

**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/84810235159>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
APRIL 16, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 16, 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. March 12, 2026 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-260416-9 - Consideration of Site Plan for Vermeer Corporation at 2901 Vermeer Drive SE
 - b. Resolution PZ-260416-10 - Consideration of Site Plan for Ramms Construction at 1120 2nd Street NE.
 - c. Resolution PZ-260416-11 - Consideration of Civic Campus North Right-of-Way Vacation Plats.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. City Staff
 - c. City Administrator
 - d. City Council Liaison
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: March 12, 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), Jason Vore (Vice-Chairperson), Brian Clayton, Louise Jennings, Chris Johnsen

Members Absent: Ethan Pitt, Jesse Torres

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

3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve of the March 12, 2026, meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve the January 8, 2026 meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Public Hearing – Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.

Public Hearing opened at 6:01 p.m.

Pezley provided the Commission and overview of the proposal to eliminate the U-1 Conservancy District and rezone properties currently zoned U-1. Pezley

stated the U-1 District is a local floodplain district that is redundant with FEMA's floodplain district. Pezley stated staff received multiple calls asking for additional information, Pezley stated no one stated if they were for or against the proposal.

Mike Ryan, 201 5th Street SW, Altoona. Ryan owns multiple agricultural properties. Ryan asked staff what R-1 District means. Pezley explained R-1 and R-2 districts and what types of development are allowed in each.

Shane Salwasser, 89 Mallard Pointe Drive NW, asked which parcels are gaining developable land. Pezley stated that portions of the properties located behind the school district would gain developable land. Pezley and Lyman reiterated the change is not driven by development, it is to eliminate a redundant floodplain district. All FEMA floodplain requirements and stream buffer requirements would still apply to relevant properties. Salwasser asked if neighboring properties would be made aware if developments happen in this area. Pezley stated staff does not send out notices for site plans and subdivisions, but all meeting agendas are posted online.

Public Hearing closed at 6:07 p.m.

- b. Resolution PZ-260312-06 – Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve Resolution PZ - 260312-06.

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

- c. Resolution PZ-260312-07 – Consideration of the Bondurant Mixed Use Development Preliminary Plat.

Justin Strom, with Snyder and Associates, gave an overview of the preliminary plat to the Commission. Pezley stated no major comments from staff and reminded the Commission each lot would go through a site plan process.

Keeran asked about the street on the northern property line. Strom stated they are still working out exactly where that right-of-way will be placed. Keeran asked if the street will go all the way through. Strom stated it will go about two-thirds the way across the northern property as there are no City plans to punch the street through.

Johnsen asked about timing of the 2nd Street NE widening and construction of this site. Strom and Pezley stated there will be coordination between the City and the developer but the widen 2nd Street NE is shown on the

preliminary plat.

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve Resolution PZ -260312-07.

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

- d. Resolution PZ-260312-08 – Consideration of the Bondurant-Farrar Community School District Parking Lot Site Plan.

Dr. Powers with the Bondurant-Farrar Community School District provided the Commission with an overview of the project. Powers stated the intent is to add parking and realign bus pick-up/drop-off on site.

Clayton asked about taking the buses north to NE 86th Avenue, Powers stated that will likely be a future expansion project. Pezley stated there are bike racks included on the updated site plan.

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve Resolution PZ - 260312-08.

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

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Clayton – Asked about the timing of the Truman Drive NE, Murray stated phase 1 is approximately 1,900 feet north of 2nd Street NE. Clayton asked if the Newby development has been delayed. Staff stated they have not received any site plans for this area.

Jennings – none.

Johnsen – none.

Pitt – absent.

Torres – absent.

Vore – none.

Commission Chair – Keeran asked staff to look into the Maverick sign, the

sign flashes and does not meet electronic changeable sign requirements. Keeran also asked about road paintings around the new stop light on Hubbell Avenue. Staff stated they would look into it.

- b. Community Development Director – City is kicking off an study to look at school traffic on Grant Street. This report will run from spring into the fall. An artist group was selected for the mural on Silo Commons. Once the mural is complete, the construction of the Silo Commons will start. The Hemping-Helm property has been recognized by the State as officially certified.
- c. City Planner –none.
- d. City Administrator – absent.
- e. City County Liaison – Provided an update on the Vermeer development and related infrastructure projects in that area.

7. Adjournment

Motion by Commissioner Clayton, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 6:37.



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

Item No. 6.a.
For Meeting of 4/16/2026
Resolution

TITLE: Resolution PZ-260416-9 - Consideration of Site Plan for Vermeer Corporation at 2901 Vermeer Drive SE

CONTACT PERSON:

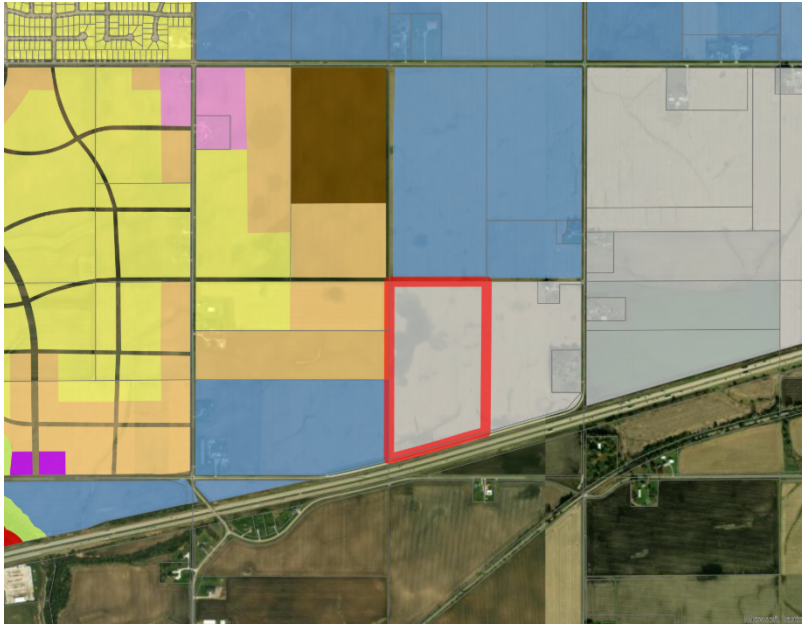
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed building at 2901 Vermeer Drive SE. The site plan applicant and owner of the property is Vermeer Corporation. The site plan was prepared by Snyder & Associates Inc. The applicant is proposing a 318,378 square foot manufacturing/warehouse building. This property is zoned as being within the City's Medium Industrial (M-2) District. The property in question is outlined below in red.



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

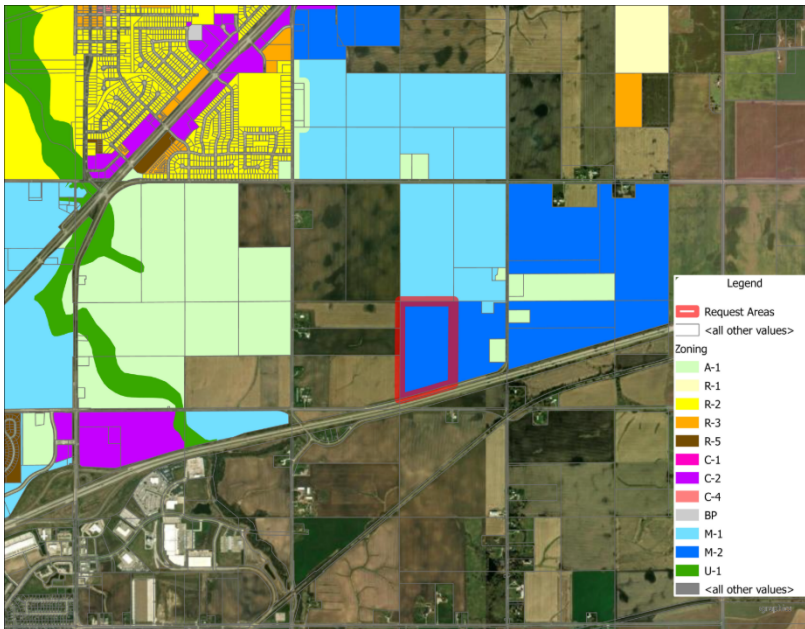
Consistency with the City's Comprehensive Plan:

The 2022 Comprehensive Plan guides for Industrial development in this area. The property in question is outlined in red below.



Consistency with the City's Zoning Code:

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



General Use & Bulk Standards

- The site plan states setback requirements on page 2.
- The site plan shows 3.15 acres of outdoor storage north of the proposed building. The site plan shows this outdoor storage area as granular, the site plan needs to be updated to show how dust mitigation is planned for this area.

Parking/Drive Areas

- Access to the site is available from 32nd Street SE and Vermeer Drive SE.
 1. Employee entrance to the site will be available from 32nd Street SE
 2. There are two truck entrances available from Vermeer Drive SE.
- The site plan shows one new 318,378 square foot building.
- The site plan shows parking area for employees to the south of the proposed building. This parking area provides 338 spaces (323 stalls are required), including 8 accessible stalls.
- Truck drive and loading areas are shown as 7" PCC pavement.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report at this time.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff. Section 182.6.1.I. states M-2 developments with 150,000 square feet of gross floor area or more are not subject to building design standards.

Other Site Plan Features

- A landscaping plan was submitted. The landscaping plan meets requirements for general tree and grass requirements. The site plan needs to be updated to provide additional trees and parking lot islands within the off-street parking area.
- City staff has requested additional information regarding lighting of the site.
- City staff has requested the site plan show a connection to the adjoining trail to be built in the Vermeer Drive SE right-of-way.

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 – still being reviewed by engineering staff.
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-260416-9.
2. Recommended approval of RESOLUTION NO. PZ-260416-9, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-260416-9.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-260416-9
2. Vermeer Site Plan
3. Architectural Design Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260416-9

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
VERMEER CORPORATION AT 2901 VERMEER DRIVE SE.

WHEREAS, Snyder & Associates, Inc, on behalf of the applicant Vermeer Corporation, has submitted the site plan for 2901 Vermeer Drive SE described as follows;

OUTLOT Z OF TIMMINS ACRES.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and machine shed/warehouse facility use is a permitted use of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2901 Vermeer Drive SE subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect review comments from City staff submitted to the applicants.
2. Site Plan shall be updated to reflect any comments received from Engineering.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on April 16, 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

LEGEND

FEATURES	FOUND	SET
Section Corner 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	△
ROW Marker	■	□
ROW Rail	■	□
Control Point	●	○
Bench Mark	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	
EXISTING	PROPOSED	
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	X 1225	X 1225
Fence (Barbed, Field, Hog)		
Fence (Chain Link)		
Fence (Wood)		
Fence (Silt)		
Tree Line	○	○
Tree Stump	○	○
Deciduous Tree \ \ Shrub	○	○
Coniferous Tree \ \ Shrub	○	○
Communication	C	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG	HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	S(*)	S
Duct Bank	DUCT(*)	
Test Hole Location for SUE w/ID	⊗	⊗

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊗	⊗
Storm Sewer with Size	---ST(*)---	---ST---
Storm Manhole	⊗	⊗
Single Storm Sewer Intake	⊗	⊗
Double Storm Sewer Intake	⊗	⊗
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	⊗	⊗

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

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 SUDAS STANDARD SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- 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 BONDURANT PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- 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, CITY OF BONDURANT, 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.
- CONTRACTOR TO COORDINATE ALL ADJACENT ROADWAY IMPROVEMENTS WITH CITY OF BONDURANT, ROADWAY CONTRACTOR AND DESIGN ENGINEER SHIVE- HATTERY.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552601428.

CLEAR PER MAP	IOWA COMMUNICATIONS NETWORK DAVE AUGSPURGER 5157254604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
CLEAR PER MAP	MIDAMER-ELEC JAMIE NEER 5152526972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DIS DMWW DESIGN REQUESTS 5153236244 ONECALLMAPS@DMWW.COM

NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM NAD83(2011)EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET	
CP1	N=609774.07 E=1658045.87 Z=981.33 FOUND 5/8" REBAR WITH RED PLASTIC CAP LABELED "THOMAS #19968" SOUTH OF NE JORIE WAY, AT SW CORNER OF SITE. (AS SHOWN ON SURVEY)
CP2	N=612219.60 E=1658072.56 Z=986.74 SET 1/2" REBAR WITH RED PLASTIC CAP AT NW CORNER OF SITE, +-15' SE OF CENTER OF SECTION 5-79-22. (AS SHOWN ON SURVEY)
CP3	N=612232.70 E=1659293.53 Z=994.85 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED AT NORTH SIDE OF SITE, +-900' WEST OF WATER TOWER, AT SOUTH SIDE OF FENCE. (AS SHOWN ON SURVEY)
CP4	N=611317.98 E=1660250.40 Z=982.22 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LABELED #13286 LOCATED AT EAST SIDE OF SITE, +-800' SOUTH OF WATER TOWER, AT NW CORNER OF ACREAGE. (AS SHOWN ON SURVEY)
CP5	N=610474.11 E=1660557.84 Z=973.59 FOUND 5/8" REBAR WITH RED PLASTIC CAP LABELED "THOMAS #19968" LOCATED AT SE CORNER OF SITE, SOUTH OF NE JORIE WAY. (AS SHOWN ON SURVEY)
CP6	N=610115.67 E=1659320.69 Z=977.47 FOUND 5/8" REBAR WITH RED PLASTIC CAP LABELED "THOMAS #19968" LOCATED SOUTH OF NE JORIE WAY ALONG FENCE, +-1275' EAST OF CP1 AND +-1290' WEST OF CP5. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18) IARTN DERIVED - US SURVEY FEET	
BM500	N=609805- E=1657933- Z=980.21 ARROW ON HYDRANT LOCATED NORTH SIDE OF NW JORIE WAY, +-135' WEST IF FIELD ENTRANCE AT SW CORNER OF SITE. (AS SHOWN ON SURVEY)

PROPERTY DESCRIPTION

OUTLOT Z OF TIMMINS ACRES

PROPERTY ADDRESS

2901 VERMEER DRIVE SE
BONDURANT, IOWA 50035

ZONING

M-2 MEDIUM INDUSTRIAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 20 FEET, UNLESS ADJACENT TO R DISTRICT, THEN 30 FEET
REAR YARD SETBACK: 40 FEET

PARKING REQUIREMENTS

REQUIRED:
1 STALL PER 1,000 SF OF GFA
322,500 SF / 1,000 SF = 323 STALLS REQUIRED
338 SPACES PROVIDED
(INCLUDING 8 ACCESSIBLE STALLS)

LOADING SPACES REQUIREMENTS

1 OFF-STREET LOADING SPACE PLUS ONE (1) ADDITIONAL FOR EACH 20,000 SF OVER 10,000 SF OF BUILDING SPACE
322,500 SF-19,000 SF = 312,500 SF/ 20,000 SF = 16 SPACES 16
16 SPACES + 1SPACE= 17 LOADING SPACES REQUIRED
17 LOADING SPACES PROVIDED
(8 INTERNAL, 9 LOADING DOCKS)

OPEN SPACE

15% MINIMUM OPEN SPACE REQUIRED
8,102,160 X 0.15 = 1,215,324 SF REQUIRED
7,409,890 SF (91.4%) OPEN SPACE PROVIDED

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".

MARK	REVISION	DATE	BY
Engineer: LJM	Checked By: EDC	Date: 04-02-2026	Scale: 1" = NONE
Technician: LJM			T-R-S: TTN-RRV-SS
Project No: 126.0346.01			Sheet C101

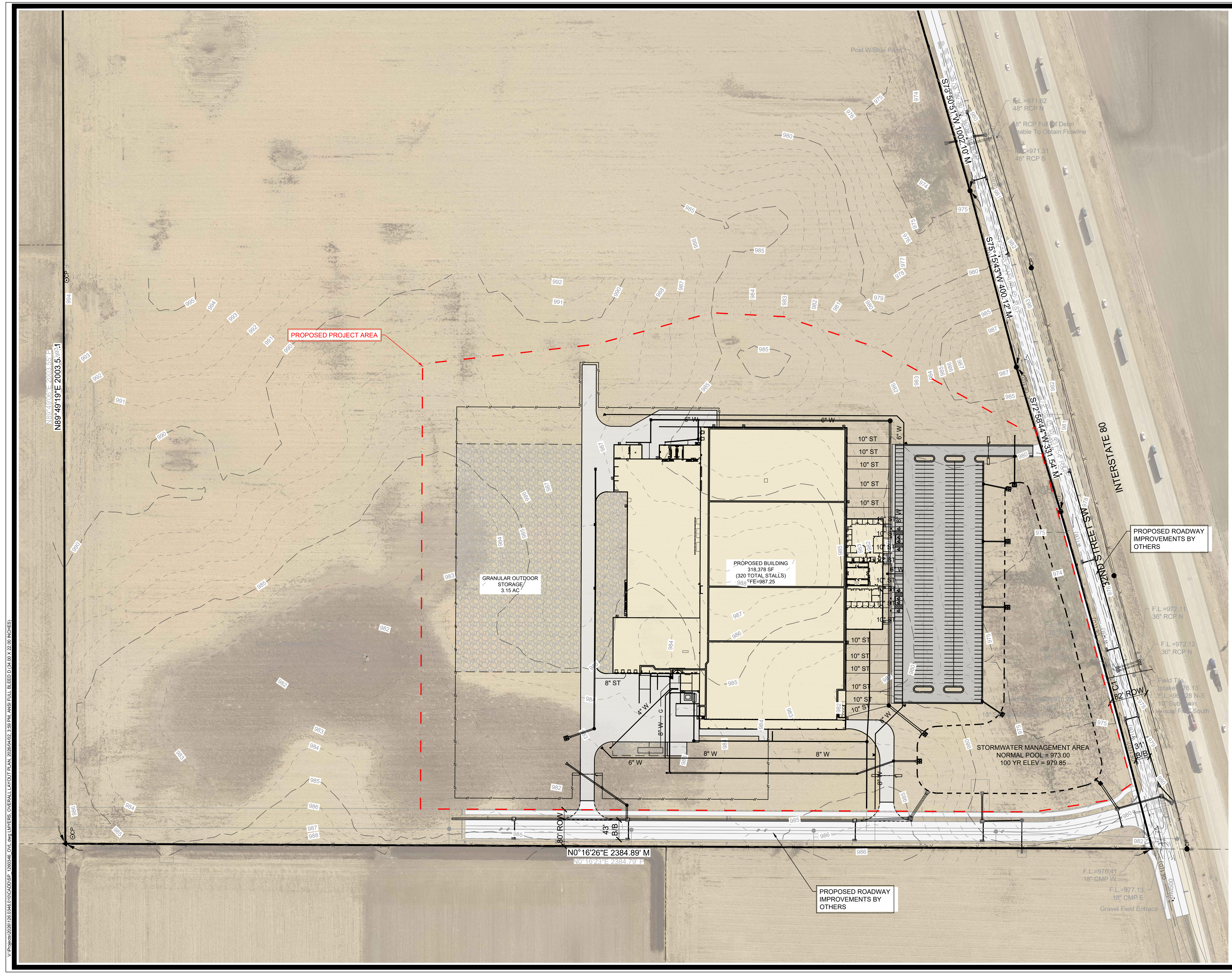
BONDURANT, IOWA

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PROJECT INFORMATION SHEET

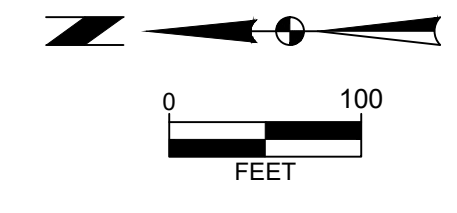
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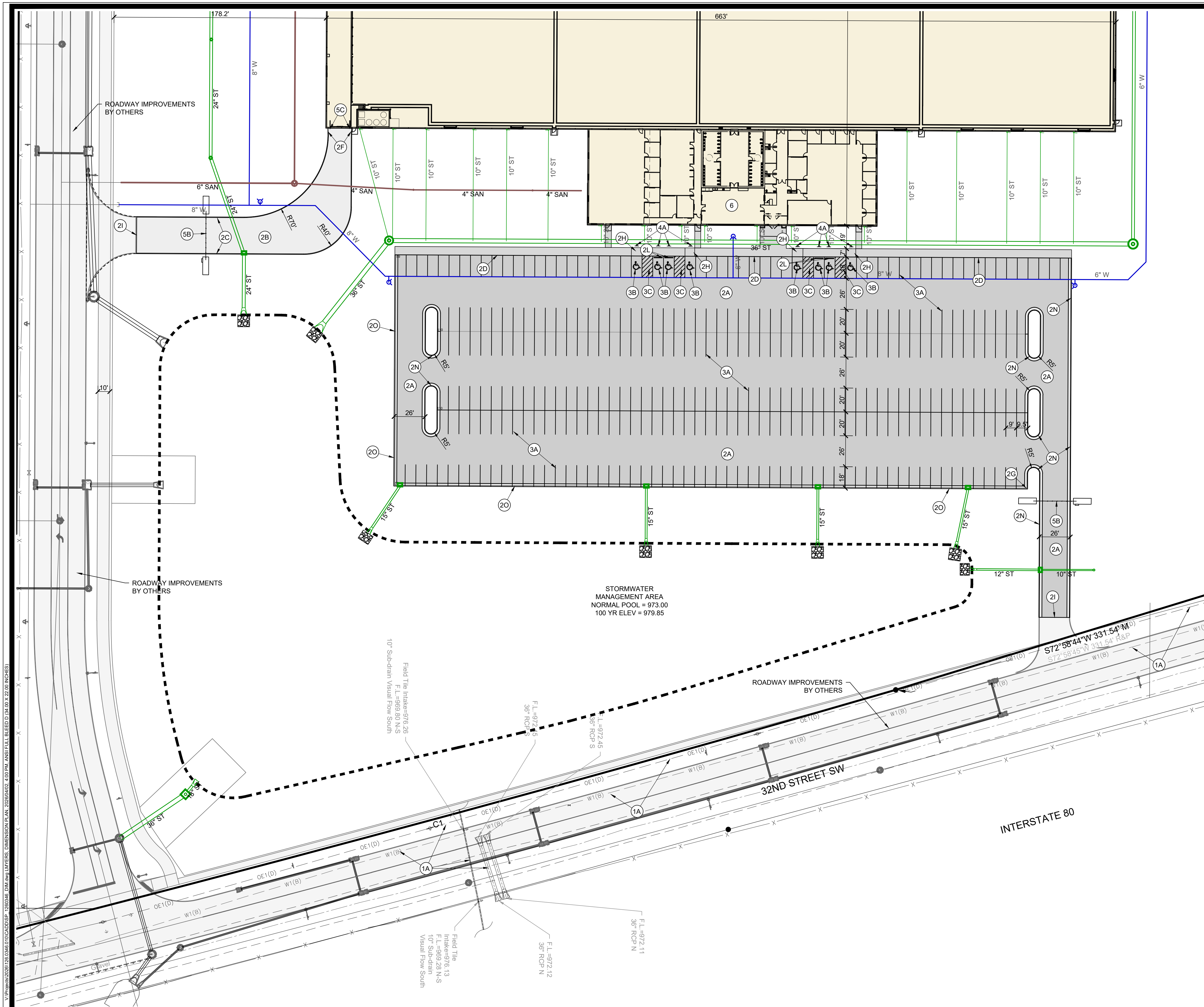
VERMEER BONDURANT
BONDURANT, IOWA

