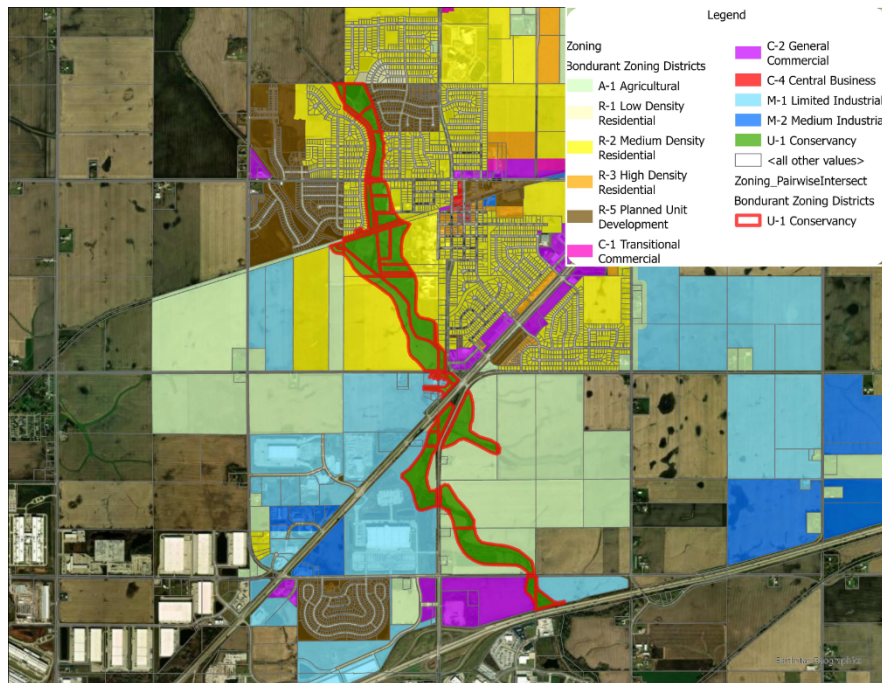


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

Comprehensive Plan/Future Land Use Map – Much of the affected properties are designated as Parks/Recreation or Open Space/Agricultural. Other properties are designated as Public/Semi-Public as they are owned by the Bondurant-Farrar Community School District. A small portion of the affected properties are designated as Low-Density Residential, in the Efnor Estates area, or Business Park/Light Industrial. The properties designated as Open Space/Agricultural or Public/Semi-Public do not have zoning districts that reflect this future land use designation. However, due to these properties inability to be developed due to their location within FEMA floodplains, staff felt a Future Land Use Map amendment was not required. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – All of the properties are currently zoned U-1 Conservancy. Staff is proposing to rezone properties in accordance with how adjacent properties are zoned or by the property's Future Land Use Map designation. A file detailing all the properties and which district they are being rezoned to has been attached to the agenda statement. In summary, eight properties are being rezoned to A-1 Agricultural; one property is being rezoned to C-2 General Commercial; ten properties are being rezoned to M-1 Light Industrial; thirty-one properties are being rezoned to R-2 Medium Density Residential. The properties in question are outlined in red below on the City's existing Zoning Map.



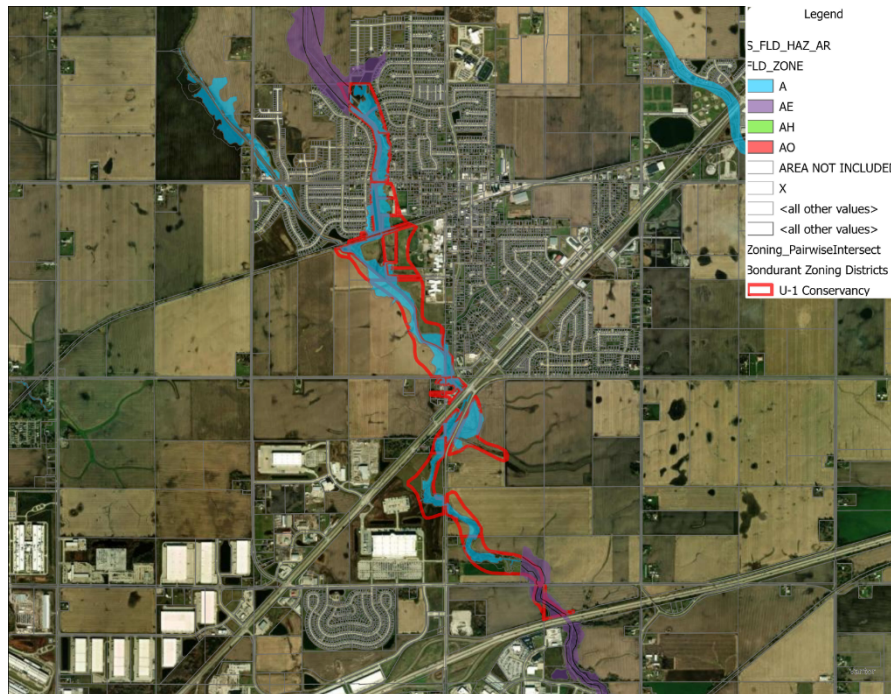
Parkland Dedication – Not applicable.

Streets – Not applicable.

Pedestrian Connections – Not applicable.

Utilities – Not applicable.

FEMA Floodplain – FEMA has become more proactive in updating their floodplain maps to more accurately depict how properties flood in different storm events. As a result, the U-1 Conservancy District map has become inconsistent with FEMA's current floodplain. Many of the properties proposed to be rezoned are still located within a FEMA floodplain and will be required to meet all FEMA floodplain requirements. The properties in question are shown below, outlined in red, overlaid with the FEMA floodplain map.



Stream Buffer Ordinance – Stream Buffer Ordinance is not affected by this rezoning. All properties are subject to the Stream Buffer Ordinance if development occurs.

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:

1. Properties Being Rezoned

Parcel #	Address	Property Owner	Current Parcel Zoning District(s)	Proposed Rezoning of U-1 District Area	U-1 District Rezoning in 200-Year Floodplain?	U-1 District Rezoning Stream Buffer?	Current Future Land Use Map Designation	If yes, Future Land Use Map Amendment proposed	Property Owner Mailing Address
##### 0		GAROLYN MENDENHALL (Trustee) (Deed) 18102/767 CLM TRUST (Deed) 18102/767 GALE F MENDENHALL (Trustee) (Deed) 18102/767 GFM TRUST (Deed) 18102/767	U-1	A-1	Yes	Yes	Low- Medium-Residential, Commercial	N/A	2801 Grant St S, Bondurant, IA 50035-4417
7922200100040		CITY OF BONDURANT (Deed) 17950/008	U-1	A-1	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 17950/008	U-1	A-1	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		JOHN HELM (Deed) 16555/120 PEGGY HELM (Trustee) (Life Estate) 16555/120 PEGGY HELM REVOCABLE TRUST (Life Estate) 16555/120 HARVEY HELM (Trustee) (Life Estate) 16555/120 HARVEY HELM REVOCABLE TRUST (Life Estate) 16555/120	U-1	A-1	Yes	Yes	Parks/Recreation/Mixed Use	N/A	4857 E 46th St, Des Moines, IA 50317-4726
##### 0		KAREN MARK (Deed) 19161/568 LADENE ESHELMAN (Deed) 19161/568	U-1	A-1	Yes	Yes	BP/Industrial	N/A	79 Lindsay Burke Pl., Pittsboro, NC 27312-5799
##### 0		KAREN MCORRIS MARK REVOCABLE TRUST (Deed) 17111/989 LADENE ESHELMAN (Deed) 17111/989 MICHAEL E UGULINI (Contract) 17111/989 SUSAN J UGULINI (Contract) 17111/989	U-1	A-1	No	Yes	Mixed Use/Residential	N/A	6479 W 89th St, Bondurant, IA 50035-1214
##### 0		MOB KAMU FARMERS LLC (Deed) 14742/931	U-1	A-1	Yes	Yes	Low- Medium-Residential	N/A	1731 Michael Dr NE, Cedar Rapids, IA 52411-7927
##### 0	2605 GRANT ST S BONDURANT IA 50035	ROBIN E HAY (Deed) 8222/555 TOMMIE D HAY (Deed) 8222/555	U-1	A-1	Yes	Yes	Medium-Density Residential	N/A	2605 Grant St S, Bondurant, IA 50035-4418
##### 0		AUDREY K ESHELMAN REVOCABLE TRUST (Deed) 19339/524 AUDREY K ESHELMAN (Trustee) 19339/524	U-1	G-2	Yes	Yes	Open Space/General Commercial	General Commercial	5276 NE 88th St, Albion, IA 50009-9573
##### 0	1601 GARFIELD ST SW BONDURANT IA 50035	AOC Trust	U-1	M-1	Yes	Yes	BP/Industrial	N/A	5230 NE 22nd Ave, Des Moines, IA 50317-7030
##### 0	1605 GARFIELD ST SE BONDURANT IA 50035	CENTRAL IA FEATHERLITE TRAILER SALES LLC (Deed) 11598/854	U-1	M-1	Yes	Yes	BP/Industrial	N/A	2887 SE 116th St, Bettendorf, IA 50237-1215
##### 0		CITY OF BONDURANT (Deed) 15036/382	U-1	M-1	Yes	Yes	BP/Industrial	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0	500 32ND ST SW BONDURANT IA 50035	CS1031 ZERO COUPON FULFILLMENT CENTER FEE OWNER DIST (Deed) 18972/986	U-1	M-1	Yes	Yes	Industrial	N/A	1 N La Salle Ste 2100, Chicago, IL 60602-3918
##### 0	2005 HUBBELL AVE SW BONDURANT IA 50035	DLY TRUST (Deed) 17649/936 LUCILLE VANNON (Trustee) (Deed) 17649/936	U-1	M-1	Yes	Yes	Parks/Recreation	Industrial	PO Box 342, Albion, IA 50009-0342
##### 0		GHOLDS LLC (Deed) 17609/193	U-1	M-1	Yes	Yes	BP/Industrial	Industrial	2210 14th Ave NE, Albion, IA 50009-9645
##### 0		JAMES K HARRIS (Deed) 14499/442 PAMELA S HARRIS (Deed) 14499/442	U-1	M-1	No	No	BP/Industrial	N/A	1606 Garfield St SW, Bondurant, IA 50035-9204
##### 0	1606 GARFIELD ST SW BONDURANT IA 50035	JAMES K HARRIS (Deed) 4913/487 PAMELA D HARRIS (Deed) 4913/487	U-1	M-1	No	No	BP/Industrial	N/A	1606 Garfield St SW, Bondurant, IA 50035-9204
##### 0	1506 GARFIELD ST SW BONDURANT IA 50035	PARION INVESTMENTS LLC	U-1	M-1	Yes	No	BP/Industrial	N/A	3011 SW 35th St, Arkeny, IA 50022-6249
##### 0	1609 GARFIELD ST SW BONDURANT IA 50035	ZRTS LLC (Deed) 138946/474	U-1	M-1	No	No	BP/Industrial	N/A	PO Box 57522, Des Moines, IA 50317-5009
##### 0	315 2ND ST NW BONDURANT IA 50035	AMERICAN LEGION (Deed) 6329/866 SAM H BRIDGE POST #396 (Deed) 6329/866	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 291, Bondurant, IA 50035-0291
##### 0	300 GARFIELD ST SW BONDURANT IA 50035	BOND FARRAR COMM SCHOOL DIST (Deed) 4829/627 BONDURANT FARRAR JUNIOR & SENIOR HIGH SCHOOL (Deed) 4829/627	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	300 Garfield St SW, Bondurant, IA 50035-9221
##### 0	700 GARFIELD ST SW BONDURANT IA 50035	BONDURANT FARRAR COMMUNITY SCHOOL DISTRICT (Deed) 14562/925	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	300 Garfield St SW, Bondurant, IA 50035-9221
##### 0		BONDURANT FARRAR COMMUNITY SCHOOL DISTRICT (Deed) 14562/925	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	300 Garfield St SW, Bondurant, IA 50035-9221
##### 0		BON-FAR COMM SCH DIST (Deed) 15481/941 BONDURANT FARRAR JUNIOR & SENIOR HIGH SCHOOL (Deed) 15481/941	U-1	R-2	Yes	No	Public/Semi-Public	N/A	300 Garfield St SW, Bondurant, IA 50035-9221
##### 0		CITY OF BONDURANT (Deed)	U-1	R-2	No	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed)	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325455002		CITY OF BONDURANT (Deed) 10241/176 ROW DIVISION (Deed) 10241/176	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325457006		CITY OF BONDURANT (Deed) 10294/782	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325450010		CITY OF BONDURANT (Deed) 11767/739	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325401002		CITY OF BONDURANT (Deed) 11767/742	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325404006		CITY OF BONDURANT (Deed) 11767/742	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325300002		CITY OF BONDURANT (Deed) 14320/244	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 1558/852	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802336205003		CITY OF BONDURANT (Deed) 15628/117 ROW DIVISION (Deed) 15628/117	U-1	R-2	Yes	No	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 19161/568	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 15227/522	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 15815/143	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802336201006		CITY OF BONDURANT (Deed) 1875/381	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 17062/908	U-1	R-2	No	No	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		CITY OF BONDURANT (Deed) 17600/554	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
80233602004		CITY OF BONDURANT (Deed) 17867/981	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802336020007		CITY OF BONDURANT (Deed) 17867/981 ROW DIVISION (Deed) 17867/981	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325402018		CITY OF BONDURANT IOWA (Deed) 14320/144	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
802325402004		CITY OF BONDURANT IOWA (Deed) 14320/144	U-1	R-2	Yes	Yes	Public/Semi-Public	N/A	PO Box 37, Bondurant, IA 50035-0037
##### 0		EDGAR W MOHRIS (Deed) 14648/651	U-1	R-2	Yes	Yes	Open Space/Industrial	N/A	79 Lindsay Burke Pl., Pittsboro, NC 27312-5799
##### 0		EFNOR ESTATES PLAT 3 OWNERS ASSOCIATION (Deed) 15628/119	U-1	R-2	Yes	Yes	Low-Density Residential	N/A	100 Court Ave Ste 400, Des Moines, IA 50309-2216
##### 0		KAREN MARK (Deed) 14562/821 LADENE ESHELMAN (Deed) 14562/821	U-1	R-2	Yes	Yes	BP/Industrial/Open Space	N/A	79 Lindsay Burke Pl., Pittsboro, NC 27312-5799
##### 0	98 BLAINE ST NW BONDURANT IA 50035	MARIAN E COLLISON (Deed) 14026/71 PATRICK F COLLISON (Deed) 14026/71	U-1	R-2	Yes	Yes	Parks/Recreation	N/A	98 Blaine St NW, Bondurant, IA 50035-7724
##### 0		POLK COUNTY (Deed) 14098/947 POLK COUNTY CONSERVATION BOARD (Deed) 14098/947	U-1	R-2	Yes	Yes	Parks/Recreation	N/A	12130 NW 128th St, Granger, IA 50109-1200
##### 0		POLK COUNTY (Deed) 14098/947 POLK COUNTY CONSERVATION BOARD (Deed) 14098/947	U-1	R-2	Yes	Yes	Parks/Recreation	N/A	12130 NW 128th St, Granger, IA 50109-1200

50 44 43

A-1 8 Yes

C-2 1 No

M-1 10

R-2 31

90

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250312-06

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
ELIMINATE THE U-1 CONSERVANCY DISTRICT AND REZONE THE PROPERTIES
CURRENTLY ZONED U-1.

WHEREAS, on March 12, 2026, the Planning and Zoning Commission held a Public Hearing to consider a request to eliminate the U-1 Conservancy District and rezone the following properties:

U-1 Conservancy to A-1 Agricultural

- Parcel 7922.06.300.010
- Parcel 7922.06.100.004
- Parcel 7923.01.200.007
- Parcel 7922.06.100.008
- Parcel 8023.36.326.003
- Parcel 7922.06.100.007
- Parcel 7922.06.300.003
- Parcel 7922.06.300.001 – 2605 Grant Street South

U-1 Conservancy to C-2 General Commercial

- Parcel 7922.07.100.016

U-1 Conservancy to M-1 Light Industrial

- Parcel 7922.06.101.007 – 1601 Garfield Street SW
- Parcel 7922.06.101.006 – 1605 Garfield Street SW
- Parcel 7922.06.101.005
- Parcel 7923.01.400.008 – 500 32nd Street SW
- Parcel 7923.01.200.008 – 2005 Hubbell Avenue SW
- Parcel 7922.07.200.001
- Parcel 7923.01.200.017
- Parcel 7923.01.200.005 – 1606 Garfield Street SW
- Parcel 7923.01.200.004 – 1506 Garfield Street SW
- Parcel 7922.06.101.004 – 1609 Garfield Street SW

U-1 Conservancy to R-2 Medium Density Residential

- Parcel 8023.36.201.009 – 315 2nd Street NW
- Parcel 8023.36.276.002 – 300 Garfield Street SW
- Parcel 8023.36.400.004 – 700 Garfield Street SW
- Parcel 8023.36.276.005
- Parcel 8023.36.276.004
- Parcel 8023.36.252.003
- Parcel 8023.36.252.004
- Parcel 8023.25.455.002

- Parcel 8023.25.457.006
- Parcel 8023.25.452.001
- Parcel 8023.25.401.002
- Parcel 8023.25.404.006
- Parcel 8023.25.300.002
- Parcel 8022.31.351.005
- Parcel 8023.36.205.003
- Parcel 8023.36.176.003
- Parcel 8023.36.252.002
- Parcel 8023.36.400.002
- Parcel 8023.36.201.006
- Parcel 8023.36.226.002
- Parcel 8023.36.226.002
- Parcel 8023.36.620.004
- Parcel 8023.36.620.007
- Parcel 8023.25.402.018
- Parcel 8023.25.402.004
- Parcel 8023.36.251.001
- Parcel 8023.36.201.020
- Parcel 8023.36.400.003
- Parcel 8023.36.227.003 – 99 Blaine Street NW
- Parcel 8023.36.201.021
- Parcel 8023.36.176.002

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

1. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
2. 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 elimination of the U-1 Conservancy District and rezoning of properties currently zoned U-1.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on March 12, 2026, 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				
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair



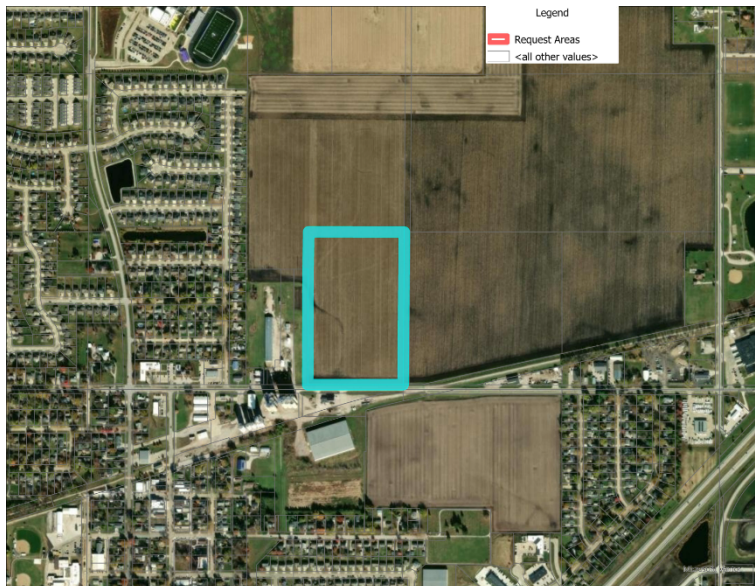
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.c.
For Meeting of 3/12/2026
Resolution

TITLE: Resolution PZ260312-07 — Consideration of the Bondurant Mixed Use Development Preliminary Plat.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is the Bondurant Mixed Use Development Preliminary Plat. The preliminary plat owner and developer is Bondurant Partners LLC. The plat was submitted by Snyder & Associates Inc. The Bondurant Mixed Use Development Preliminary Plat development proposes five developable lots and one street outlot. Lot 1-4 are shown as commercial lots and Lot 5 is shown as a multi-family development. The plat shows one new street that has access points from 2nd Street NE and Truman Drive NE. The Bondurant Mixed Use Development Preliminary Plat development area is highlighted below.

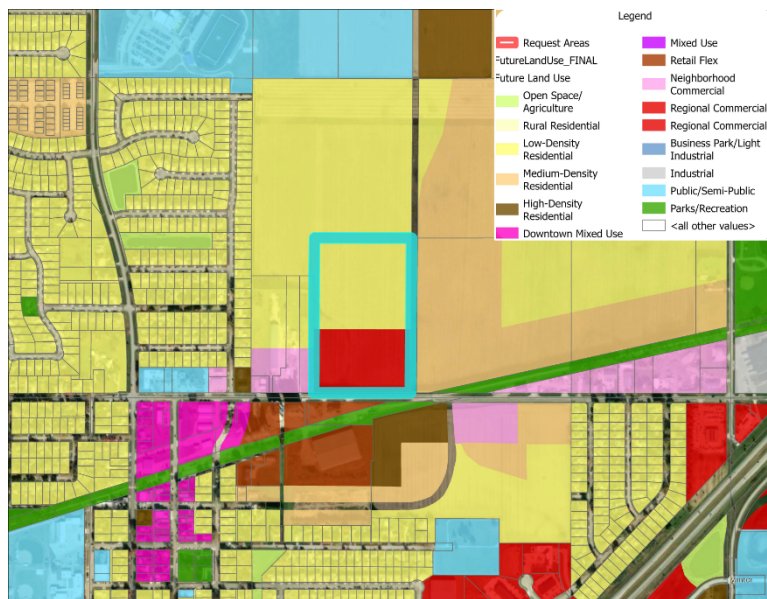


When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities,

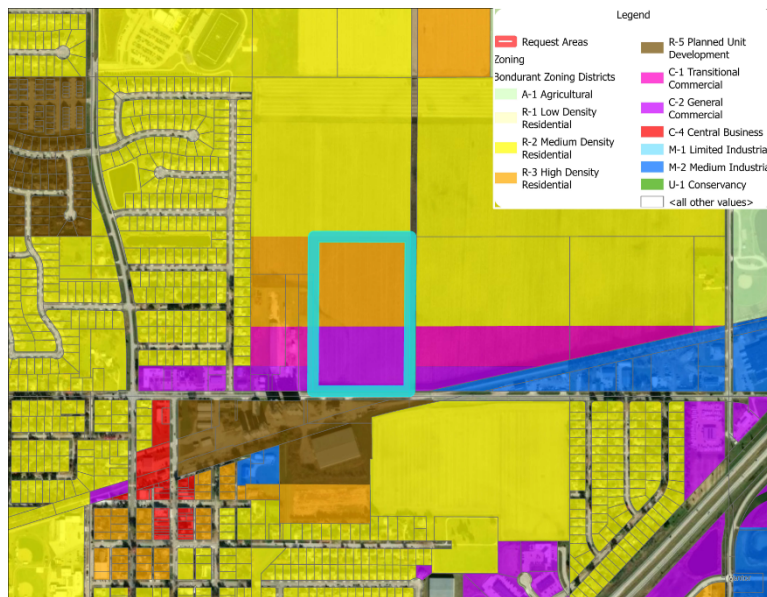
the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

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 proposed commercial and multi-family development is consistent with the 2022 Future Land Use Map. Lots 1-4 are designated for Regional Commercial, and Lot 5 is designated as Low Density Residential. The Bondurant Mixed Use Development Preliminary Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Bondurant Mixed Use Development area is currently zoned R-3 High Density Residential and C-2 General Commercial. The existing land to the north, west and east are all currently used for agricultural purposes. The land to the north and east are zoned R-2 Medium Density Residential. A elementary school is currently planned on the property directly to the north of this development. The property directly west of the multi-family development is also zoned R-3 High Density Residential. The adjacent properties along 2nd Street NE are zoned C-1 Transitional Commercial and C-2 General Commercial. The Bondurant Mixed Use Development Preliminary Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – Parkland dedication is not required for commercial developments. The residential Lot 5 will be subject to either parkland dedication or a fee In lieu. The parkland dedication formula and fee in lieu have been relayed to the developer. At this time, no parkland is shown on the preliminary plat. All landscaping requirements will be reviewed when site plans are submitted for the development of individual lots.

Streets – the preliminary plat proposed one internal street currently designated as Street Lot A. This street is shown connecting to 2nd Street NE and Truman Drive NE. At each of these intersections the proposed street is shown to widen to three lanes. The preliminary plat also shows a potential future street between Lots 3-4 and Lot 2. This street would have access to Truman Drive NE and the Street Lot A. The access point on Truman Drive NE is shown as a right in-right out.

Pedestrian Connections – The preliminary plat shows sidewalks on both sides of the proposed Street Lot A as well as both sides of the potential future street between Lots 3-4 and Lot 2. 2nd Street NE and Truman Drive NE will both have trail sections these sidewalks would connect into.

Utilities – The preliminary plat shows proposed water, sanitary sewer and storm sewer extended throughout the development. A 8" sanitary sewer line is shown located within the proposed street bed with 6" connections to each lot. A 8" water line is shown on the south and east sides of the proposed street with 6" stubs to each lot. Storm sewer lines are shown in the street right-of-way directing water either to the northern or southwest portions of Lot 1. The proposed wet stormwater basin is shown on Lots 1 and 5. All utilities are shown on pages 4 and 5 of the preliminary plat.

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 – Comments have been submitted to the developer.
- 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-260312-07.
2. Recommended approval of Resolution No. PZ-260312-07, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-260312-07.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-260312-07
2. Preliminary Plat
3. Preliminary Plat Application

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260312-07

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE
BONDURANT INDUSTRIAL PARK PLAT 2 PRELIMINARY PLAT.

WHEREAS, Snyder & Associates Inc., on behalf of the property owner, Bondurant Partners LLC, has submitted the Bondurant Mixed Use Development Preliminary 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET, THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AND;

WHEREAS, the preliminary plat area is zoned C-2 General Commercial and R-3 High-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 Industrial Park Plat 2 Preliminary Plat subject to the following City Code/Policy clarification recommendation items:

1. Preliminary plat is updated to reflect any comments submitted by Engineering.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on March 12, 2026, among other proceedings the above was adopted.

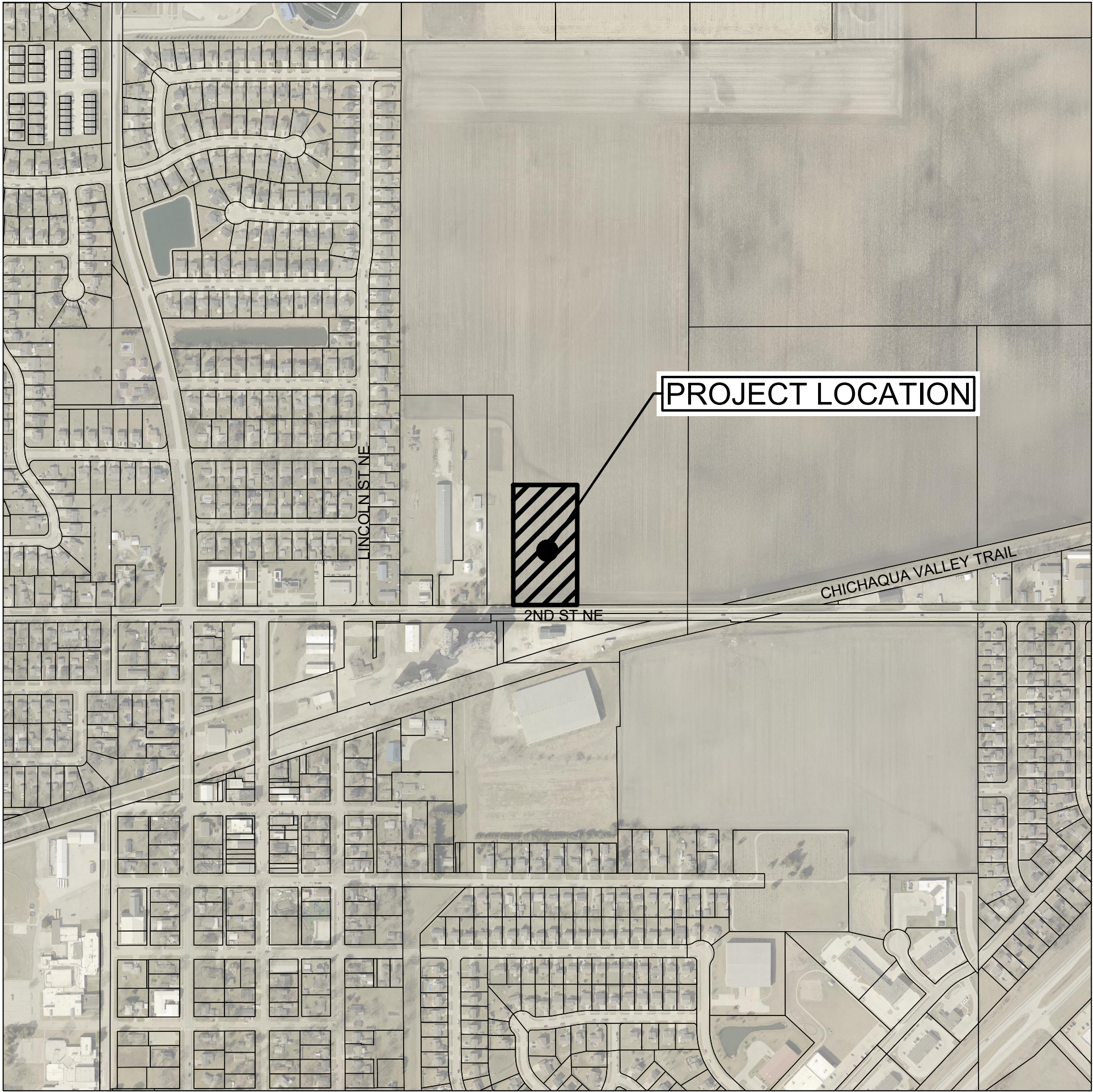
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

PRELIMINARY PLAT
FOR
BONDURANT MIXED USE DEVELOPMENT
CITY OF BONDURANT, POLK COUNTY, IOWA



VICINITY MAP

OWNER / DEVELOPER
BONDURANT PARTNERS LLC
9287 NE HUBBELL RD
BONDURANT, IA 50035
BLAKE PAGLIAI
515-720-6215
MGMT@WATERFORDAM.COM

ENGINEER / SURVEYOR
SNYDER @ ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
JUSTIN F. STROM, P.E.
515-964-2020
ERIN GRIFFIN, P.L.S.
515-964-2020

INDEX OF SHEETS

- C100 PRELIMINARY PLAT - TITLE SHEET
- C101 PRELIMINARY PLAT - PROJECT INFORMATION
- C200 PRELIMINARY PLAT - LAYOUT PLAN
- C300 PRELIMINARY PLAT - UTILITY PLAN
- C400 PRELIMINARY PLAT - GRADING PLAN

	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.	
	Erin D. Griffin, PLS	Date
	License Number 19710	
	My License Renewal Date is December 31, 2027	
	Pages or sheets covered by this seal:	

	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.	
	Justin F. Strom, P.E.	Date
	License Number P24140	
	My License Renewal Date is December 31, 2026	
	Pages or sheets covered by this seal:	

BONDURANT MIXED USE DEVELOPMENT

PRELIMINARY PLAT - TITLE SHEET

BONDURANT, IA

SNYDER & ASSOCIATES, INC. I



Project No: 126.0117.01

Sheet C100

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 126.0117.01

Sheet C100

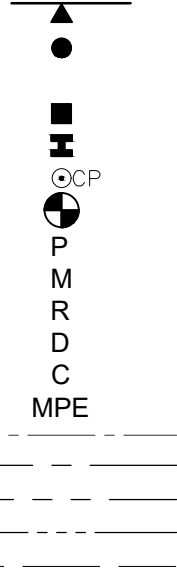
MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC	Scale: 1" = 500'	
Technician: JWM	Date: 2-26-26	T-R-S: TTN-RRW-SS	

LEGEND

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Dead Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



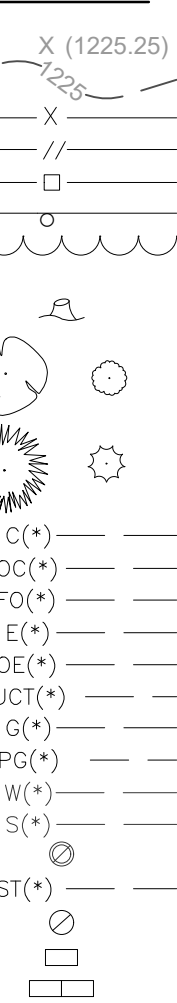
SET



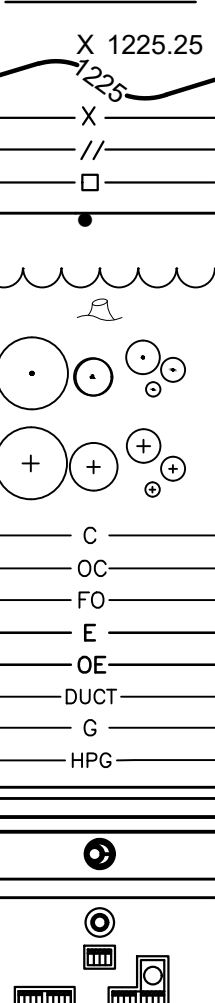
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Removal Limits
Tree Stump
Deciduous Tree \ Shrub
Coniferous Tree \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Duct Bank
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

EXISTING

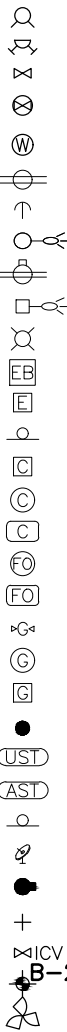


PROPOSED



(*) Denotes the survey quality service level for utilities

Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve
Soil Boring
Test Hole Location for SUE w/ID



NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 EDITION OF SUDAS AND JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND CITY OF JOHNSTON ONE WEEK PRIOR TO BEGINNING WORK AND AT LEAST 48 HOURS PRIOR TO CONNECTION TO PUBLIC UTILITIES. PRIOR TO COMMENCING CONSTRUCTION A PRE CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE JOHNSTON PUBLIC WORKS DEPARTMENT.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=7529471.12 E=18570673.28 Z=968.51 FOUND 5/8" REBAR LOCATED +25' SOUTH OF 2ND STREET, +25' EAST OF GRAVEL ENTRANCE, AND +5' EAST OF HYDRANT, SW CORNER SITE. (AS SHOWN ON SURVEY)
CP2	N=7529557.22 E=18571166.63 Z=967.70 FOUND 5/8" REBAR LOCATED +50' NORTH OF 2ND STREET, +25' NORTH OF TRAIL, AND +350' WEST OF N-S ROAD. (AS SHOWN ON SURVEY)
CP3	N=7529901.32 E=18570646.29 Z=969.85 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +350' NORTH OF 2ND STREET, +100' EAST OF A WHITE BARN, AND +25' WEST OF FIELD EDGE. (AS SHOWN ON SURVEY)
CP4	N=7529534.91 E=18571476.22 Z=971.93 SET CUT "X" ON TOP CURB LOCATED MID-RADIUS CURB DROP, +10' NORTH OF SECOND STREET, AT SE CORNER SITE. (AS SHOWN ON SURVEY)
CP5	N=7530624.57 E=18570705.98 Z=970.86 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LOCATED AT NW CORNER OF PROPERTY, +1100' NORTH OF 2ND STREET, AND +250' NORTH OF FIELD EDGE. (AS SHOWN ON SURVEY)
CP6	N=7530640.35 E=18571475.01 Z=982.28 SET CUT "X" ON TOP CURB LOCATED AT MID-RADIUS CURB DROP, +1100' NORTH OF SECOND STREET, AT NORTH ENTRANCE TO SITE, NE CORNER SITE. (AS SHOWN ON SURVEY)
CP7	N=7530108.89 E=18571486.33 Z=973.60 SET CUT "X" ON TOP CURB LOCATED AT STORM SEWER STRUCTURE +600' NORTH OF 2ND STREET. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500	N=7529565- E=18571547- Z=973.36 BURY BOLT ON HYDRANT LOCATED +25' NORTH OF 2ND STREET, AND +10' EAST OF N-S ROAD. (AS SHOWN ON SURVEY)
BM501	N=7529470- E=18570661- Z=969.28 "X" ON NORTH BOLT OF HYDRANT LOCATED +25' SOUTH OF 2ND STREET, AND +25' EAST OF GRAVEL ENTRANCE. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JANUARY 20, 2026

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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.58 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET, THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE RATE MAP NUMBER 19153C0230F WITH AN EFFECTIVE DATE OF FEBRUARY 1ST, 2019.

ZONING

LOTS 1 THRU 4
C-2 - GENERAL COMMERCIAL DISTRICT

LOT 5
R-3 - HIGH DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS

C-2 - GENERAL COMMERCIAL DISTRICT

MINIMUM LOT SIZE =	N/A
MINIMUM LOT WIDTH =	100'
MAX BUILDING FOOTPRINT =	N/A
MIN. LOT STREET FRONTAGE =	40'
FRONT YARD SETBACK =	30'
SIDE YARD SETBACK =	10'
REAR YARD SETBACK =	25'
MIN. BUILDING SEPARATION =	20'
MAX BUILDING HEIGHT =	45'
MIN. OPEN SPACE =	20%
MAX DWELLING UNITS/ACRE =	N/A

R-3 - HIGH DENSITY RESIDENTIAL DISTRICT

	SINGLE FAMILY	TWO FAM DWELLING	TOWN-HOME	APART-MENT
MINIMUM LOT SIZE =	9,000 SF	5,000 SF	N/A	N/A
MINIMUM LOT WIDTH =	65'	42.5'	N/A	85'
MIN. LOT STREET FRONTAGE =	20'	20'	20'	40'
FRONT YARD SETBACK =	30'	30'	30'	50'
SIDE YARD SETBACK =	7.5'	7.5'	8.0'	50'
REAR YARD SETBACK =	35'	35'	25'	50'
MIN. BUILDING SEPARATION =	N/A	N/A	16'	30'
MIN. SETBACK FROM STREET/WALK =	30'	30'	30'	N/A
PERIMETER SETBACK =	30'	30'	30'	30'
MAX BUILDING HEIGHT =	2.5 STORY	3 STORY	3 STORY	4 STORY
MIN. OPEN SPACE =	N/A	N/A	20%	20%
MAX DWELLING UNITS/ACRE =	6	8	12	20

ACRES

18.70 ACRES

NOTES

- STREET LOT A TO BE DEDICATED TO THE CITY OF CEDAR FALLS AS RIGHT OF WAY.
- THE STORM WATER MANAGEMENT EASEMENT TO BE MAINTAINED BY THE DEVELOPMENT ASSOCIATION.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552600355.

G1-GAS MAIN	MDAMER-GAS JAIME NEER 515-252-6972 MECDSDMDESIGNLOCATES@MIDAMERICAN.COM
W1-WATER MAIN S1-SANITARY SEWER ST1-STORM SEWER	BONDURANT, CITY OF PATRICK COLLISON 515-971-8858 PCOLLISON@CITYOFBONDURANT.COM
CLEAR PER MAP	WINDSTREAM ENTERPRISE CLEC LOCATE DESK 800-941-3430 WCI.CLEC.LOCATE@WINDSTREAM.COM
C1-COMMUNICATION	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
OE1-OVERHEAD ELECTRIC	MIDAMER-ELEC JAIME NEER 515-252-6972 MECDSDMDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	MI-FIBER JUSTIN MILLER 515-897-8802 JMILLER@CORP.MI-FIBER.NET
NO RESPONSE	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

BONDURANT MIXED USE DEVELOPMENT

PRELIMINARY PLAT - PROJECT INFORMATION

BONDURANT, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. I



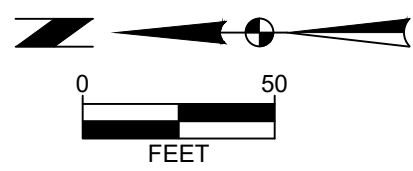
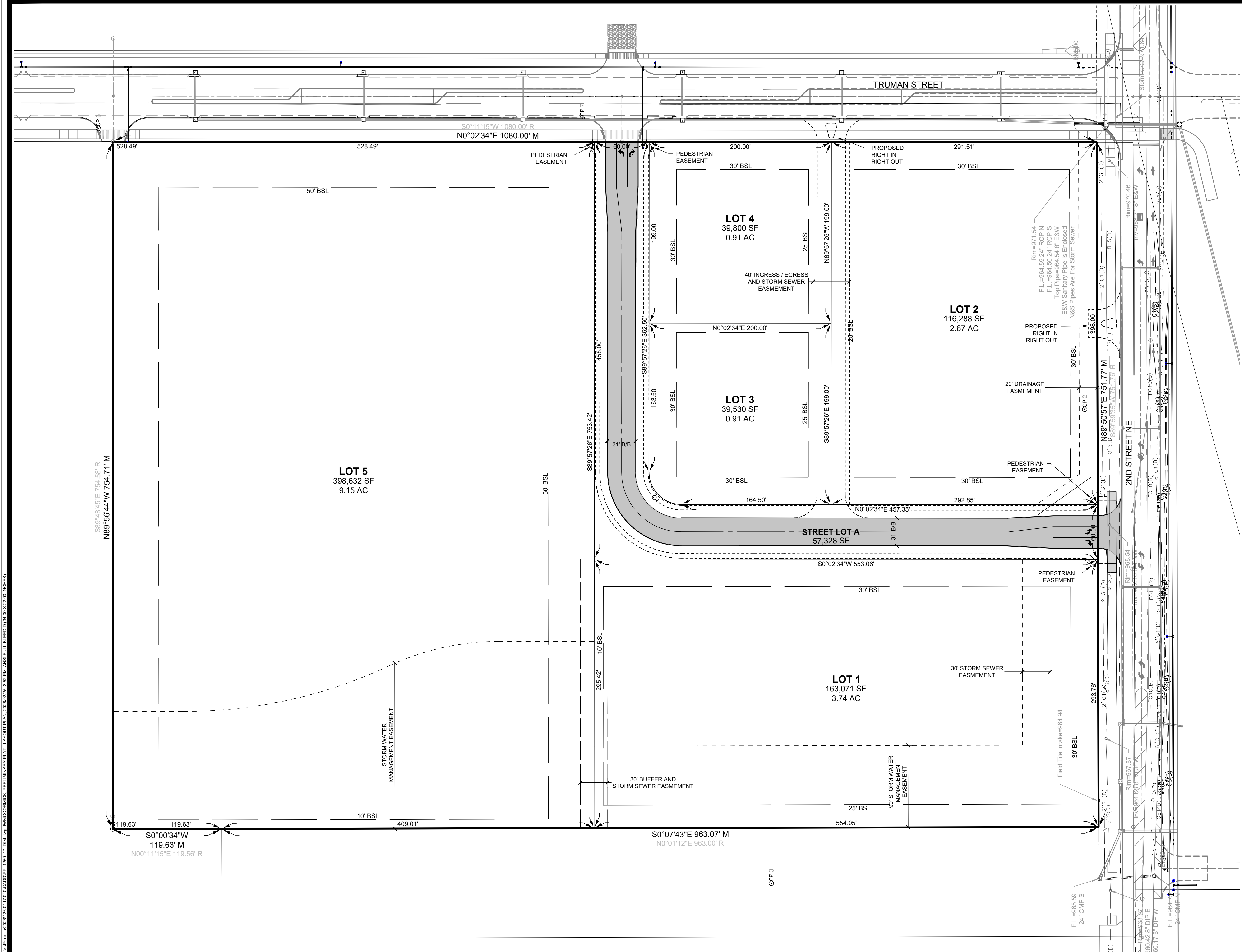
Project No: 126.0117.01

Sheet C101

Sheet C101

Project No: 126.0117.01

V:\Projects\2020\126117\100\ADD\PS - 126117.DWG JMM/CORMICK PRELIMINARY PLAT - LAYOUT PLAN 2020/02/25 3:52 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)





SNYDER & ASSOCIATES

Project No: 126.0117.01

Sheet C200

BONDURANT MIXED USE DEVELOPMENT

PRELIMINARY PLAT - LAYOUT PLAN

SNYDER & ASSOCIATES, INC. I

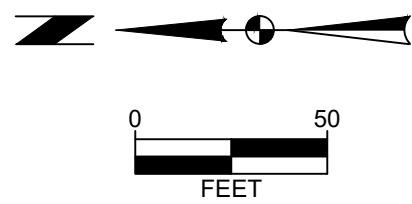
BONDURANT, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC	Scale: 1" = 50'	
Technician: JMM	Date: 2-26-26	T-R-S: TTN-RRW-SS	

Project No: 126.0117.01

Sheet C200



BONDURANT MIXED USE DEVELOPMENT

PRELIMINARY PLAT - UTILITY PLAN

BONDURANT, IA

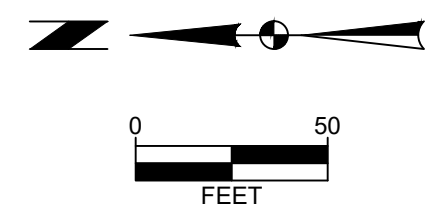
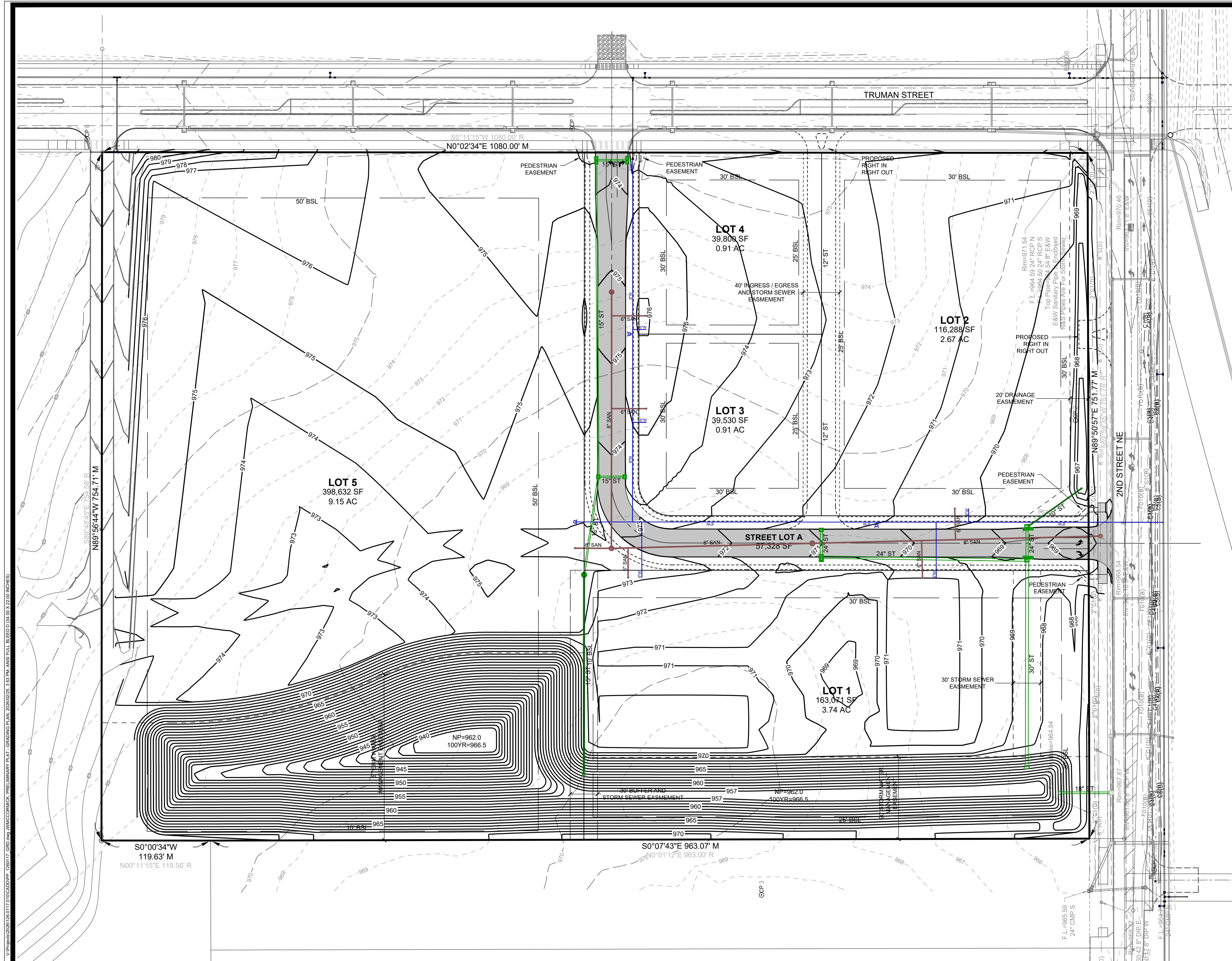
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 126.0117.01

Sheet C300



BONDURANT MIXED USE DEVELOPMENT

PRELIMINARY PLAT - GRADING PLAN

BONDURANT, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

[illegible]

Sheet C400



SNYDER
& ASSOCIATES

Project No: 126.0117.01

Sheet C400

Preliminary Plat Phase. Preliminary Plats are reviewed by the Planning & Zoning Commission and City Council. The application fee for a Minor Preliminary Plat is \$75 + \$10 per lot. The application fee for a Major Preliminary Plat is \$150 + \$10 per lot. A Minor Preliminary Plat is any subdivision with no proposed streets and fewer than 4 lots. Please check with the City of Bondurant prior to Preliminary Plat submittal to see if a Traffic Impact Study prepared by Veenstra & Kimm will be required as part of the review and approval process. Preliminary Plat review process:

- Preliminary Plat Application to be submitted to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com.
- The Planning & Zoning Commission will review and vote on a recommendation for City Council's consideration. The Planning & Zoning Commission meets the 2nd Thursday of the month. Preliminary Plat Applications, considered complete by City staff, must be submitted at least 2 weeks prior to a Commission meeting in order to be placed on the agenda.
- Upon receiving a recommendation from the Commission, City Council will review the Preliminary Plat at their next meeting. City Council meets the 1st and 3rd Monday of the month.

Construction Drawings Phase. After the Preliminary Plat has been reviewed and approved by City Council, the developer may move forward with submittal of their Construction Drawings. Construction Drawings are reviewed administratively for code compliancy. Reminders:

- Submit Construction Drawings to Maggie Murray at planning@cityofbondurant.com. Items to be included as part of a Construction Drawings submittal include:
 - Construction Drawings.
 - [Grading Permit](#) and its required attachments and fee.
 - NPDES/MS4 Permit.
 - A Lighting Plan must be approved by the City prior to installation of street lighting. The City's follows residential street lighting standards as set forth by SUDAS' Design Manual, Chapter 11 – Street Lighting.

Final Plat Phase. Final Plats are reviewed by City Council. The application fee for a Minor Final Plat is \$75. The application fee for a Major Final Plat is \$150. Final Plats are reviewed by City Council.

- Final Plat Application to be submitted to Maggie Murray at planning@cityofbondurant.com.
- The following items must be addressed prior to City Council's consideration of a Final Plat:
 1. Public Works has conducted its final inspection of the public infrastructure and public parkland (where applicable) – to schedule a final inspection, please contact John Horton, Public Works Director, at jhorton@cityofbondurant.com.
 2. Documentation of the required 4-year Maintenance Bonds have been submitted to John Horton at jhorton@cityofbondurant.com.
 3. As-Builts have been submitted to Maggie Murray at planning@cityofbondurant.com. The City requires the following forms of as-builts: a hard copy, a pdf, and a GIS shapefile.

For questions, please contact Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com or at (515) 630-6985

City of Bondurant - Preliminary Plat Application Form



Preliminary Plat Name: Name unknown at this time

Minor or Major Preliminary Plat: Major

A Minor Subdivision is a subdivision with no streets and less than 4 lots.

APPLICANT:

Developer/Owner Name: Major

Signature: Blake Pagliai

Street Address: 9287 NE Hubbell Road

City, State: Bondurant, IA

Telephone: 515-720-6215

Email Address: mgmt@waterfordam.com

ENGINEER:

Engineer's Name: Justin Strom

Engineer's Signature: Justin Strom

Street Address: 2727 SW Snyder Blvd

City, State: Ankeny, IA

Telephone #: 515-964-2020

Email Address: jstrom@snyder-associates.com

Total # of Lots (including Outlots): 5

Preliminary Plat Application Fee Included with Application: \$200 (Please provide online link)

The application fee for a Minor Preliminary Plat is \$75 + \$10 per lot. The application fee for a Major Preliminary Plat is \$150 + \$10 per lot.

Range of Lot Sizes (Smallest-Biggest): 9.1 to 0.9

Smallest Width of Lot Frontage Proposed (Measured at Building Setback Line): 199 ft

of Acres in Preliminary Platting Area: 18.7

If Applicable, # of Dwellings Proposed:

No Units proposed in

- **Total # of Single-Family, Duplex, Triplex, or Townhome Dwellings:** single R-3 Lot yet.
- **Total # of Multi-Family Dwellings:** No Units proposed in single R-3 Lot yet.
- **Amount of Public Parkland Dedication Area Required:** Please provide calculation
Please contact Maggie Murray at planning@cityofbondurant.com for assistance with calculating.
- **Please indicate if the developer will be meeting this minimum public parkland dedication requirement or if they will be opting for the payment-in-lieu option?:** Payment in Lieu

Documents to be Submitted with Preliminary Plat Submittal:

- ☒ Completed Preliminary Plat Application Form, including completed Checklist.
- ☒ Preliminary Plat Application Fee
- ☒ Preliminary Plat
- ☐ Project Narrative (described in Checklist)
- ☒ Stormwater Management Plan
- ☐ Traffic Impact Study (if required)

Date Preliminary Plat Application Submitted to City: _____

For questions, please contact Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com or at (515) 630-6985

City of Bondurant - Preliminary Plat Application Form

Preliminary Plat Checklist – to be completed by Applicant’s Engineer:

- ☒ Preliminary Plat submittal includes two hard copies ([Section 180.07.1](#)). Please also email an electronic version of all submittal materials to Maggie Murray at planning@cityofbondurant.com.
- ☒ Preliminary Plat includes scale ([Section 180.07.1](#)).
- ☒ Preliminary Plat notes date document was prepared ([Section 180.07.2.B](#)).
- ☒ Preliminary Plat includes point of compass ([Section 180.07.2.C](#)).
- ☒ Preliminary Plat includes legal description ([Section 180.07.2.E](#)).
- ☒ Preliminary Plat notes name, address, and contact information of Owner/Developer ([Section 180.07.2.F](#)).
- ☒ Preliminary Plat notes name, address, and contact information of Engineer ([Section 180.07.2.G](#)).
- ☒ Preliminary Plat includes a vicinity sketch showing the relationship of the plat to its general surroundings ([Section 180.07.2.R](#)).
- ☒ Preliminary Plat includes name, certification, and seal of registered land surveyor ([Section 180.07.2.W](#)).
- ☒ Preliminary Plat includes benchmark information indicating city datum being used ([Section 180.07.2.X](#)).
- ☒ Preliminary Plat shows existing buildings, railroads, and utilities ([Section 180.07.2.H](#)).
- ☒ Preliminary Plat shows locations and widths of all existing and proposed rights-of-way and streets in or adjoining the area being subdivided ([Section 180.07.2.I](#)).
- ☒ Preliminary Plat shows that 5'-wide sidewalks will exist on both sides of all streets within the platting area ([Section 180.05.4.D](#)).
- ☐ Preliminary Plat shows locations and names of existing adjoining subdivisions and the names of the adjoining acreage parcels ([Section 180.07.2.J](#)).
- ☒ Preliminary Plat notes zoning classification(s) ([Section 180.07.2.P](#)).
- ☒ Preliminary Plat labels lot numbers ([Section 180.07.2.S](#)).
- ☒ Preliminary Plat shows dimensions of all lot lines and notes the square footage of each lot ([Section 180.07.2.N](#)).
- ☒ Preliminary Plat shows zoning setbacks of each lot ([Section 180.07.2.K](#)).
- ☒ Preliminary Plat labels lot widths at required building setback lines ([Section 175.02.98](#)).
- ☒ Preliminary Plat shows that corner lots are at least 80'-wide, measured at required setback line ([Section 180.05.3.A](#)).
- ☒ Preliminary Plat shows that the street intersections proposed are as nearly at right angles as possible ([Section 180.05.1.D](#)).
- ☒ Preliminary Plat shows that at street intersections, block corners are rounded with a radius of not less than 15', unless at any one intersection a curve radius has been previously established, then such radius shall be used as a standard ([Section 180.05.2.B](#)).
- ☒ Preliminary Plat shows that if any cul-de-sacs are proposed, such cul-de-sacs are not longer than 600' ([Section 180.05.1.E](#)).
- ☒ Preliminary Plat shows that no block will be longer than 1,320' ([Section 180.05.2.A](#)).
- ☒ Preliminary Plat shows that no double frontage lots (excluding corner lots) will exist unless such double frontage lots are specifically allowed. Allowable double frontage lots include: corner lots, lots where the rear frontage is situated along a major street or highway, or larger commercial or industrial lots ([Section 180.05.3.B](#)).
- ☒ Preliminary Plat shows that no flag lots are proposed ([Section 180.05.3.E](#)).
- ☒ If more than 10 lots are proposed, Preliminary Plat must show that no new lots will access directly onto an existing public street, but will instead face onto and be accessed by a new street designed for that purpose ([Section 180.05.3.G](#)).

City of Bondurant - Preliminary Plat Application Form

- ☒ Preliminary Plat clearly indicates any area that is proposed to be dedicated for public use ([Section 180.07.2.L](#)).
- ☐ If applicable, Preliminary Plat includes calculation of minimum public parkland dedication area required and total public parkland area proposed ([Section 180.06.5](#)).
- ☐ Preliminary Plat's public parkland dedication area does not include any of the following areas for inclusion as part of the parkland dedication area: floodplains, floodways, stormwater detention areas/ponds, and steep slopes ([Section 180.06.6](#)).
- ☐ Preliminary Plat lists the percentage of the public parkland dedication area that is capable of development as active recreation area as it being sufficiently level and uninterrupted by public or private utilities, streams, and drainage ditches ([Section 180.06.6](#)). Subdivision Code requires this percentage to be at least 75%.
- ☒ If applicable, Preliminary Plat shows the boundaries of FEMA floodplain areas ([Section 165](#)).
- ☒ If applicable, Preliminary Plat shows areas subject to the City's Stream Buffer Ordinance Map ([Section 167](#)).
- ☒ Preliminary Plat shows contour lines at intervals of not more than 2' ([Section 180.07.2.M](#)).
- ☒ Preliminary Plat shows the following proposed utilities: source of water supply to each lot, provision for sewage disposal to each lot, and provision for stormwater drainage ([Section 180.07.2.Q](#)). Water mains must be at least 8" in size ([Section 180.05.4.E](#)), unless otherwise specifically required by the City's adopted Infrastructure Plans.
- ☒ Preliminary Plat shows that hydrants are not spaced greater than 350' apart ([Section 180.05.4.E](#)).
- ☒ Preliminary Plat acknowledges that utilities proposed will be underground ([Section 180.05.4.F](#)). This underground requirement excludes electric lines in excess of 15,000 volts and also incidental appurtenances, such as transformers, pedestals mounted in terminal boxes, meters, and meter cabinets.
- ☒ Preliminary Plat shows the location, character, and dimension of all existing and proposed easements ([Section 180.07.2.V](#)).
- ☒ Preliminary Plat shows all existing site features and proposed water courses ([Section 180.07.2.Y](#)).
- ☒ Preliminary Plat submittal includes submittal of a Stormwater Management Plan ([Section 180.07.2.U](#)). This Stormwater Management Plan must be a detailed report setting forth the design parameters for any water detention facility required to reduce the release rate to a 5-year release rate. The report must include the initial analysis of the storm sewer system and overland flow to ensure the Stormwater Management Plan is adequate to accommodate the runoff from a 5-year storm in storm sewers with overland flow paths to accommodate the runoff from a 100-year storm without adverse ponding. For questions on this Stormwater Management Plan, please contact Bob Veenstra, City Engineer, at bveenstra@v-k.net.
- ☐ Preliminary Plat shows location(s) of cluster mailbox area(s) proposed ([Section 140.04](#)). Cluster mailboxes shall be located between the sidewalk and curb, must be located outside of the 25'x25' intersection visibility area, and must be located at least 5' away from any driveway.
- ☐ Preliminary Plat submittal includes submittal of a Traffic Impact Study, if applicable ([Resolution 190916-120](#)).
- ☐ Preliminary Plat submittal includes a narrative that demonstrates how the plat proposed is consistent with the City's [Future Land Use Map](#); the [Parks, Trails & Greenway Master Plan](#); Infrastructure Plans; and/or the general goals and policies of the [Comprehensive Plan](#) ([Section 180.07.2.AA](#)).



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

Item No. 6.d.
For Meeting of 3/12/2026
Resolution

TITLE: Resolution PZ-260312-08 — Consideration of the Bondurant-Farrar Community School District Parking Lot Site Plan.

CONTACT PERSON:

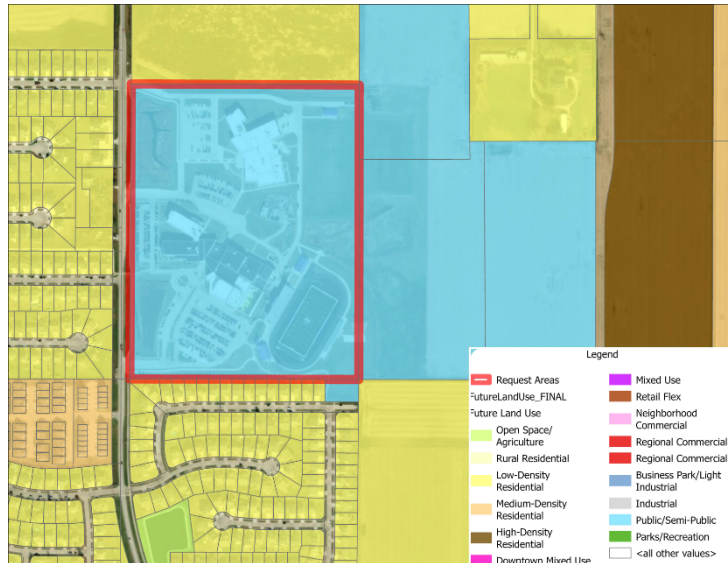
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for Bondurant Farrar Community School District High School Parking Expansion. The site plan applicant and owner of the property is the Bondurant-Farrar Community School District. The site plan was prepared by Confluence. The applicant is proposing to expand the parking lot and drive lanes at the High School. This property is currently zoned as being within the City's Medium Density Residential (R-2). The property in question is outlined below in red.



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

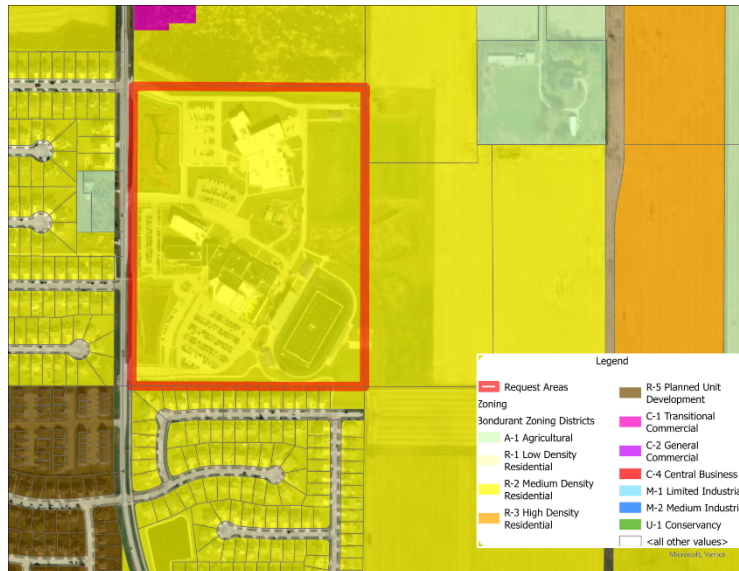
Consistency with the City's Comprehensive Plan:

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



Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development. The Zoning Map shows the site plan area as Medium Density Residential (R-2).



General Use & Bulk Standards

- The site plan does not label setback requirements, no vertical infrastructure is proposed for this property.
- The site plan currently shows an outdoor storage area along the eastern portion of the development area. This outdoor gravel storage area is for construction parking and storage and the school district has indicated the do not have long-term plans to keep it in its current condition.

Parking/Drive Areas

- New sidewalks are shown connecting parking lots to the new baseball and softball complex.
- Space for 16 buses all facing south and a new sidewalk is shown on the east side of the junior high building.
- A new one-way drive lane is shown on the north side of the high school building.

The site plan does shows an alteration of an existing parking area on the north side of the high school building. This change is adding additional parking to a site that already exceeds the parking minimum requirements.

Stormwater, Utilities & Natural Features

- A stormwater management report has not been submitted for review by the City Engineer. The City Engineer is reviewing the submitted site plan to determine if one is needed. .
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- The proposed site plan shows one new structure, a ticket shelter, that is not subject to architectural standards.