OVERALL LAYOUT PLAN

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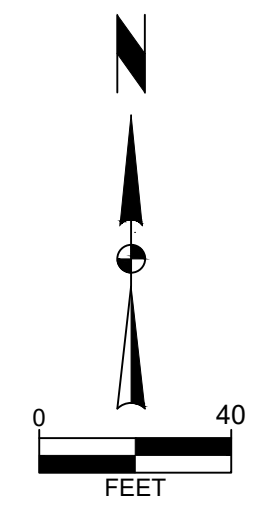
Project No: 126.0346.01
 Sheet C200



- ### DIMENSION PLAN CONSTRUCTION NOTES
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 5.5" DEPTH HMA WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 8" DEPTH PCC PAVEMENT WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 6" HEIGHT STANDARD CURB.
 - INTEGRAL SIDEWALK AND CURB. 5" DEPTH PCC ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - NO CURB.
 - TAPER FROM 6" STANDARD TO 3" ROLLED CURB.
 - PEDESTRIAN RAMP AT 8.33% MAXIMUM SLOPE.
 - CONNECT TO DRIVEWAY CONNECTION (BY OTHERS).
 - 3" ROLLED CURB.
 - OUTDOOR STORAGE. 8" DEPTH. CONSIST OF 3" ROADSTONE GRANULAR MATERIAL OVER 4" DEPTH CLASS A MACADAM STONE.
 - PCC CURB STOP.
 - MECHANICAL PAD. SEE MECHANICAL AND STRUCTURAL PLANS.
 - 30" WIDE CURB AND GUTTER SECTION WITH 6" HEIGHT STANDARD CURB.
 - 30" WIDE CURB AND GUTTER SECTION WITH 3" ROLLED CURB.
 - PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - 6" HEIGHT CHAIN LINK FENCE. COORDINATE WITH OWNER FOR MATERIAL AND COLOR PRIOR TO CONSTRUCTION.
 - ENTRANCE GATE. SEE ARCHITECTURAL PLANS FOR DETAILS. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 - BOLLARD. SEE ARCHITECTURAL PLANS.
 - RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
 - BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND STOOP LOCATIONS.

PAVEMENT LEGEND

	5" PCC SIDEWALK
	5.5" HMA
	7" PCC PAVEMENT
	8" DEPTH GRANULAR STORAGE



MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: EDC	Date: 04-02-2026	TTR-RRW-SS
Technician: LJM			

Project No: 126.0346.01
Sheet C201

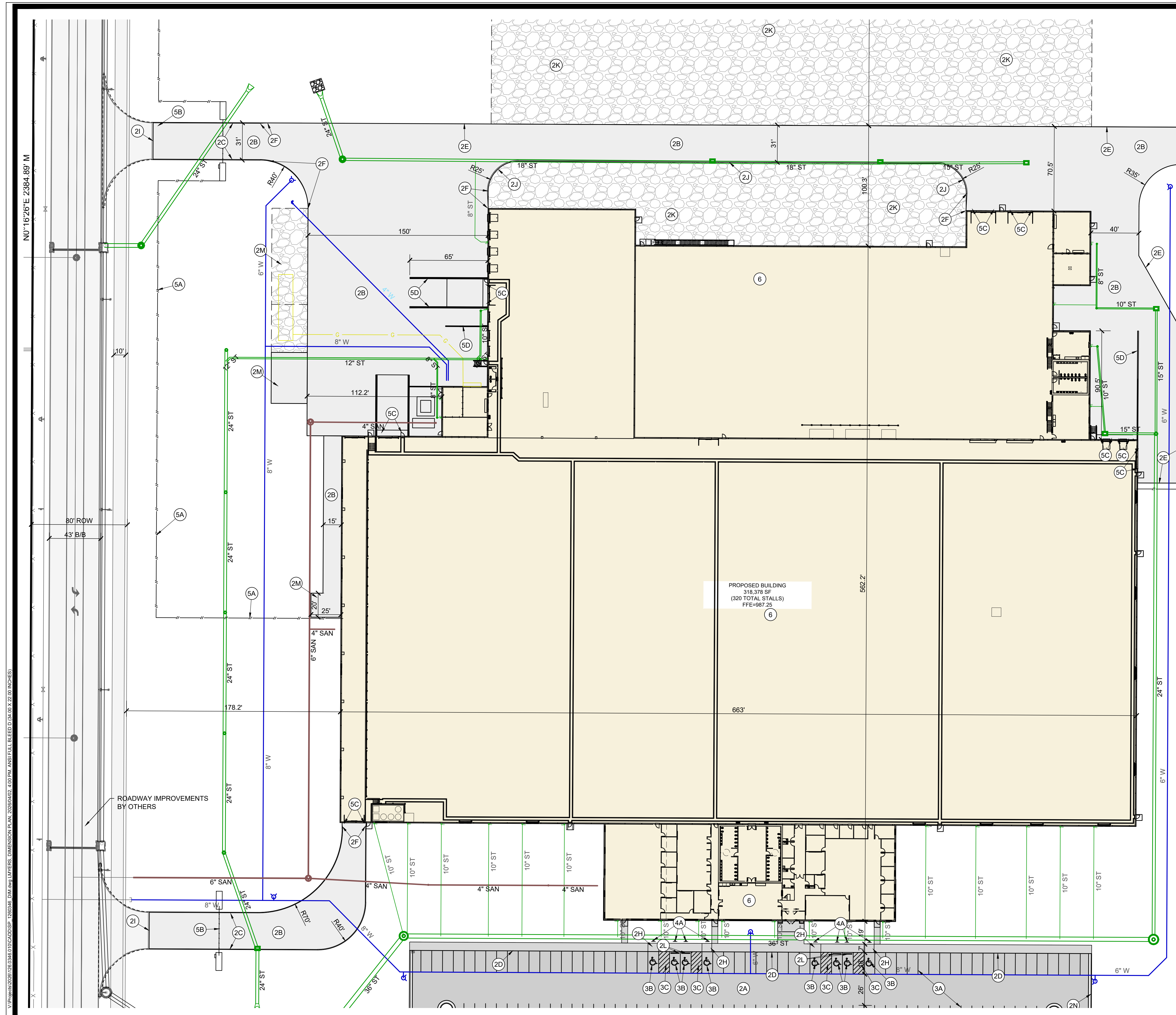
VERMEER BONDURANT
DIMENSION PLAN
BONDURANT, IOWA

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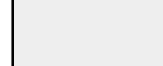

Project No: 126.0346.01
Sheet C201

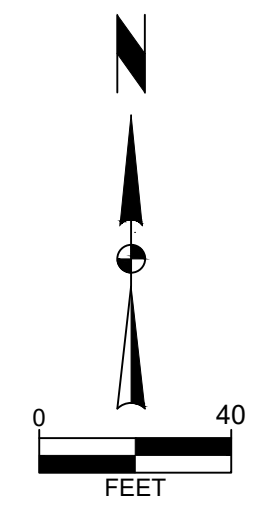
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- DIMENSION PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 5.5" DEPTH HMA WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 8" DEPTH PCC PAVEMENT WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 6" HEIGHT STANDARD CURB.
 - INTEGRAL SIDEWALK AND CURB. 5" DEPTH PCC ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - NO CURB.
 - TAPER TO NO CURB.
 - TAPER FROM 6" STANDARD TO 3" ROLLED CURB.
 - PEDESTRIAN RAMP AT 8.33% MAXIMUM SLOPE.
 - CONNECT TO DRIVEWAY CONNECTION (BY OTHERS).
 - 3" ROLLED CURB.
 - OUTDOOR STORAGE. 8" DEPTH. CONSIST OF 3" ROADSTONE GRANULAR MATERIAL OVER 4" DEPTH CLASS A MACADAM STONE.
 - PCC CURB STOP.
 - MECHANICAL PAD. SEE MECHANICAL AND STRUCTURAL PLANS.
 - 30" WIDE CURB AND GUTTER SECTION WITH 6" HEIGHT STANDARD CURB.
 - 30" WIDE CURB AND GUTTER SECTION WITH 3" ROLLED CURB.
 - PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - 6' HEIGHT CHAIN LINK FENCE. COORDINATE WITH OWNER FOR MATERIAL AND COLOR PRIOR TO CONSTRUCTION.
 - ENTRANCE GATE. SEE ARCHITECTURAL PLANS FOR DETAILS. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 - BOLLARD. SEE ARCHITECTURAL PLANS.
 - RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS.
 - BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND STOOP LOCATIONS.

PAVEMENT LEGEND

-  5" PCC SIDEWALK
-  5.5" HMA
-  7" PCC PAVEMENT
-  8" DEPTH GRANULAR STORAGE



MARK	REVISION	DATE	BY

VERMEER BONDURANT
DIMENSION PLAN
BONDURANT, IOWA

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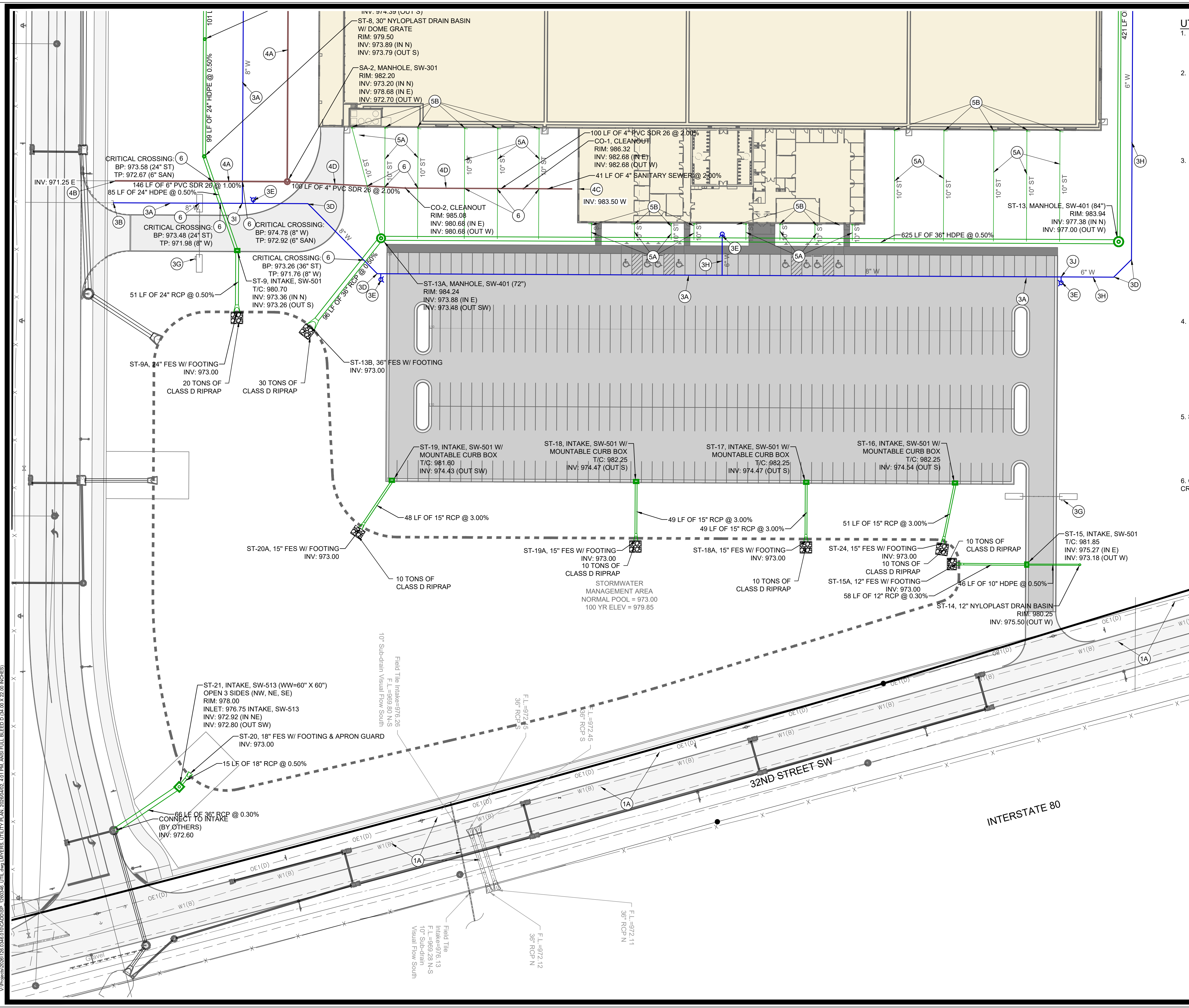


Project No: 126.0346.01
 Sheet C202

Checked By: EDC
 Date: 04-02-2026
 Engineer: LMW
 Technician: LJM
 Project No: 126.0346.01
 Sheet C202

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- ### UTILITY PLAN CONSTRUCTION NOTES
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - TRANSFORMER LOCATION.
 - GAS METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
 - ELECTRIC METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
 - AIR AND PROPANE TANK AND SERVICE LINE. SEE MECHANICAL PLANS FOR CONSTRUCTION DETAILS.
 - WATER SERVICE, PROVIDE THE FOLLOWING:
 - 8" PVC PRIVATE WATER SERVICE.
 - CONNECT TO PUBLIC WATER MAIN STUB. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - 45° WATER BEND.
 - HYDRANT ASSEMBLY. CLOW MEDALLION 6" BURY MJ SHOE 5 1/2" PUMPER MUZZLE 5" STORZ CONNECTION. TO BE RED IN COLOR PER BONDURANT STANDARDS.
 - REMOVE FIRE DEPARTMENT CONNECTION W/ 4" DRY PVC LINE.
 - KNOX BOX LOCATION.
 - 6" PVC PRIVATE WATER SERVICE.
 - 8"x8" TEE.
 - 8"x8" TEE WITH 6" REDUCER.
 - PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
 - 6" PRIVATE SANITARY SEWER AT MINIMUM 1.0% SLOPE.
 - CONNECT TO SANITARY SEWER MAIN. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - CONNECT TO BUILDING. VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - 4" SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE.
 - STORM SEWER, PROVIDE THE FOLLOWING:
 - ROOF DRAIN LINES WITH WYE CONNECTION, RUNNING AT 1.0% MINIMUM SLOPE.
 - DOWNSPOUT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON FOOTING ROUTING AND ROOF DRAIN BOOT CONNECTION.
 - PROVIDE SLEEVE THROUGH RETAINING WALL FOR PIPE.
 - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.

MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: EDC	Date: 04-02-2026	T-R-S: TTN-LRW-SS
Technician: LJM			

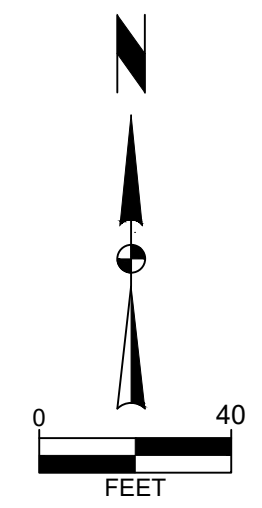
Project No: 126.0346.01
Sheet C300

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UTILITY PLAN
BONDURANT, IOWA

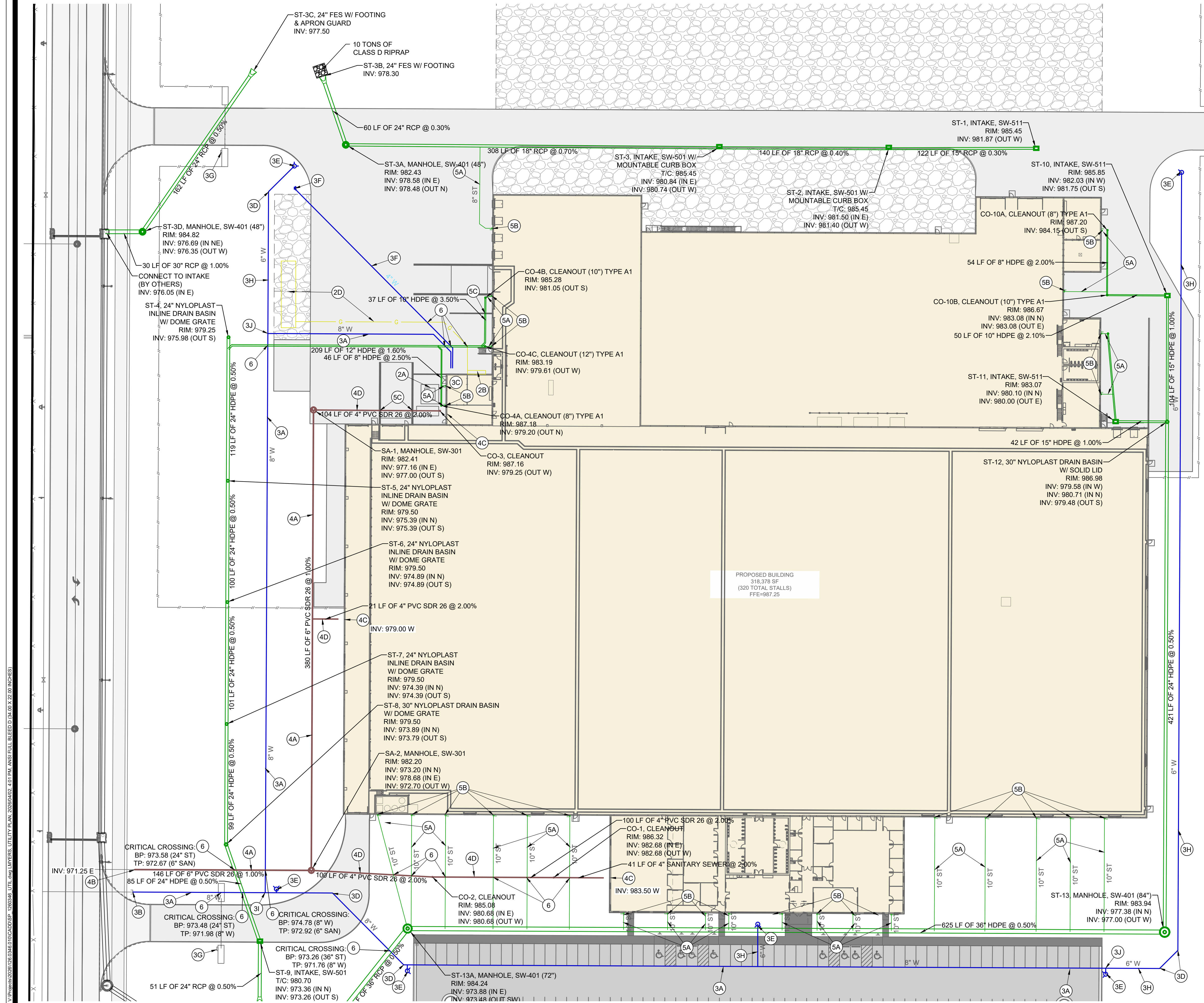
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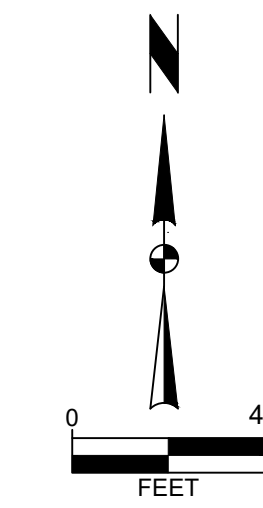
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- ### UTILITY PLAN CONSTRUCTION NOTES
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - TRANSFORMER LOCATION.
 - GAS METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
 - ELECTRIC METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
 - AIR AND PROPANE TANK AND SERVICE LINE. SEE MECHANICAL PLANS FOR CONSTRUCTION DETAILS.
 - WATER SERVICE, PROVIDE THE FOLLOWING:
 - 8" PVC PRIVATE WATER SERVICE.
 - CONNECT TO PUBLIC WATER MAIN STUB. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - 45" WATER BEND.
 - HYDRANT ASSEMBLY. CLOW MEDALLION 60" BURY MJ SHOE 5 3/4" PUMPER MUZZLE 5" STORZ CONNECTION. TO BE RED IN COLOR PER BONDURANT STANDARDS.
 - REMOTE FIRE DEPARTMENT CONNECTION W/ 4" DRY PVC LINE.
 - KNOX BOX LOCATION.
 - 6" PVC PRIVATE WATER SERVICE.
 - 8"x8" TEE.
 - 8"x8" TEE WITH 6" REDUCER.
 - PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
 - 6" PRIVATE SANITARY SEWER AT MINIMUM 1.0% SLOPE.
 - CONNECT TO SANITARY SEWER MAIN. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - CONNECT TO BUILDING. VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - 4" SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE.
 - STORM SEWER, PROVIDE THE FOLLOWING:
 - ROOF DRAIN LINES WITH WYE CONNECTION, RUNNING AT 1.0% MINIMUM SLOPE.
 - DOWNSPOUT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON FOOTING ROUTING AND ROOF DRAIN BOOT CONNECTION.
 - PROVIDE SLEEVE THROUGH RETAINING WALL FOR PIPE.
 - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.



MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: EDC	Date: 04-02-2026	T-R-S: TTN-RRW-SS
Technician: LJM			

Project No: 126.0346.01
Sheet C301

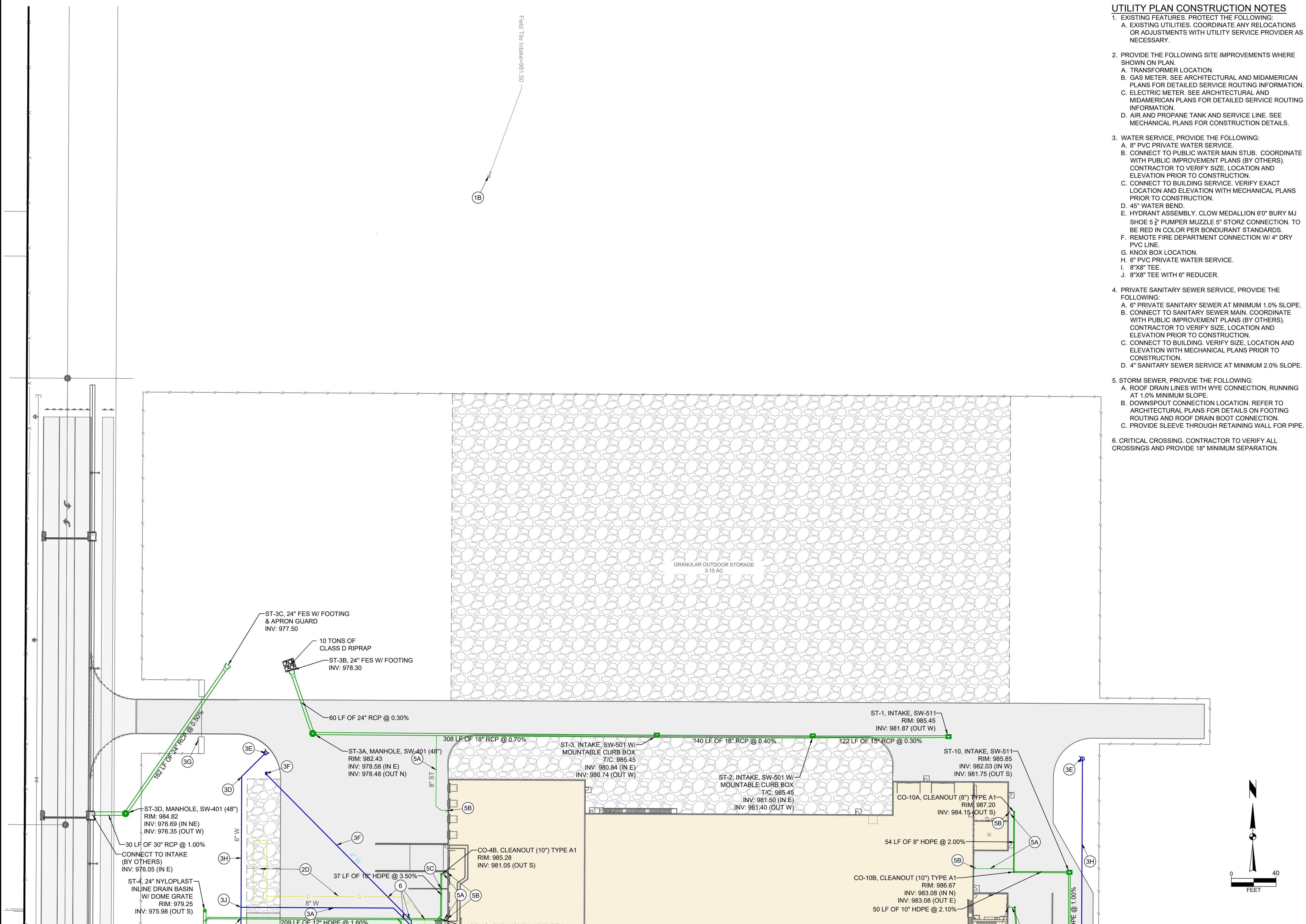
VERMEER BONDURANT
UTILITY PLAN
BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. I

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Project No: 126.0346.01
Sheet C301

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- ### UTILITY PLAN CONSTRUCTION NOTES
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - TRANSFORMER LOCATION.
 - GAS METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
 - ELECTRIC METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
 - AIR AND PROPANE TANK AND SERVICE LINE. SEE MECHANICAL PLANS FOR CONSTRUCTION DETAILS.
 - WATER SERVICE, PROVIDE THE FOLLOWING:
 - 8" PVC PRIVATE WATER SERVICE.
 - CONNECT TO PUBLIC WATER MAIN STUB. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - 45° WATER BEND.
 - HYDRANT ASSEMBLY. CLOW MEDALLION 6" BURY MJ SHOE 5 1/2" PUMPER MUZZLE 5" STORZ CONNECTION. TO BE RED IN COLOR PER BONDURANT STANDARDS.
 - REMOTE FIRE DEPARTMENT CONNECTION W/ 4" DRY PVC LINE.
 - KNOX BOX LOCATION.
 - 6" PVC PRIVATE WATER SERVICE.
 - 8"X8" TEE.
 - 8"X8" TEE WITH 6" REDUCER.
 - PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
 - 6" PRIVATE SANITARY SEWER AT MINIMUM 1.0% SLOPE.
 - CONNECT TO SANITARY SEWER MAIN. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - CONNECT TO BUILDING. VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - 4" SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE.
 - STORM SEWER, PROVIDE THE FOLLOWING:
 - ROOF DRAIN LINES WITH WYE CONNECTION, RUNNING AT 1.0% MINIMUM SLOPE.
 - DOWNSPOUT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON FOOTING ROUTING AND ROOF DRAIN BOOT CONNECTION.
 - PROVIDE SLEEVE THROUGH RETAINING WALL FOR PIPE.
 - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.

MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: EDC	Date: 04-02-2026	T-R-S: TTN-RRW-SS
Technician: LJM			

Project No: 126.0346.01

Sheet C302

VERMEER BONDURANT

UTILITY PLAN

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. I

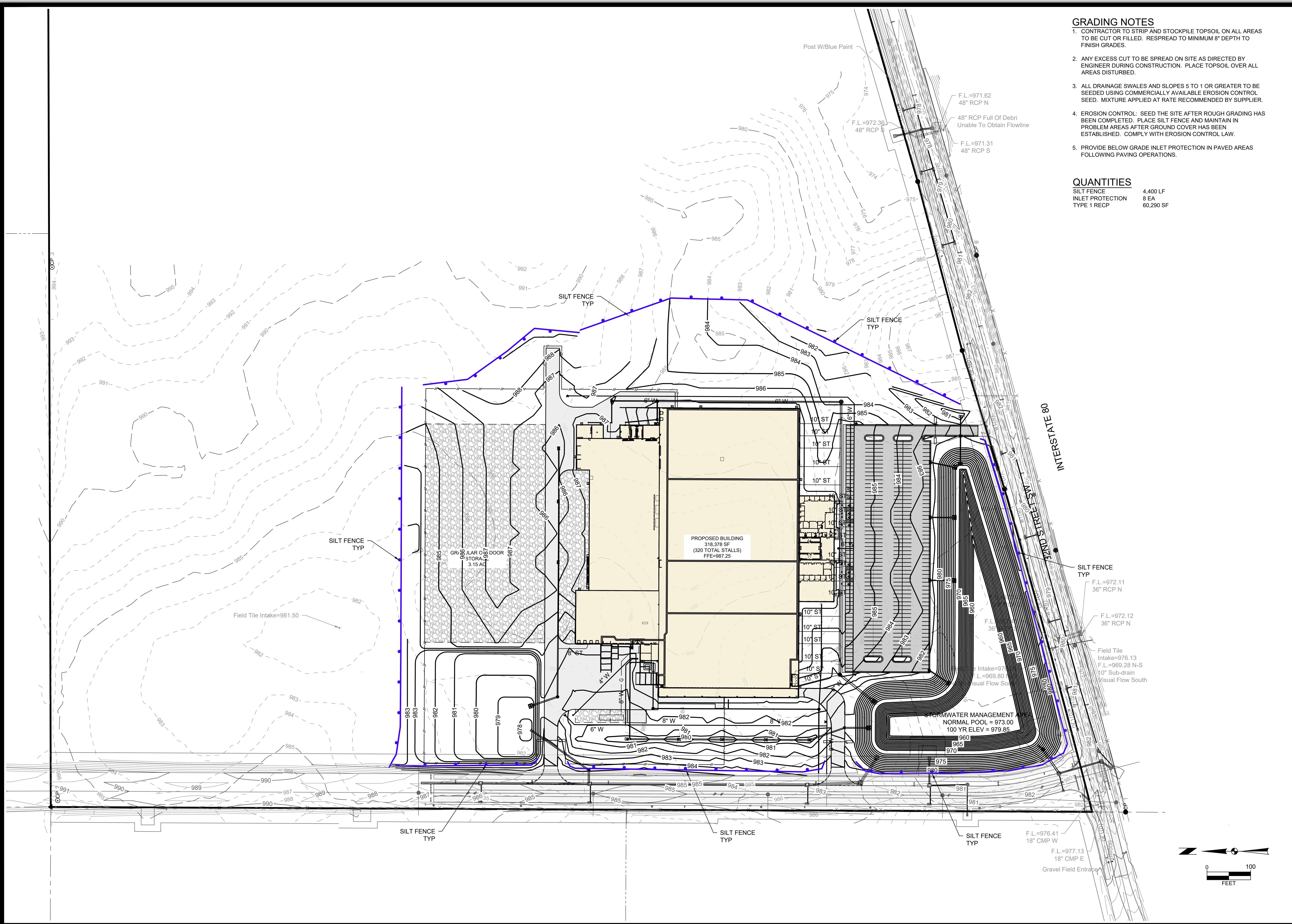
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C302

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GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

SILT FENCE	4,400 LF
INLET PROTECTION	8 EA
TYPE 1 RECP	60,290 SF

MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: EDC		
Technician: LJM	Date: 04-02-2026		

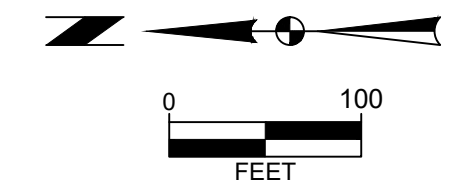
Project No.: 126.0346.01
Sheet C400

VERMEER BONDURANT
BONDURANT, IOWA
OVERALL GRADING AND EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC. I

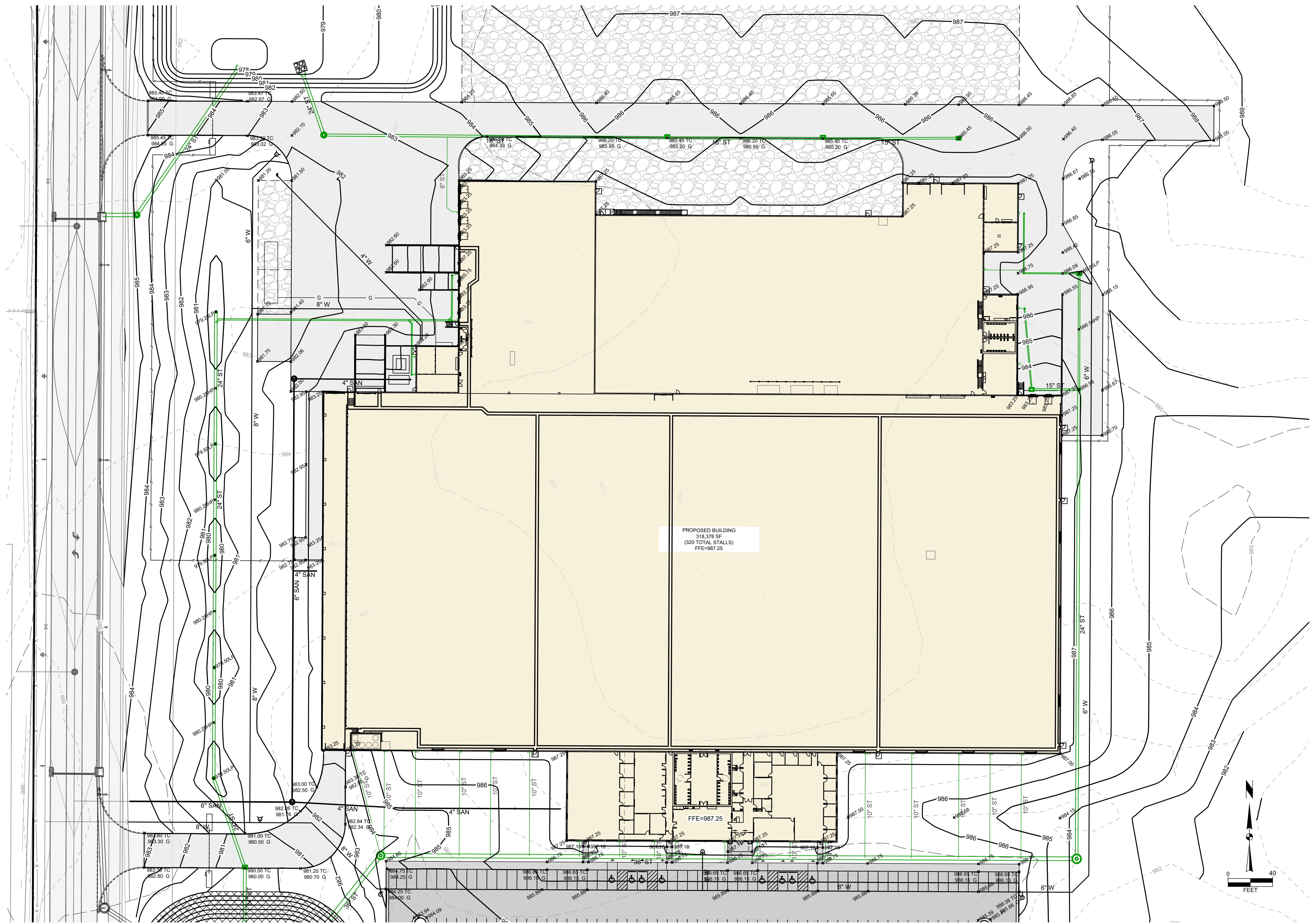
2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No.: 126.0346.01
Sheet C400



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MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: EDC		
Technician: LJM	Date: 04-02-2026		
Project No: 126.0346.01			Sheet C402

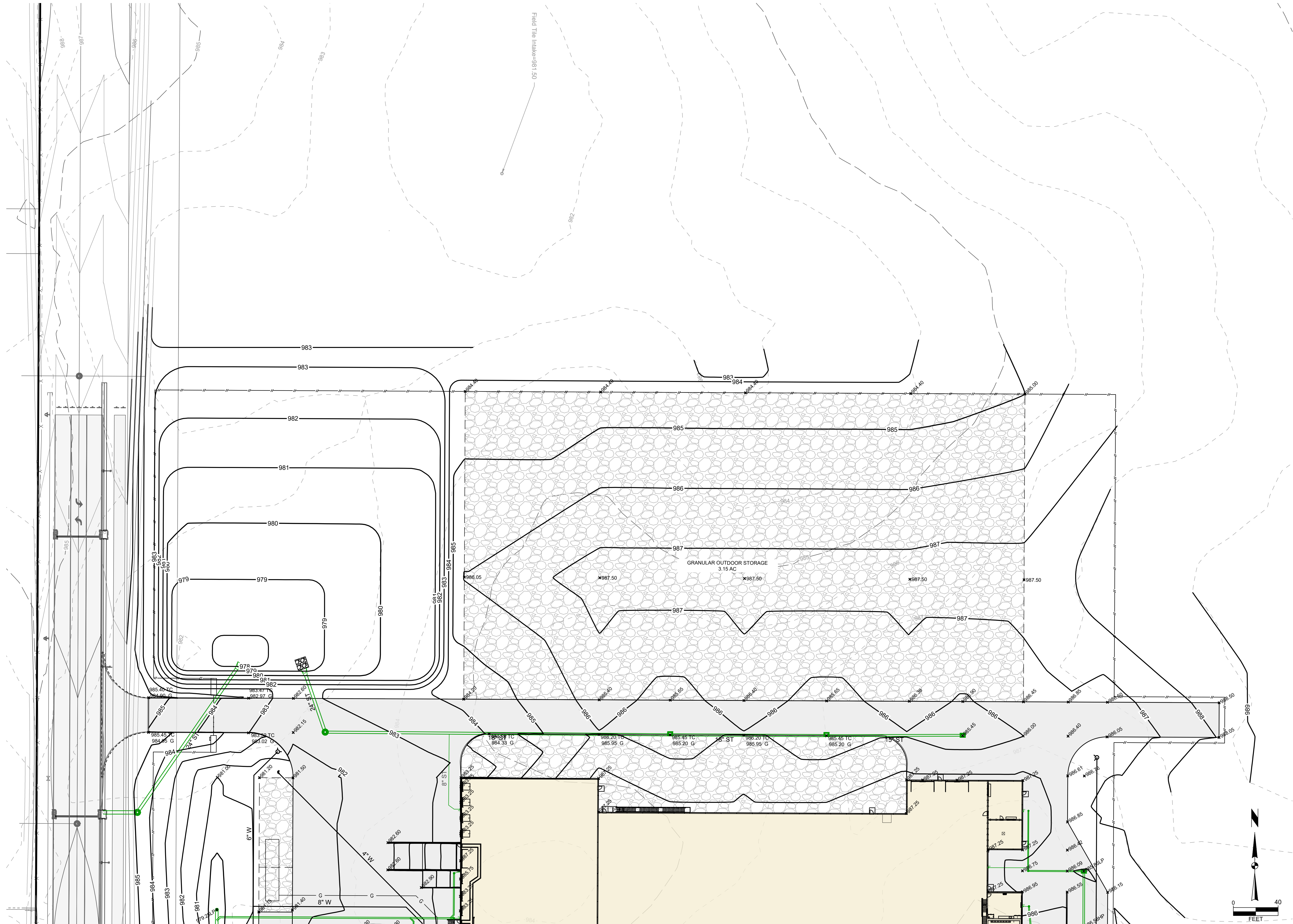
VERMEER BONDURANT
DETAILED GRADING PLAN
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC. I