Other Site Plan Features

- This site has an approved landscaping plan from previous approved site plans. No update to the approved landscaping plan is 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 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-260312-08.
2. Recommended approval of RESOLUTION NO. PZ-260312-08, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-260312-08.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-260312-08
2. BFCSD Parking Expansion Site Plan
3. LP1 LIGHT FIXTURE - BFCSD_Parking and Bus Route

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260312-08

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

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

THE SOUTH 50 ACRES LOCATED IN THE WEST ½ OF THE NORTHWEST 1/4, LESS THAN 3.58 ACRES ROAD IN SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

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

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

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

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on March 12, 2026; 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				
Vore				
Clayton				
Jennings				
Johnsen				

Pitt				
Torres				

Karen Keeran, Commission Chair

BFCSD HIGH SCHOOL PARKING EXPANSION

Bondurant - Farrar Community School District

1000 Grant St N,
Bondurant, Iowa 50035

LANDSCAPE REQUIREMENTS:

GENERAL TREE REQUIREMENT:

1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES

43 SPACES X 1 TREES / 6 SPACES = 7.16

8 OVERSTORY TREES REQUIRED

14 OVERSTORY TREES PROVIDED

PARKING LOT ISLANDS:

1 TREE PER 18 PARKING SPACES

43 SPACES X 1 TREES / 18 SPACES = 2.38

3 OVERSTORY TREE/ISLAND REQUIRED

3 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: **43 STALLS (4 ADA + 1 VAN)**

ACCESSIBLE STALLS REQUIRED: **5**

ACCESSIBLE STALLS PROVIDED: **5 (1 IS VAN ACCESSIBLE)**

BIKE PARKING REQUIREMENTS:

1 BIKE PARKING SPACE FOR EVERY 20 PARKING SPACES PROVIDED
43 TOTAL PARKING SPACES PROVIDED

43 PARKING SPACES / 20 = **2.15 BIKE PARKING SPACES REQUIRED.**
3 BIKE PARKING SPACES PROVIDED, MINIMUM.

LEGAL DESCRIPTION

S 50A W $\frac{1}{2}$ NW $\frac{1}{4}$ LESS RD EAS SEC 30-80-22

ZONING AND LAND USE

EXISTING ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

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

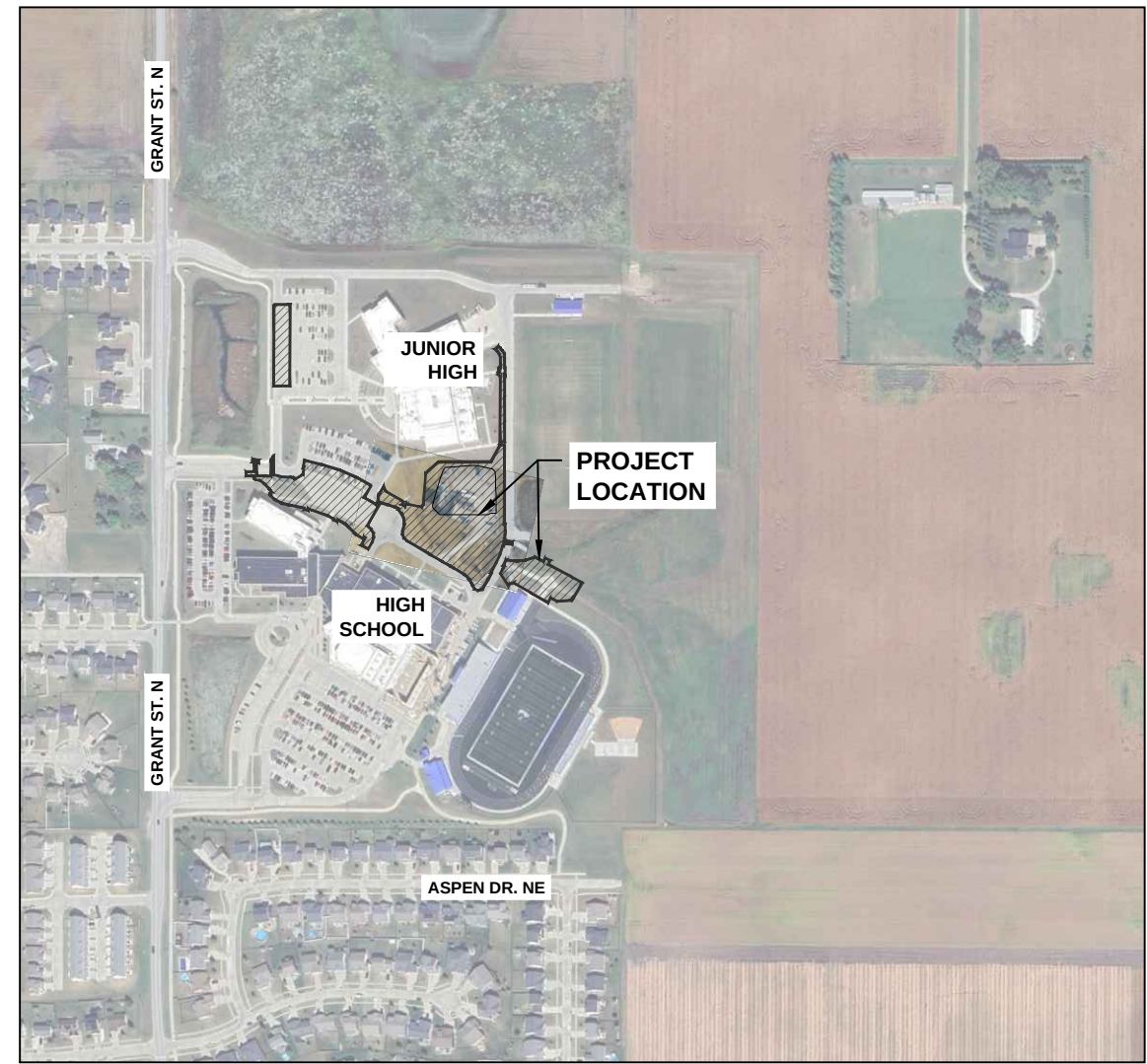
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CONFLUENCE

SHEET INDEX

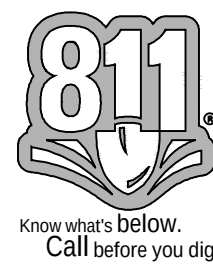
SHEET NO.	SHEET TITLE
G000	COVER SHEET
	CIVIL SHEETS
C100 - C103	UTILITY PLANS
C200	UTILITY DETAILS
C300 - C303	EROSION CONTROL PLANS
	LANDSCAPE SHEETS
L001	GENERAL NOTES
L100	OVERALL SITE DEMOLITION PLAN
L101-L104	SITE DEMOLITION PLANS
L200	OVERALL SITE LAYOUT PLAN
L201-L204	SITE LAYOUT PLANS
L300	OVERALL SITE GRADING PLAN
L301-L303	SITE GRADING PLANS
L400	OVERALL SITE PLANTING PLAN
L401-L403	SITE PLANTING PLANS
L500-L501	SITE DETAILS
L502	LANDSCAPE DETAILS
	ARCHITECTURAL SHEETS
A100	ENTRY BUILDING PLANS, ELEVATIONS, BUILDING SECTIONS
	ELECTRICAL SHEETS
E101	SITE PLAN - LIGHTING PHOTOMETRICS

VICINITY MAP



ISSUED FOR

CITY REVIEW



COVER SHEET

CONFLUENCE PROJECT # 25333

G000

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STRUCTURAL ENGINEER KPFF CONSULTING ENGINEERS

604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
PH: (515) 279-3900
CONTACT

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

NAME _____ REGISTRATION #00000 _____ DATE _____
MY REGISTRATION DATE IS: _____
SHEETS COVERED BY THIS SEAL: _____

ELECTRICAL ENGINEER TWIN RIVERS ENGINEERING CONSULTANTS

1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
CONTACT

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MY REGISTRATION DATE IS: _____
SHEETS COVERED BY THIS SEAL: _____

CIVIL ENGINEER BISHOP ENGINEERING

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

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NAME _____ REGISTRATION #00000 _____ DATE _____
MY REGISTRATION DATE IS: _____
SHEETS COVERED BY THIS SEAL: _____

ARCHITECT SVPA ARCHITECTS INC

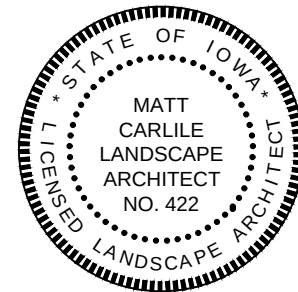
14466 28TH ST, STE 200
WEST DES MOINES, IA 50266
PH: (515) 327-5990
CONTACT

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LANDSCAPE ARCHITECT CONFLUENCE

524 N MAIN AVENUE, SUITE 201
SIOUX FALLS, SD 57104
PH: (605) 339-1205
www.thinkconfluence.com
CONTACT



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MY REGISTRATION DATE IS: _____
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THE SQUARES INDICATE THE LOCATION OF THE SQUARES. THE SQUARES SHALL BE Labeled WITH EACH AND WHITE LETTERS IF PRINTED CORRECTLY.

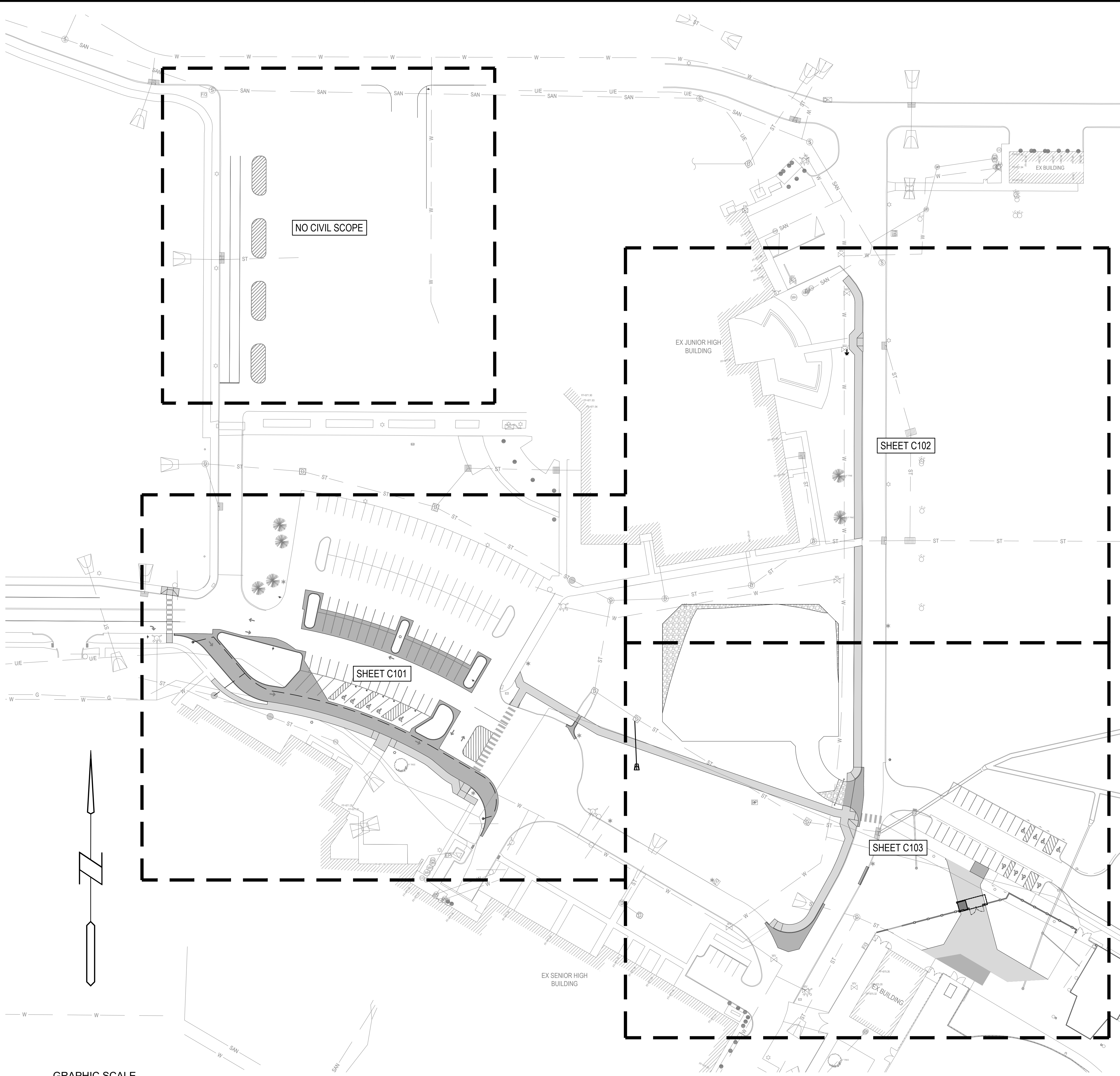
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GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS 2026 STANDARD SPECIFICATIONS. THE CITY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK AND PRIOR TO ANY WEEKEND OR HOLIDAY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY 1 WEEK PRIOR TO ANY PLANNED WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
5. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
6. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY.
8. EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
9. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
11. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
12. ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL.

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
3. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD. ALL FLARED END SECTIONS SHALL HAVE A 3" WIDE CLAY WATERSTOP (SUDAS SW-105). PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP. STORM SEWER CALLED OUT AS N-12 OR CLASS III RCP.
5. NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
6. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
7. 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.
8. ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS AND THE CITY STAFF SHALL WITNESS ALL TESTING.
9. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER.
10. ALL WATER LINE MATERIAL SHALL BE C-900 UNLESS NOTED OTHERWISE ON PLANS. SIZE OF WATER MAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. 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.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT AND A 5" STORZ CONNECTION.
17. 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.
18. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY.

UTILITY CONFLICT NOTES:

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

STORM & SANITARY TELEVISION NOTES:

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

FARM TILE NOTES:

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

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604 Locust Street, Suite 202
Des Moines, IA 50309
515.279.3900

PRELIMINARY
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CONSTRUCTION

Revision Schedule

No.	Date	Description

BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

UTILITY PLAN

C100

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SHEET'S DRAWING PAGE SIZE

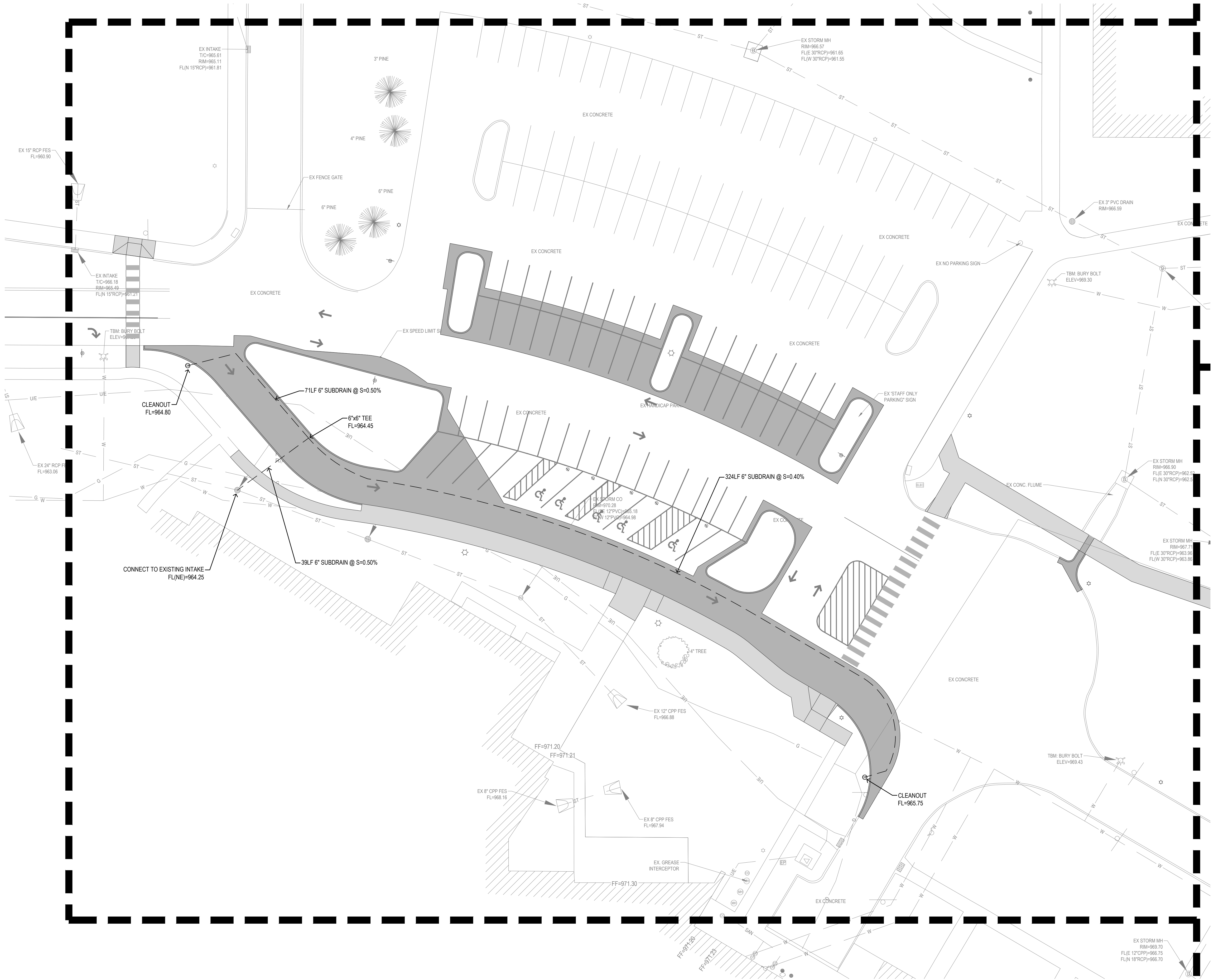
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1000 GRANT STREET N
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Date	2026-03-09

UTILITY PLAN

C101

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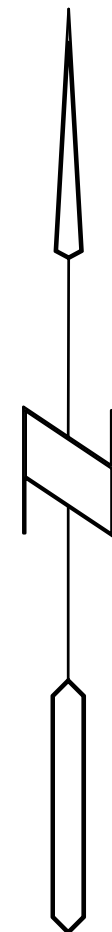
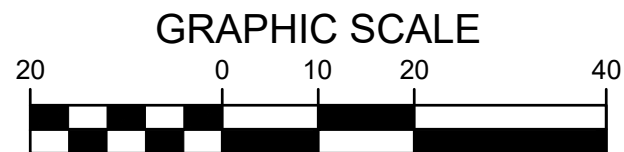
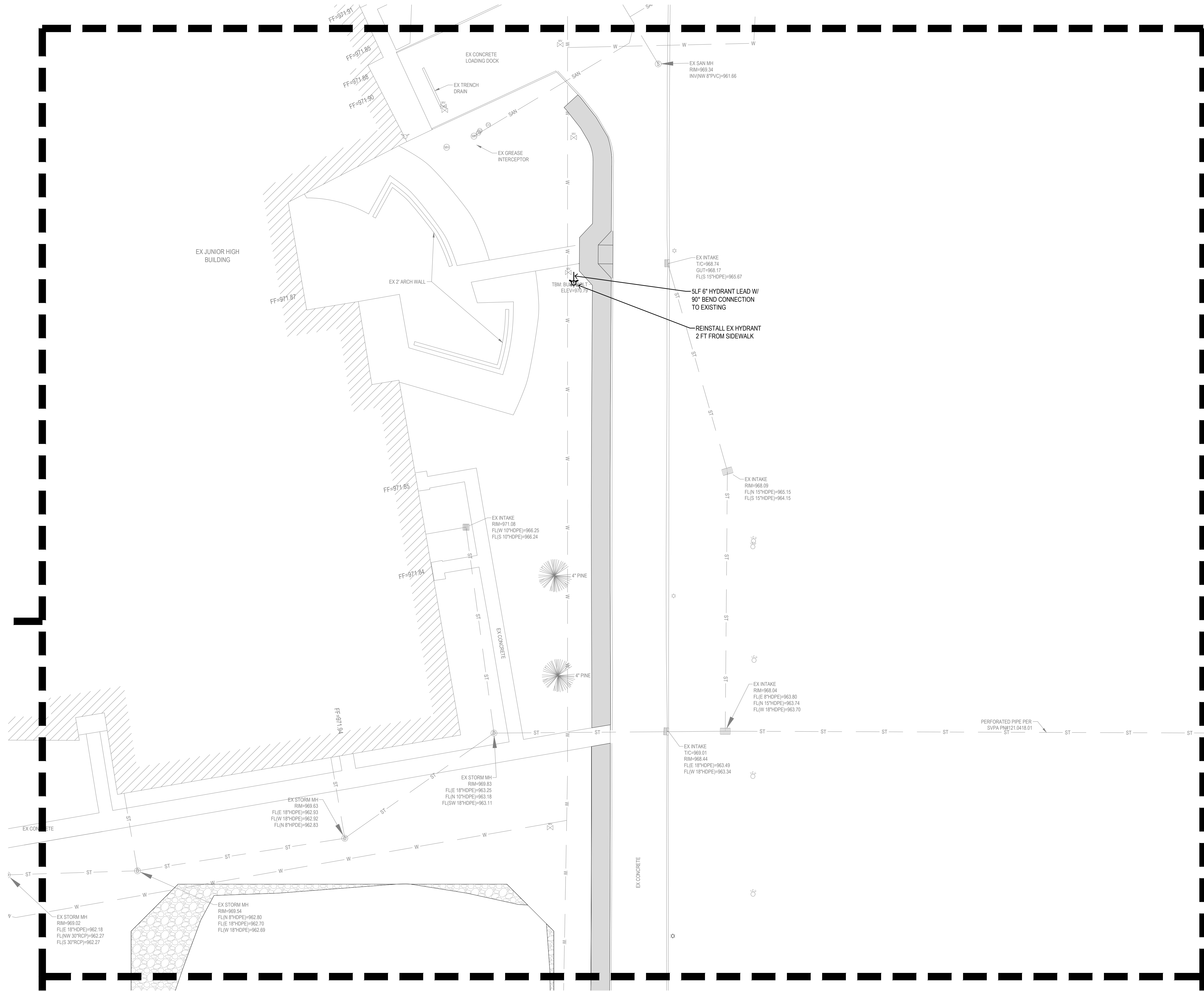
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BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

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Issue	SITE PLAN REVIEW
Date	2026-03-09

UTILITY PLAN

C102

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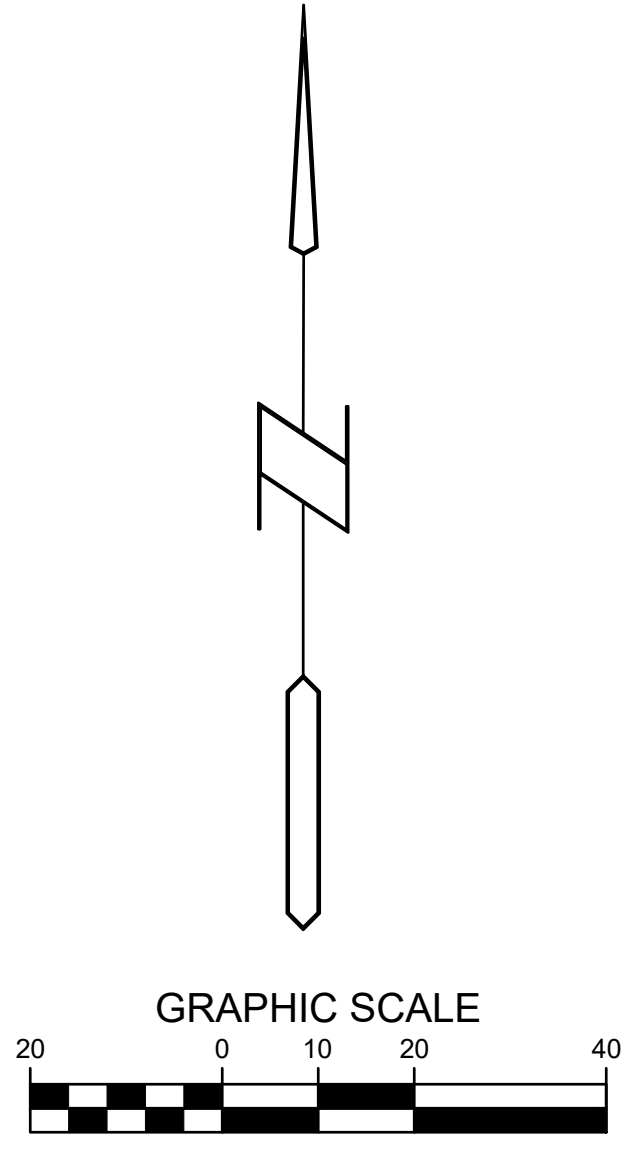
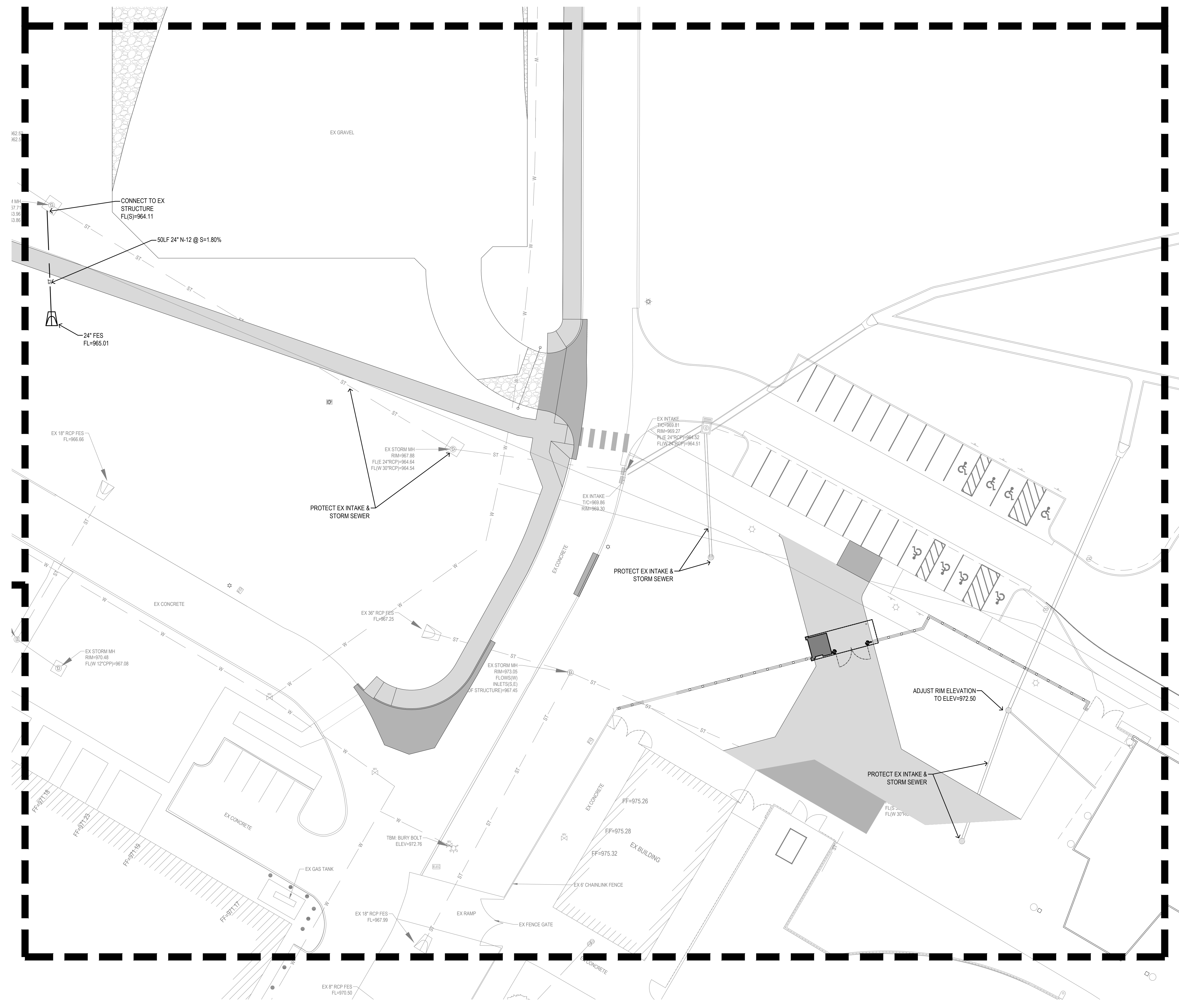
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BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT 1000 GRANT STREET N BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