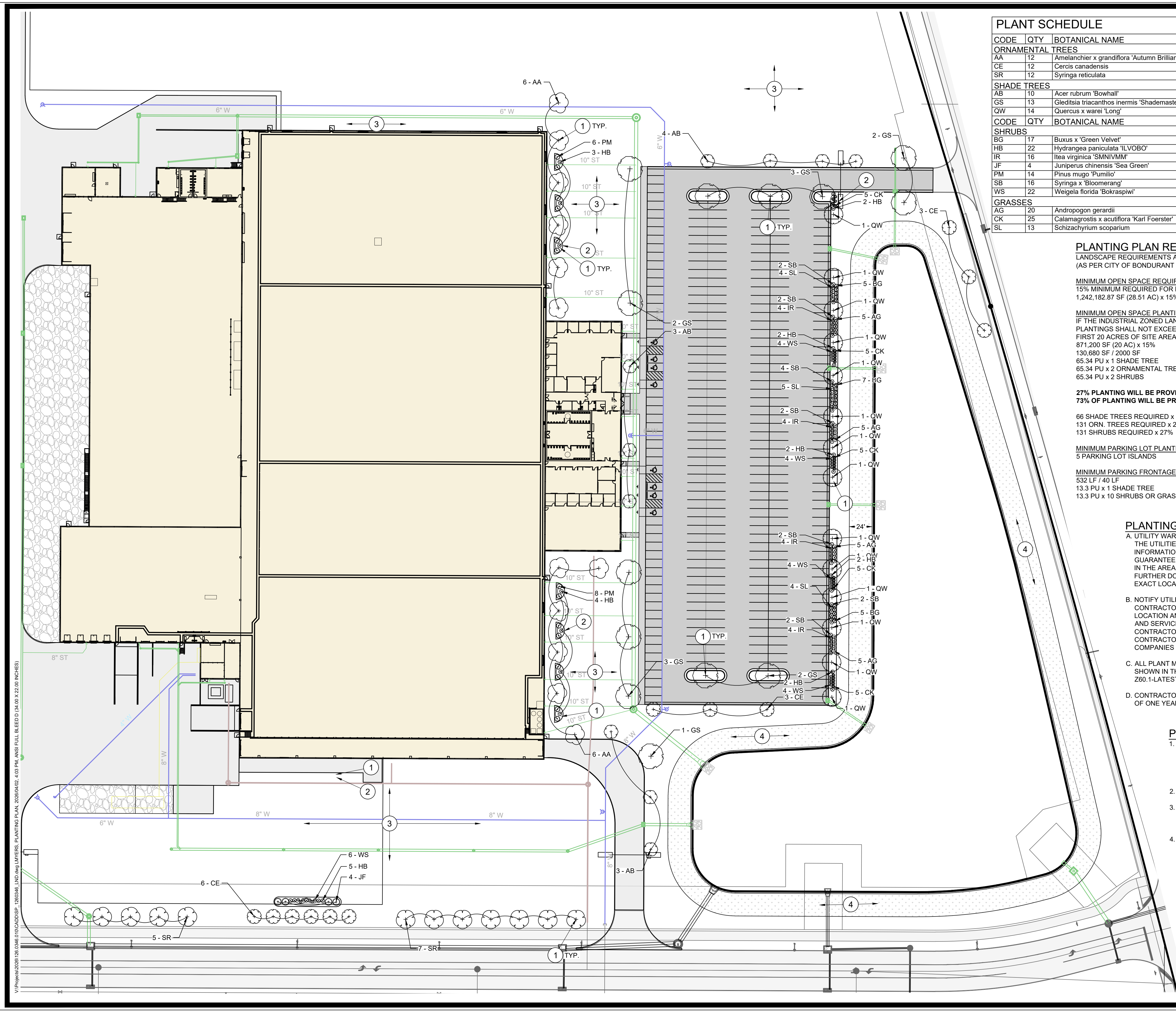
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Project No: 126.0346.01
 Sheet C402

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ORNAMENTAL TREES					
AA	12	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B
CE	12	Cercis canadensis	Eastern Redbud Multi-trunk	1.5" Cal.	B&B
SR	12	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
SHADE TREES					
AB	10	Acer rubrum 'Bowhall'	Bowhall Red Maple	1.5" Cal.	B&B
GS	13	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QW	14	Quercus x warei 'Long'	Regal Prince® Oak	1.5" Cal.	B&B
SHRUBS					
BG	17	Buxus x 'Green Velvet'	Green Velvet Boxwood	3 GAL	
HB	22	Hydrangea paniculata 'LVOBO'	Bobo® Panicle Hydrangea	3 GAL	
IR	16	Itea virginica 'SMNIVMM'	Fizzy Mizzy® Sweetspire	3 GAL	
JF	4	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 GAL	
PM	14	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 GAL	
SB	16	Syringa x 'Bloomerang'	Bloomerang Series Lilac	3 GAL	
WS	22	Weigela florida 'Bokraspiwi'	Spilled Wine® Weigela	3 GAL	
GRASSES					
AG	20	Andropogon gerardii	Big Bluestem	1 GAL	
CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL	
SL	13	Schizachyrium scoparium	Little Bluestem	1 GAL	

PLANTING PLAN REQUIREMENT

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

MINIMUM OPEN SPACE REQUIREMENT
15% MINIMUM REQUIRED FOR M-1
1,242,182.87 SF (28.51 AC) x 15% = 186,327.43 SF REQUIRED (551,562.70 SF PROVIDED)

MINIMUM OPEN SPACE PLANTING REQUIREMENT
IF THE INDUSTRIAL ZONED LAND EXCEEDS "20 ACRES IN SIZE, THE TOTAL NUMBER OF REQUIRED PLANTINGS SHALL NOT EXCEED THE AMOUNT THAT WOULD OTHERWISE BE REQUIRED FOR THE FIRST 20 ACRES OF SITE AREA."
871,200 SF (20 AC) x 15% = 130,680 REQUIRED
130,680 SF / 2000 SF = 65.34 PLANT UNITS
65.34 PU x 1 SHADE TREE = 65.34 SHADE TREES REQUIRED
65.34 PU x 2 ORNAMENTAL TREES = 130.68 ORN. TREES REQUIRED
65.34 PU x 2 SHRUBS = 130.68 SHRUBS REQUIRED

27% PLANTING WILL BE PROVIDED FOR 27% OF THE PARCEL BEING DEVELOPED. THE REMAINING 73% OF PLANTING WILL BE PROVIDED WHEN THE REMAINING 73% OF THE PARCEL IS DEVELOPED.

66 SHADE TREES REQUIRED x 27% = 17.82 SHADE TREES REQUIRED (18 PROVIDED)
131 ORN. TREES REQUIRED x 27% = 35.64 ORN. TREES REQUIRED (36 PROVIDED)
131 SHRUBS REQUIRED x 27% = 35.64 SHRUBS REQUIRED (36 PROVIDED)

MINIMUM PARKING LOT PLANTING REQUIREMENT
5 PARKING LOT ISLANDS = 5 TREES REQUIRED (5 PROVIDED)

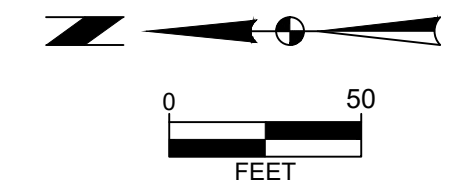
MINIMUM PARKING FRONTAGE PLANTING REQUIREMENT
532 LF / 40 LF = 13.3 PLANT UNITS
13.3 PU x 1 SHADE TREE = 13.3 SHADE TREES REQUIRED (14 PROVIDED)
13.3 PU x 10 SHRUBS OR GRASSES = 133 SHRUBS OR GRASSES REQUIRED (133 PROVIDED)

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MINIMUM 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 3/16" BLACK STEEL EDGER WHERE INDICATED.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM. 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.



MARK	REVISION	DATE	BY
	Checked By: EDC		
	Engineer: LMW	Date: 04-02-2026	
	Technician: LJM		

VERMEER BONDURANT

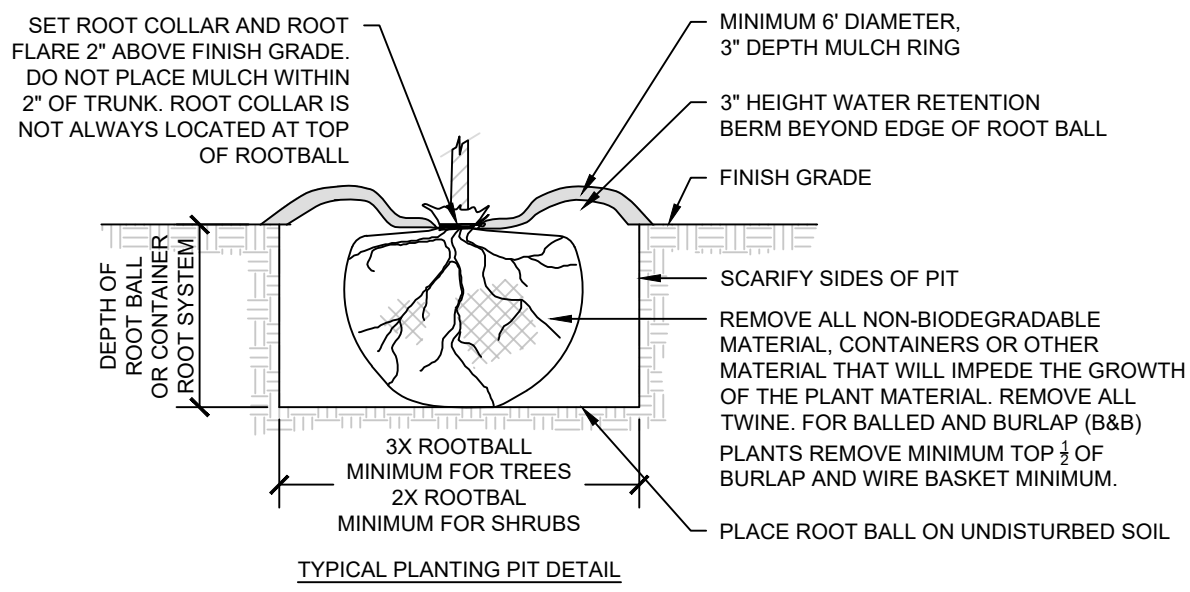
PLANTING PLAN

BONDURANT, IOWA

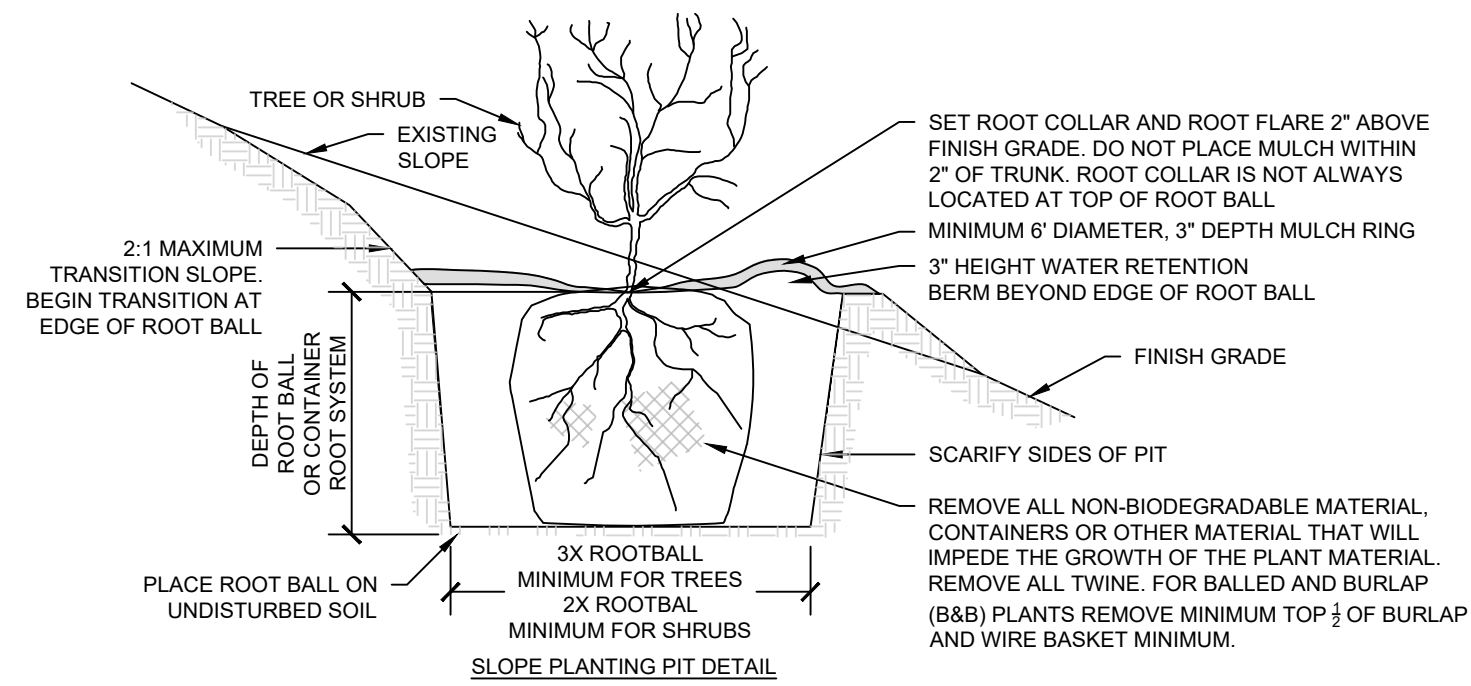
SNYDER & ASSOCIATES, INC. I



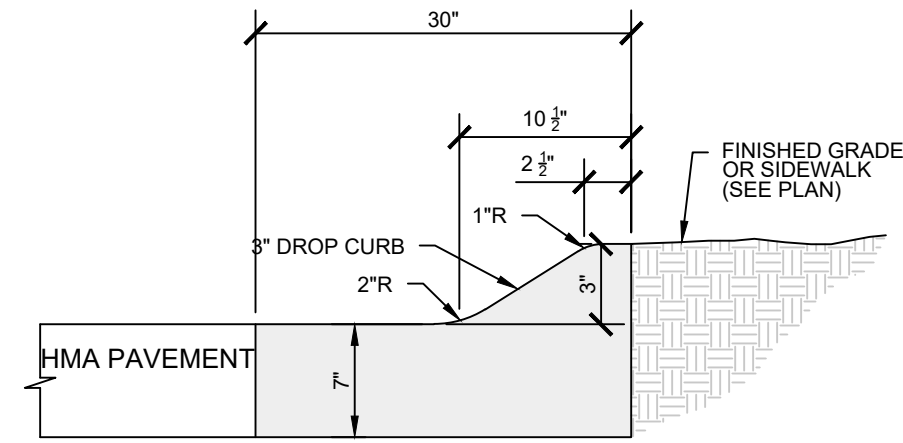
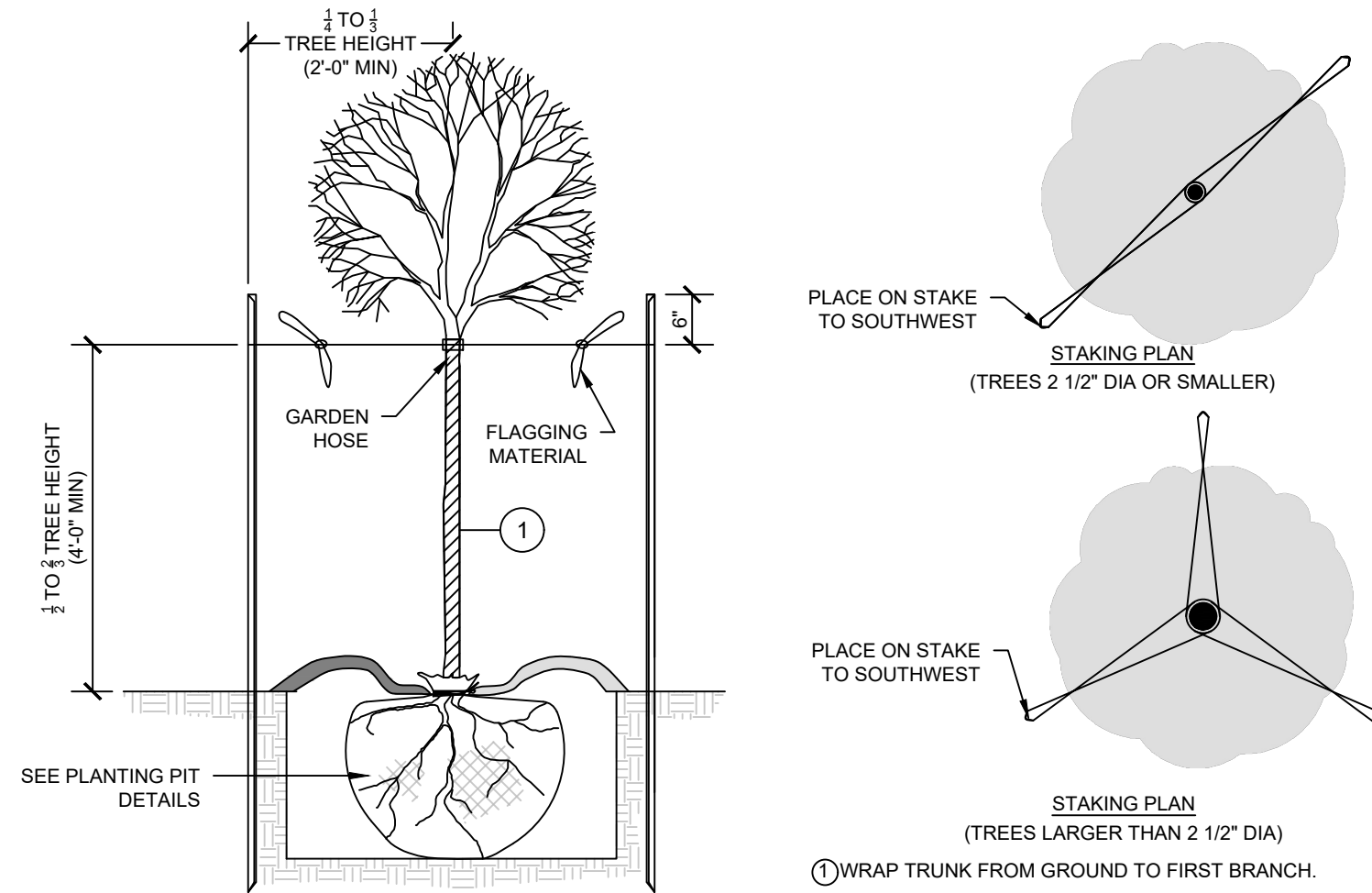
Project No: 126.0346.01
Sheet C500



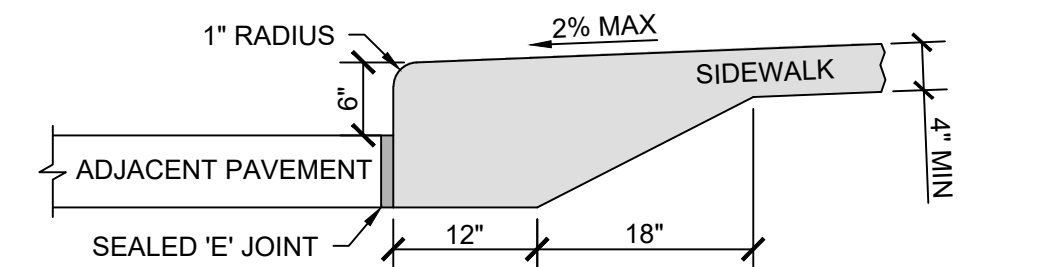
1 PLANTING PIT DETAILS
C600 NO SCALE



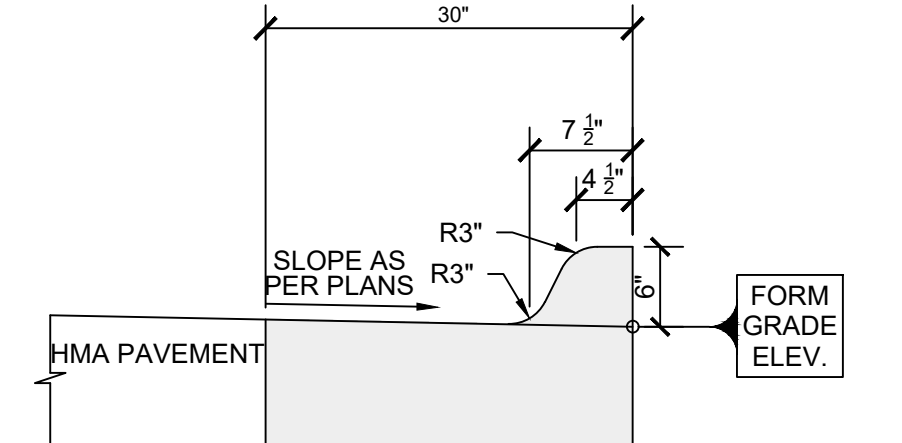
2 DECIDUOUS TREES STAKING DETAIL
C600 NO SCALE