UTILITY PLAN

C103

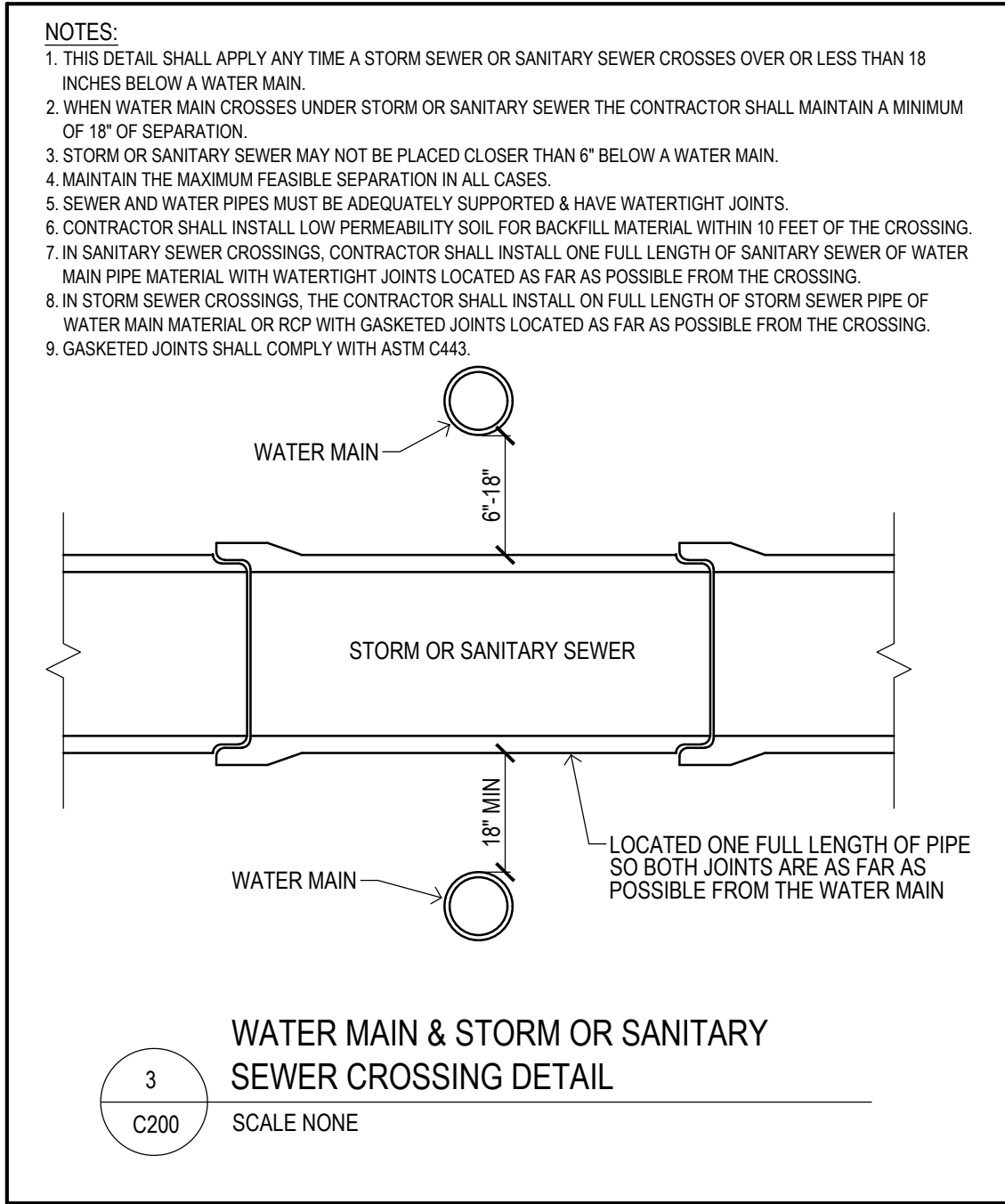
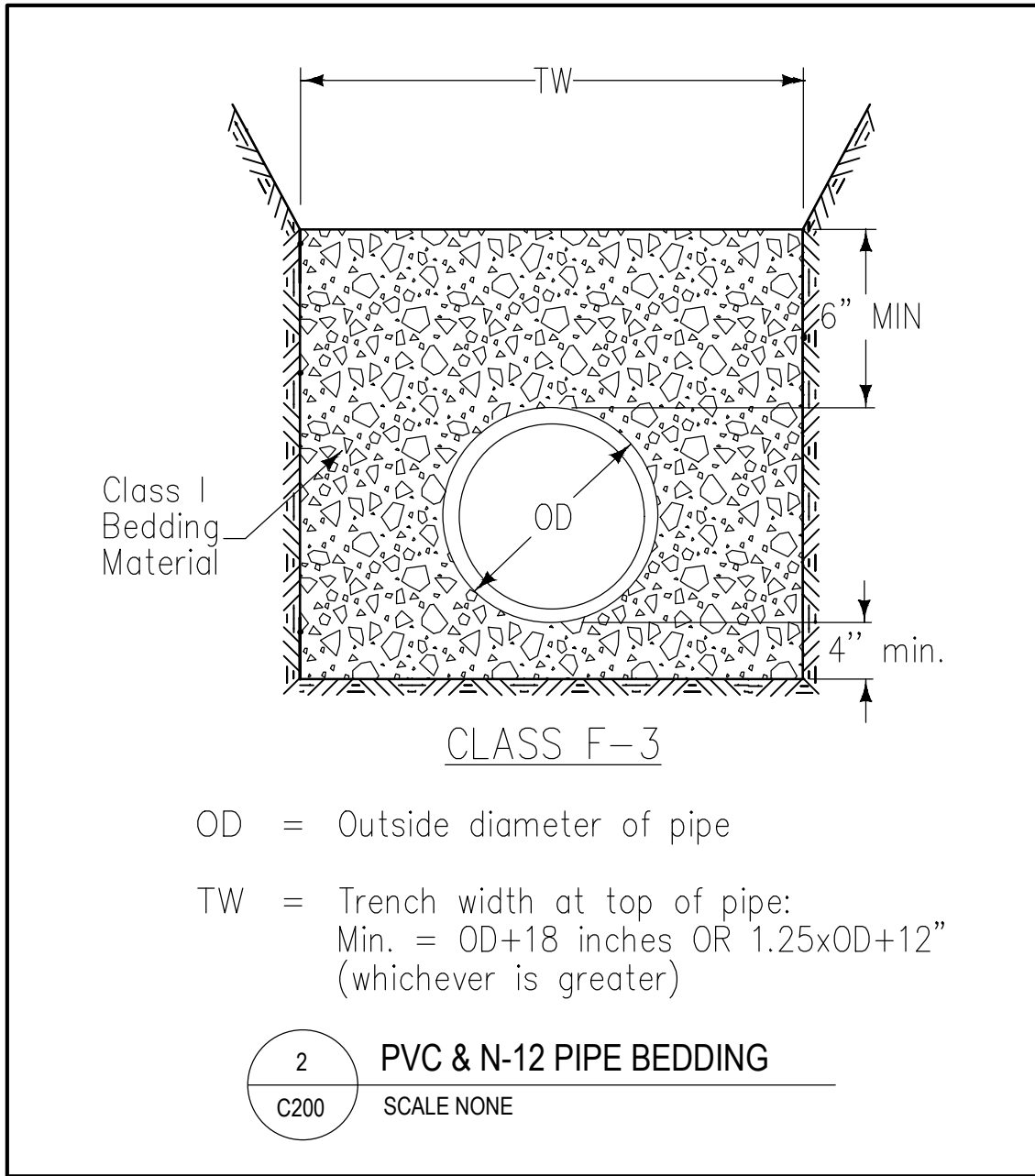
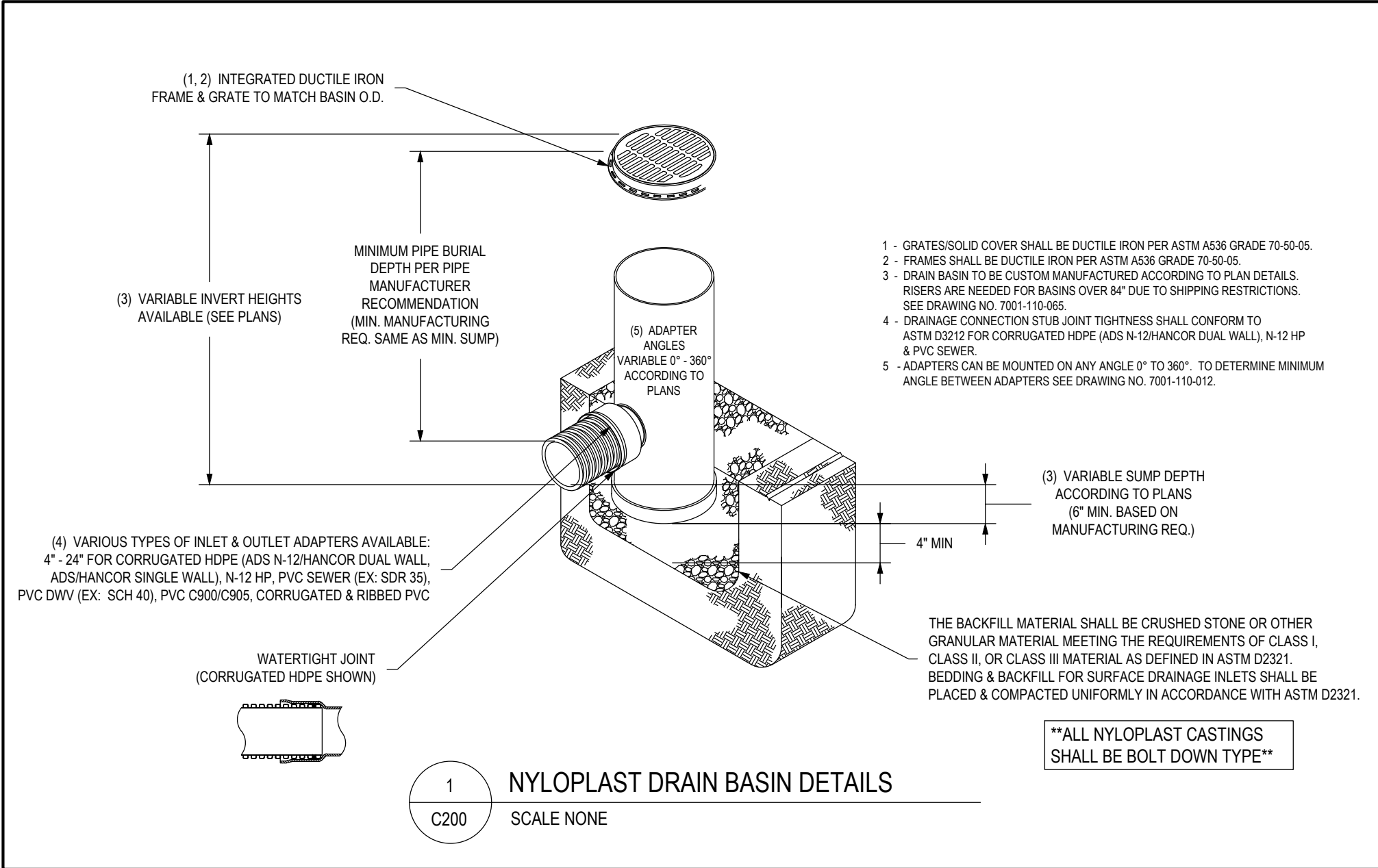
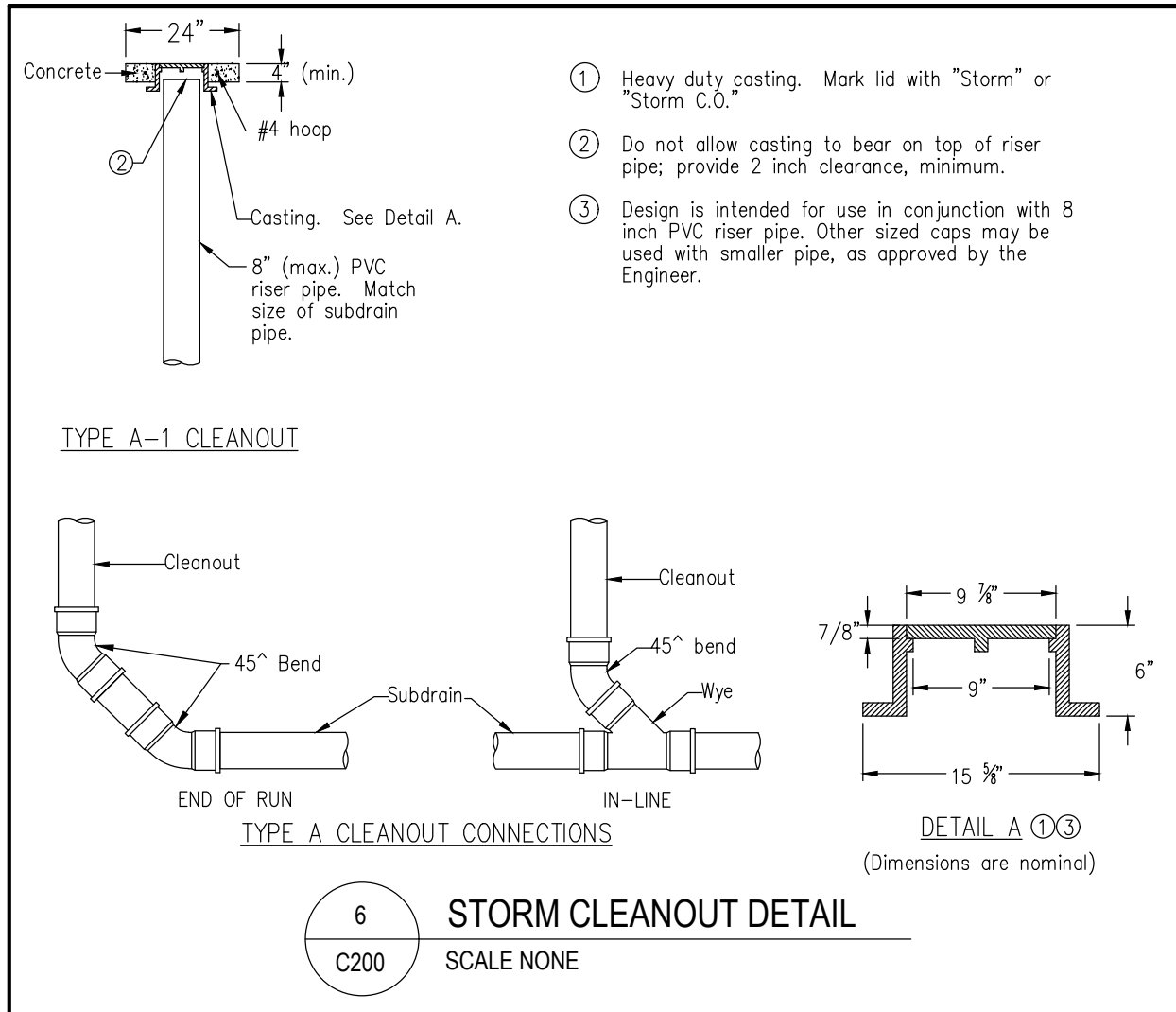
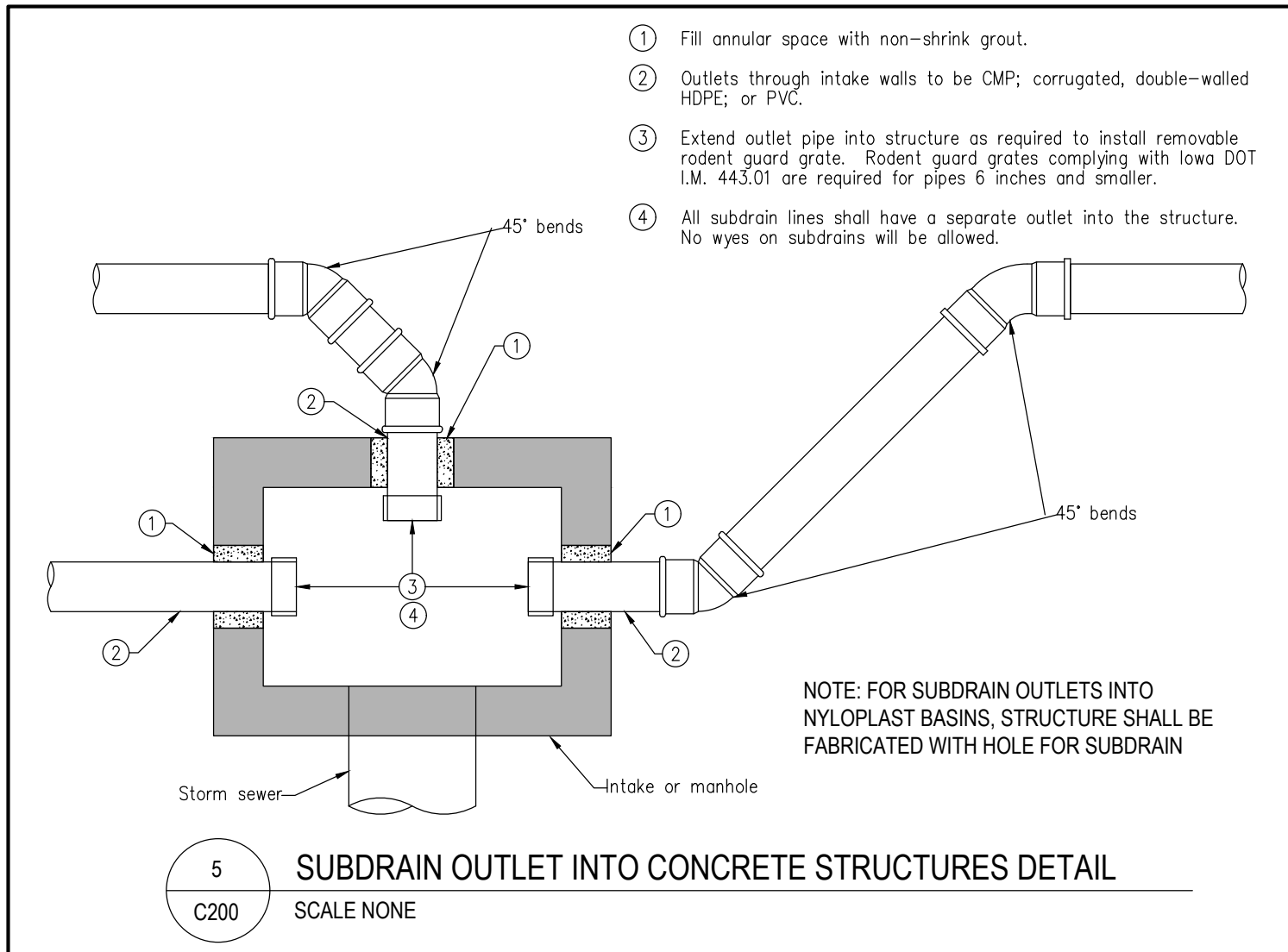
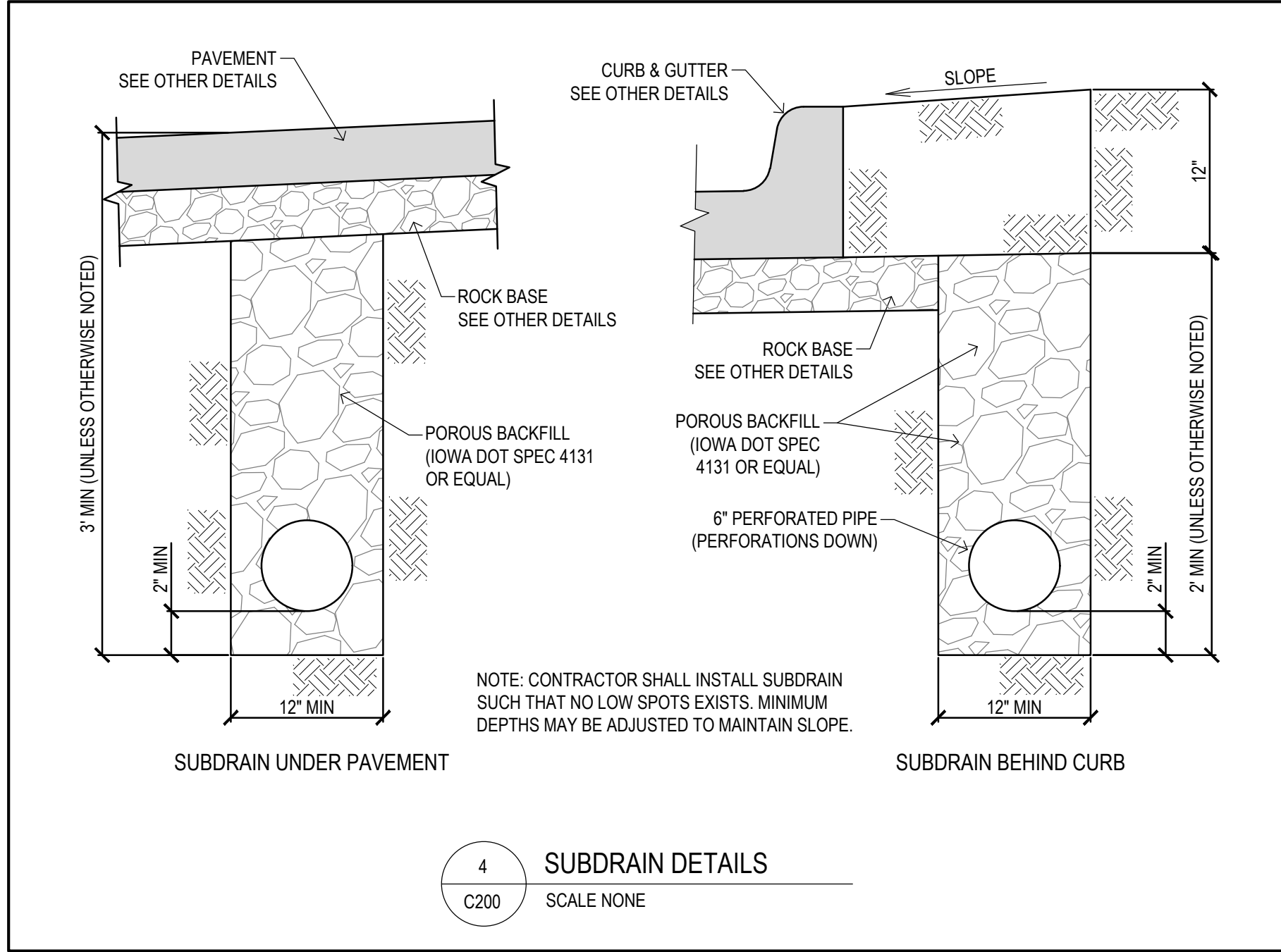
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UTILITY DETAILS

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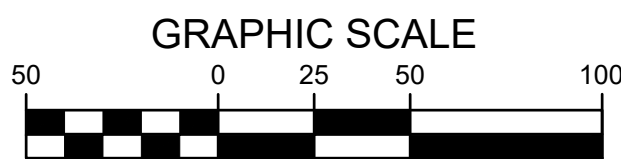
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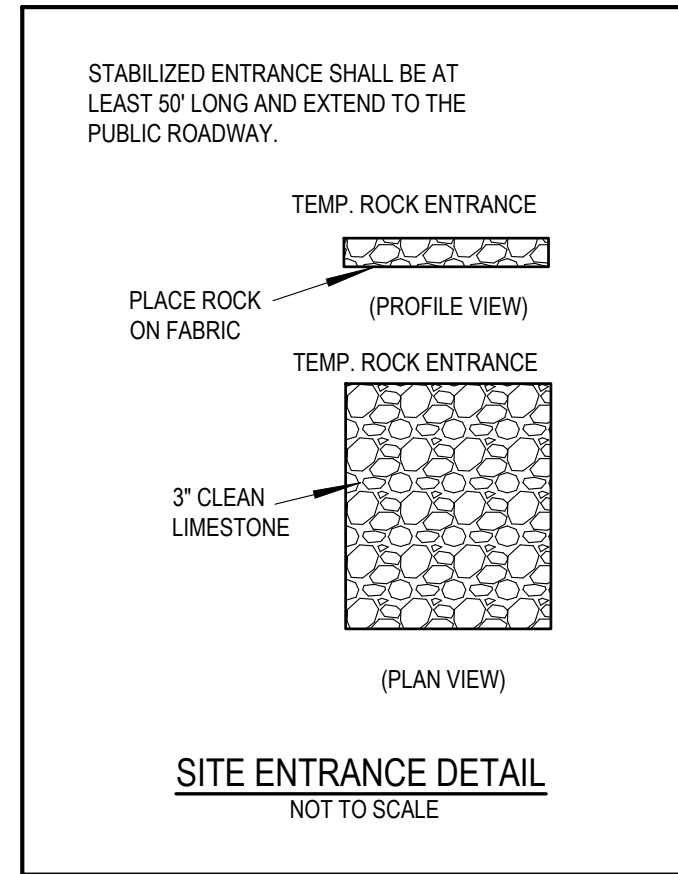
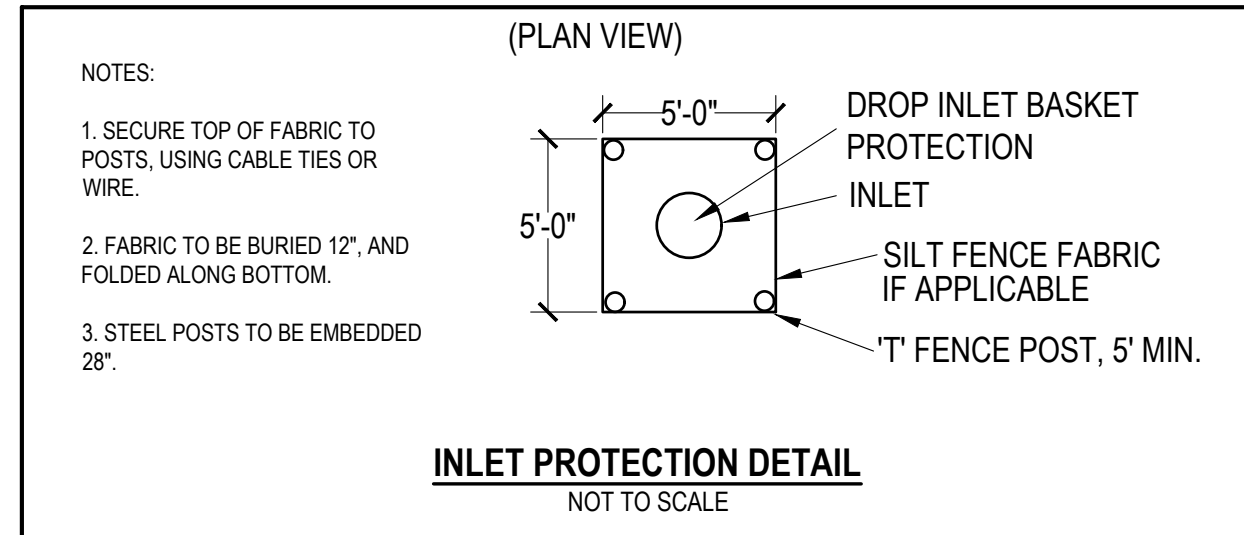
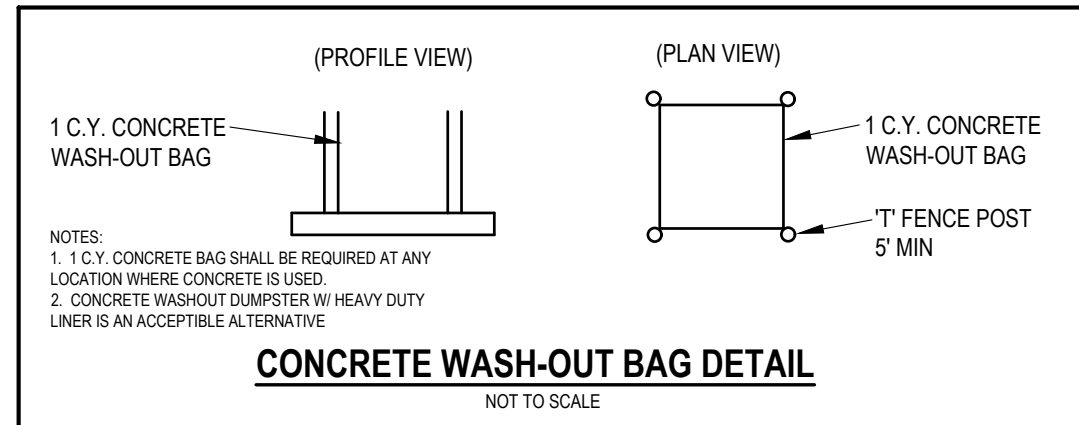
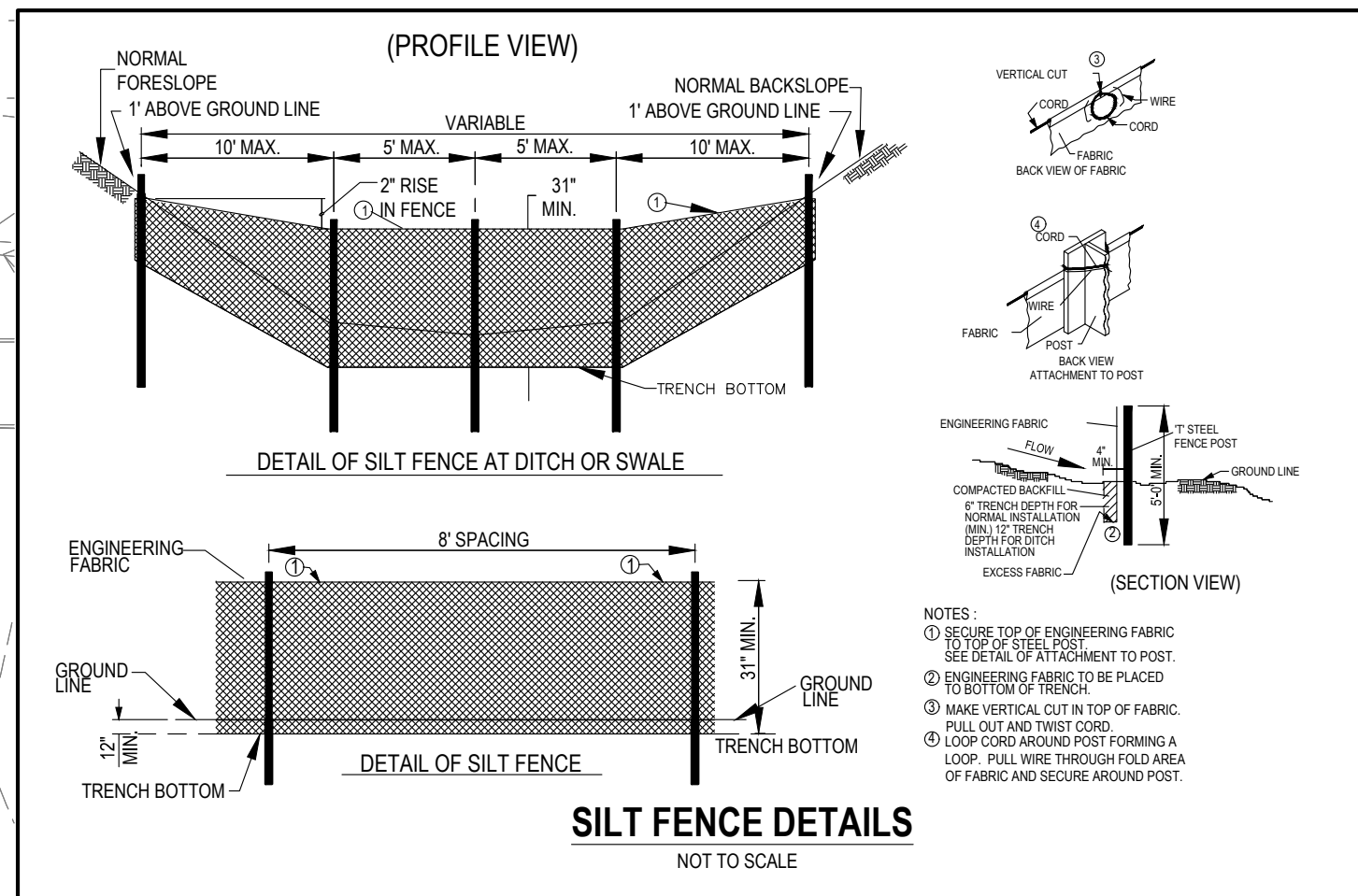
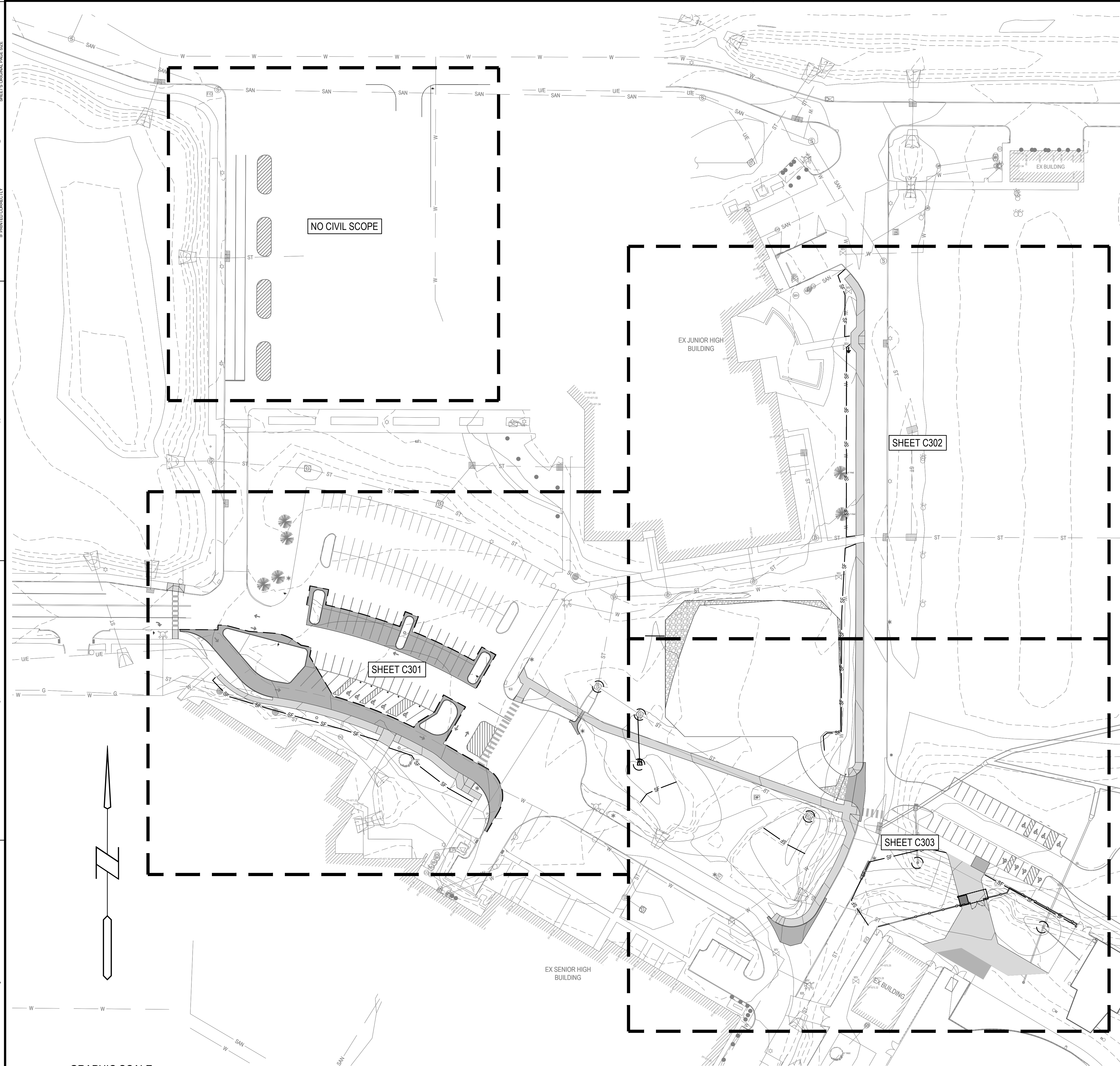


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EROSION CONTROL NOTES:

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

EROSION CONTROL REMOVAL NOTES:

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

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PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
No.	Date	Description

BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

EROSION CONTROL
PLAN

C300

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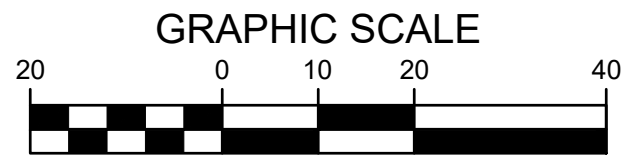
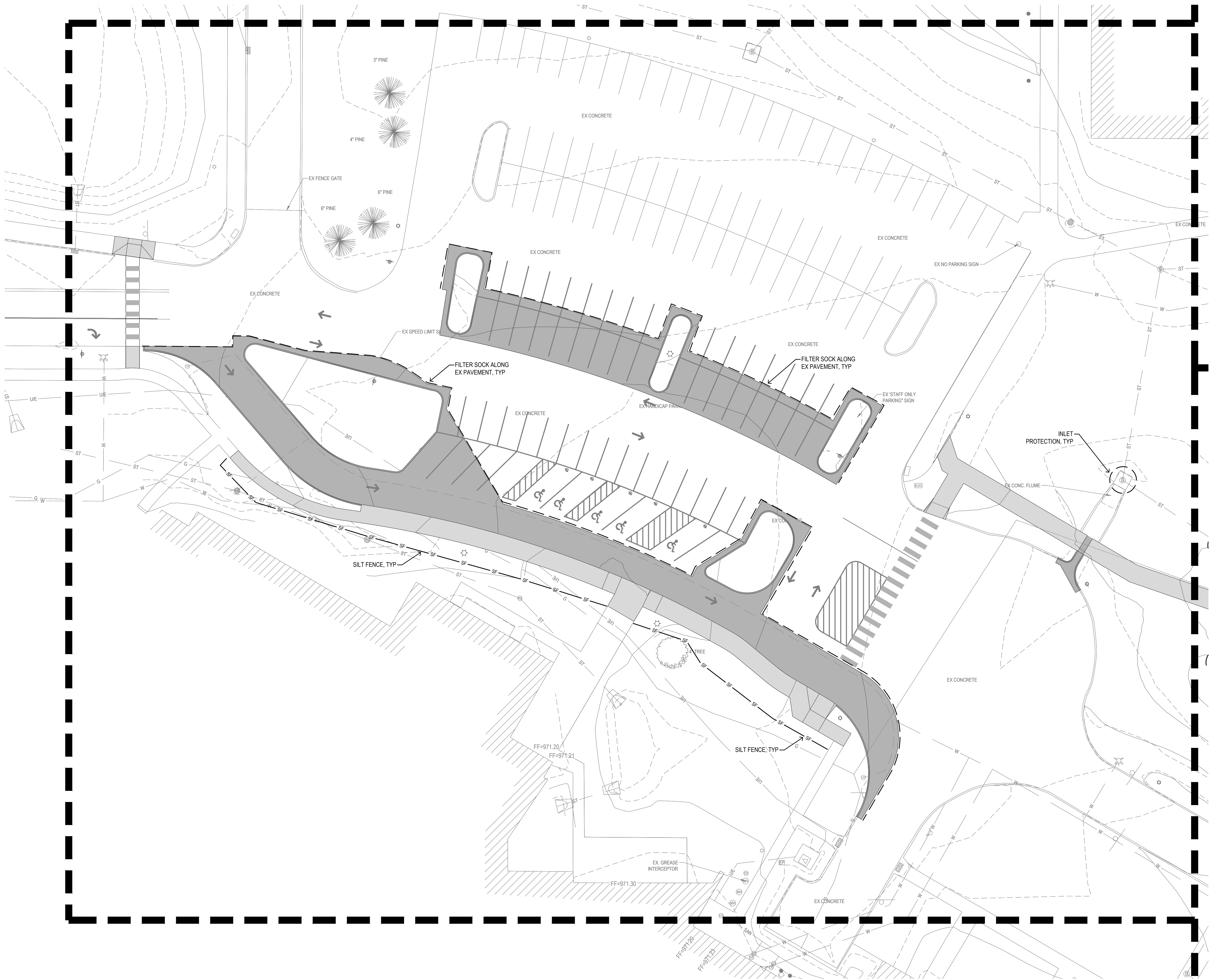
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EROSION CONTROL
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C301

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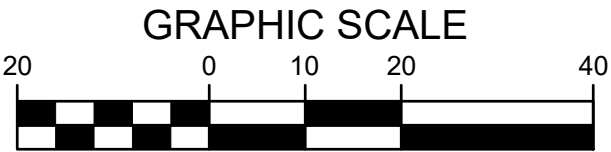
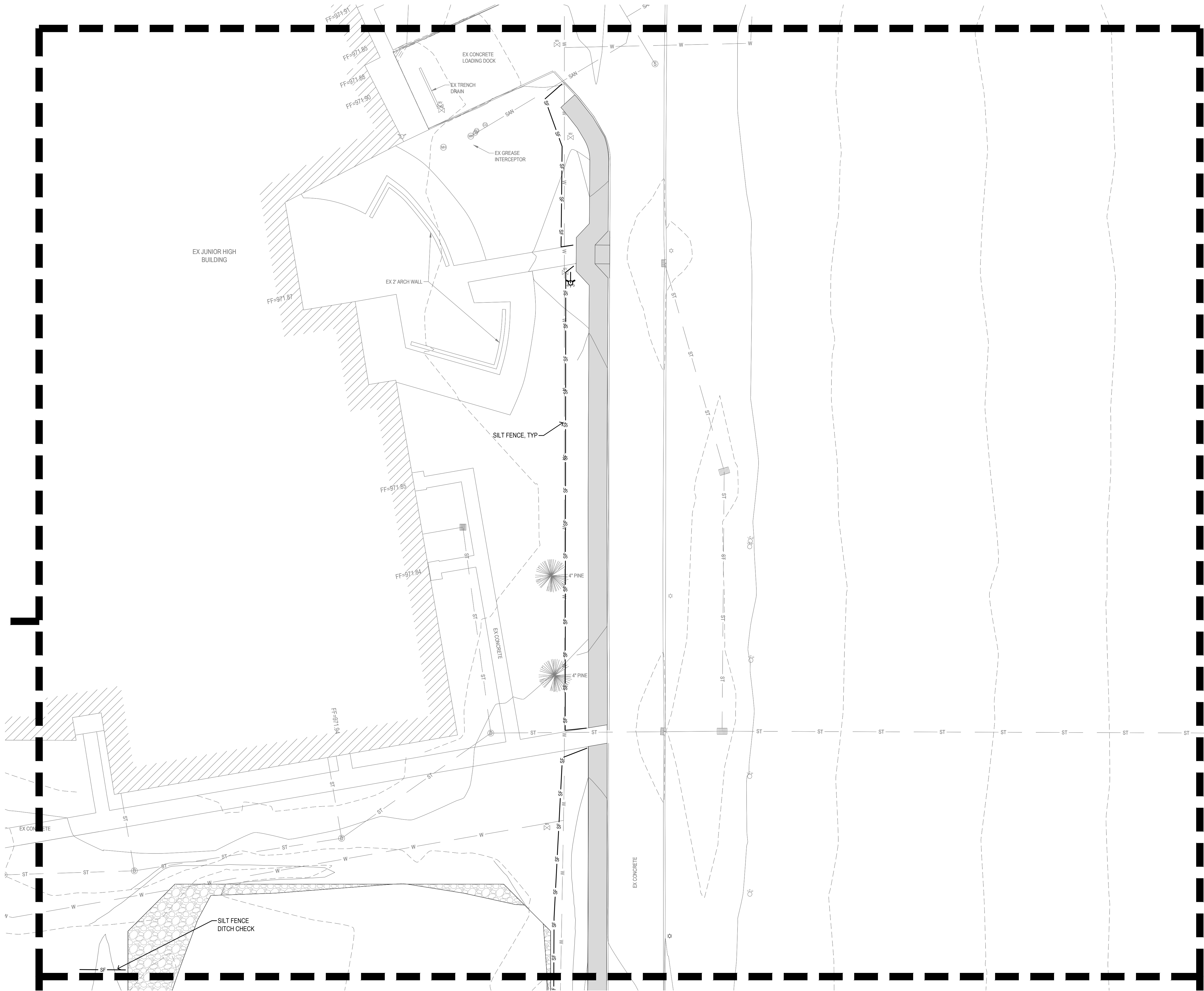
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BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

EROSION CONTROL
PLAN

C302

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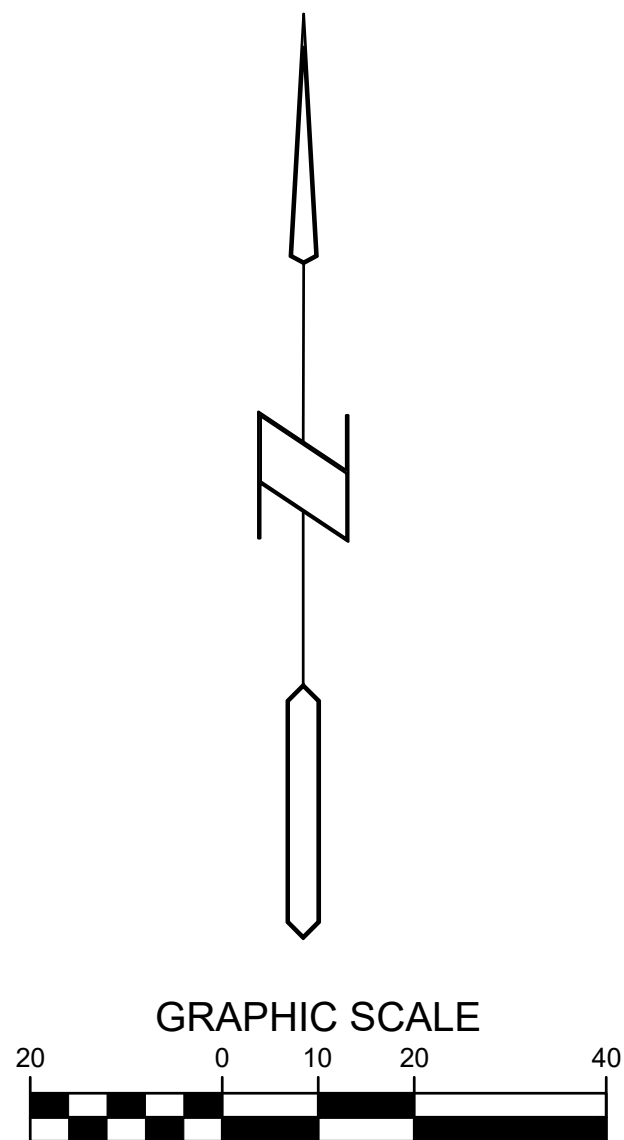
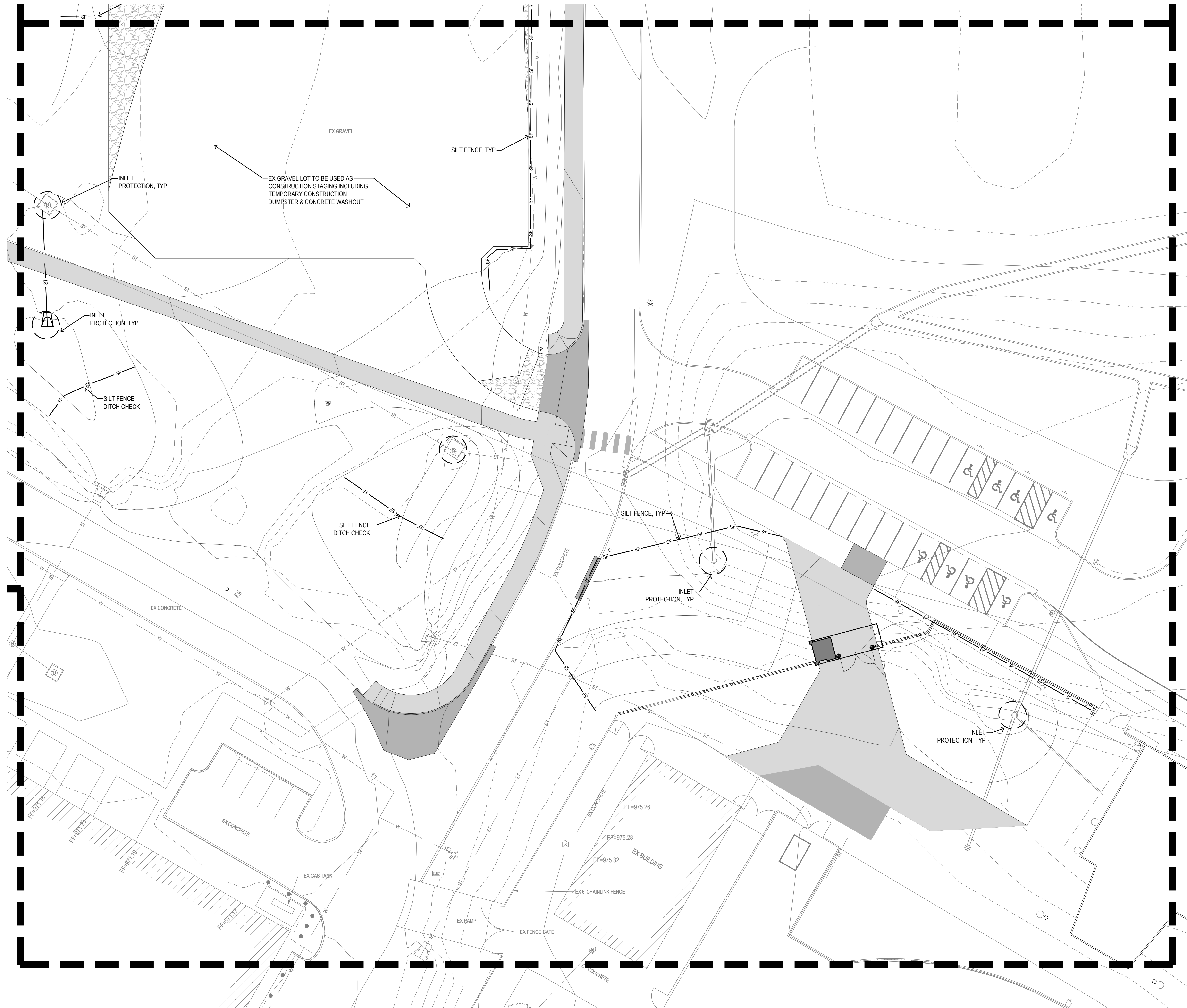
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Project Number	25333
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EROSION CONTROL
PLAN

C303

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GENERAL NOTES

- A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH ALL CITY OF BONDURANT STANDARDS, INCLUDING ALL APPLICABLE PERMITS AND 2025 EDITION OF SUDAS.

DEMOLITION GENERAL NOTES

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE LAYOUT NOTES

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

GRADING NOTES

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEP AT THE END OF EACH WORKING DAY.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.
- K. ALL LIGHT POLE ELEVATIONS PROVIDED ARE AT FINISHED GRADE. REFER TO ELECTRICAL DETAILS FOR PROPOSED FOOTING HEIGHTS ABOVE FINISHED GRADE.

PLANTING GENERAL NOTES

- L. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- M. 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.
- N. 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.
- O. 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.
- P. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- Q. 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.
- R. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- S. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- T. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- U. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- V. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

SPECIFICATIONS NOTES

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BFCSD BASEBALL / SOFTBALL FIELDS & TENNIS PROJECT SPECIFICATIONS AND 2025 SUDAS SPECIFICATIONS.
- B. FOR ANY DISCREPANCIES BETWEEN THE BFCSD BASEBALL / SOFTBALL FIELDS & TENNIS PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF BONDURANT OR THE PROJECT LANDSCAPE ARCHITECT.
- C. FOR ANY SPECIFICATION DISCREPANCIES, PROJECT LANDSCAPE ARCHITECT SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF LANDSCAPE ARCHITECT IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
- D. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF BONDURANT ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

ABBREVIATIONS

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

LINE SYMBOL LEGEND

---	PROPERTY LINE
----	EASEMENT
----	SETBACK
----	EXISTING INDEX CONTOUR
----	EXISTING CONTOUR
----	PROPOSED INDEX CONTOUR
----	PROPOSED CONTOUR
----	COMMUNICATIONS
----	OVERHEAD ELECTRIC
----	UNDERGROUND ELECTRIC
----	FIBER OPTIC
----	SANITARY SEWER
----	STORM SEWER
----	UNDERDRAIN
----	TELEPHONE
----	WATER
----	SILT FENCE
----	FENCE
----	FENCE

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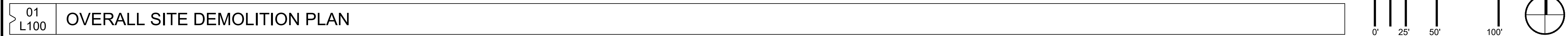
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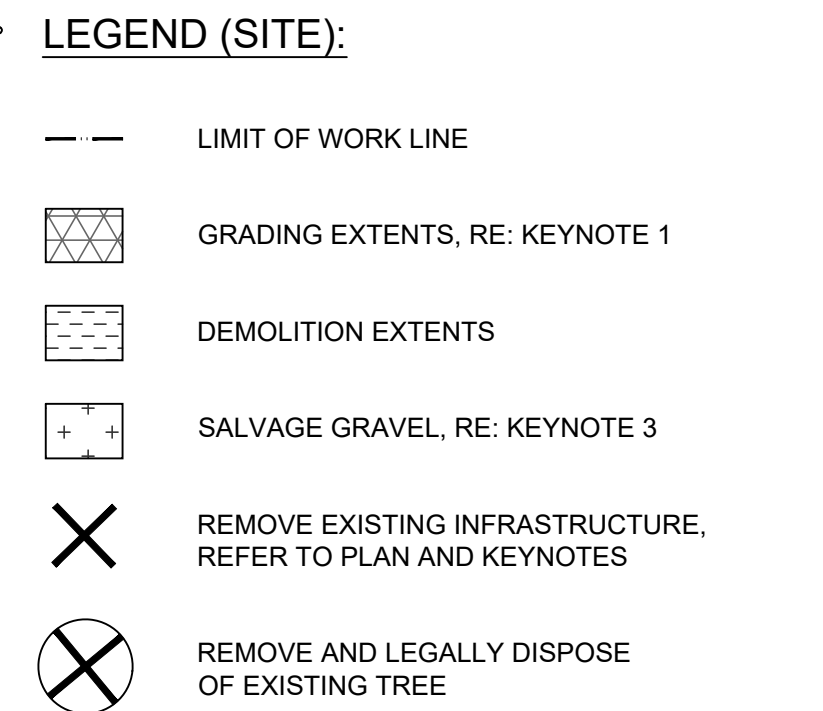
Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

GENERAL NOTES

L001

	LIMIT OF WORK LINE
	GRADING EXTENTS, RE: KEYNOTE 1
	DEMOLITION EXTENTS
	SALVAGE GRAVEL, RE: KEYNOTE 3
	REMOVE EXISTING INFRASTRUCTURE REFER TO PLAN AND KEYNOTES
	REMOVE AND LEGALLY DISPOSE OF EXISTING TREE





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SITE DEMOLITION PLAN



GENERAL NOTES

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

DEMOLITION GENERAL NOTES

- PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

KEYNOTES:

- CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 6" AT FINAL GRADE.
- REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
- REMOVE AND SALVAGE EXISTING GRAVEL TO BE REUSED ON-SITE. LEGALLY DISPOSE OF EXCESS.
- PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

LEGEND (SITE):

- LIMIT OF WORK LINE
- [Hatched Pattern] GRADING EXTENTS, RE: KEYNOTE 1
- [Cross-hatched Pattern] DEMOLITION EXTENTS
- [+ Pattern] SALVAGE GRAVEL, RE: KEYNOTE 3
- [X] REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
- [X with Circle] REMOVE AND LEGALLY DISPOSE OF EXISTING TREE

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STRUCTURAL ENGINEER

KPFF

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PRELIMINARY

NOT FOR
CONSTRUCTION

Revision Schedule

No.	Date	Description

BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY

SCHOOL DISTRICT

1000 GRANT STREET N

BONDURANT, IA 50035

Project Number 25333

Issue SITE PLAN REVIEW

Date 2026-03-09

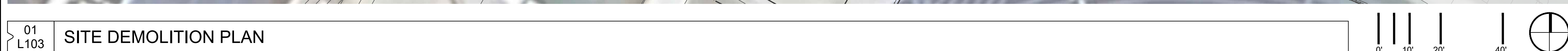
SITE DEMOLITION
PLAN

L102

[illegible]

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

L103



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

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE TO UTILITIES FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION. IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNERS' PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- ① CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 6" AT FINAL GRADE.
- ② REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
- ③ REMOVE AND SALVAGE EXISTING GRAVEL TO BE REUSED ON-SITE. LEGALLY DISPOSE OF EXCESS.
- ④ PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS, RE: KEYNOTE 1
	DEMOLITION EXTENTS
	SALVAGE GRAVEL, RE: KEYNOTE 3
	REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
	REMOVE AND LEGALLY DISPOSE OF EXISTING TREE

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PRELIMINARY
NOT FOR
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Revision Schedule

[illegible]

BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

SITE DEMOLITION PLAN

L104

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR,
WITH BLACK AND WHITE LETTERS.
IF PRINTED CORRECTLY.



01
> L104

SITE DEMOLITION PLAN



GENERAL NOTES

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

DEMOLITION GENERAL NOTES

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDINGS AND EXISTING STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNERS' PROPERTY PRIOR TO REPAIR.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
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- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

KEYNOTES:

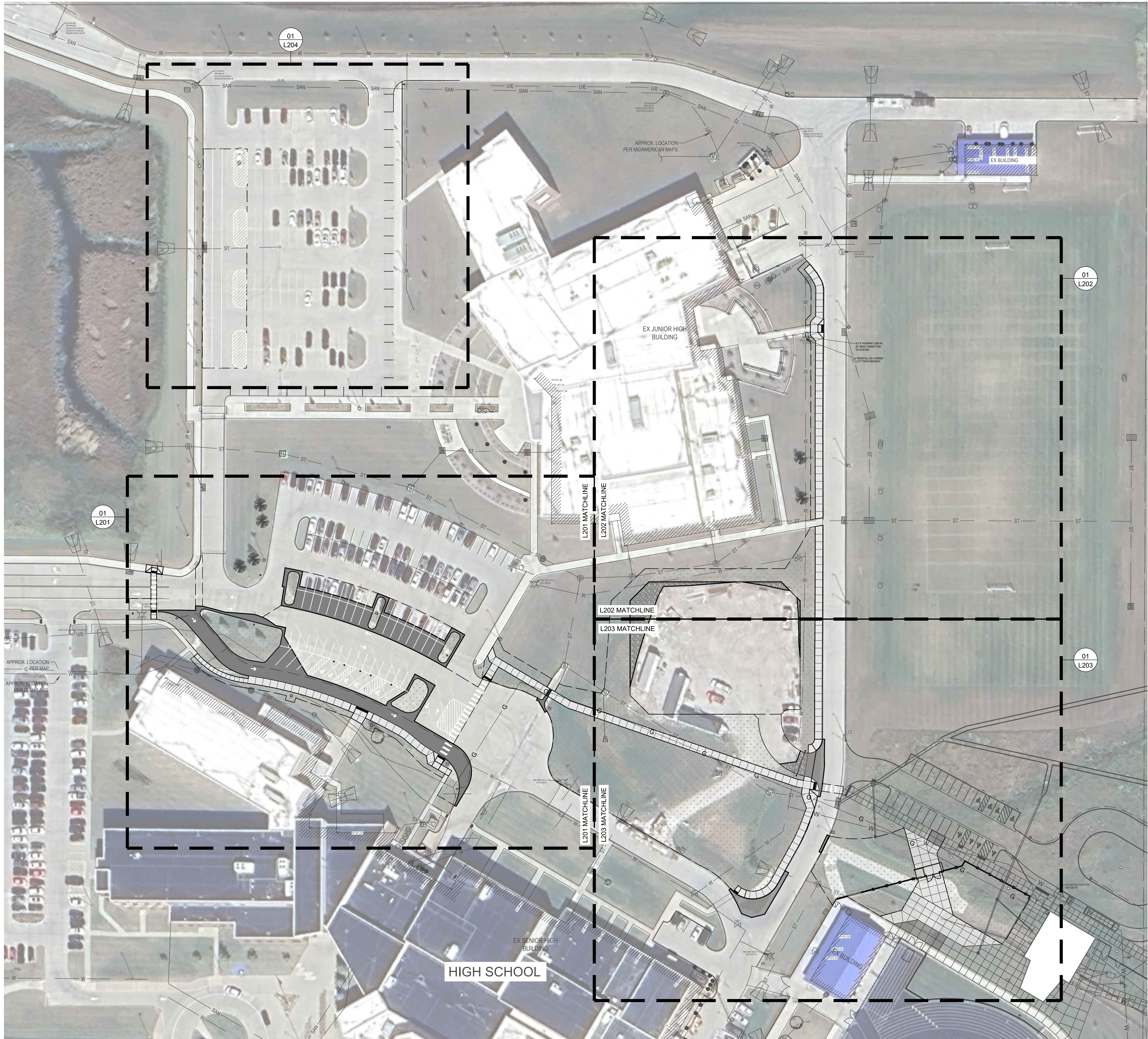
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- ④ PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

LEGEND (SITE):

- | | |
|---|--|
|  | LIMIT OF WORK LINE |
|  | GRADING EXTENTS, RE: KEYNOTE 1 |
|  | DEMOLITION EXTENTS |
|  | SALVAGE GRAVEL, RE: KEYNOTE 3 |
|  | REMOVE EXISTING INFRASTRUCTURE
REFER TO PLAN AND KEYNOTES |
|  | REMOVE AND LEGALLY DISPOSE
OF EXISTING TREE |

File Location: N:\2025\05333_Bondurant HS Parking\03 WORKING\03 WORKING\10 AUTOCAD\200 SHEET SET\MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jdoehs / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dohs

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE IS SHOWN ABOVE
THE SQUARES ARE NOT TO SCALE
WITH EACH AND WHITE LETTERS
IF PRINTED CORRECTLY



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

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Revision Schedule

No.	Date	Description

BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY

SCHOOL DISTRICT

1000 GRANT STREET N

BONDURANT, IA 50035

Project Number 25333

Issue SITE PLAN REVIEW

Date 2026-03-09

OVERALL SITE
LAYOUT PLAN

L200

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET\MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jdoehs / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dohesh

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE & ORIENTED AS SHOWN
ON THE SQUARE. ANY LINE LONGER
OR SHORTER THAN ONE INCH
WITH EACH AND WHITE LETTERS
IF PRINTED TO CORRECTLY



01
L202 SITE LAYOUT



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

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500

KEYNOTES:

- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500 & 08/L500
- STANDARD PCC CURB AND GUTTER, RE: 03/L500
- INTEGRAL PCC CURB AT WALK, RE: 04/L500
- VEHICULAR GRAVEL, RE: 11/L500
- PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 01/L501
- PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 12/L500
- PARALLEL CURB RAMP, RE: 02/L501
- ADA PARKING SIGNAGE - STANDARD, RE: 08/L501
- ADA PARKING SIGNAGE - VAN, RE: 08/L501
- PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
- PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:04/L501
- ALUMINUM FENCE ENTRANCE - ALT #01., RE: 05/L501
- STANDARD MOW STRIP, RE: 06/L501
- PAINTED DIRECTIONAL ARROWS
- AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.

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PRELIMINARY

NOT FOR

CONSTRUCTION

Revision Schedule

No.	Date	Description

BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY

SCHOOL DISTRICT

1000 GRANT STREET N

BONDURANT, IA 50035

Project Number 25333

Issue SITE PLAN REVIEW

Date 2026-03-09

SITE LAYOUT

L202

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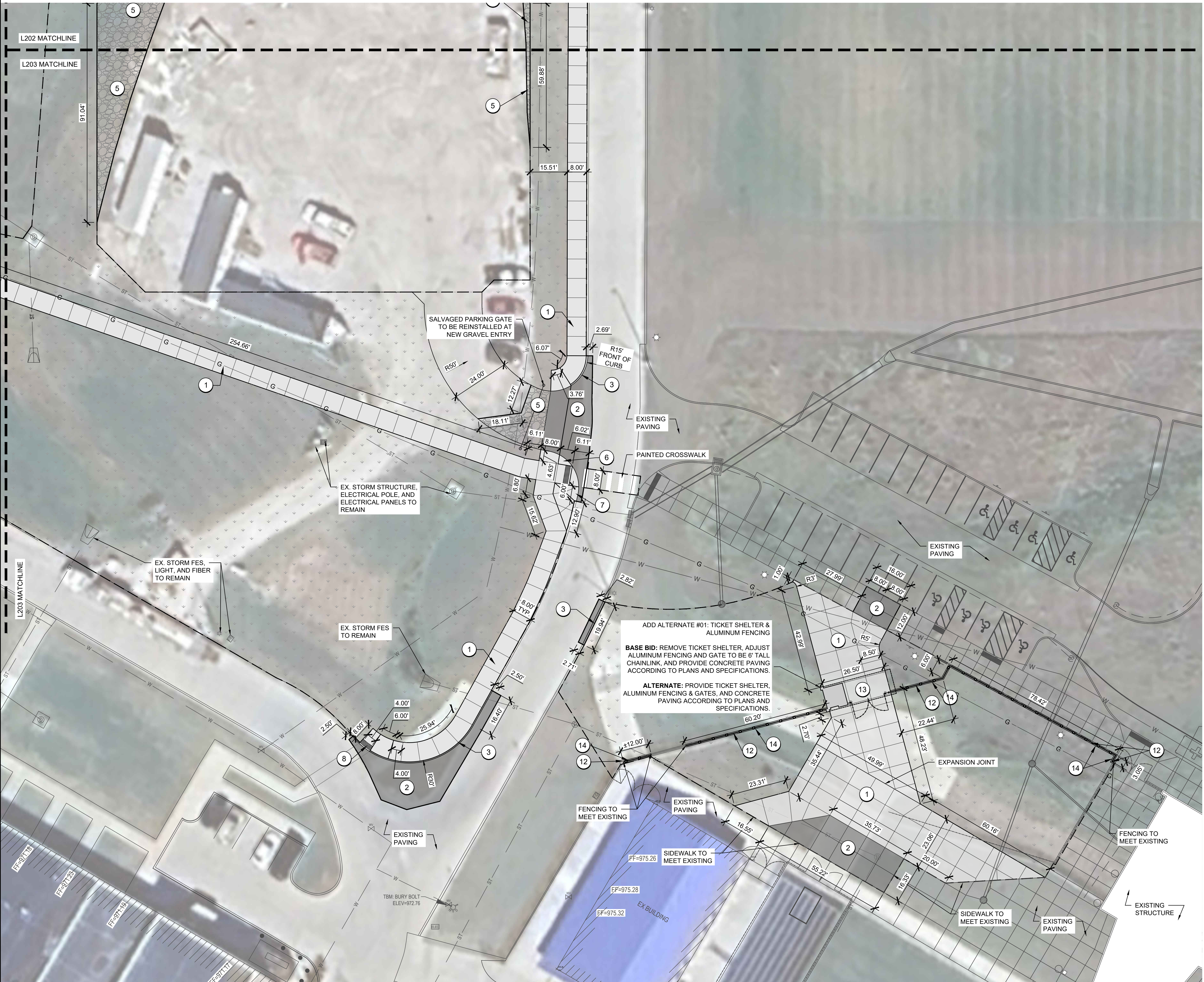
Page 54 of 82

File Location: N:\2025\0333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET\MANAGER\L203 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE SQUARES SHOWN ARE FOR
EASING AND WHITE LETTERS
WITH EACH AND WHITE LETTERS
IF PAINTED CORRECTLY

C M Y K

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE & DRAWING SIZE



- ### GENERAL NOTES
- A. BISHOP ENGINEERING, 3501 104TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
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 - F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

- ### LEGEND (SITE):
- LIMIT OF WORK LINE
 - TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
 - TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500

- ### KEYNOTES:
- 1 TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
 - 2 TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500 & 08/L500
 - 3 STANDARD PCC CURB AND GUTTER, RE: 03/L500
 - 4 INTEGRAL PCC CURB AT WALK, RE: 04/L500
 - 5 VEHICULAR GRAVEL, RE: 11/L500
 - 6 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 01/L501
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 - 9 ADA PARKING SIGNAGE - STANDARD, RE: 08/L501
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 - 12 PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:04/L501
 - 13 ALUMINUM FENCE ENTRANCE - ALT #01, RE: 05/L501
 - 14 STANDARD MOW STRIP, RE: 06/L501
 - 15 PAINTED DIRECTIONAL ARROWS
 - 16 AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.

01
L203 SITE LAYOUT



PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
No.	Date	Description

BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY

SCHOOL DISTRICT

1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

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Page 56 of 56

16 AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES



4



PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule

[illegible]

BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

SITE GRADING PLAN

_301

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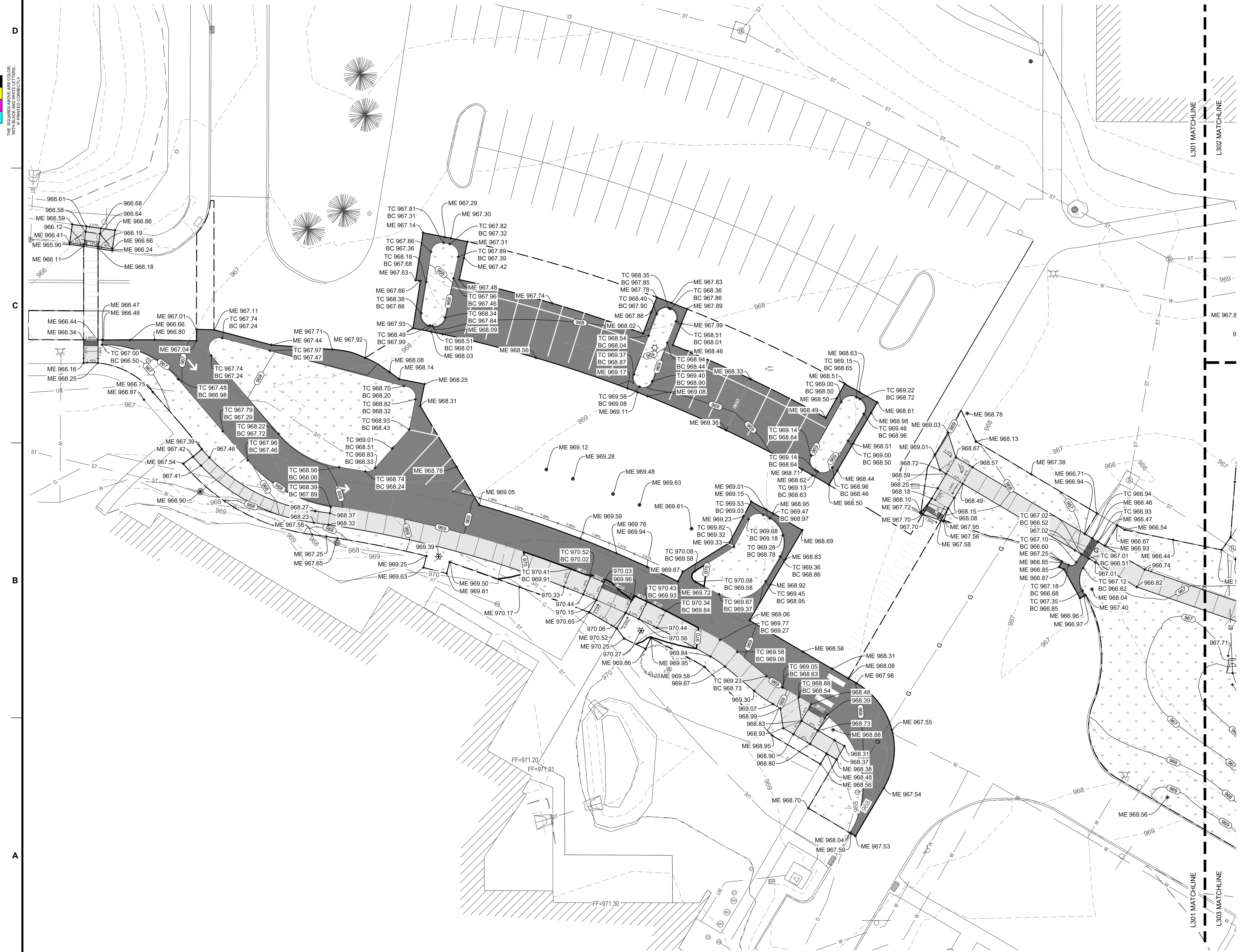
Page 58 of 60

GENERAL NOTES

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

GRADING NOTES

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS. UNLESS OTHERWISE NOTED, ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING ANY EXISTING BUILDING. PROVIDE WATERPROOFING WHEN BACKFILLING AROUND EXISTING BUILDINGS.
- F. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- G. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEP AT THE END OF EACH WORKING DAY.
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- I. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.
- J. ALL LIGHT POLE ELEVATIONS PROVIDED ARE AT FINISHED GRADE. ALL LIGHT POLE ELEVATIONS FOR PROPOSED FOOTING HEIGHTS ABOVE FINISHED GRADE.