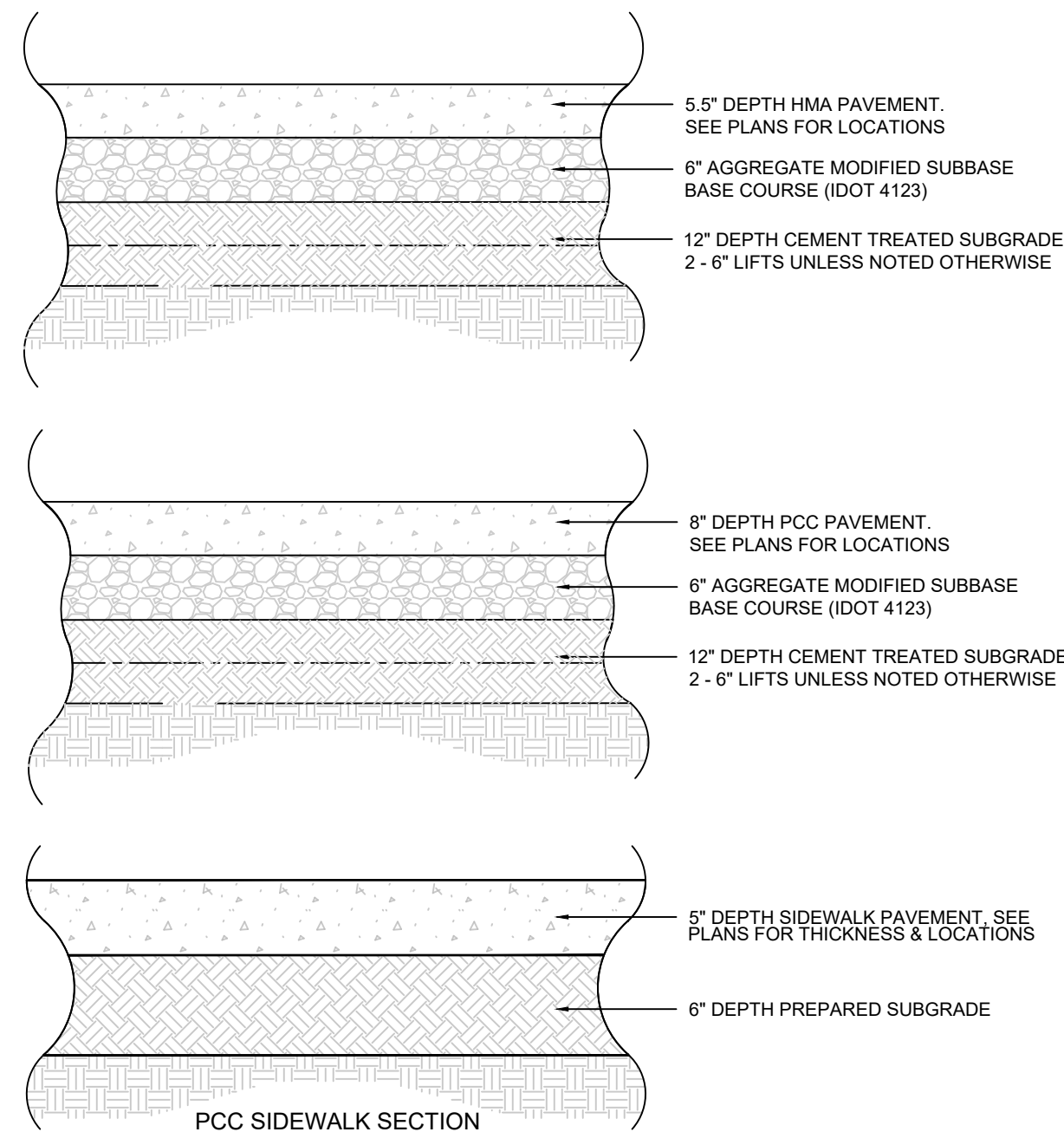
3 3-INCH ROLLED CURB
C600 NO SCALE



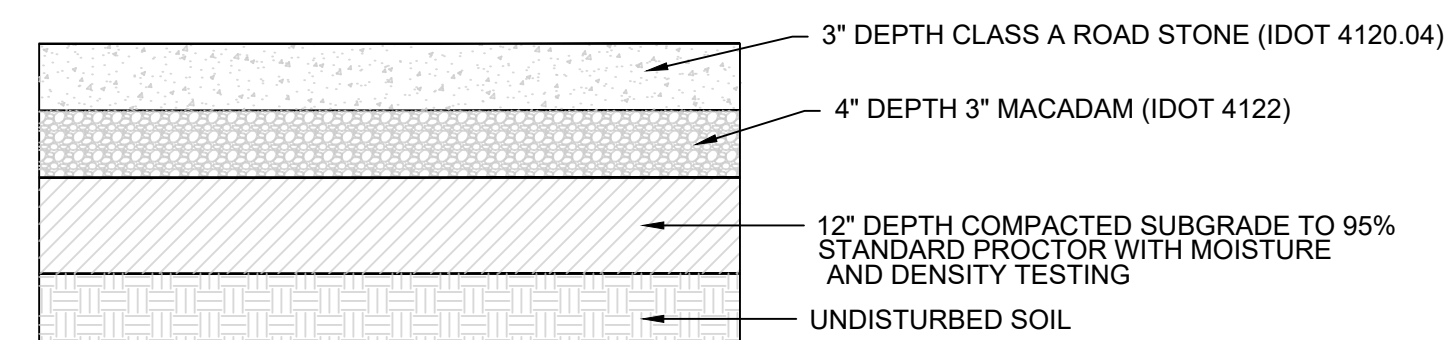
4 INTEGRAL SIDEWALK AND CURB DETAIL
C600 NO SCALE



5 6-INCH STANDARD CURB
C600 NO SCALE



6 TYPICAL PAVEMENT CROSS SECTIONS
C600 NO SCALE



7 GRANULAR STORAGE AREA CROSS SECTIONS
C600 NO SCALE

MARK	REVISION	DATE	BY
	EDC		
	LJM		

Checked By: EDC
Date: 04-02-2026
T-R-S: TTN-RRW-SS
Scale: 1" = NONE
Project No: 126.0346.01
Sheet C600

VERMEER BONDURANT
SITE DETAILS
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC.

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



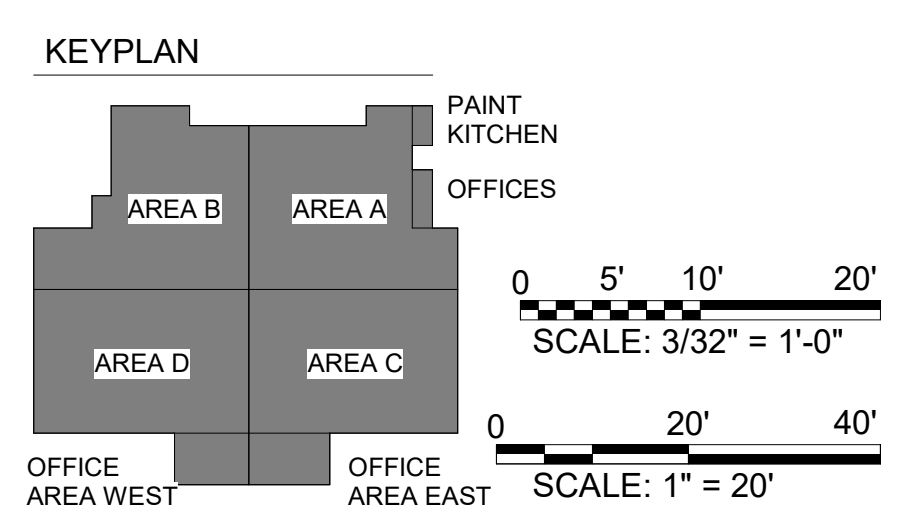
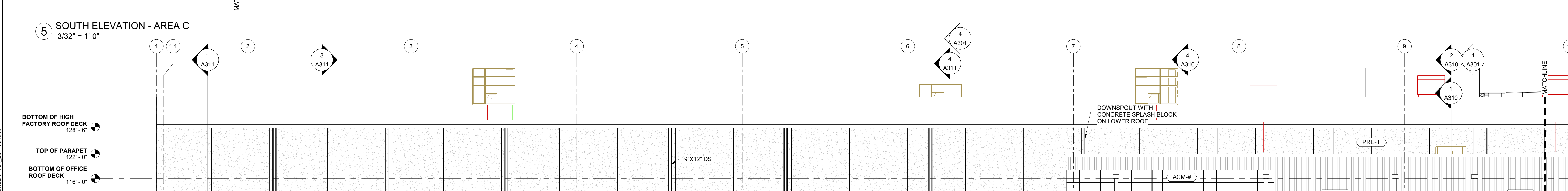
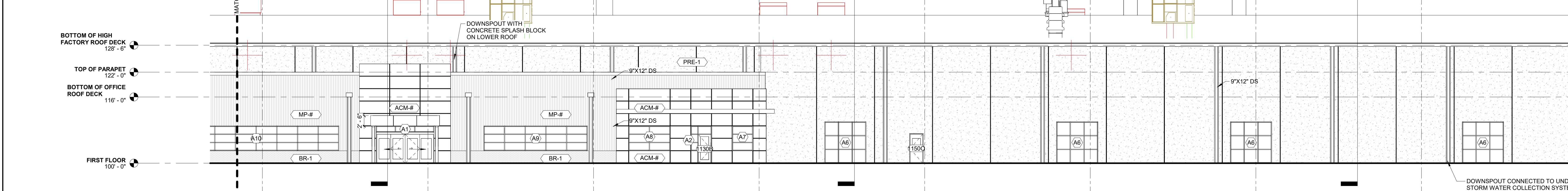
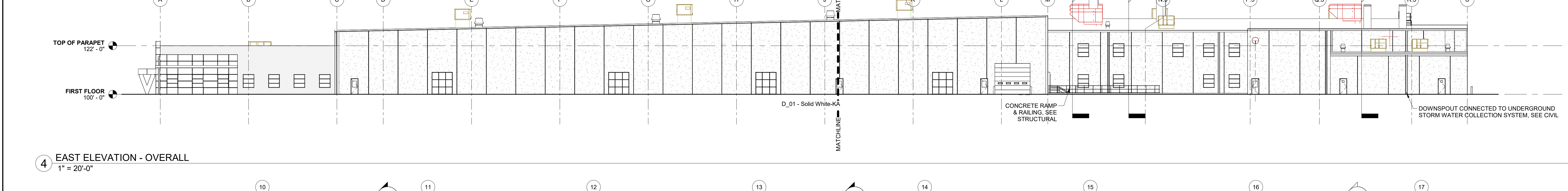
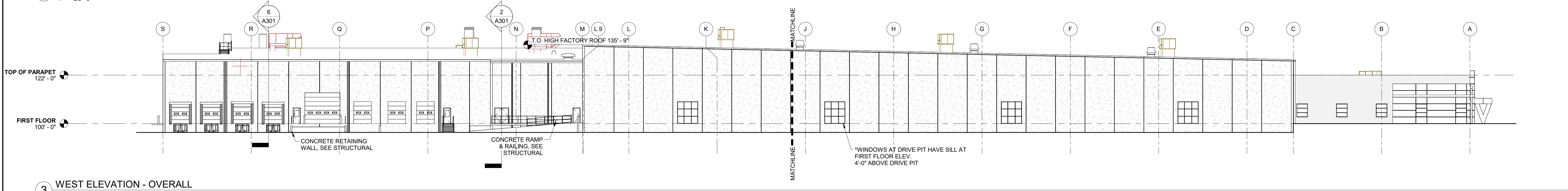
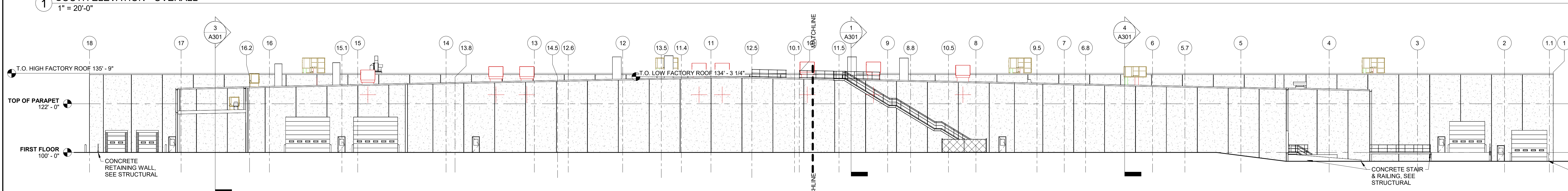
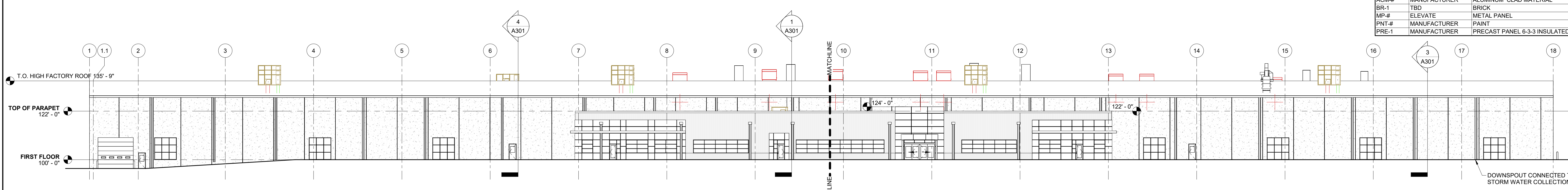
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TAG	MANUFACTURER	PRODUCT DESCRIPTION	REMARKS
ACM-#	MANUFACTURER	ALUMINUM CLAD MATERIAL	
BR-1	TBD	BRICK	
MP-#	ELEVATE	METAL PANEL	
PNT-#	MANUFACTURER	PAINT	
PRE-1	MANUFACTURER	PRECAST PANEL 6-3-3 INSULATED PRECAST	

EXTERIOR FINISH SCHEDULE

GENERAL ELEVATION NOTES

- PROVIDE DOOR SIGNAGE ABOVE EACH PEDESTRIAN AND OVERHEAD DOOR
- ALL EXTERIOR STEEL IS GALVANIZED, PRIMED & PAINTED



KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Pella, Iowa
804 Liberty St., Suite 125
515157, IOWA
www.klingner.com

JENSEN BUILDERS
285 NE 67TH AVE. DES MOINES, IA 50313
PHONE 515-252-5100

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REVISION HISTORY

A. DESCRIPTION DATE 1 APR 2026

ISSUED FOR 04/02/2026

SITE PERMIT

PRELIMINARY
NOT FOR CONSTRUCTION

VERMEER BONDURANT IA NEW PLANT
JENSEN BLDRS
2901 VERMEER DRIVE SE, BONDURANT IA, 50035

Non-Reduced Sheet Size 36" x 48"
If a sheet size is not specified, the sheet shall be the standard size.
Revised sheet sizes may not conform to standard sizes.

DESIGNED MJF
DRAWN LES
FIELD FIELD BOOK

CHECKED MJF CHECK DATE 04/02/2026

SHEET TITLE

BUILDING ELEVATIONS

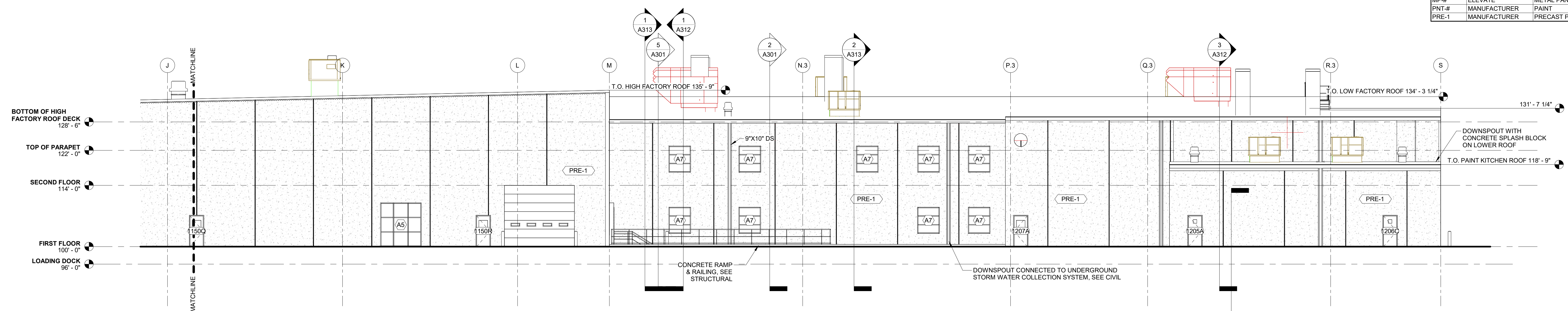
PROJECT NO. 26-001
DRAWING ISSUED DATE 04/22/2026

SHEET

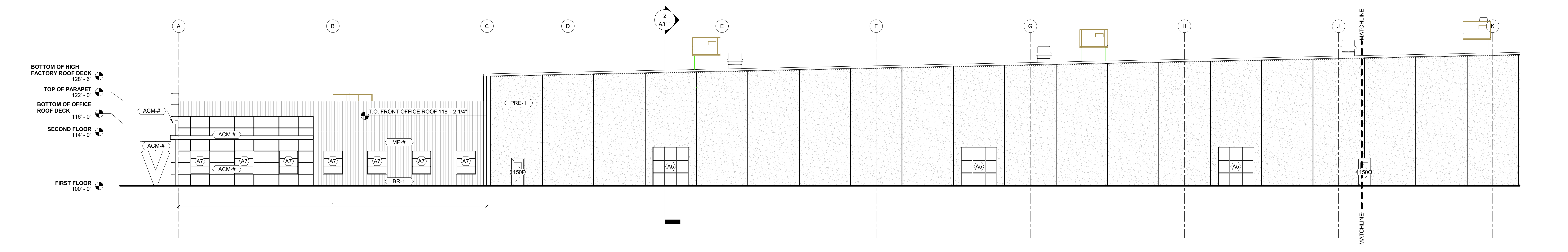
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EXTERIOR FINISH SCHEDULE			
TAG	MANUFACTURER	PRODUCT DESCRIPTION	REMARKS
ACM-#	MANUFACTURER	ALUMINUM CLAD MATERIAL	
BR-1	TBD	BRICK	
MP-#	ELEVATE	METAL PANEL	
PNT-#	MANUFACTURER	PAINT	HM DOOR & FRAMES, TYP.
PRE-1	MANUFACTURER	PRECAST PANEL 6-3-3 INSULATED PRECAST	SAND BLAST FINISH

- GENERAL ELEVATION NOTES**
- PROVIDE DOOR SIGNAGE ABOVE EACH PEDESTRIAN AND OVERHEAD DOOR
 - ALL EXTERIOR STEEL IS GALVANIZED, PRIMED & PAINTED



1 EAST ELEVATION - AREA A
3/32" = 1'-0"



2 EAST ELEVATION - AREA C
3/32" = 1'-0"

KLINGNER & ASSOCIATES, P. C.
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804 Liberty St., Suite 125
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205 NE 60TH AVE. DES MOINES, IA 50313
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REVISION HISTORY	
#	DESCRIPTION / DATE / APPR
1	ISSUED FOR PERMIT / 04/02/2026

ISSUED FOR 04/02/2026
SITE PERMIT
PRELIMINARY
NOT FOR CONSTRUCTION

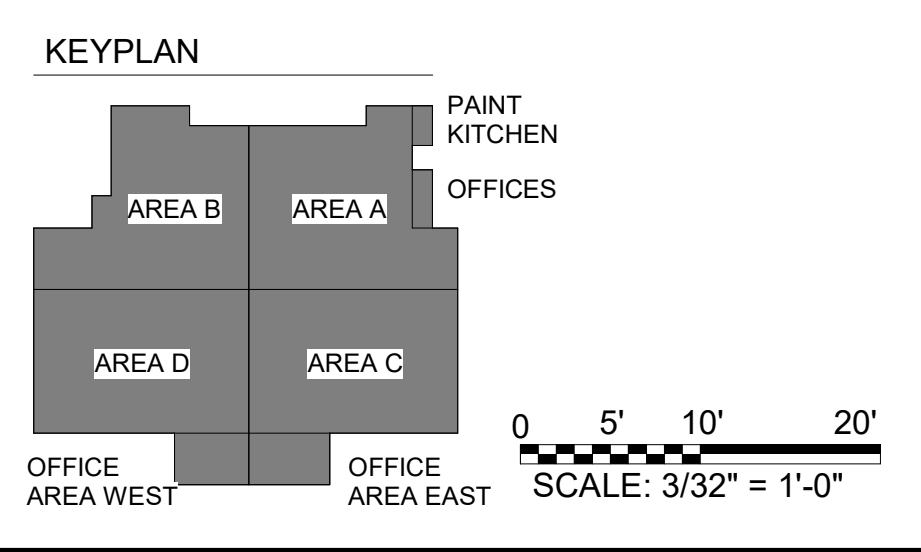
VERMEER BONDURANT IA NEW PLANT
JENSEN BLDRS
2901 VERMEER DRIVE SE, BONDURANT IA, 50035

Non-Reduced Sheet Size 36" x 48"
If a sheet from these sheets is used, please refer to the sheet number.
Reduced sheet sizes may not contain all content shown here.

DESIGNED	MJF	DRAWN	LES
FIELD	MJF	FIELD BOOK	LES
CHECKED	MJF	CHECK DATE	04/02/2026

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NO. 26-4001
DRAWING ISSUED DATE 04/02/2026
SHEET
A203





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

Item No. 6.b.
For Meeting of 4/16/2026
Resolution

TITLE: Resolution PZ-260416-10 - Consideration of Site Plan for Ramms Construction at 1120 2nd Street NE.

CONTACT PERSON:

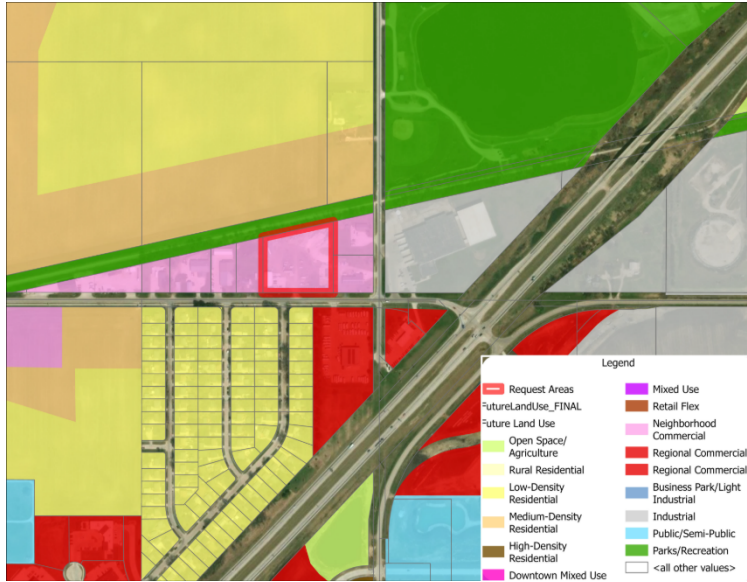
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed building at 1120 2nd Street NE. The site plan applicant and owner of the property is Ramms Construction LLC. The site plan was prepared by Clapsaddle-Garber Associates, Inc. The applicant is proposing a 60-foot by 104-foot building. This property is zoned as being within the City's Medium Industrial (M-2) District. The property in question is outlined below in red.



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

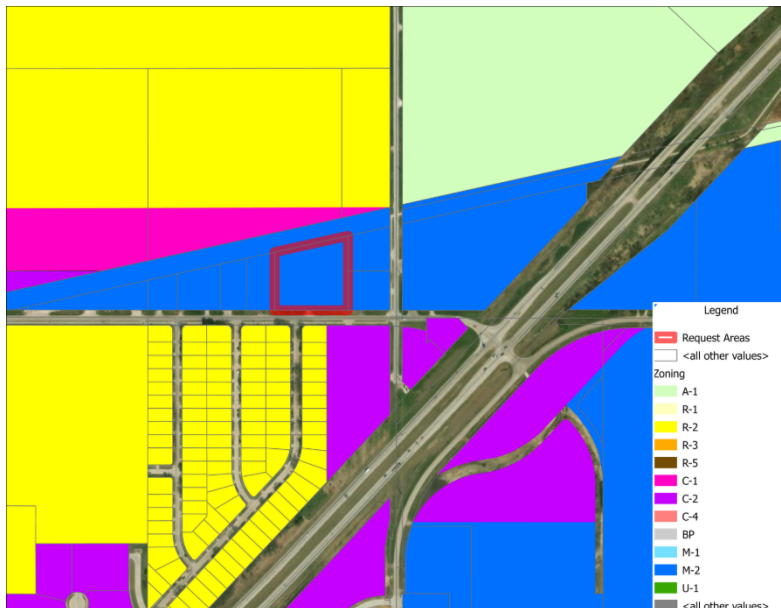
Consistency with the City's Comprehensive Plan:

The 2022 Comprehensive Plan guides for Neighborhood Commercial in this area. RAMMS Construction, as well as other industrial users are well established in this area.



Consistency with the City's Zoning Code:

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



General Use & Bulk Standards

- The site plan shall be updated to include the bulk regulations for the M-2 District.
- The majority of the existing site has outdoor storage, the outdoor storage component is decreasing with the construction of the proposed structure.

Parking/Drive Areas

- Access to the site is 2nd Street NE.
- The site plan shows one new 60-foot by 104-foot structure.
- The site plan shows all parking/drive/loading areas as gravel. The site plan shall be updated to show drive lanes, parking and loading areas around the proposed structure shall be asphalt or concrete.

Stormwater, Utilities & Natural Features

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

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations show the building's exterior will be stone and metal paneling. While these materials meet design requirements, staff has requested a percentage breakdown of materials to be included on the site plan.

Other Site Plan Features

- A landscaping plan was not submitted. This site's landscaping plan was approved for the construction of the existing building. There are existing berming, and trees planted along the southern and northern property lines.

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 – still being reviewed by engineering staff.
3. Fire Department - reviewed and submitted comments to the applicant.

FUNDING SOURCE:

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

- 1. Recommended approval of RESOLUTION NO. PZ-260416-10.
- 2. Recommended approval of RESOLUTION NO. PZ-260416-10, subject to certain Zoning Code clarification items being addressed.
- 3. Recommended denial of RESOLUTION NO. PZ-260416-10.
- 4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

- 1. RESOLUTION NO. PZ-260416-10
- 2. Site Plan

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260416-10

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
RAMMS CONSTRUCTION AT 1120 2ND STREET NE.

WHEREAS, Clapsaddle-Garber Associates, Inc, on behalf of the applicant RAMMS Construction LLC, has submitted the site plan for 1120 2nd Street NE described as follows;

ALL THAT PART OF THE EAST 649.65 FEET OF THE SE ¼ OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF AND ADJACENT TO THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY BEING MORE FULLY DESCRIBED AS TRACT “C” ON THE PLAT OF SURVEY FILED OCTOBER 22, 1997 IN BOOK 7751, PAGE 520 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and machine shed/warehouse facility use is a permitted use of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 1120 2nd Street NE subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect review comments from City staff submitted to the applicants.
2. Site Plan shall be updated to reflect any comments received from Engineering.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on April 16, 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				

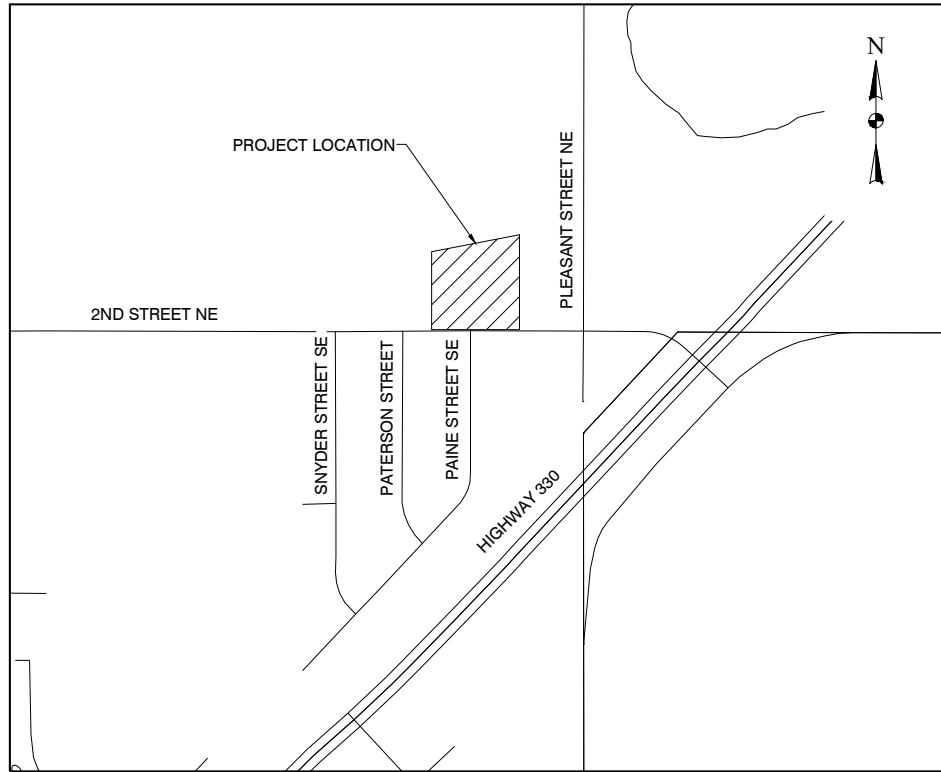
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair

RAMMS CONSTRUCTION SITE IMPROVEMENTS

BONDURANT, IOWA

~2025-2026~

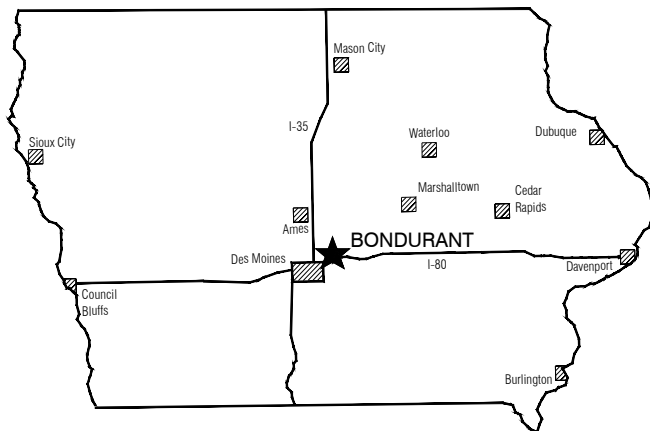


VICINITY MAP
NOT TO SCALE

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2026 EDITION (SUDAS) AND THE CITY OF BONDURANT STANDARD SPECIFICATIONS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.101	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS & DEMOLITION PLAN
C.200	LAYOUT & UTILITY PLAN
C.300	GRADING PLAN
C.500	DETAILS



LOCATION MAP

PLAN SET IS INTENDED TO BE PRINTED IN COLOR. PRINTING WITHOUT COLOR MAY AFFECT LEGIBILITY OF THE PLANS



Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Phone 515-288-4823
www.cgaconsultants.com

FREE
IOWA
LICENSED
PROFESSIONAL ENGINEER
25470

PRELIMINARY

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.

Signature: Eric A. Freeman PE Date: _____
Iowa License Number: 25470
My license renewal date is December 31, 2026

Pages or sheets covered by this seal: _____

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
		EVERGREEN TREE	--- <td>---W---</td> <td>WATERLINE</td>	---W---	WATERLINE
		DECIDUOUS TREE			WATER VALVE
		FRUIT TREE			FIRE HYDRANT
		SHRUBS (BUSHES)			WATER METER
		TREE LINE			CURB STOP
		STUMP			YARD HYDRANT
		SWAMP			FIRE DEPT. CONNECTION
		CEMETERY			POST INDICATOR VALVE
		GRAVE	---San(*)---	---San---	SANITARY SEWER LINE
		CAVE	---SIS(*)---	---SIS---	STORM SEWER LINE
		SINK HOLE	---DT---	---DT---	DRAIN TILE
		WELL	---SD---	---SD---	SUBDRAIN
		WINDMILL			MANHOLE
		CISTERN			CLEANOUT
		SEPTIC TANK			INTAKE
		LP GAS TANK			BEEHIVE INTAKE
		UNDERGROUND STORAGE TANK			ROOF DRAIN
		SATELLITE DISH			ROOF DRAIN (SURFACE)
		SIGN (TYPE AS NOTED)			ROOF DRAIN (UNDERGROUND)
		FLAGPOLE	---G(*)---	---G---	GAS LINE
		SOIL BORING			GAS VALVE
		MONITORING WELL			GAS METER
		PARKING METER	---OH E---	---OH E---	OVERHEAD ELECTRICAL LINE
		MAILBOX	---E(*)---	---E---	BURIED ELECTRICAL LINE
		POST			POWER POLE
		BOLLARD			ELECTRICAL METER
		SPRINKLER HEAD			ELECTRICAL HIGHLINE TOWER
		SPRINKLER HEAD VALVE			TRAFFIC SIGNAL
		GUARDRAIL (BEAM OR CABLE)	---TS(*)---	---TS---	TRAFFIC SIGNAL LINE
		FENCE			STREET LIGHT
		TILE OUTLET			LUMINAIRE
		DRAINAGE WAY			ELECTRICAL BOX/TRANSFORMER
		EDGE OF WATER	---FO(*)---	---FO---	FIBER OPTICS LINE
		SILT FENCE			FIBER OPTICS BOX
		CONTOUR LINE			FIBER PEDESTAL
		SPOT ELEVATION	---T(*)---	---T---	TELEPHONE LINE
		BUILDING			TELEPHONE POLE
					TELEPHONE PEDESTAL
					TELEPHONE BOX
					CABLE TELEVISION LINE
			---TV(*)---	---TV---	TELEVISION PEDESTAL
					TELEVISION BOX
					AIR CONDITIONER

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WW	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

LEGAL DESCRIPTION

All that part of the East 649.65 feet of the SE 1/4 of Section 30, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa, lying South of and adjacent to the Chicago Great Western Railroad right-of-way being more fully described as Tract "C" on the Plat of Survey filed October 22, 1997 in Book 7751, Page 520 in the Office of the Polk County Recorder, Polk County, Iowa.

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM IOWA SOUTH NAD83(2011)(EPOCH 2010) IARTN DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
100	620425.811	1651919.966	966.514	REBAR
101	620510.677	1652413.551	967.710	REBAR
102	620411.169	1652950.613	971.880	REBAR
103	620482.734	1653447.689	971.800	REBAR
104	620412.543	1653942.939	971.350	REBAR
105	620491.064	1654436.067	974.300	REBAR
106	620425.764	1654952.948	977.380	REBAR
20000	620534.711	1654970.308	976.128	MAG HUB
20001	620756.715	1654936.875	973.384	MAG HUB
20002	620685.321	1654747.530	972.352	MAG HUB
20003	620822.168	1655066.857	980.283	MAG HUB

PROPOSED USE

MACHINE SHOP/WAREHOUSE

APPLICANT:

RAMMS CONSTRUCTION LLC
P.O. BOX 582
MARSHALLTOWN, IOWA 50158

PROPERTY ADDRESS:

1120 2ND STREET NE
BONDURANT, IOWA 50025

OWNER OF RECORD:

RAMMS CONSTRUCTION LLC
P.O. BOX 582
MARSHALLTOWN, IOWA 50158

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
PH 515-288-4823
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER: BRAD FREEMAN
CLAPSADDLE-GARBER ASSOCIATES, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
PH 515-288-4823
WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

12-8-2025

FIELD WORK COMPLETED:

11-28-2025

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

City of Bondurant		
Patrick Collison		515-971-6856
CenturyLink		
Sadie Hull		918-547-0147
Mid-American		
Jamie Neer		515-252-6972
MI-Fiber		
Justin Miller		515-897-8802
MediaCom		
Dave Meyers		515-991-7388

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN BONDURANT IS 5.5 FT.
UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

NOTES:

- ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
- ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
- UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:
 - (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES. USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.
 - (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.
 - (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
 - (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



VALUE ENGINEERING SAVES. REFER TO ARTICLE 1105.15 OF THE SPECIFICATIONS.

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

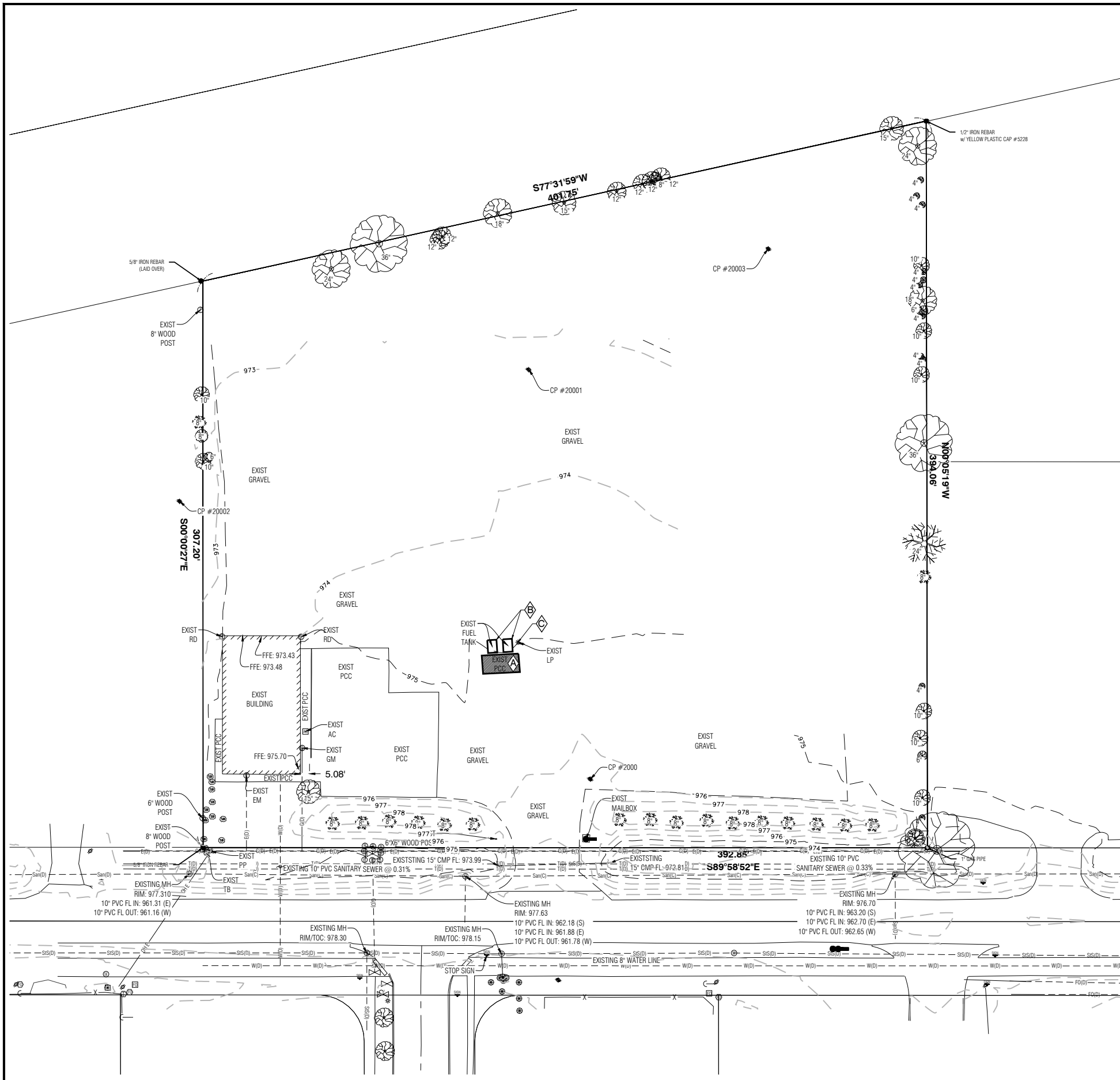
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2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

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DRAWN: _____	DATE: _____
CHECKED: _____	DATE: _____
APPROVED: _____	DATE: _____

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

SYMBOLS, LEGEND, AND GENERAL INFORMATION

PROJECT NO.	25-DS-0425
SHEET NO.	C.101



GENERAL DEMOLITION NOTES:

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. REMOVE ALL SIGNS, LIGHTS, POSTS, POLES, WALLS, AND ASSOCIATED FOUNDATIONS AS INDICATED. BACKFILL ALL HOLES AND DEPRESSIONS WITH SUITABLE SOIL.
4. CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - A. CITY OF BONDURANT
 - B. OWNER
 - C. CLAPSADLE-GARBER ASSOCIATES, INC.
5. CONTRACTOR SHALL DISPOSE OF PAVEMENT & FENCING OFF-SITE.
6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

KEY DEMOLITION CONSTRUCTION NOTES:

- ◊ REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.
- ▨ REMOVE EXISTING FUEL STORAGE TANKS
- ◊ PROTECT EXISTING LIGHT POLE

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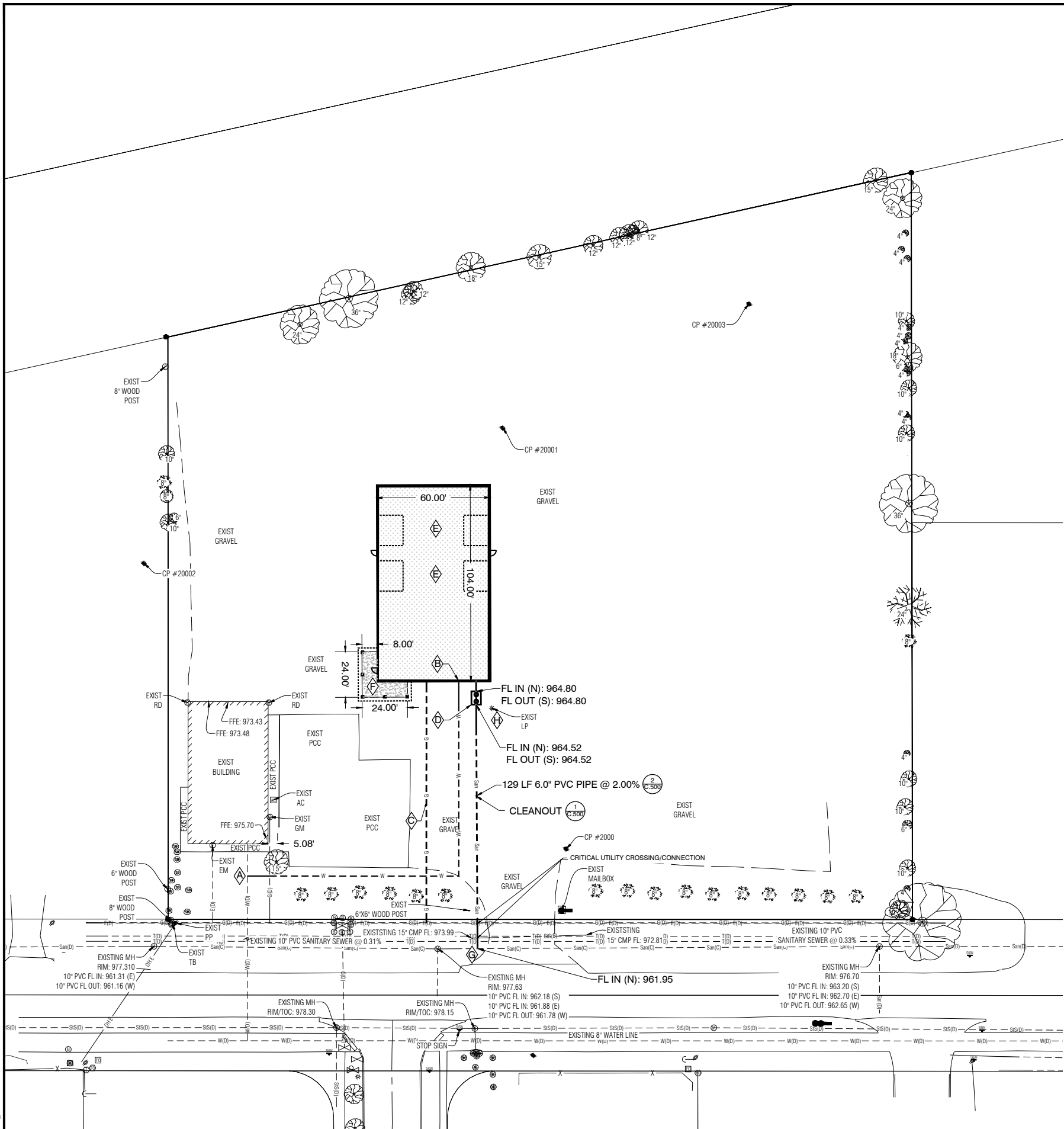
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 2413 Grand Avenue
 Des Moines, Iowa 50312
 Ph 515-268-4823
 www.cgaconsultants.com

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RAMMS CONSTRUCTION SITE IMPROVEMENTS
 BONDURANT, IOWA

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 25-DS-0425
 SHEET NO. C.110



TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE ENGINEER BEFORE CHANGES ARE MADE.
3. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
4. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF BONDURANT STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
5. TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ALONG 2ND STREET.
6. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL LINES.
7. FLASHING OR STEADY BURN WARNING LIGHTS ARE REQUIRED ON TYPE II BARRICADES FOR OVERNIGHT CLOSURES.
8. WORK AREA MUST BE ENCLOSED WITH BARRICADES, FENCING, OR A COMBINATION OF THE TWO.