01 301	SITE GRADING PLAN
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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L300 SITE GRADING / SAVE DATE: 3/9/2026 3:02 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE IS GRAPHIC SCALE SIZE

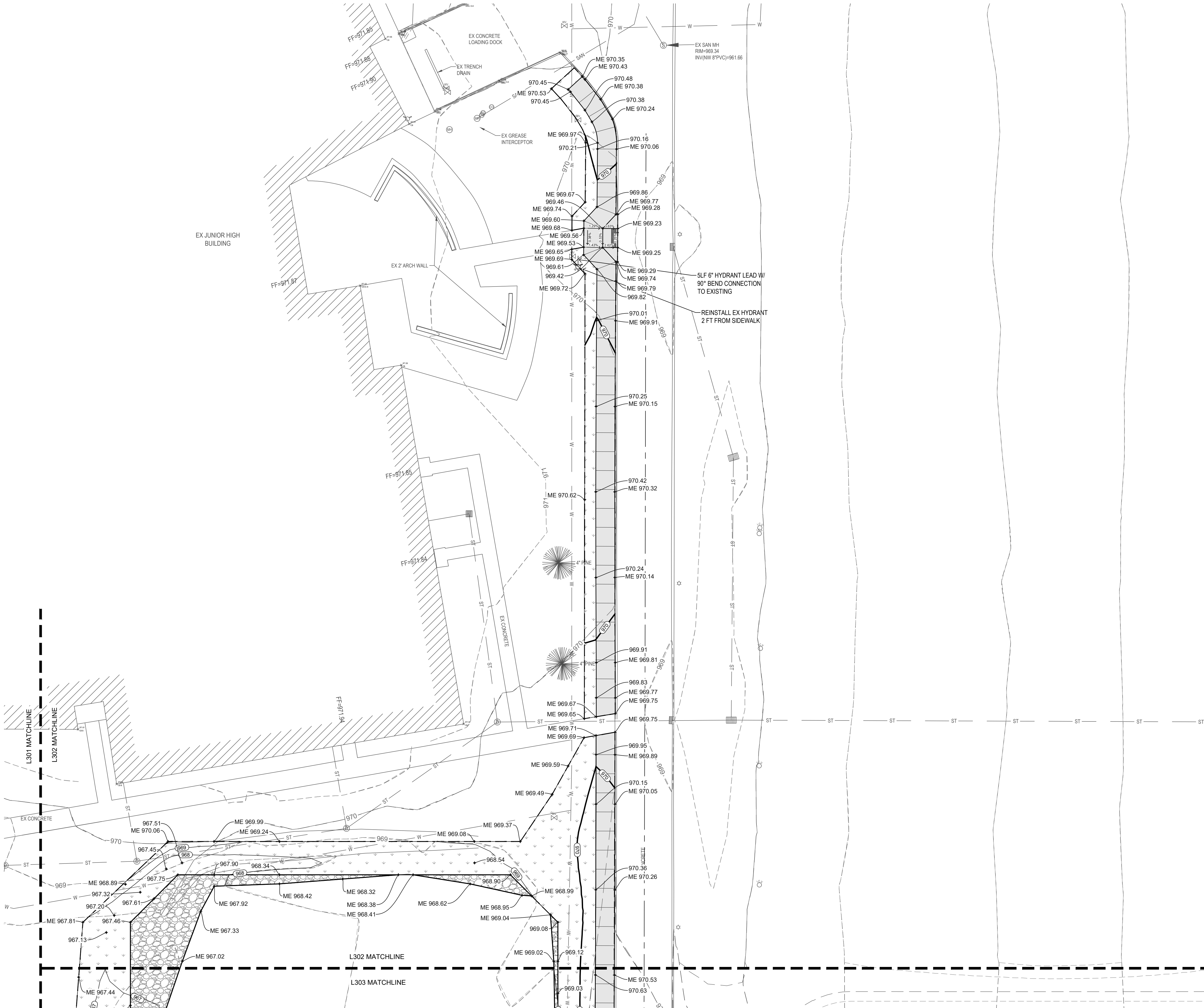
THE SQUARE SYMBOLS ARE FOR
WITH EACH AND WRITE LETTERS
IF PRINTED CORRECTLY

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01
L302

SITE GRADING PLAN



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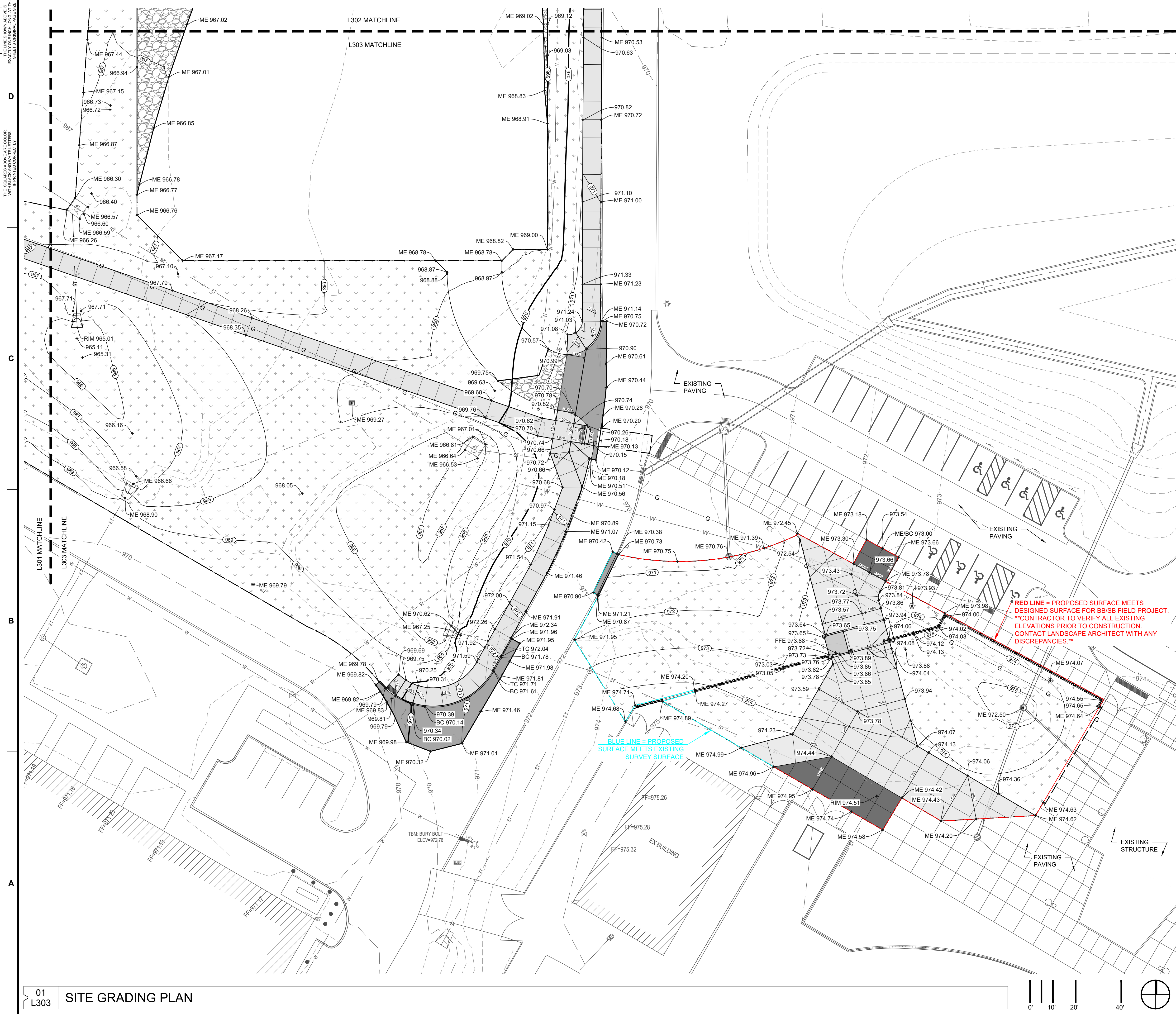
SITE GRADING
PLAN

L302

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THE SQUARES INDICATE THE LOCATION OF THE SQUARES TO BE REMOVED OR ADDED TO THE EXISTING SURFACE. THE SQUARES SHALL BE REMOVED OR ADDED TO THE EXISTING SURFACE WITH EACH AND WRITE LETTERS TO INDICATE THE LOCATION. IF PAINTED CORRECTLY.

C M Y K



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SCHOOL DISTRICT

1000 GRANT STREET N

BONDURANT, IA 50035

Project Number 25333

Issue SITE PLAN REVIEW

Date 2026-03-09

SITE GRADING PLAN

L303

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\03 WORKING\10 AUTOCAD\200 SHEET SET\MANAGER\L400 SITE PLANTING / SAVE DATE: 3/9/2026 2:51 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: jared Dobesh

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SHEET'S ORIGINAL PLOT SIZE

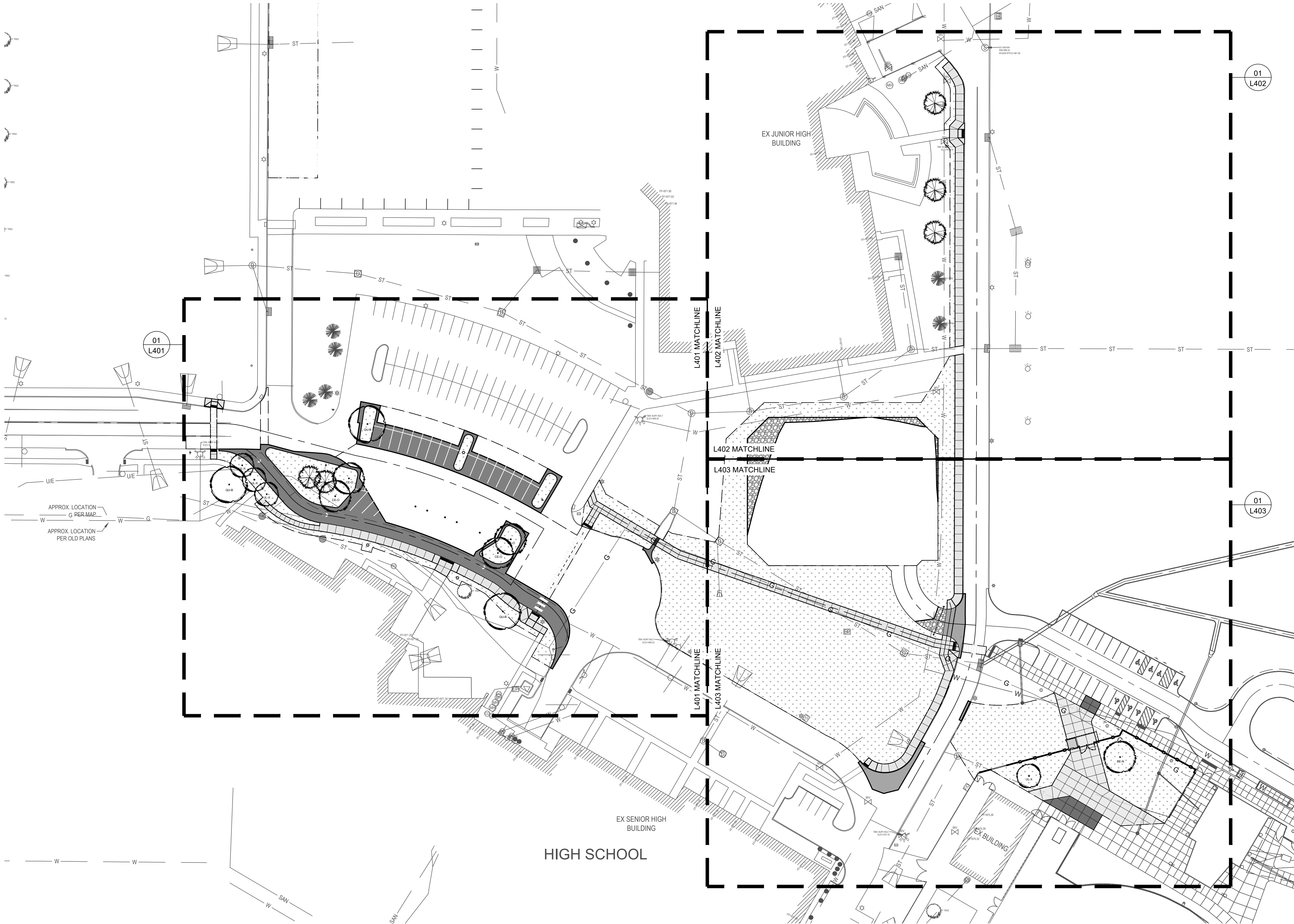
THE SQUARE SYMBOLS ARE FOR
WITH EACH AND WHITE LETTERS
IF PRINTED CORRECTLY

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PLANTING SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ACCEPTABLE CULTIVARS	SIZE	ROOT	NOTES
CANOPY TREES							
BE-N	1	Betula nigra	RIVER BIRCH		2" CAL.	B&B OR CONT.	
CE-O	4	Celtis occidentalis	HACKBERRY	CHICAGOLAND, PRAIRIE PRIDE, WINDY CITY	2" CAL.	B&B OR CONT.	
QU-B	3	Quercus bicolor	SWAMP WHITE OAK		2" CAL.	B&B OR CONT.	
UL-X	4	Ulmus x	HYBRID ELM	ACCOLADE, TRIUMPH, NEW HORIZON, FRONTIER	2" CAL.	B&B OR CONT.	
EVERGREEN TREES							
AC	5	Abies concolor	CONCOLOR FIR		6' HT.	CONT.	

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- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
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Project Number 25333

Issue SITE PLAN REVIEW

Date 2026-03-09

OVERALL SITE
PLANTING PLAN

L400

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\03 L401.dwg / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE. THE SCALE IS 1/4" = 1'-0".

THE SQUARES ABOVE ARE FOR
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WITH EACH AND WRITE LETTERS
IF PRINTED CORRECTLY.

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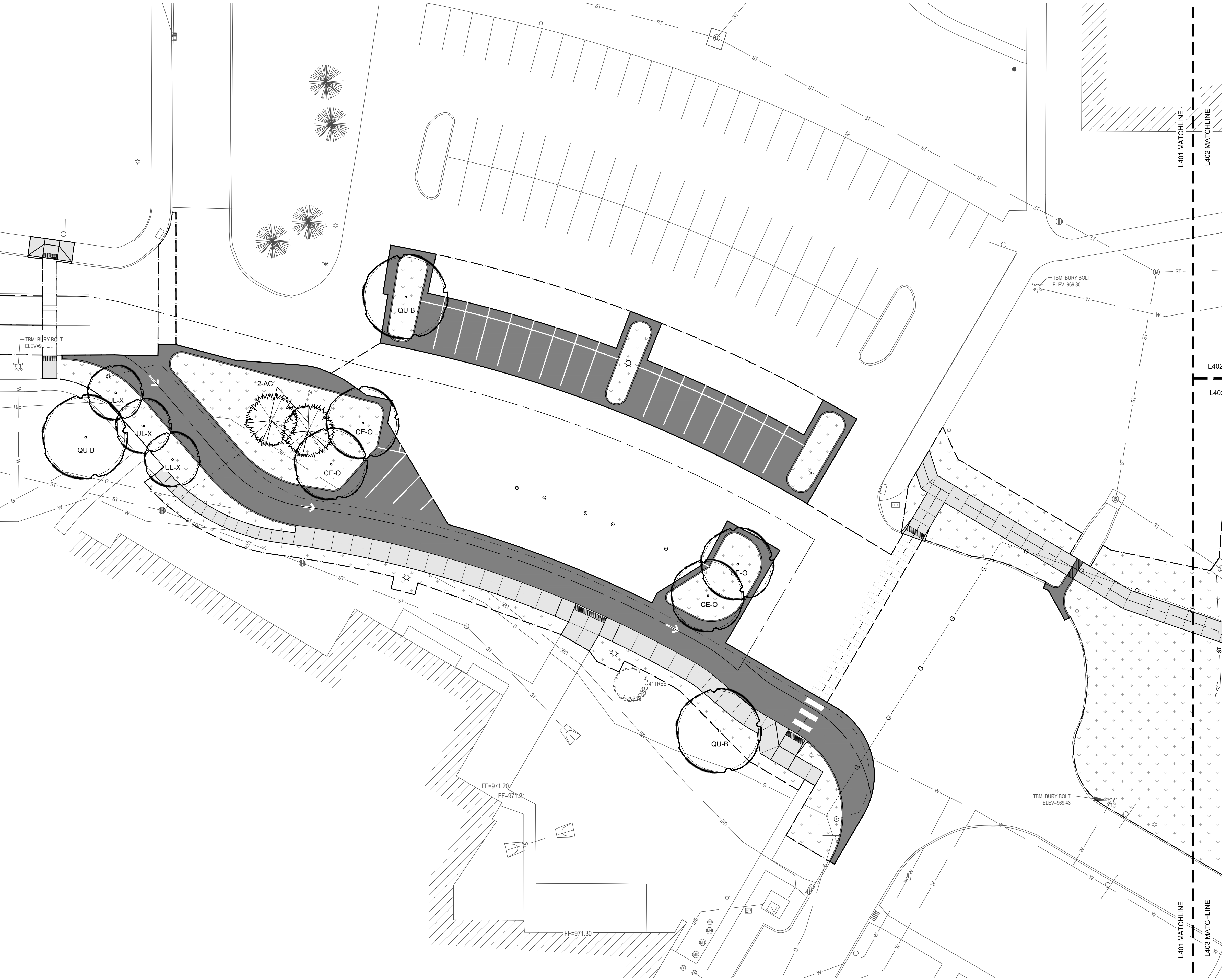
01
L401 SITE PLANTING PLAN

1

2

3

4



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LEGEND (SITE):

- LIMIT OF WORK LINE
- [Symbol] SEEDING LAWN, RE: 01/L502
- [Symbol] OVERSTORY TREE, RE: 03/L502
- [Symbol] EVERGREEN TREE, RE: 02/L502

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PLAN

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SITE PLANTING PLAN

L402

GENERAL NOTES

- A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-278-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING IN THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PLANTING NOTES

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

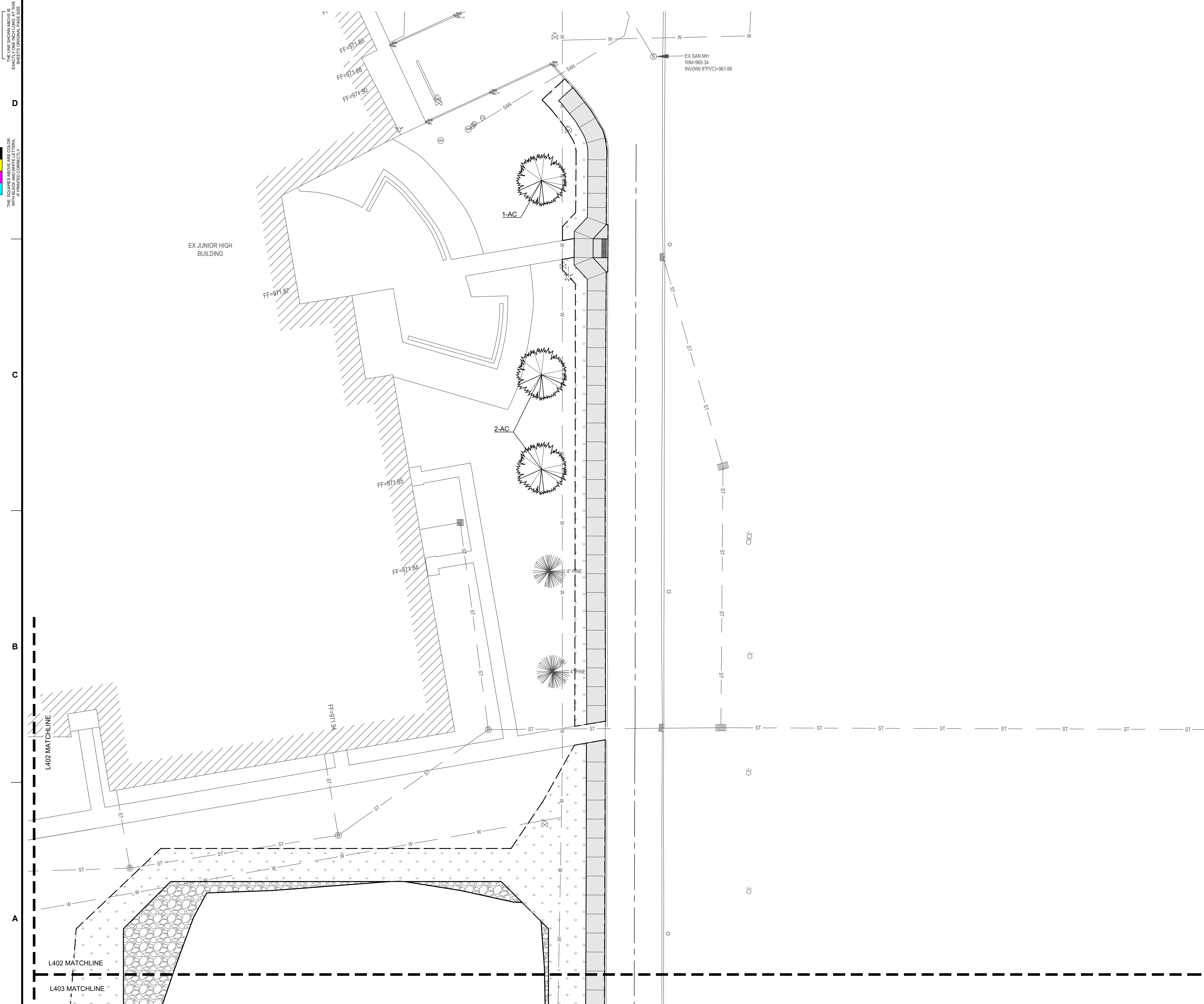
LEGEND (SITE):

- — — — — LIMIT OF WORK LINE
-  SEEDED LAWN, RE: 01/L502
-  OVERSTORY TREE, RE 03/L502
-  EVERGREEN TREE, RE:02/L502

THE LINE SHOWN ABOVE IS
ACTUALLY ONE INCH LONG AT THIS
SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR,
WITH BLACK AND WHITE LETTERS.
IF PRINTED CORRECTLY.

File Location: N:\2025\25333 Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L400 SITE PLANTING / SAVE DATE: 3/9/2026 2:51 PM BY: ldobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh



01 102	SITE PLANTING PLAN
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File Location: N:\2025\05333_Bondurant HS Parking\03 Working\03 Working\10 AUTOCAD\200 SHEET SET MANAGER\L400 SITE PLANTING / SAVE DATE: 3/9/2026 2:51 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE SQUARES ABOVE ARE FOR
EACH ONE INCH LONG AT THIS
SCALE IS 1/8" = 1'-0"

THE SQUARES ABOVE ARE FOR
EACH ONE INCH LONG AT THIS
SCALE IS 1/8" = 1'-0"

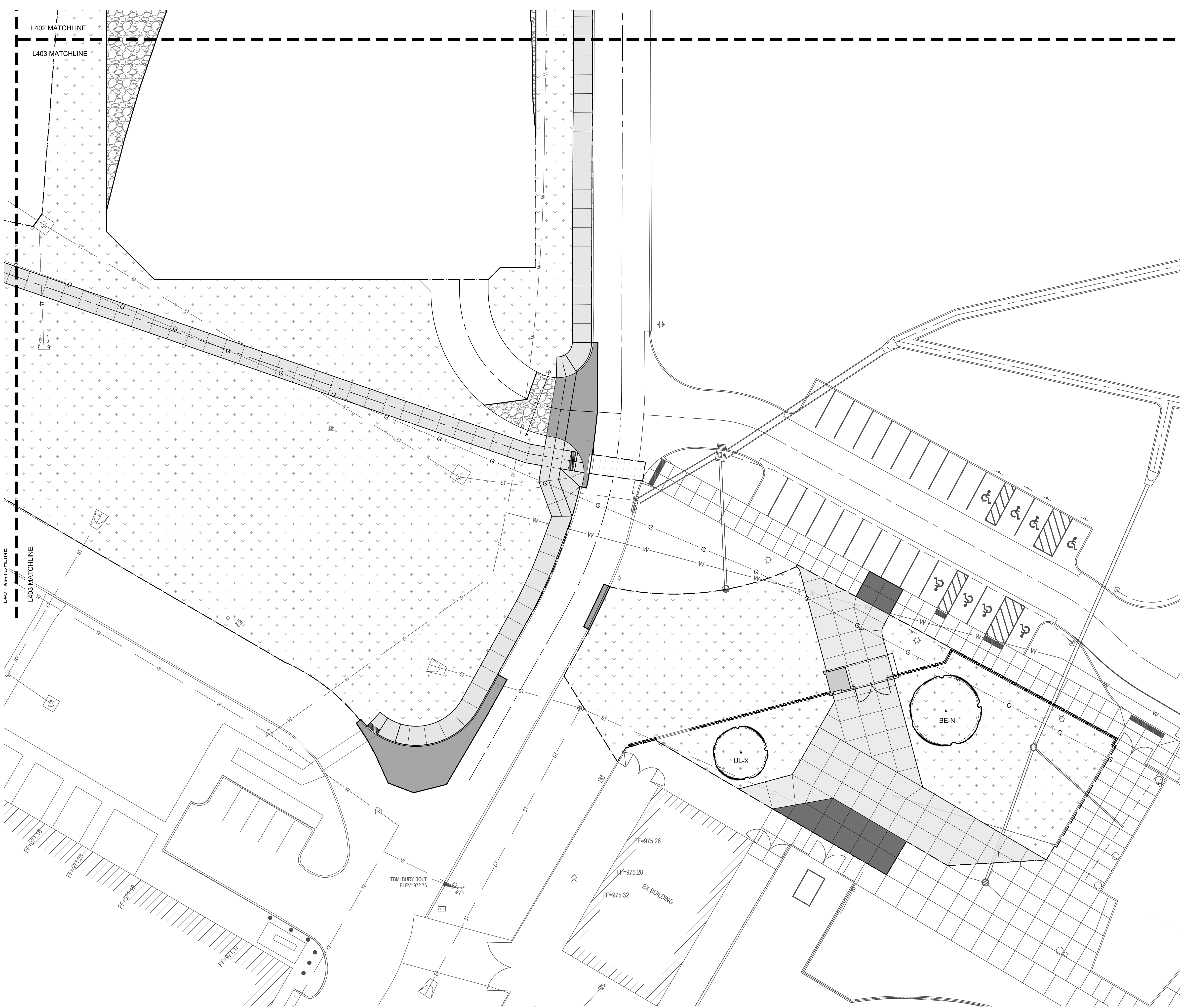
THE SQUARES ABOVE ARE FOR
EACH ONE INCH LONG AT THIS
SCALE IS 1/8" = 1'-0"

D

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B

A



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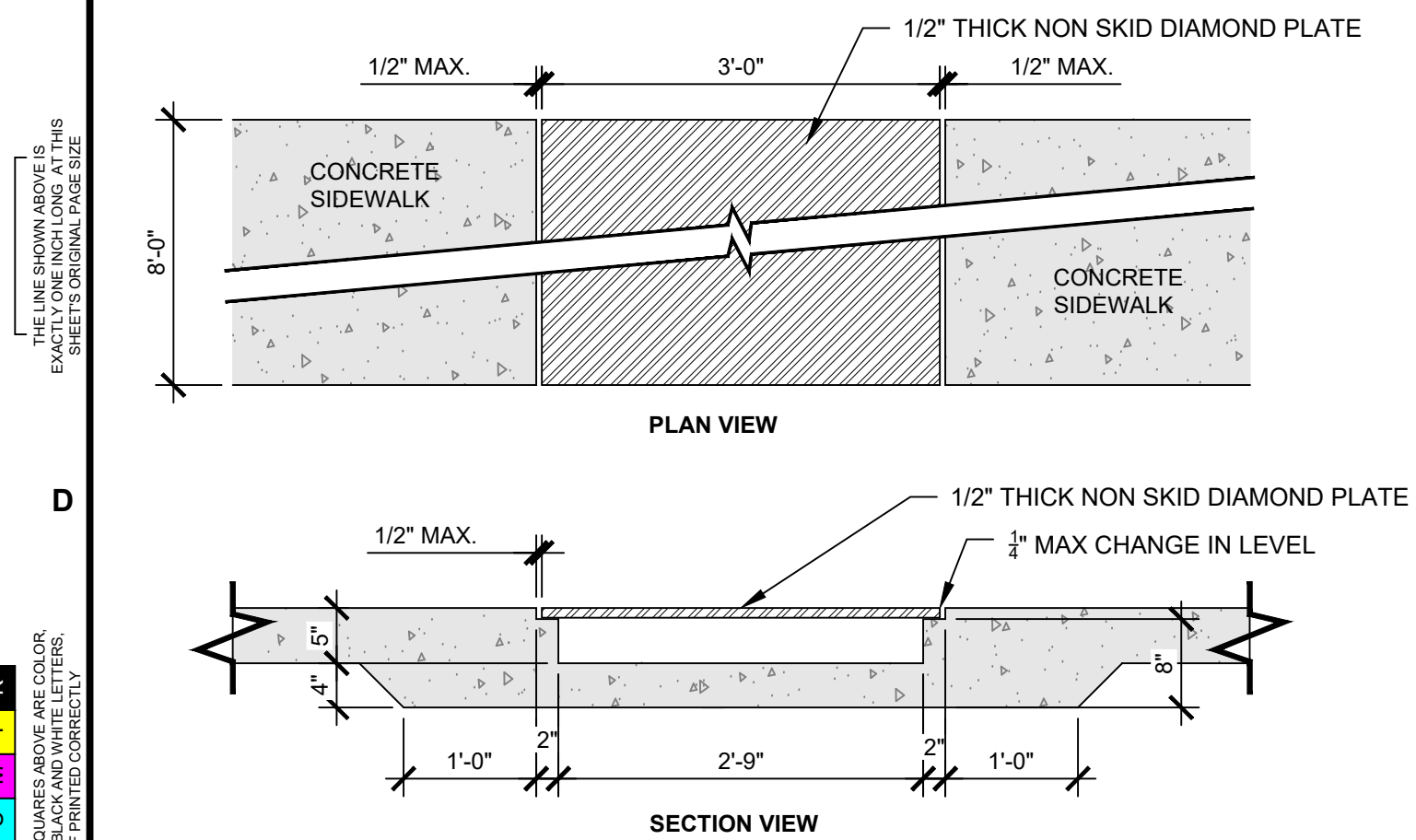
- LIMIT OF WORK LINE
- SEEDING LAWN, RE: 01/L502
- OVERSTORY TREE, RE 03/L502
- EVERGREEN TREE, RE:02/L502

Revision Schedule

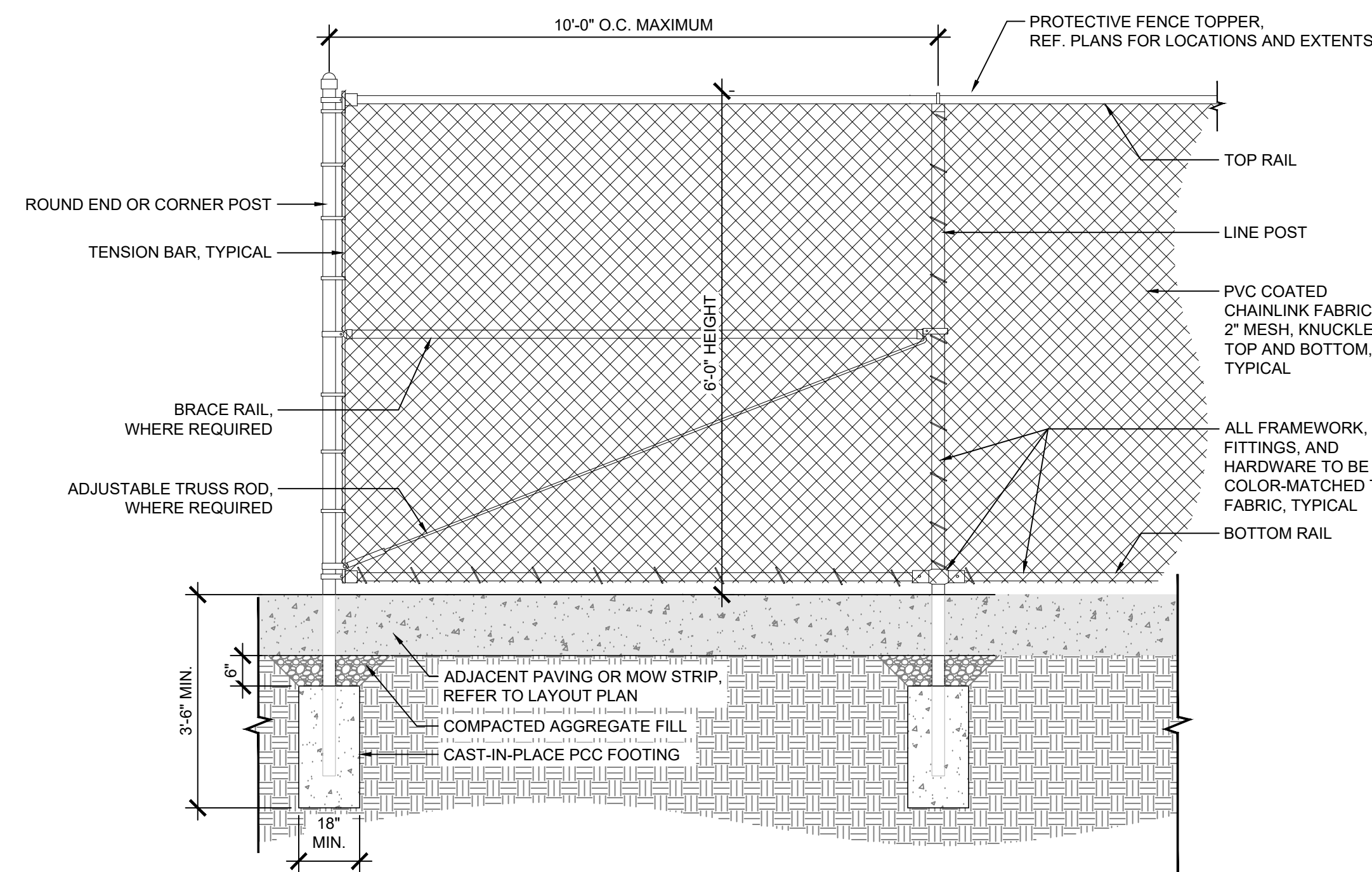
No.	Date	Description

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

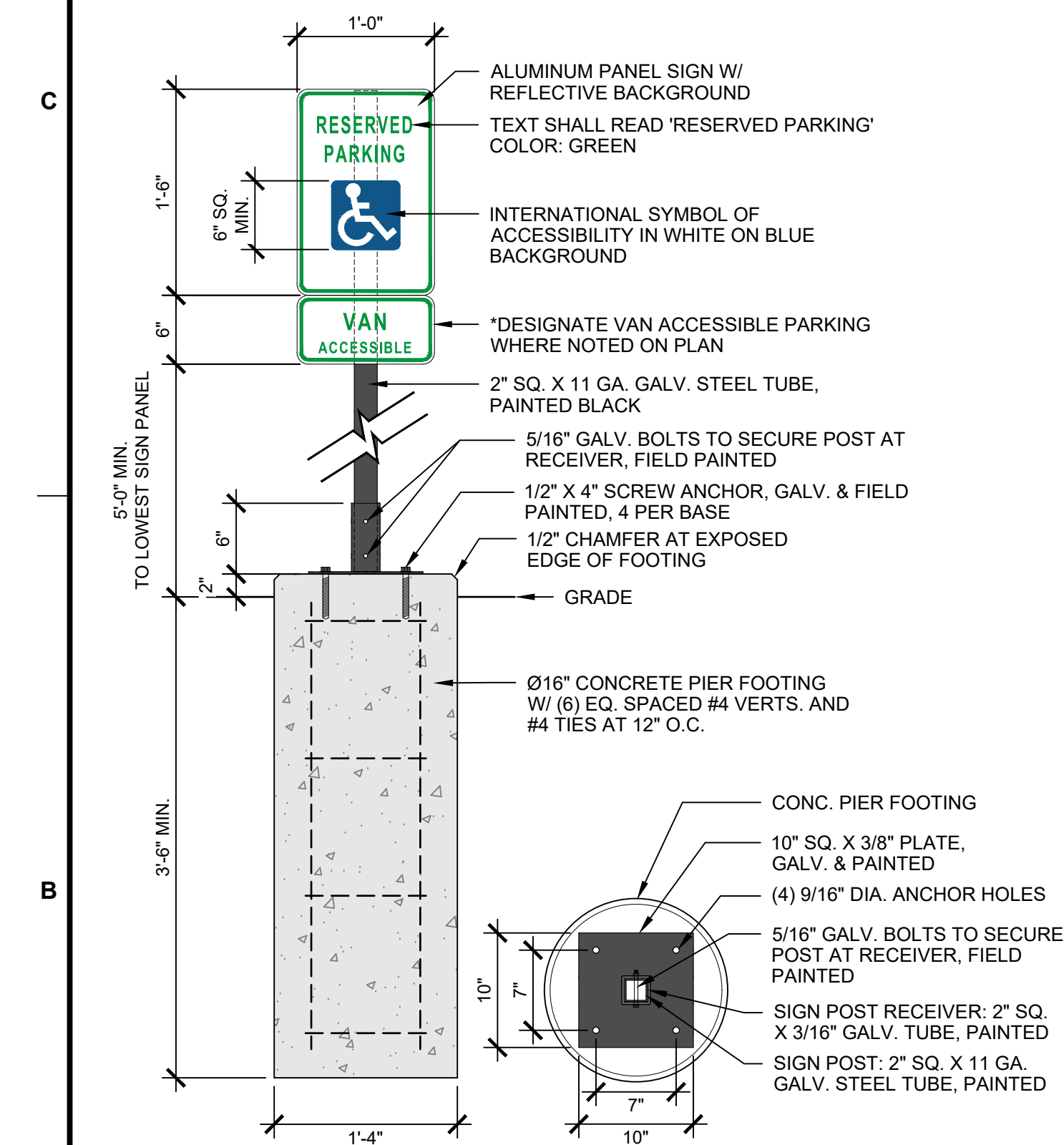
SCALE: 1 1/2" = 1'-0"