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

GENERAL UTILITY NOTES:

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BONDURANT.
2. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK.
3. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES. COSTS ASSOCIATED WITH RELOCATING THESE UTILITIES ON THE PUBLIC SIDE OF THE METER/BUILDING DEMARCATION POINT FOR THE PURPOSES OF CONSTRUCTION SHALL BE BY THE OWNER. COSTS FOR RELOCATING THESE UTILITIES ON THE PRIVATE SIDE OF THE METER/BUILDING DEMARCATION POINT SHALL BE PART OF THE CONTRACTOR'S BASE BID.
4. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
5. FINAL LOCATION AND SIZE OF UTILITIES SERVICE LINES TO BE DETERMINED BY OWNER.
6. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
7. REFER TO 500 SHEETS FOR UTILITY DETAILS.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES.
9. ALL UNDERGROUND UTILITIES SHALL HAVE TRACER WIRE INSTALLED.

CONSTRUCTION DETAILS:

- 1. INSTALL SANITARY SEWER CLEANOUTS PER SUDAS
- 2. INSTALL 6" SANITARY SEWER SERVICE. SLOPE MUST BE 1% OR GREATER.

CONSTRUCTION NOTES:

- ◆ CONTRACTOR TO CONFIRM SERVICE SIZE LIVE TAP EXISTING WATER SERVICE TO EXISTING WATER SERVICE
- ◆ CONTRACTOR TO COORDINATE WITH CITY TO INSTALL NEW WATER METER
- ◆ COORDINATE GAS SERVICE CONNECTION WITH UTILITY COMPANY.
- ◆ INSTALL SAND/OIL INTERCEPTOR
- ◆ TRENCH DRAINS TO BE DESIGNED BY OTHERS.
- ◆ STOOP (SEE ARCHITECTURAL PLANS)
- ◆ CONNECT TO EXISTING SANITARY SEWER PER CITY OF BONDURANT SPECIFICATIONS.
- ◆ ELECTRICAL SERVICE TO PROPOSED BUILDING WILL TIE INTO SERVICE ON EXISTING POLE. CONTRACTOR TO VERIFY CONNECTION IS VIABLE WITH MID-AMERICAN ENERGY BEFORE CONSTRUCTION.

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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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 www.cgaconsultants.com

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RAMMS CONSTRUCTION SITE IMPROVEMENTS
 BONDURANT, IOWA

LAYOUT & UTILITY PLAN

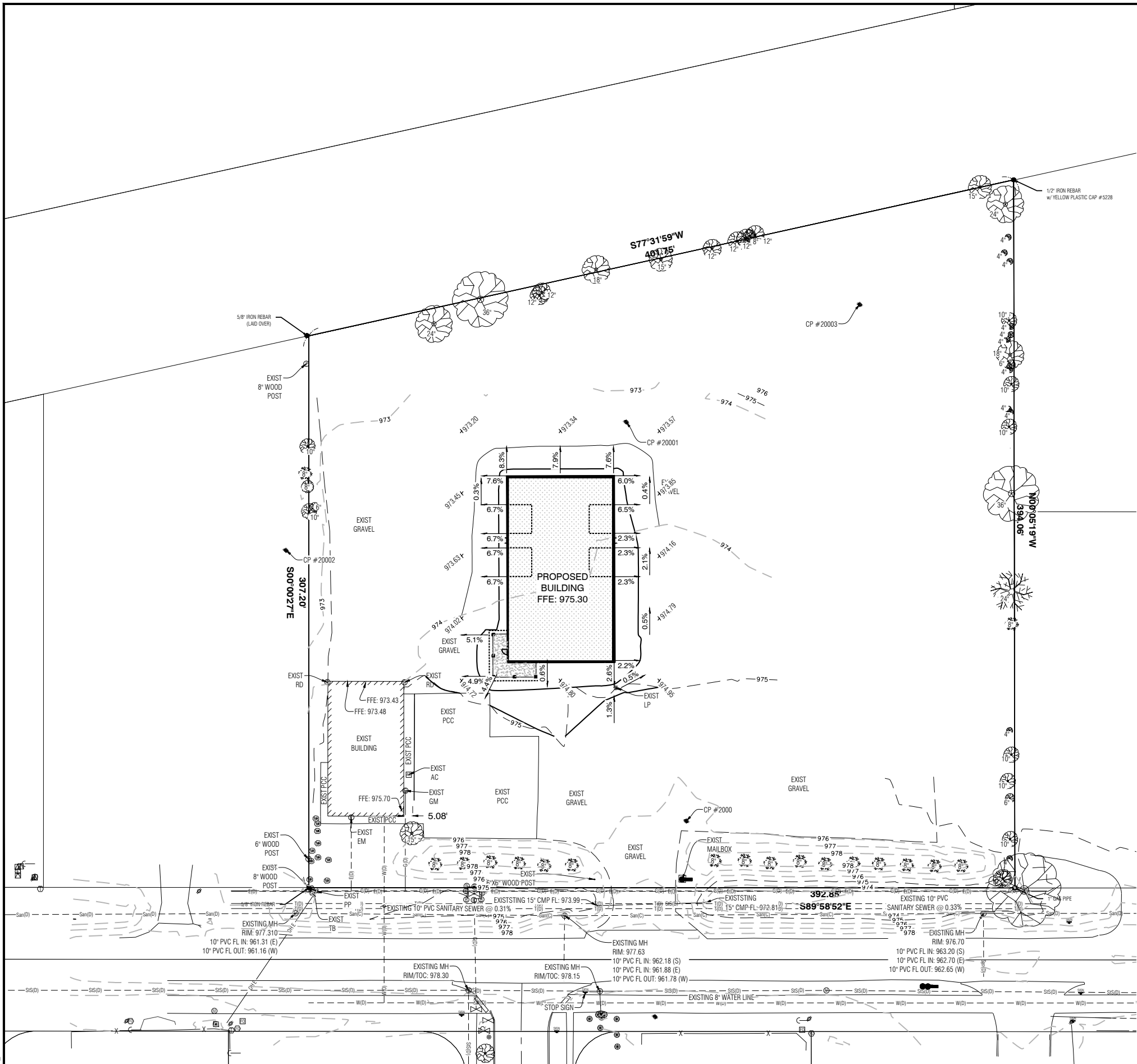
PROJECT NO. 25-DS-0425
 SHEET NO. C.200

GENERAL GRADING NOTES

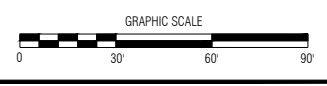
1. SLOPES SHALL NOT BE GREATER THAN 3:1
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.

LEGEND

- TOC TOP OF CURB
- GUT GUTTER ELEVATION
- HP HIGH POINT
- LP LOW POINT
- T/W TOP OF WALL AT FINISHED GRADE
- B/W BOTTOM OF WALL AT FINISHED GRADE
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN



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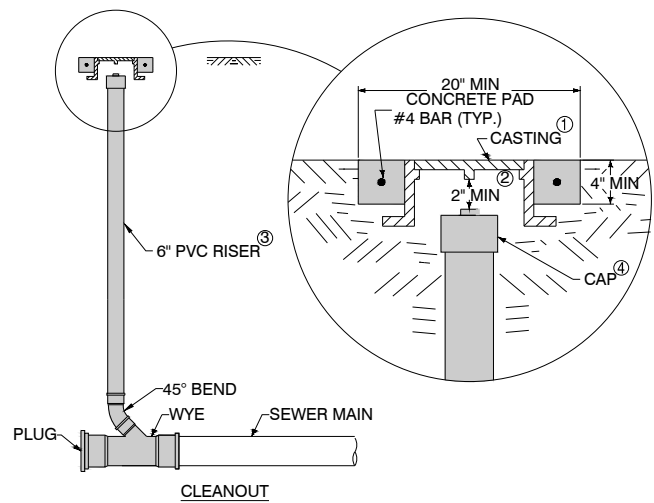
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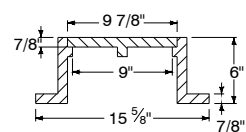
RAMMS CONSTRUCTION SITE IMPROVEMENTS
 BONDURANT, IOWA

GRADING PLAN

PROJECT NO. 25-DS-0425
 SHEET NO. C.300

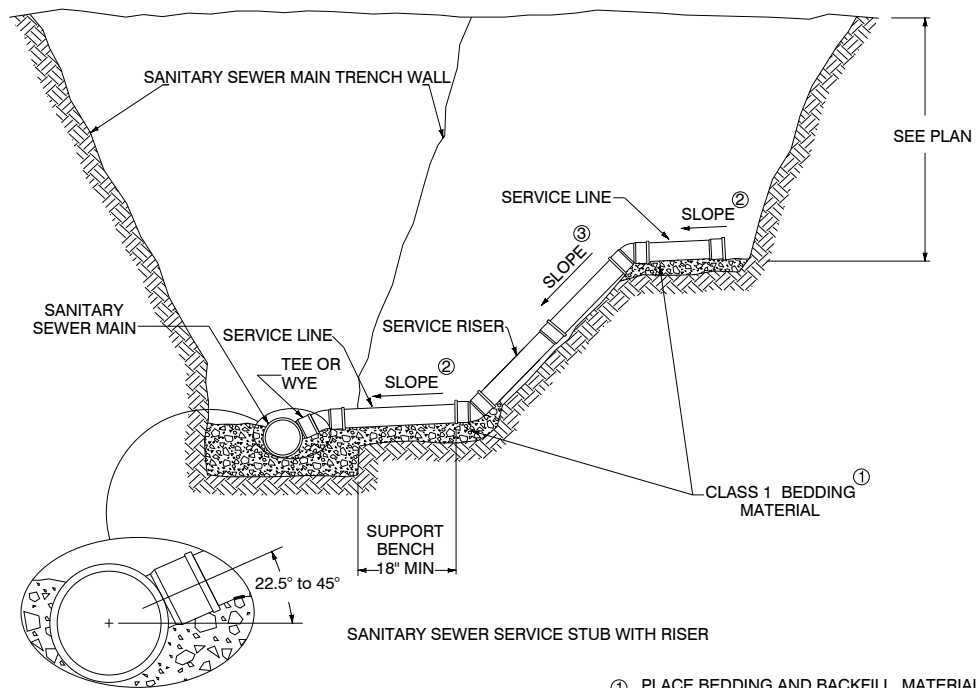


- ① STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."
- ② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- ③ 6-INCH PVC SERVICE PIPE
- ④ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG



CASTING ①
(DIMENSIONS ARE NOMINAL)

① SANITARY SEWER CLEANOUT



- ① PLACE BEDDING AND BACKFILL MATERIAL AS REQUIRED FOR SEWER MAIN.
- ② SERVICE LINE SLOPE:
4 INCH: 2% TO 5%
6 INCH AND GREATER: 1% TO 5%
- ③ IF SERVICE RISER SLOPE IS STEEPER THAN 1:1, CONSTRUCT RISER OF ENTIRE SERVICE LINE WITH SCHEDULE 40 PVC (ASTM D 1785) OR DUCTILE IRON (AWWA C151, CLASS 52). USE SINGLE LENGTH OF PIPE FOR RISER, IF POSSIBLE.

② SANITARY SEWER SERVICE STUB

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Ph 515-266-4923
www.cgaconsultants.com

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RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

DETAILS

PROJECT NO.
25-DS-0425
SHEET NO.
C.500



WERTZBERGER ARCHITECTS
 a CGA Design Studio
 16 E. Main St
 Marshalltown, IA 50158
 TEL: 641.753.0866
 CGA: 641.752.6701
 www.wertzbergerarchitects.com

RAMMS CONSTRUCTION

1120 2ND ST NE
 BONDURANT, IA 50035

Project No: 25-DS-0425
 Project Issue Date: 3/5/2026

#	Description	Date

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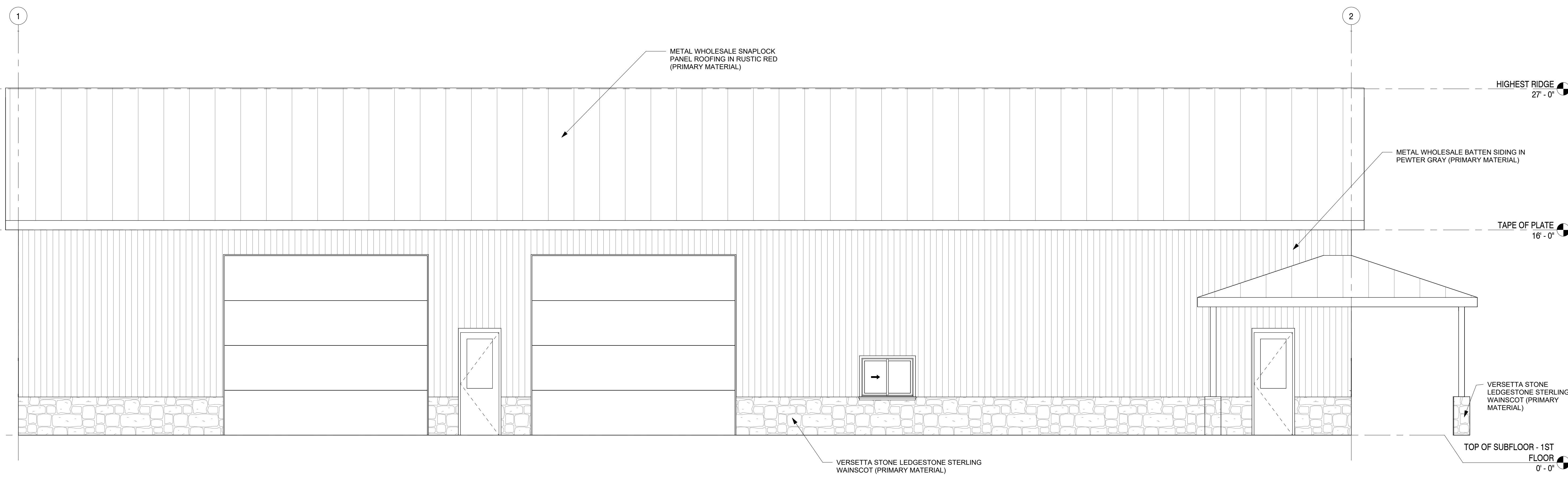
Seal

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect and this architect expressly disclaims any and all responsibility for such plans, drawings, or documents not exhibiting this seal.

Date: 3/5/2026
 Scale: 1/4" = 1'-0"
 Sheet Title:

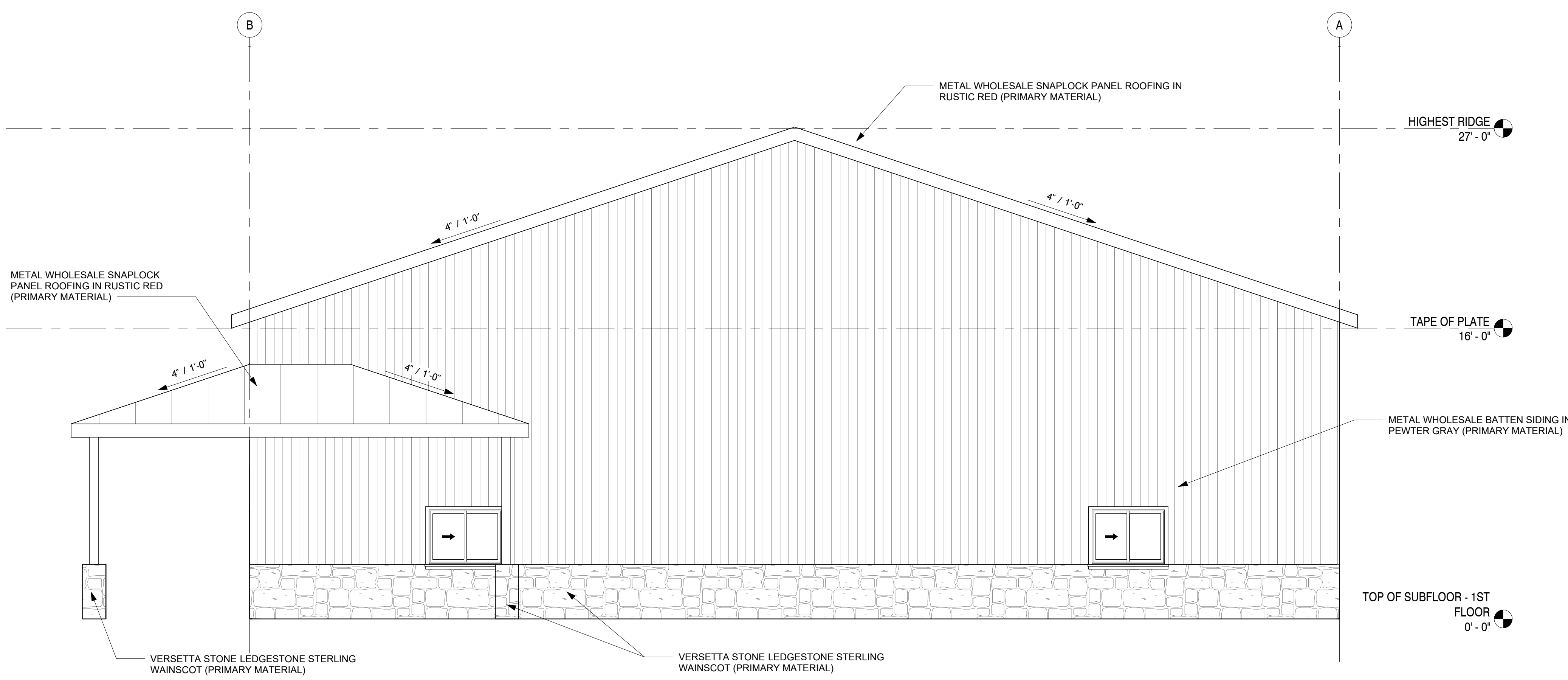
Architectural
 Building Elevations

Sheet Number
A201



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

NOTE: MINIMUM IS 1 PRIMARY OR SECONDARY MATERIAL THAT IS 80% OF THE FAÇADE. THIS ELEVATION EXCEEDS THE MINIMUM. THIS PROPOSAL HAS TWO PRIMARY MATERIALS COVERING 100% OF FAÇADE.