07 L501	METAL PLATE OVER CONC. FLUME	SCALE: 3/4" = 1'-0"
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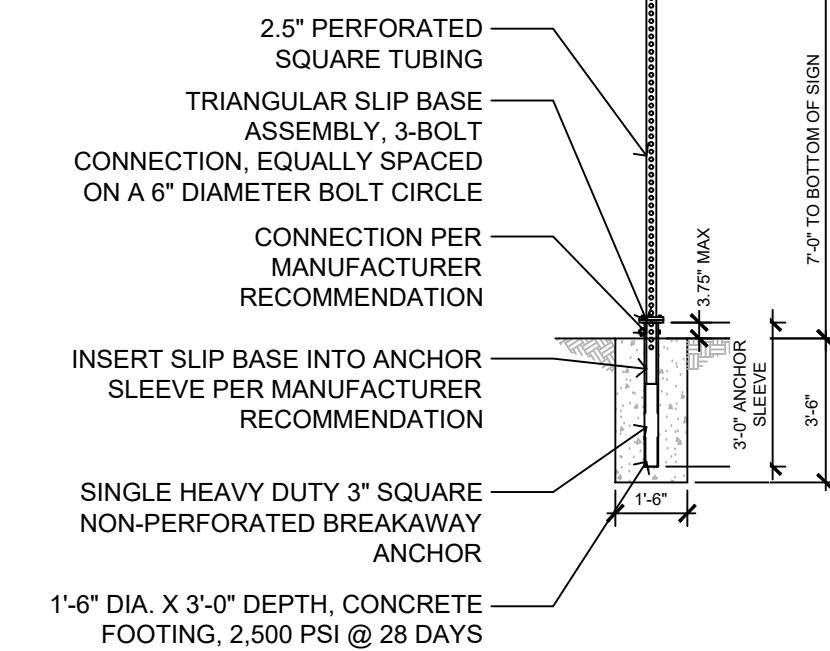
04 L501 TYPICAL CHAINLINK FENCE ELEVATION



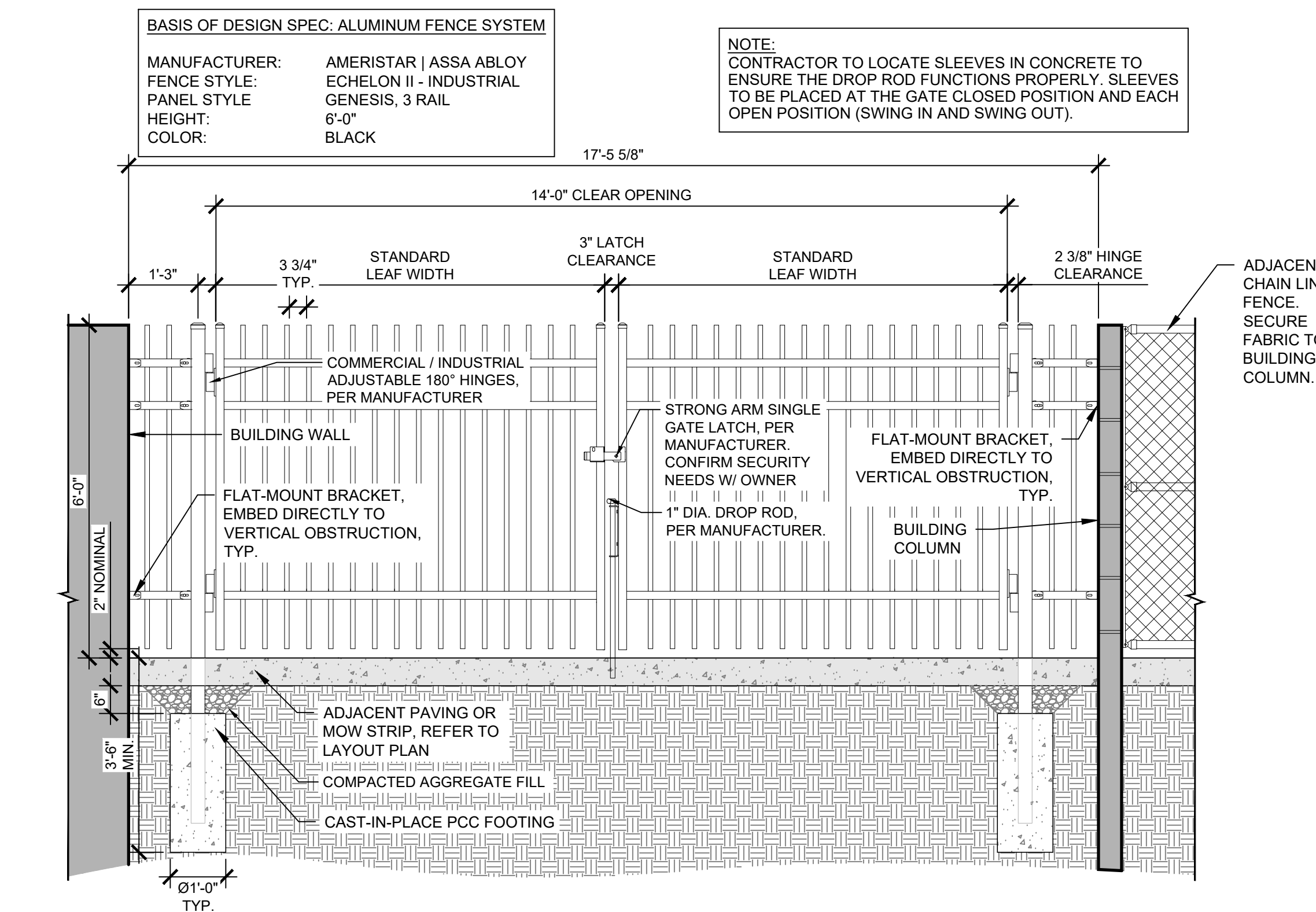
08
L501 ADA PARKING SIGNAGE SCALE: 1" = 1'-0"

- NOTES:
1. SHIM AS REQUIRED PER MANUFACTURER RECOMMENDATION TO TAKE UP TOLERANCE BETWEEN SLIP BASE, STUB AND ANCHOR SLEEVE.
 2. GALVANIZE PIPE AASHTO M111
 3. PAINT PIPE WITH ONE SHOP COAT AND ONE FIELD COAT OF ZINC RICH BASED PAINT AND ONE FIELD COAT OF ALUMINUM PAINT.
 4. CONFORM STEEL PIPE TO THE REQUIREMENTS OF ASTM A 53 TYPE E OR S, GRADE B.
 5. SUBMIT SHOT DRAWINGS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO FABRICATION.

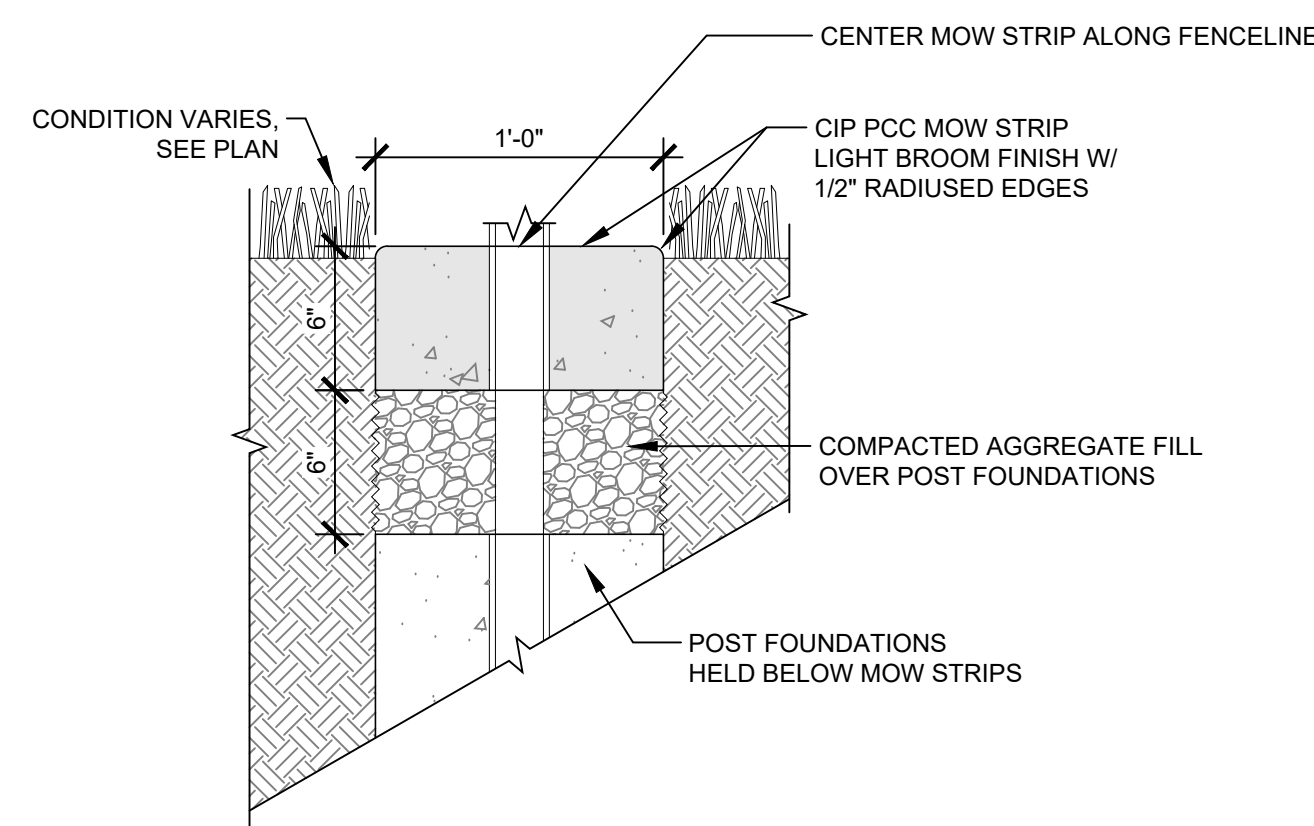
SIGN TYPE PER PLAN - STOP SIGN
SHOWN FOR REFERENCE ONLY,
GRADE REFLECTIVE SIGN,
ATTACHED TO PERFORATE SQ.
TUBING WITH TWO (2) 5/16" DIA. HE
HEAD BOLT, PLATE WASHER, LOCK
WASHER AND NUT.



09
L501 SIGNAGE, TYP. SCALE: 1/4" = 1'-0"

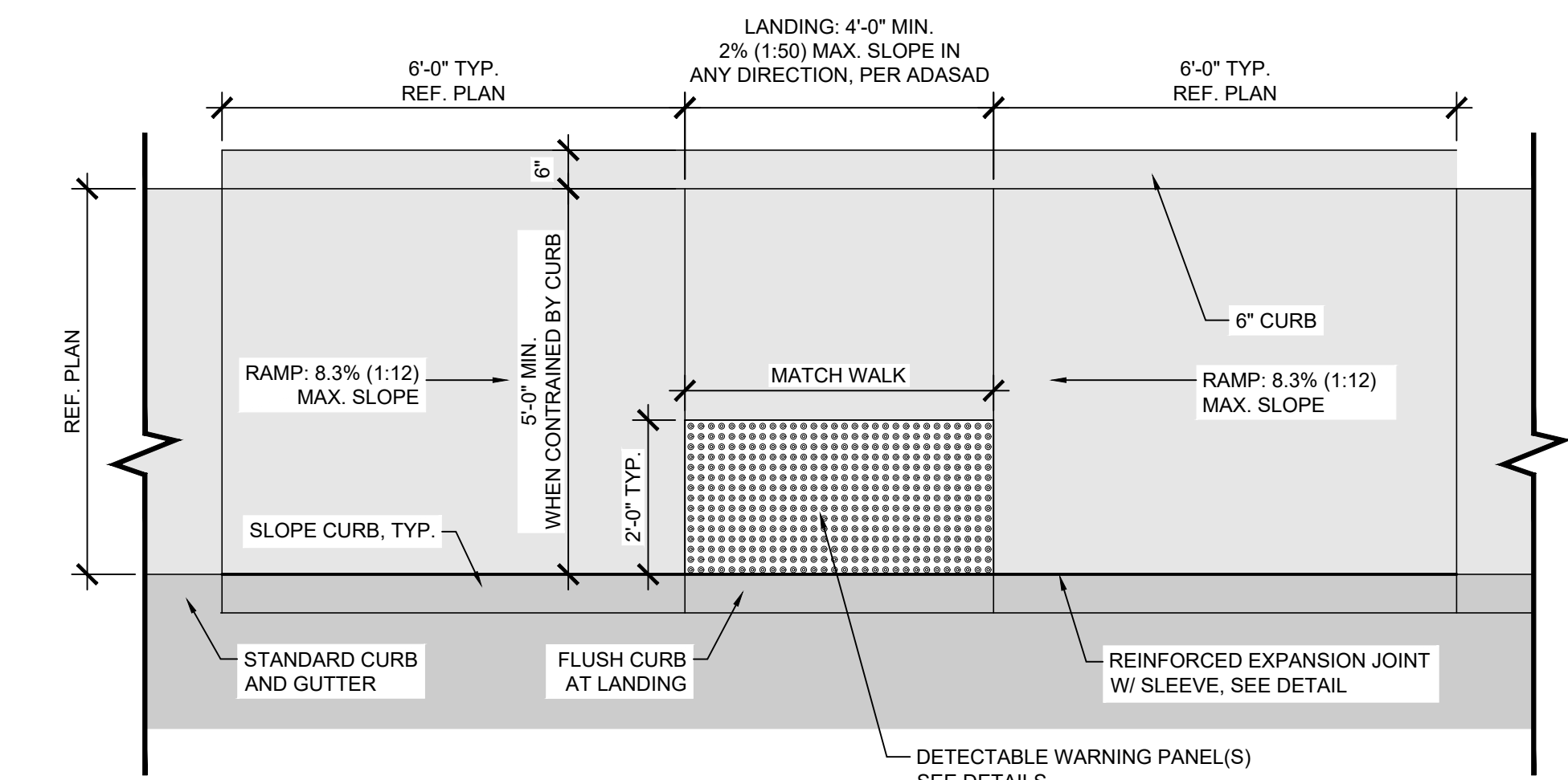


05
L501 ALUMINUM FENCE ENTRANCE - ALT. #01

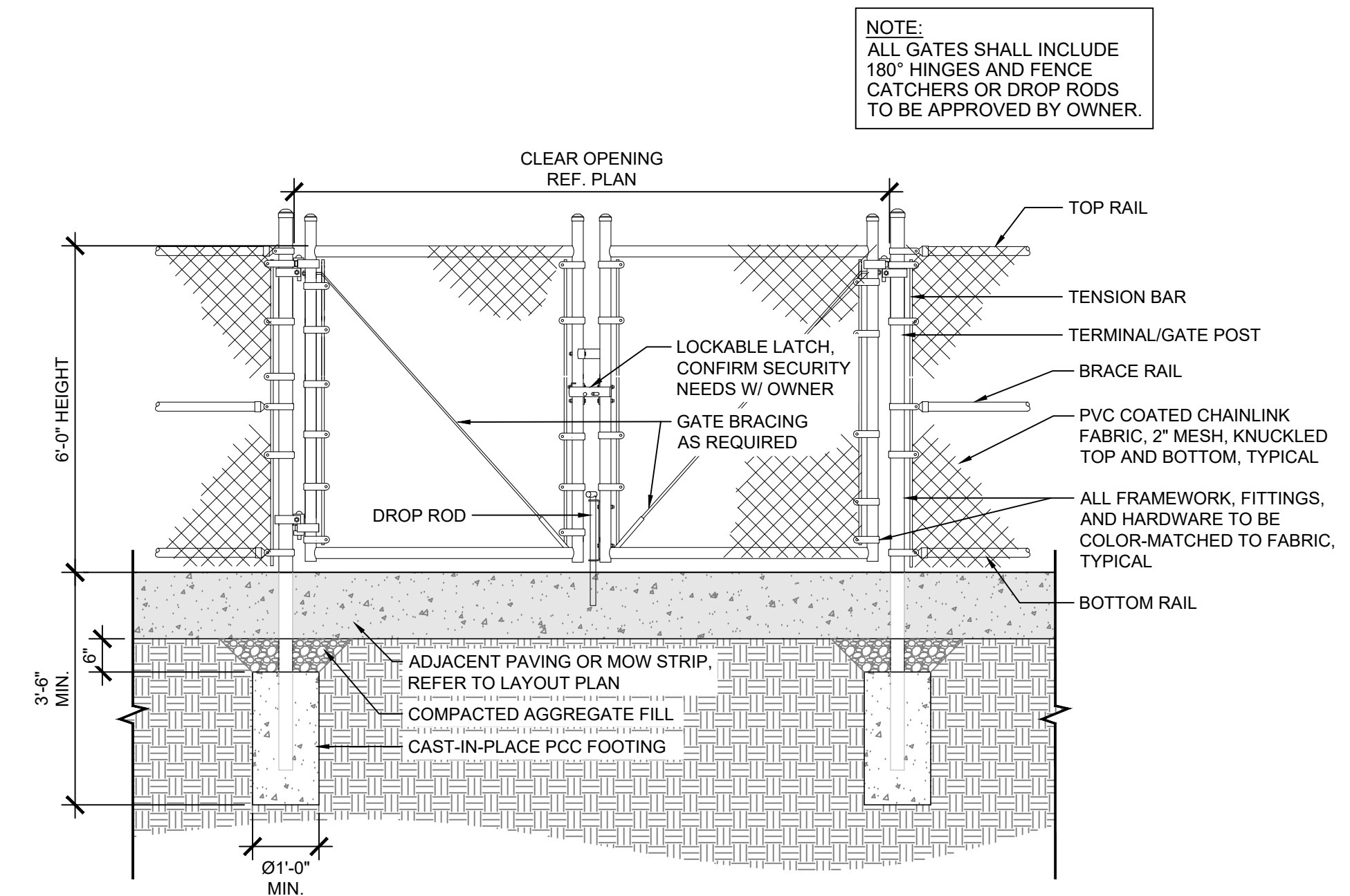


06
L501 STANDARD PCC MOW STRIP

01
L501 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES SCALE: 1/2" = 1'-0"



02 L501 PARALLEL CURB RAMP



03 L501	TYPICAL CHAINLINK DOUBLE SWING GATE	SCALE: 1/2" = 1'-0"
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LANDSCAPE ARCHITECT
CONFLUENCE
525 17th Street
Des Moines, IA 50309
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www.thinkconfluence.com

CIVIL ENGINEER
BISHOP
3501 104th Street
Urbandale, IA 50322
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ARCHITECT
SVPA
14466 28th Street, Suite 200
West Des Moines, IA 50266
515.327.5990

ELECTRICAL ENGINEER
TWIN RIVERS
1000 Illinois Street
Des Moines, IA 50309
515.288.3679

STRUCTURAL ENGINEER
KPFF
604 Locust Street, Suite 202
Des Moines, IA 50309
515.279.3900

PRELIMINARY
NOT FOR
CONSTRUCTION

[illegible]

BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

SITE DETAILS

L501

File Location: N:\2025\25333_Bondurant HS Parking\03 Working\10 AutoCAD\200 Details / SAVE DATE: 3/9/2026 2:51 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh

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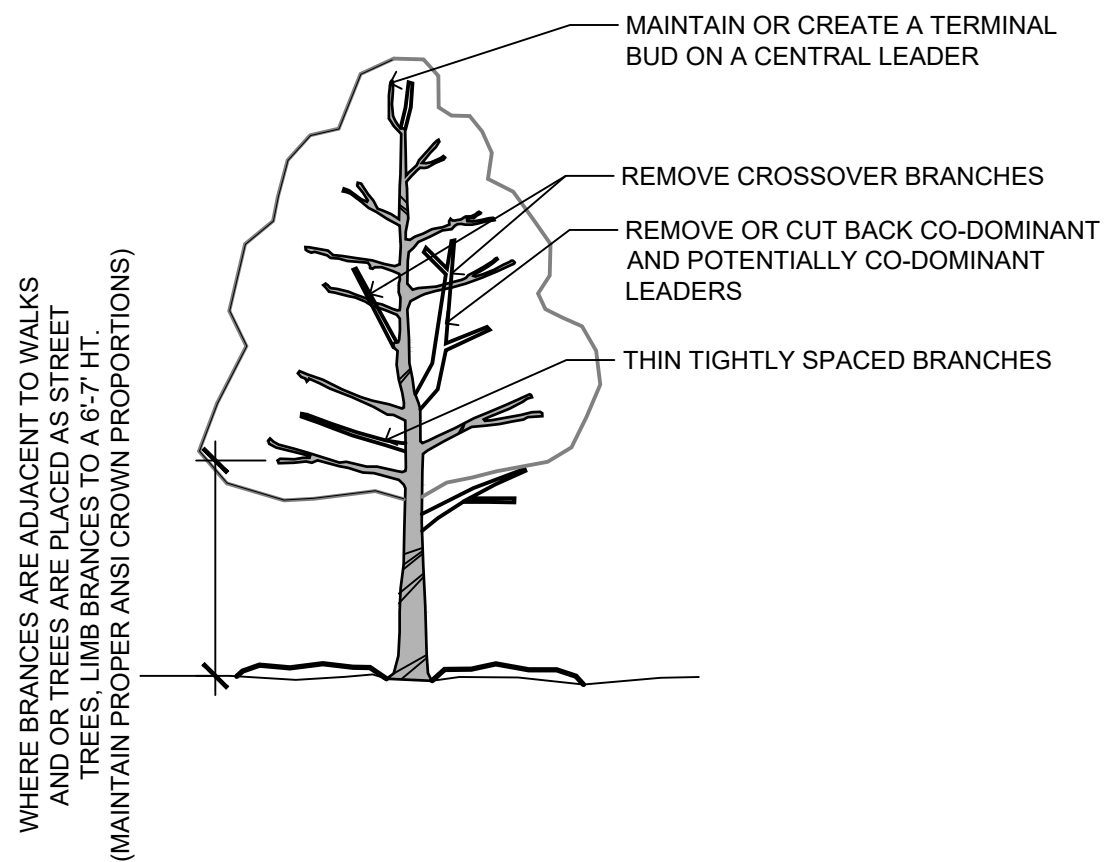
THE SQUARE ABOVE IS ONE
FOOT LONG AT THIS SCALE
WITH BLACK AND WHITE LETTERS
IF PRINTED CORRECTLY

D

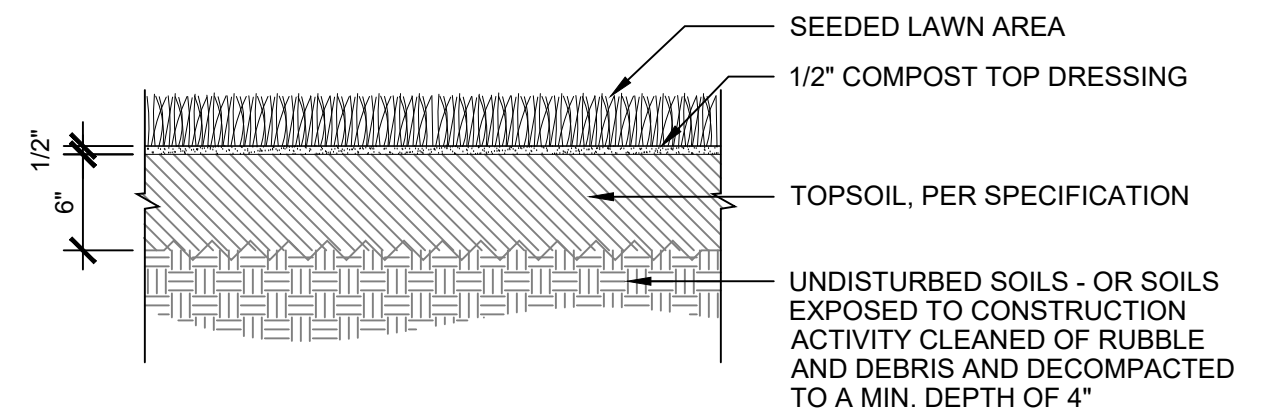
C

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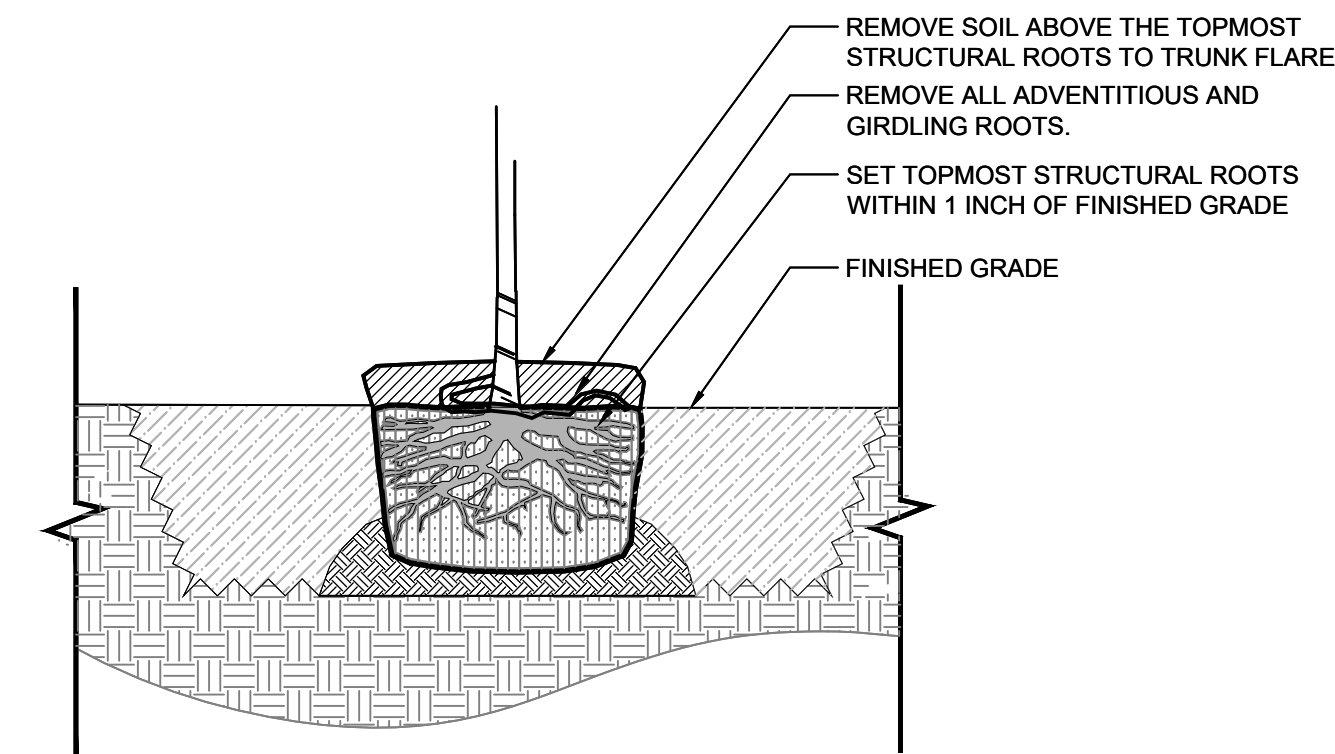


04
L502 TREE PRUNING SCALE: 3/4" = 1'-0"

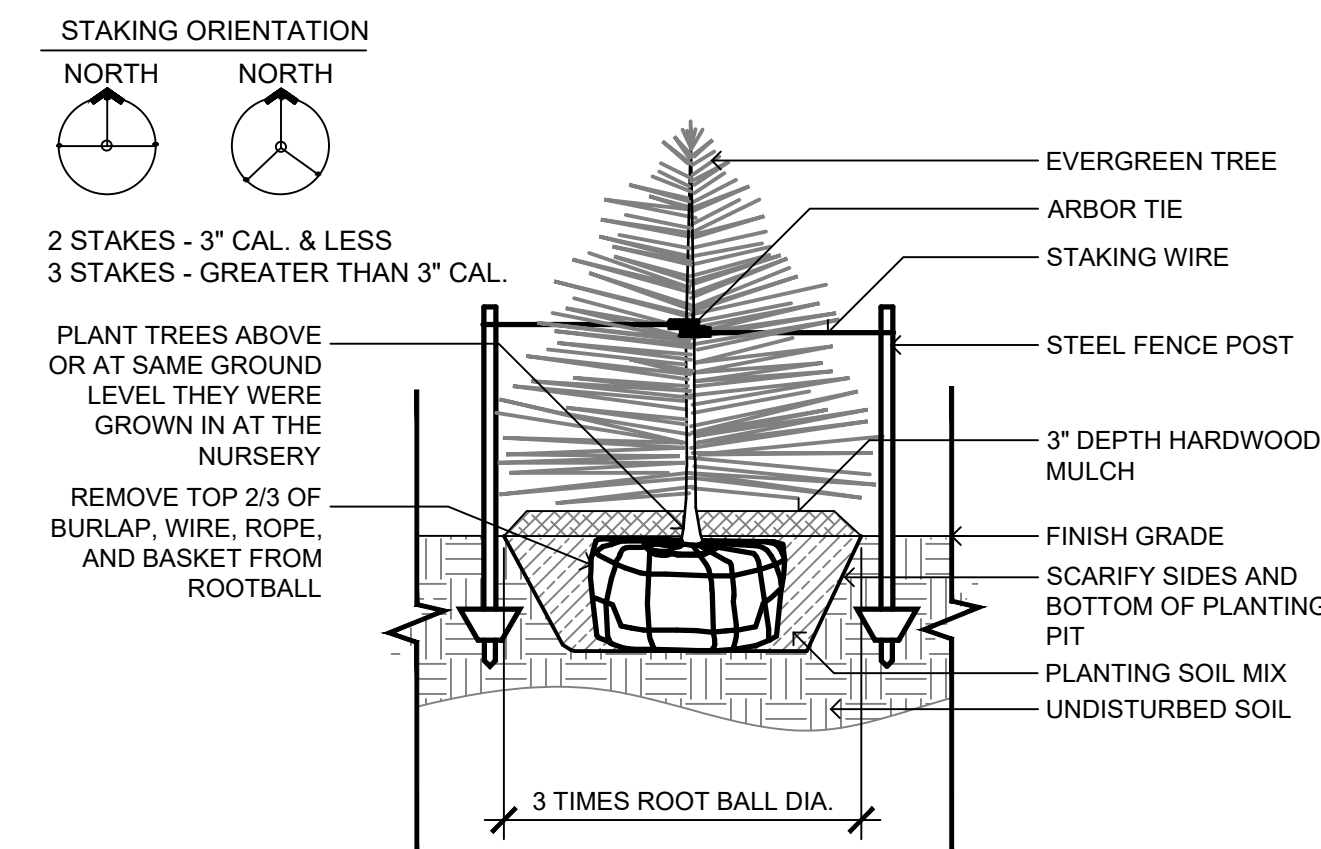


- LAWN AREA PREPARATION:
1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
 2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
 3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT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

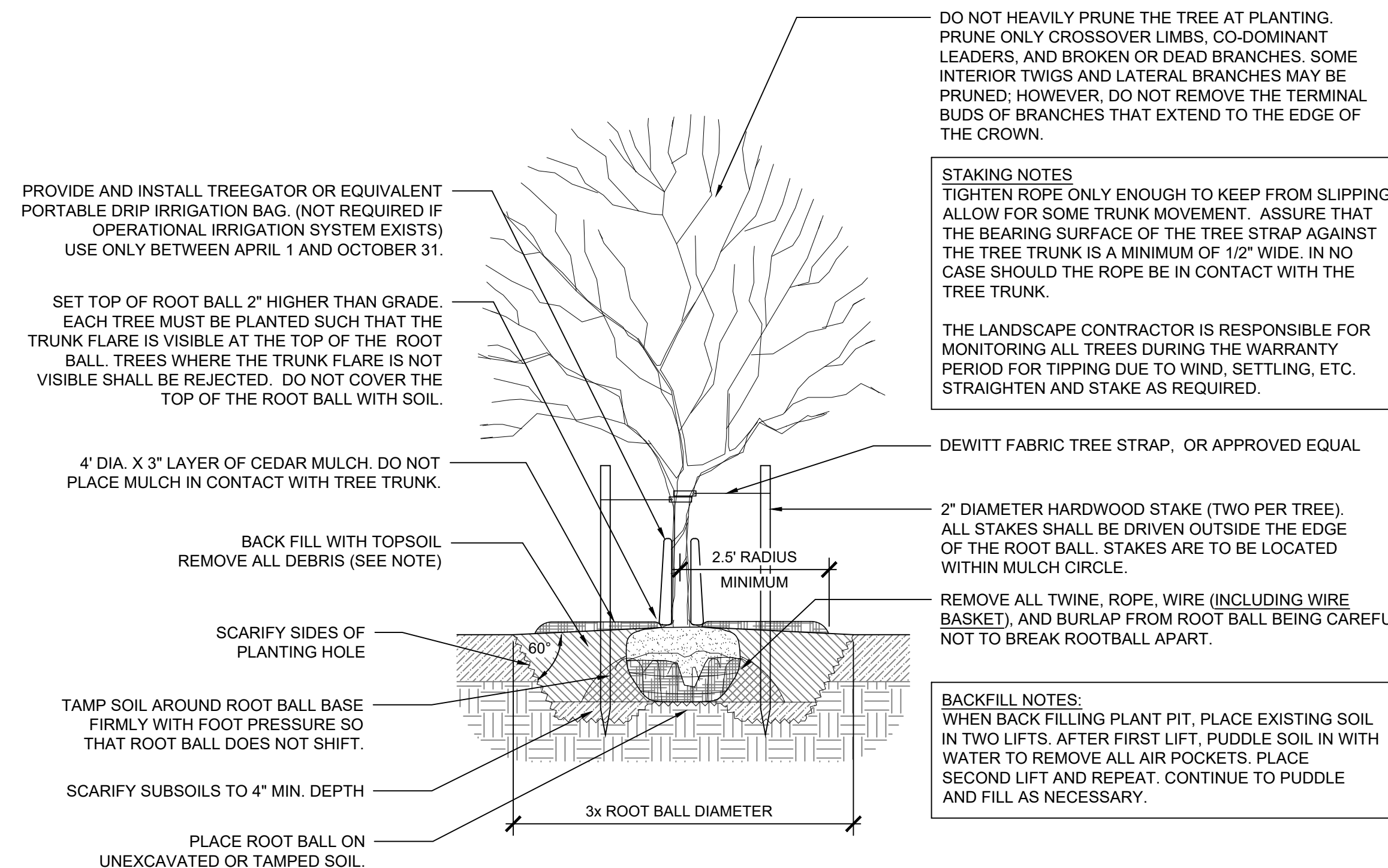
01
L502 SEEDING LAWN AREA N.T.S.



05
L502 ROOT BALL TREATMENT SCALE: 3/4" = 1'-0"



02
L502 EVERGREEN TREE PLANTING SCALE: 1/2" = 1'-0"



03
L502 DECIDUOUS TREE PLANTING AND STAKING N.T.S.

CONFLUENCE

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Revision Schedule

No.	Date	Description

BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

Project Number	25333
Issue	SITE PLAN REVIEW
Date	2026-03-09

LANDSCAPE
DETAILS

L502

① ...

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARTIAL SITE LIGHTING	1.32 FC	5.4 FC	0.0 FC	N.A.	N.A.

TYPE DESIGNATION	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	NOMINAL DIMENSIONS	LAMP TYPE	NUMBER OF LAMPS	FIXTURE LOAD (WATTS)	INITIAL LUMEN OUTPUT	LIGHT LOSS FACTOR
E-HID	EXISTING	EXISTING LIGHT FIXTURE WITH 30" POLE	POLE	EXISTING	HID	1	EXISTING	30,000 ESTIMATED	0.6
E-LED	EXISTING	EXISTING LIGHT FIXTURE WITH 30" POLE	POLE	EXISTING	LED	1	EXISTING	22,000 ESTIMATED	0.9
ER-LED	EXISTING	EXISTING RELOCATED LIGHT FIXTURE WITH 30" POLE	POLE	EXISTING RELOCATED	LED	1	EXISTING	22,000 ESTIMATED	0.9
LP1	LITHONIA	(TWO) RSX1 LED P3 40K 70CRI R4 MVOLT - RPA DBLBD, 30" ROUND TAPERED STEEL POLE	POLE	(TWO) 21.8"Lx13.3"Wx7.2"H	LED	1	218 (109 EA)	28,412 (14,206 EA)	0.9





RSX1 LED Area Luminaire

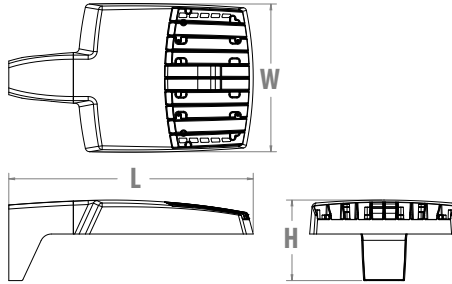


Catalog Number	
Notes	
Type	LP1 FIXTURE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ⁵ 277 ⁵ 208 ⁵ 347 ⁵ 240 ⁵ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options			Finish
Shipped Installed			DDBXD Dark Bronze
HS House-side shield ⁷			DBLXD Black
PE Photocontrol, button style ^{8,9}			DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}			DWHXD White
SF Single fuse (120, 277, 347) ⁵			DDBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵			DBLTXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)			DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹			DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹			
Shipped Installed			
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)			
NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14}			
BAA Buy America(n) Act and/or Build America Buy America Qualified			
CCE Coastal Construction ¹⁵			
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.			
Shipped Separately (requires some field assembly)			
EGS External glare shield ⁷			
EGFV External glare full visor (360° around light aperture) ⁷			
BS Bird spikes ¹⁶			



1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 08/27/25
Page 1 of 9

Ordering Information

Accessories

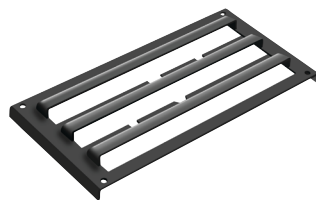
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Type 5 distribution is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

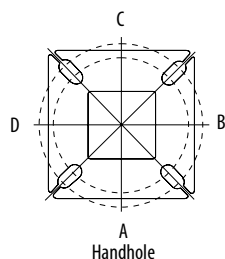


External 360 Full Visor

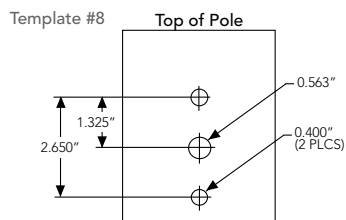
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

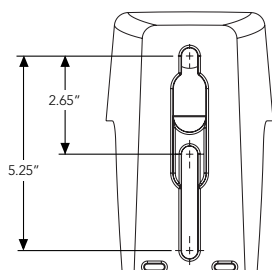
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

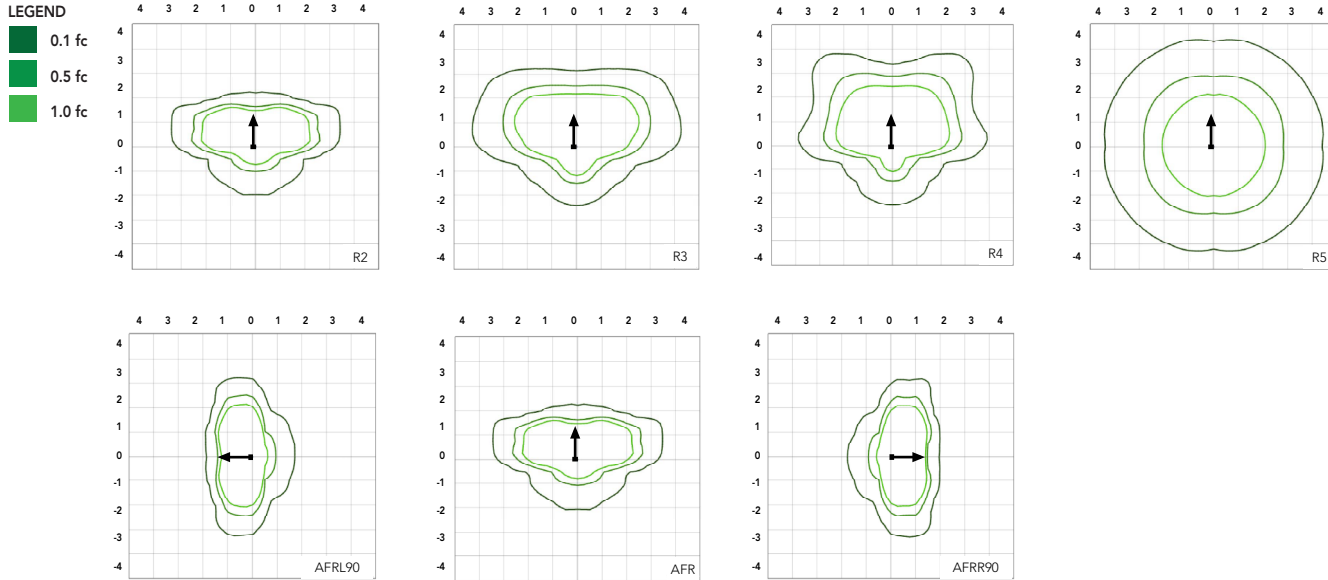
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

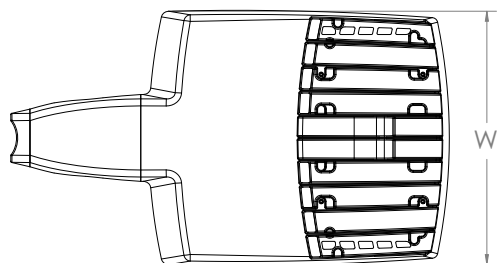
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
P2	72W	AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
		R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
P3	109W	AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
		R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
P4	133W	AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
		R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Dimensions & Weights

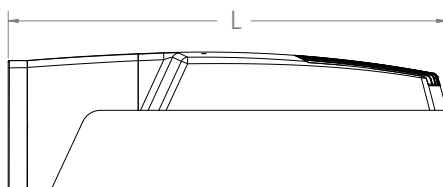
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



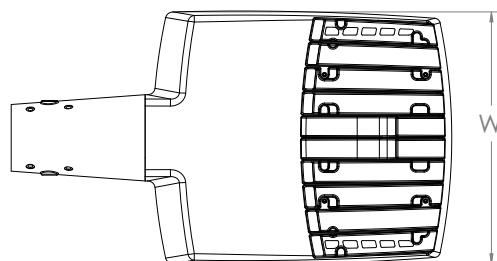
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



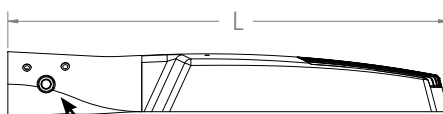
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

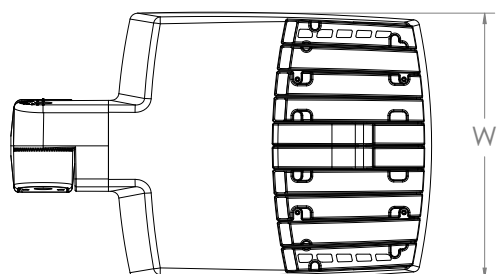


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

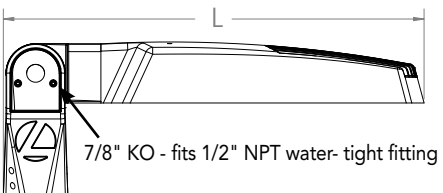


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting



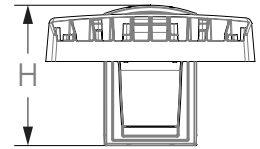
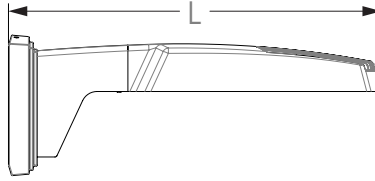
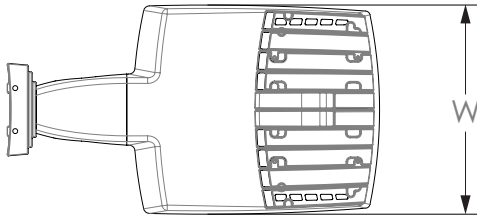
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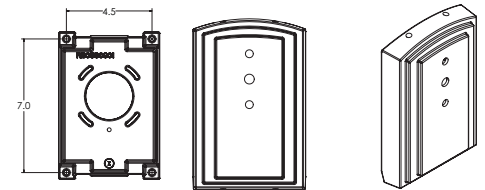
Dimensions

RSX1 with Wall Bracket (WBA)

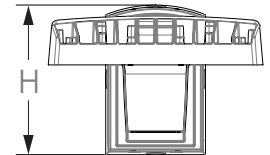
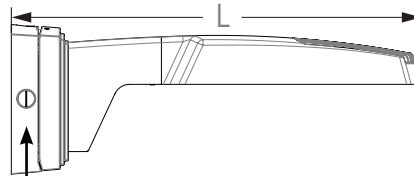
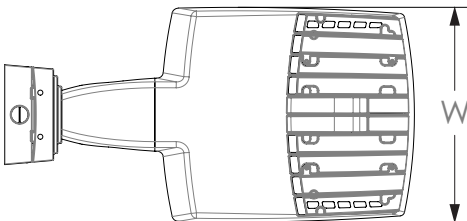


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



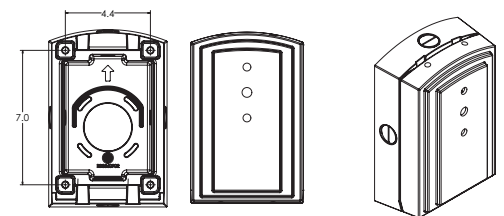
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

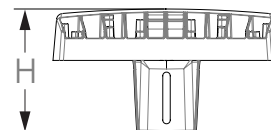
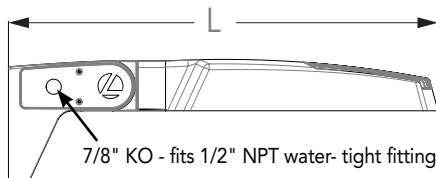
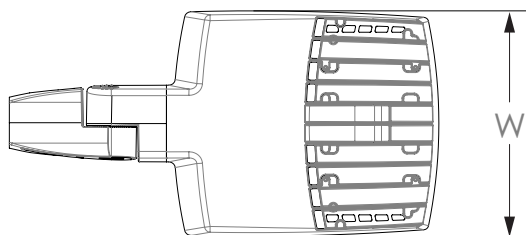
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

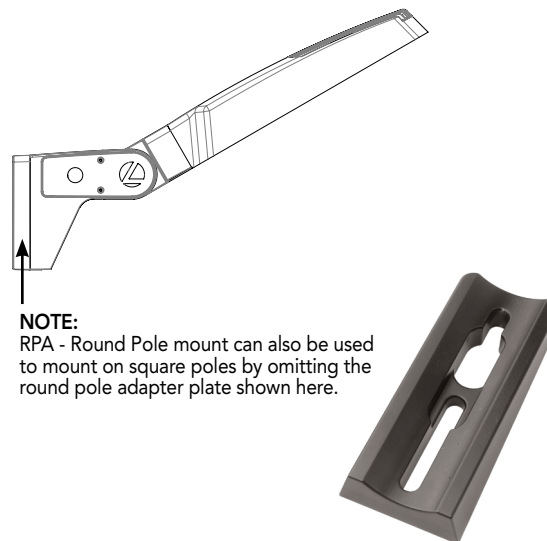


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



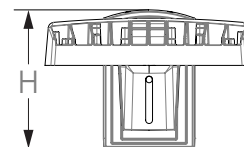
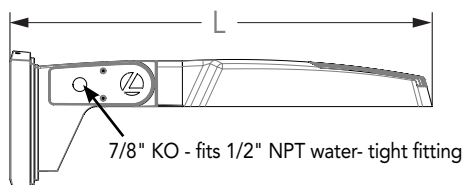
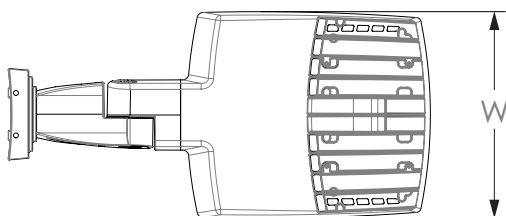
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

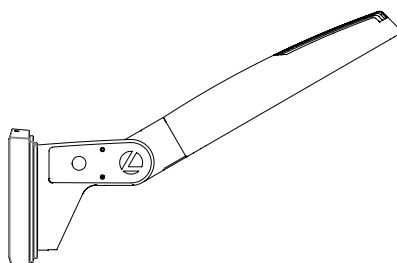
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

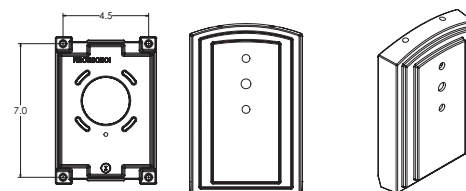
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

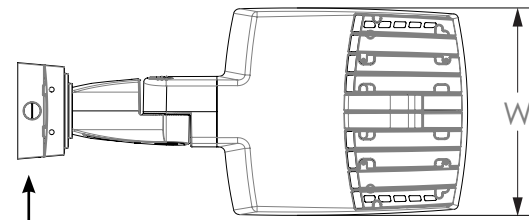


Wall Bracket (WBA) Mounting Detail



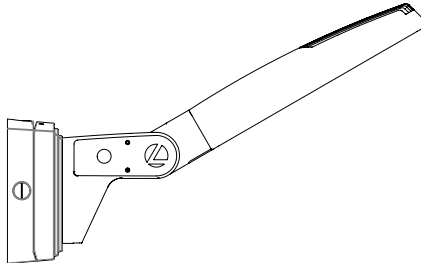
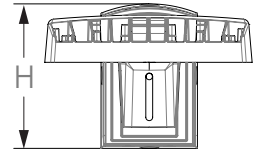
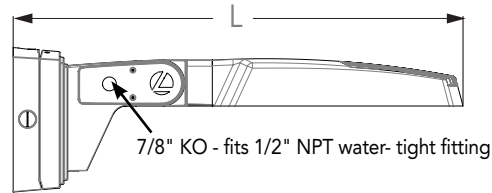
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

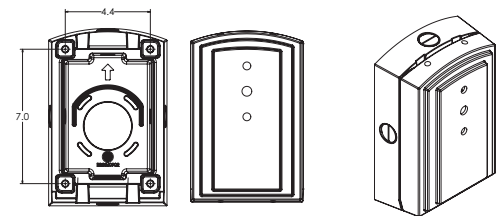


3/4" NPT taps
with plugs - Qty (4)
provided

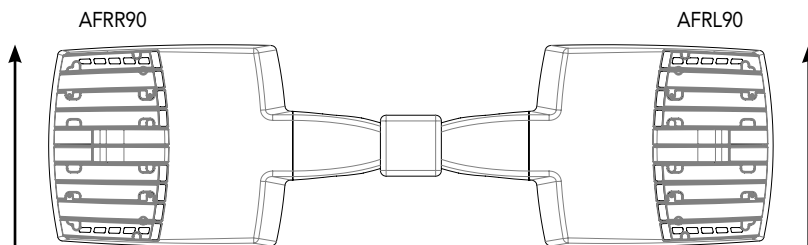
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail



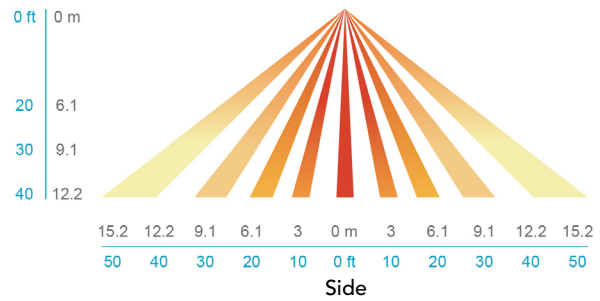
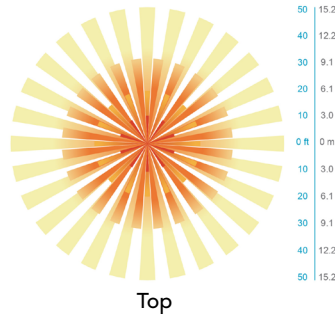
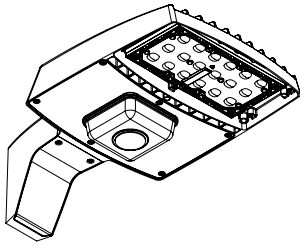
Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area luminaire is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number	
Notes	
Type	LP1 - 30' RTS POLE

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. RTS poles are not to be utilized for Sportslighting applications requiring use of crossarms to mount luminaires. SPRTS series poles are the correct pole type for Sportslighting projects and are designed to be configured as a complete assembly with the desired crossarm(s) incorporated within the pole nomenclature description.

CONSTRUCTION

Pole Shaft: The pole shaft is of 11-gauge (0.120"), 7-gauge (0.179") or, 3-gauge (0.239") with a uniform wall thickness and is made of a weldable-grade (ASTM A-595 Grade A or A572 Grade 55), hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Shaft is one-piece construction with a full-length longitudinal high-frequency electric resistance weld and round in cross-section having a uniform linear taper of 0.14" per foot.

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable steel top cap with set screws.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 3" x 5" rectangular handhole is provided on pole with 5.9" diameter. Pole shaft with diameters greater than 5.9" are provided with a 4" x 6.5" oval shaped handhole.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly on pole shaft diameters of 9" or less. Shaft sized greater than 9" have a sheet steel two-piece base cover. Additional base cover options are available upon factory request. Bolt cover caps can be substituted on most pole shaft sizes. Options include heavy duty two-piece cast aluminum full base cover and bolt cover caps. All base covers and bolt cover caps are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end. Each hot-dipped galvanized anchor bolt is furnished with two hex nuts and two flat washers.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel, or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets SA and SB classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNMENT PROCUREMENT

BAA — Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Anchor Base Poles

RTS

ROUND TAPERED STEEL



RTS Round Tapered Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: RTS 30 6-6B DM32AS DDBXD

RTS					
Series	Nominal fixture mounting height	Nominal shaft base size/ wall thickness¹	Mounting²	Options	Finish
RTS	20'-50' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.) 30'	5-9B 5.9" 11g (.120") 6-5B 6.5" 11g (.120") 6-6B 6.6" 11g (.120") 7-0B 7.0" 11g (.120") 7-0F 7.0" 7g (.179") 7-3B 7.3" 11g (.120") 7-8B 7.8" 11g (.120") 8-0B 8.0" 11g (.120") 8-0F 8.0" 7g (.179") 8-5B 8.5" 11g (.120") 9-0B 9.0" 11g (.120") 9-0F 9.0" 7g (.179") 9-5B 9.5" 11g (.120") 10-0B 10.0" 11g (.120") 10-0F 10.0" 7g (.179") 11-0F 11.0" 7g (.179") 13-0F 13.0" 7g (.179") 13-0M 13.0" 3g (.239") (See technical information table for complete ordering information.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) DSX/RSX/EAX OMERO™ Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM28AS PL 2 at 180° with one side plugged DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting³,⁴ DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° Cross arm mounting⁵ CRx Tubular cross arm Welded mount plate for tubular crossarm (specify x for 2-8 fixtures) ACRx Angle iron cross arm Welded mount plate for angle iron crossarm (specify x for 2-6 fixtures) Arm drill mounting⁶ To be added as series + drill orientations EX: SMAC19 for SMAC arm drilling 1 at 90°	Shipped installed VD Vibration damper JHxy J-Hook for cable strain relief⁷ HAxy Horizontal arm bracket (1 fixture)⁷,⁸ FDLxy Festoon outlet less electrical⁷,⁹ FDLGFCIxy Festoon with GFCI outlet and in-use cover⁷,¹⁰ CPL12/xy 1/2" coupling⁷ CPL34/xy 3/4" coupling⁷ CPL1/xy 1" coupling⁷ NPL12/xy 1/2" threaded nipple⁷ NPL34/xy 3/4" threaded nipple⁷ NPL1/xy 1" threaded nipple⁷ EHHxy Extra handhole⁷,¹¹ FBCSTL2PC 2 Piece steel base cover (standard is plastic)¹² IC Interior coating¹³ L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant¹⁴ VM/original order# Match pole to prior order or project¹⁵	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes¹⁶ [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings

- NOTES:
- Wall thickness will be signified with a "B" (11 Gauge) or a "F" (7-gauge) in nomenclature. "B" - 0.1196" | "F" - 0.1793".
 - PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
 - Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
 - DM19RAD, DM28RAD and DM32RAD require a minimum top O.D. of 4".
DM29RAD, DM39RAD and DM49RAD require a minimum top O.D. of 4.25".
 - Arms will ship with pole when option is ordered. Standard placement is 1' from top, Side C.
 - Review arm spec sheet for minimum outer diameter required for mounting.
 - Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
 - Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy.
Example: HA20BD.
 - FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
 - Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
 - Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
 - Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
 - N/A with GALV.
 - Use when mill certifications are required.
 - Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
Example: VM/010-36784
 - Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

RTS Round Tapered Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust											
Catalog number	Nominal shaft length (ft.)*	Pole shaft size (base in. x top in. x ft.)	Wall thickness (in.)	Gauge	80 MPH		90 MPH		100 MPH		Approx. ship weight (lbs.)
RTS 20 5-9B	20	5.9 x 3.1 x 20	0.120	11	19.3	482	15.1	377	12.2	305	140
RTS 20 6-5B	20	6.5 x 3.7 x 20	0.120	11	24.2	605	19.3	482	15.6	390	160
RTS 25 5-9B	25	5.9 x 2.4 x 25	0.120	11	12.5	312	9.9	247	8	200	155
RTS 25 7-0B	25	7.0 x 3.5 x 25	0.120	11	20.3	507	16.2	405	13.1	327	200
RTS 25 7-0F	25	7.0 x 3.5 x 25	0.179	7	30.5	760	24	625	19.8	495	280
RTS 30 6-6B	30	6.6 x 2.4 x 30	0.120	11	11.7	292	9.3	232	7.5	187	200
RTS 30 8-0B	30	8.0 x 3.8 x 30	0.120	11	18.9	473	14.9	373	12	300	265
RTS 30 8-0F	30	8.0 x 3.8 x 30	0.179	7	33.5	838	27	675	22	550	380
RTS 35 7-3B	35	7.3 x 2.4 x 35	0.120	11	11.2	280	8.9	222	7.1	177	250
RTS 35 8-5B	35	8.5 x 3.6 x 35	0.120	11	18.9	472	15.1	377	12.2	305	315
RTS 35 9-5B	35	9.5 x 4.6 x 35	0.120	11	23.2	580	18.2	455	14.5	363	370
RTS 39 7-8B	39	7.8 x 2.4 x 39	0.120	11	10.7	267	8.5	212	6.6	165	285
RTS 39 9-0B	39	9.0 x 3.6 x 39	0.120	11	17.2	430	13.5	338	10.8	270	355
RTS 39 9-0F	39	9.0 x 3.6 x 39	0.179	7	28.5	715	23	575	19	475	515
RTS 45 10-0B	45	10.0 x 3.7 x 45	0.120	11	17.4	435	13.5	338	10.6	265	450
RTS 45 10-0F	45	10.0 x 3.7 x 45	0.179	7	28.5	715	23	575	19	475	650
RTS 50 10-0B	50	10.0 x 3.0 x 50	0.120	11	13.2	330	10.6	265	8.3	208	475
RTS 50 10-0F	50	10.0 x 3.0 x 50	0.179	7	20.5	512	16.5	412	13.6	340	680
RTS 50 11-0F	50	11.0 x 3.0 x 50	0.179	7	29.9	748	23.5	588	18.6	465	812
RTS 50 13-0F	50	13.0 x 6.0 x 50	0.179	7	50.4	1260	39.7	992	31.4	785	1150
RTS 50 13-0M	50	13.0 x 6.0 x 50	0.239	3	69.2	1730	55	1375	44.2	1105	1569

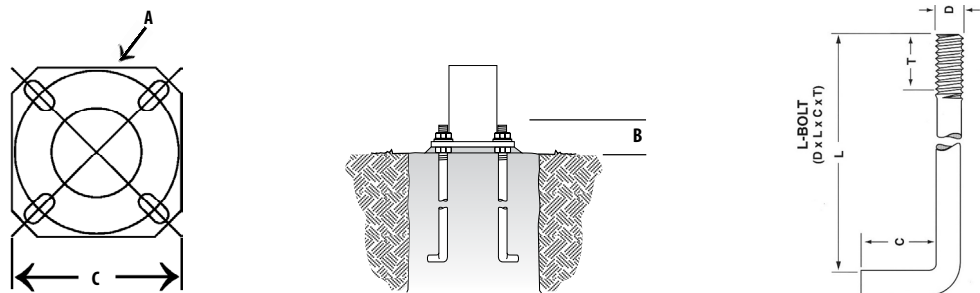
NOTE: EPA values are based ASCE 7-93 wind map.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Mounting height (ft.)*	Shaft base size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approx. ship weight (lbs.)
RTS	20	5-9B	18	400	14.5	363	12	300	10	250	8.5	213	7	175	6	150	140
RTS	20	6-5B	22	550	18	450	15	375	13	325	11	275	9.5	238	8	200	160
RTS	25	5-9B	13	200	10.5	200	8.5	200	7	175	5.5	138	4.5	113	4	100	155
RTS	25	7-0B	19	475	16	400	13	325	11	275	9	225	8	200	7	175	200
RTS	25	7-0F	21	525	17	425	14	350	11.5	288	9.5	238	8.5	213	7	175	280
RTS	30	6-6B	12.5	200	10	200	7.5	188	6.5	163	5.5	138	4.5	113	3.5	88	200
RTS	30	8-0B	17.5	438	14	350	11.5	288	9.5	238	8	200	6.5	163	5.5	138	265
RTS	30	8-0F	30	750	24.5	613	20.5	513	17.5	438	15	375	12.5	313	11	275	380
RTS	35	7-3B	12	188	9.5	188	7.5	188	6	150	5	125	4	100	3.5	88	250
RTS	35	8-5B	14	350	11	275	9	225	7	175	6	150	5	125	4	100	315
RTS	35	9-5B	16.5	413	13.5	338	11	275	9	225	7.5	188	6	150	5	125	370
RTS	39	7-8B	11.5	188	9	188	6.5	163	5	125	4	100	3	75	2.5	63	285
RTS	39	9-0B	13	325	10	250	8	200	6.5	163	5	125	4	100	3.5	88	355
RTS	39	9-0F	24	600	19.5	488	16	400	13	325	11	275	9.5	238	8	200	515
RTS	45	10-0B	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	2	50	450
RTS	45	10-0F	20.5	513	16	400	13	325	10.5	263	9	225	7.5	188	6	150	650
RTS	50	10-0B	7.5	188	5.5	138	4	100	2.5	63	1.5	38	1	25	0.5	13	475
RTS	50	10-0F	17.5	413	13	325	10.5	263	8	200	6.5	163	5	125	4	100	680
RTS	50	11-0F	19	475	15	375	12	300	10	250	8	200	6.5	163	5	125	812
RTS	50	13-0F	37.6	940	30.4	760	25	625	20.6	515	17	425	14	350	11.4	285	1010
RTS	50	13-0M	55	1375	45	1125	37	925	31	775	26	650	22	550	18.4	460	1320

NOTE: AASHTO 2013 design criteria is the most common EPA and uses wind map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

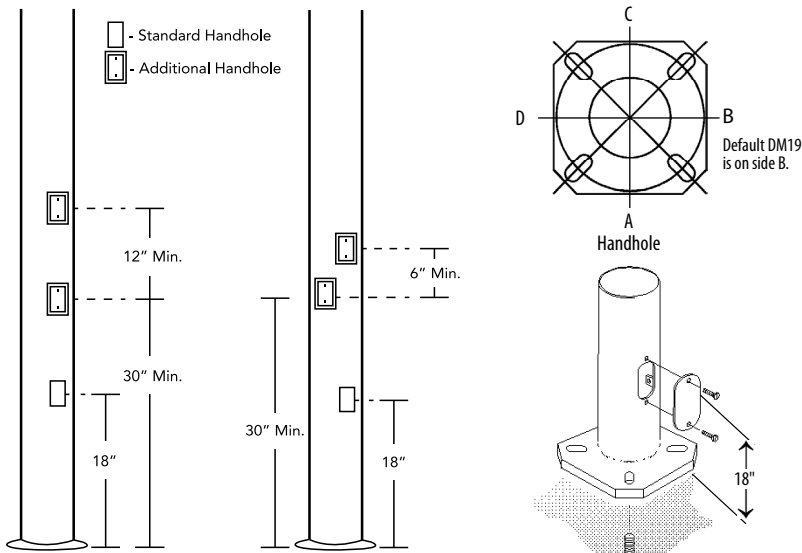
ANCHORAGE AND TEMPLATE INFORMATION						
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Bolt size (in.) D x L x C
5.9"	9"	4.13"	10"	ABTEMPLATE PJ50075	AB36-0	1 x 36 x 4
6.5"	9.5"	4.13"	10.5"	ABTEMPLATE PJ50074	AB36-0	1 x 36 x 4
6.6"	9.5"	4.13"	10.5"	ABTEMPLATE PJ50078	AB36-0	1 x 36 x 4
7" B	10"	4.13"	10.88"	ABTEMPLATE PJ50077	AB36-0	1 x 36 x 4
7" F	10"	4.25"	10.88"	ABTEMPLATE PJ50076	AB36-0	1 x 36 x 4
7.3"	10.5"	4.13"	11.25"	ABTEMPLATE PJ50081	AB36-0	1 x 36 x 4
7.8"	11"	4.13"	11.5"	ABTEMPLATE PJ50084	AB36-0	1 x 36 x 4
8" B	11"	4.13"	11.5"	ABTEMPLATE PJ50079	AB36-0	1 x 36 x 4
8" F	11"	4.25"	11.5"	ABTEMPLATE PJ50080	AB42-0	1-1/4 x 42 x 6
8.5"	11.5"	4.25"	12"	ABTEMPLATE PJ50082	AB36-0	1 x 36 x 4
9" B	12.5"	4.25"	12.38"	ABTEMPLATE PJ50085	AB36-0	1 x 36 x 4
9" F	12.5"	5"	12.38"	ABTEMPLATE PJ50086	AB42-0	1-1/4 x 42 x 6
9.5"	13"	4.25"	13"	ABTEMPLATE PJ50083	AB36-0	1 x 36 x 4
10" B	13.5"	4.25"	14"	ABTEMPLATE PJ50087	AB36-0	1 x 36 x 4
10" F	13.5"	5"	14"	ABTEMPLATE PJ50088	AB42-0	1-1/4 x 42 x 6
11"	15"	5.25"	16.5"	ABTEMPLATE PJ50089	AB42-0	1-1/4 x 42 x 6
13" F	17"	5.75"	18"	ABTEMPLATE MANUFACTURER SUPPLIED	AB54-0	1-1/4 x 54 x 6
13" M	17.5"	6.5"	18.5"	ABTEMPLATE MANUFACTURER SUPPLIED	AB84-0	1-3/4 x 84 x 6

BASE & BOLT DETAIL



ROUND STEEL HANDHOLE AND FESTOON - PLACEMENT RULES

HANDHOLE DETAIL



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Bolt circles have +/- 1/2" tolerance.
- For poles larger than 10" consult factory.
- Lithonia Lighting is not responsible for the foundation design.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.