2 Elevation 2
 SCALE: 1/4" = 1'-0"



WERTZBERGER ARCHITECTS
 a CGA Design Studio
 16 E. Main St
 Marshalltown, IA 50158
 TEL: 641.753.0866
 CGA: 641.752.6701
 www.wertzbergerarchitects.com

RAMMS CONSTRUCTION

1120 2ND ST NE
 BONDURANT, IA 50035

Project No: 25-DS-0425
 Project Issue Date: 3/5/2026

#	Description	Date

This drawing and the details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, for any other purpose or project without the written consent of the architect.
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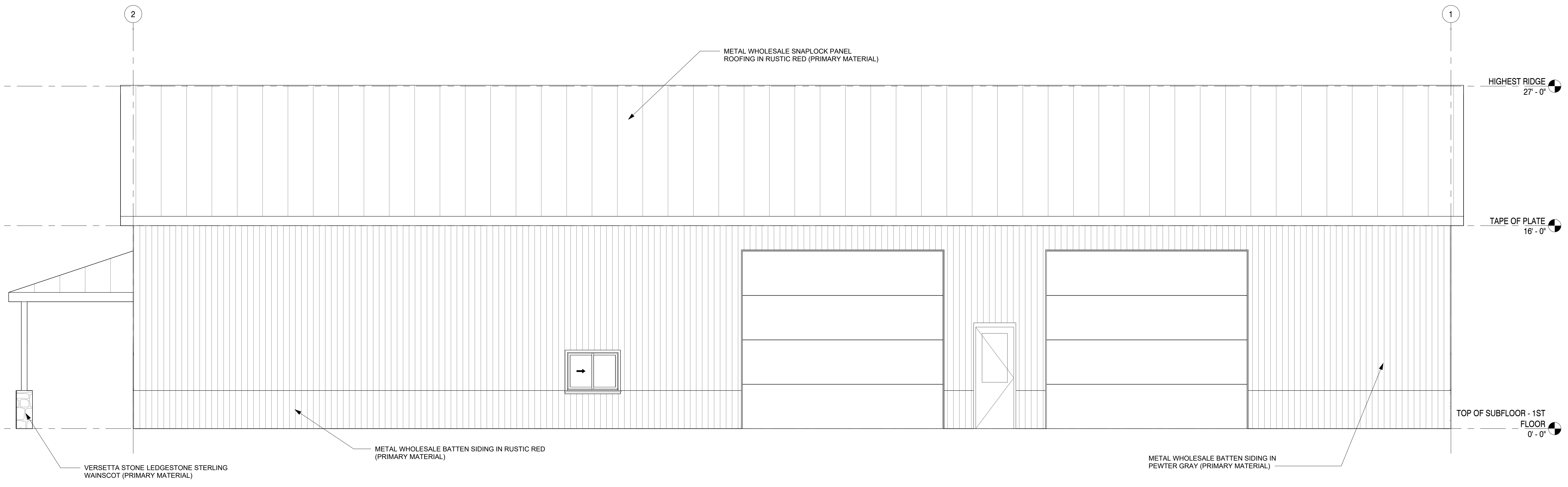
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Date: 3/5/2026
 Scale: 1/4" = 1'-0"

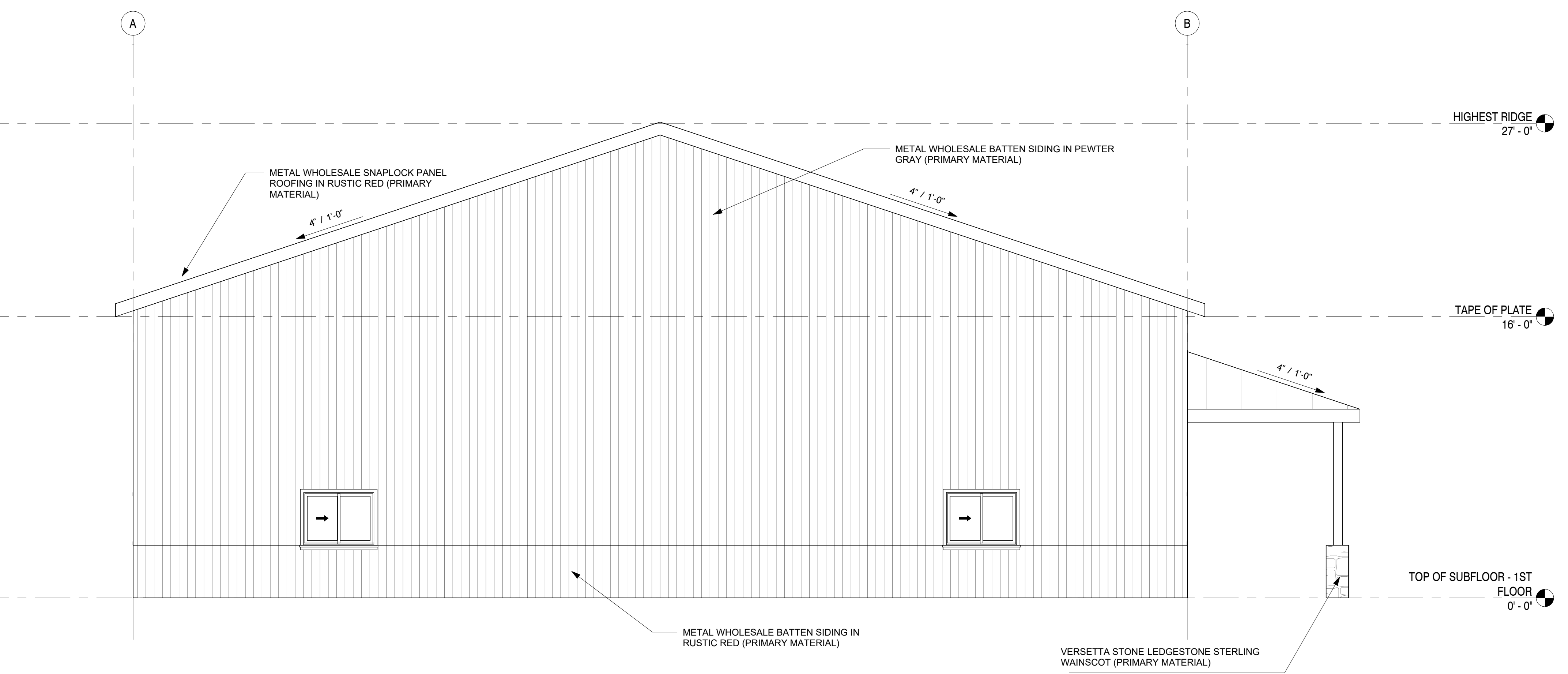
Sheet Title:
 Architectural
 Building Elevations

Sheet Number:
A202



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

NOTE: MINIMUM 50% OF FAÇADE NEEDS TO BE PRIMARY MATERIAL. AT LEAST TWO DIFFERENT MATERIALS ARE REQUIRED. THIS ELEVATION EXCEEDS THE MINIMUM. THIS PROPOSAL HAS TWO PRIMARY MATERIALS COVERING 100% OF FAÇADE.



2 Elevation 4
 SCALE: 1/4" = 1'-0"

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260416-11

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
VACATION OF TWO PORTIONS OF PUBLIC ROAD RIGHT-OF-WAY LOCATED
WITHIN THE CIVIC CAMPUS NORTH PLAT AREA.

WHEREAS, The City of Bondurant is proposing to vacate a portion of the Pleasant Street SE and 2nd Street NE rights-of-way located in the Civic Campus North Plat area; AND

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

WHEREAS, the City of Bondurant is proposing to vacate a portion of the Pleasant Street SE right-of-way area described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HET NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMETN FOR PUBLIC HIGHWAY FILED ON AUGUST 29, 1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°25'07" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 377.93 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WESTER RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 46°41'31" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 97.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTH 42°19'34" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 237.37 FEET; THENCE SOUTH 44°02'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 368.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FO PLEASANT STREET SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY 380.45 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 44°19'48" WEST, 372.91 FEET ALONG THE WESTERL RIGHT-OF-WAY LINE OF PLEASANT STREET SE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00°06'23" WEST ALONG SAID WEST LINE, 134.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE NORTH 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY

LINE OF NE 80TH STREET, 881.00 FEET TO THE POINT OF BEGINNING, CONTAINING 83,543 SQUARE FEET (1.92 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AND

WHEREAS, the City of Bondurant is proposing to vacate a portion of the 2nd Street NE right-of-way area described as follows:

A PART OF PARCEL '2023-44', AS FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 833 OF THE POLK COUNTY RECORDER'S OFFICE, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 32 TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMENT FOR PUBLIC HIGHWAY FILED ON AUGUST 29, 1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 455.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2023-44'; THENCE SOUTHWESTERLY 103.66 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 60°11'14" WEST, 103.51 FEET ALONG THE EASTERLY LINE OF SAID PARCEL '2023-44' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTHWESTERLY 522.47 FEET ALONG A 768.51 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 66°49'29" WEST, 512.47 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISITION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 46°41'31" WEST ALONG EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 98.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 257.93 FEET TO THE POINT OF BEGINNING, CONTAINING 58,540 SQUARE FEET (1.34 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to vacate a portion of the Pleasant Street SE and 2nd Street NE rights-of-way.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on April 16, 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

Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	Part of the NW1/4 NW1/4 in Section 32-T82N-R24W
Requested by Proprietor:	City of Bondurant 200 2nd Street NE, Bondurant, IA 50035
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	6775 Vista Drive West Des Moines, IA 50266 (515) 225-8000

VACATION PLAT

VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW/4 NW1/4 IN SECTION 32-T80N-R22W

LEGAL DESCRIPTION:

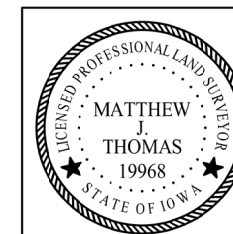
A part of PARCEL '2023-44', as filed on December 11, 2023 and recorded in Book 19672 Page 833 of the Polk County Recorder's Office, and a part of the Northwest Quarter of the Northwest Quarter, all in Section 32, Township 80 North, Range 22 West of the 5th P.M., City of Bondurant, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the said Section 32; thence South 89°47'36" East along the North Line of the Northwest Quarter of the Northwest Quarter of said Section 32, a distance of 867.00 feet to the Point of Beginning and being a point on the West Right-of-Way Line of NE 80th Street, as Easement for Public Highway filed on August 29, 1977 and recorded in Book 4725 Page 395-402 of the Polk County Recorder's Office; thence continuing South 89°47'36" East along said North Line, 455.20 feet to the Northeast Corner of said PARCEL '2023-44'; thence Southwesterly 103.66 feet along a 550.00 foot radius curve concave Southeasterly having a chord bearing South 60°11'14" West, 103.51 feet along the Easterly Line of said PARCEL '2023-44' to a point on the Easterly Right-of-Way Line of NE 80th Street; thence Southwesterly 522.47 feet along a 768.51 foot radius curve concave Southeasterly having a chord bearing South 66°49'29" West, 512.47 feet along the Easterly Right-of-Way Line of NE 80th Street to a point on the Easterly Right-of-Way Line of Campus Drive SE, as Acquisition Plat filed on December 11, 2023 and recorded in Book 19672 Page 828 of the Polk County Recorder's Office; thence North 46°41'31" West along Easterly Right-of-Way Line of Campus Drive SE, 98.32 feet to a point on the Westerly Right-of-Way Line of NE 80th Street; thence North 43°25'07" East along the Westerly Right-of-Way Line of NE 80th Street, 257.93 feet to the Point of Beginning, containing 58,540 Square Feet (1.34 Acres), subject to all easements, restrictions and covenants of record.

SUPPORTING DOCUMENTS	BOOK	PAGE
PUBLIC HWY EASEMENT	4725	399
WARRANTY DEED	4725	395
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319

SURVEY NOTES:

1) MONUMENT IS ON THE EAST LINE OF THE W1/2 OF THE NW1/4 IN SECTION 32-T80N-R22W AND MATCHES THE WARRANTY DEED AS RECORDED IN BOOK 6539 PAGE 463 IN THE POLK COUNTY RECORDER'S OFFICE.



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.

Matthew J. Thomas 04/08/2026
 MATTHEW J. THOMAS, P.L.S. DATE
 License Number: 19968
 My license renewal date is DECEMBER 31, 2027
 Pages or sheets covered by this seal: SHEETS 1 AND 2

V:\WestDesMoines-P\42892-SURVEY\PLATS\42892 PS-8-1 vacate.dwg 4/8/2026 9:53 AM

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	T. PAUL
		CHECKED	M. THOMAS
		APPROVED	M. THOMAS
		DATE	03/27/2028
		A.C.	

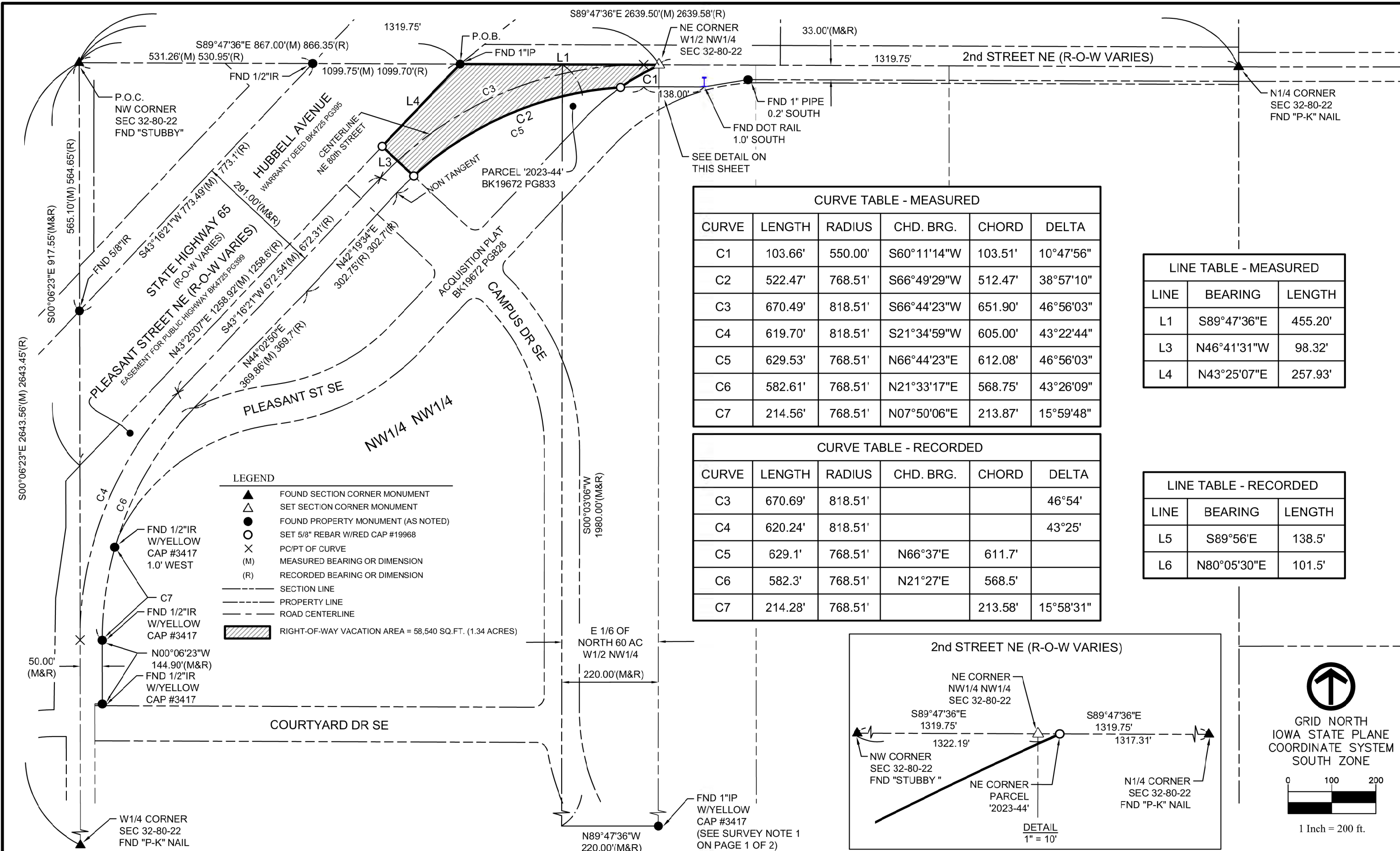


BONDURANT CERTIFIED SITE IMPROVEMENTS
 6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
 VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
 A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W

DWG. NO.
VAC-8-1
 SHEET 1 OF 2
 PROJECT 42892

V:\WestDesMoines-P\42892-SURVEY\PLATS\42892 PS-8-1 vacate.dwg 4/8/2026 9:51 AM



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT (AS NOTED)
- SET 5/8" REBAR W/RED CAP #19968
- × PC/PT OF CURVE
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- - - PROPERTY LINE
- - - ROAD CENTERLINE
- ▨ RIGHT-OF-WAY VACATION AREA = 58,540 SQ.FT. (1.34 ACRES)

CURVE TABLE - MEASURED

CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	103.66'	550.00'	S60°11'14"W	103.51'	10°47'56"
C2	522.47'	768.51'	S66°49'29"W	512.47'	38°57'10"
C3	670.49'	818.51'	S66°44'23"W	651.90'	46°56'03"
C4	619.70'	818.51'	S21°34'59"W	605.00'	43°22'44"
C5	629.53'	768.51'	N66°44'23"E	612.08'	46°56'03"
C6	582.61'	768.51'	N21°33'17"E	568.75'	43°26'09"
C7	214.56'	768.51'	N07°50'06"E	213.87'	15°59'48"

CURVE TABLE - RECORDED

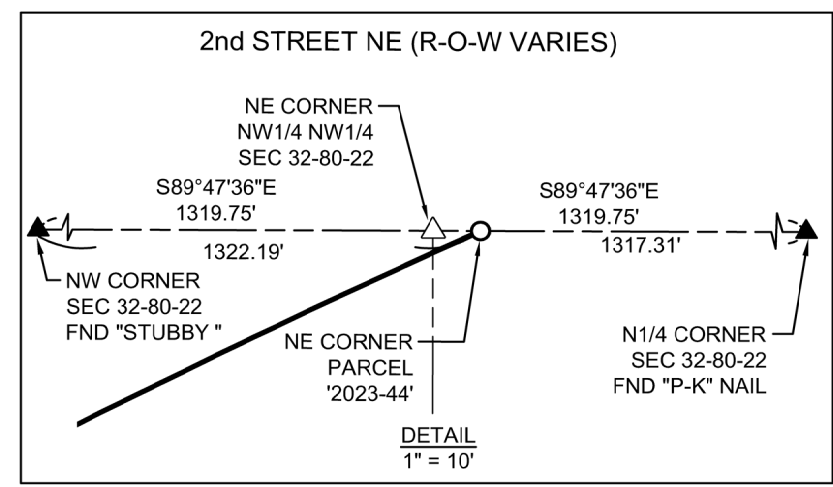
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C3	670.69'	818.51'			46°54'
C4	620.24'	818.51'			43°25'
C5	629.1'	768.51'	N66°37'E	611.7'	
C6	582.3'	768.51'	N21°27'E	568.5'	
C7	214.28'	768.51'		213.58'	15°58'31"

LINE TABLE - MEASURED

LINE	BEARING	LENGTH
L1	S89°47'36"E	455.20'
L3	N46°41'31"W	98.32'
L4	N43°25'07"E	257.93'

LINE TABLE - RECORDED

LINE	BEARING	LENGTH
L5	S89°56'E	138.5'
L6	N80°05'30"E	101.5'



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

1 Inch = 200 ft.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	T. PAUL
		CHECKED	M. THOMAS
		APPROVED	M. THOMAS
		DATE	01-05-2026
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS
 6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
 FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
 A PART OF THE NW1/4 NW1/4 IN SECTION 32-80-22

DWG. NO.	VAC-8-1
SHEET	2 OF 2
PROJECT	42892

Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	Part of the NW1/4 NW1/4 in Section 32-T82N-R24W
Requested by Proprietor:	City of Bondurant 200 2nd Street NE, Bondurant, IA 50035
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	6775 Vista Drive West Des Moines, IA 50266 (515) 225-8000

VACATION PLAT

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A PART OF THE NW/4 NW1/4 IN SECTION 32-T80N-R22W

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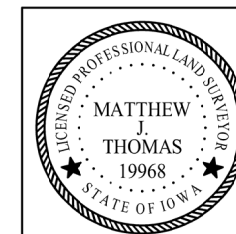
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

04/08/2026
DATE

MATTHEW J. THOMAS, P.L.S.
License Number: 19968
My license renewal date is DECEMBER 31, 2027
Pages or sheets covered by this seal: SHEETS 1 AND 2

V:\WestDesMoines-P\42892-SURVEY\PLATS\42892 PS-8-2 vacate.dwg 4/8/2026 10:10 AM

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	T. PAUL
		CHECKED	M. THOMAS
		APPROVED	M. THOMAS
		DATE	04/07/2026
		A.C.	



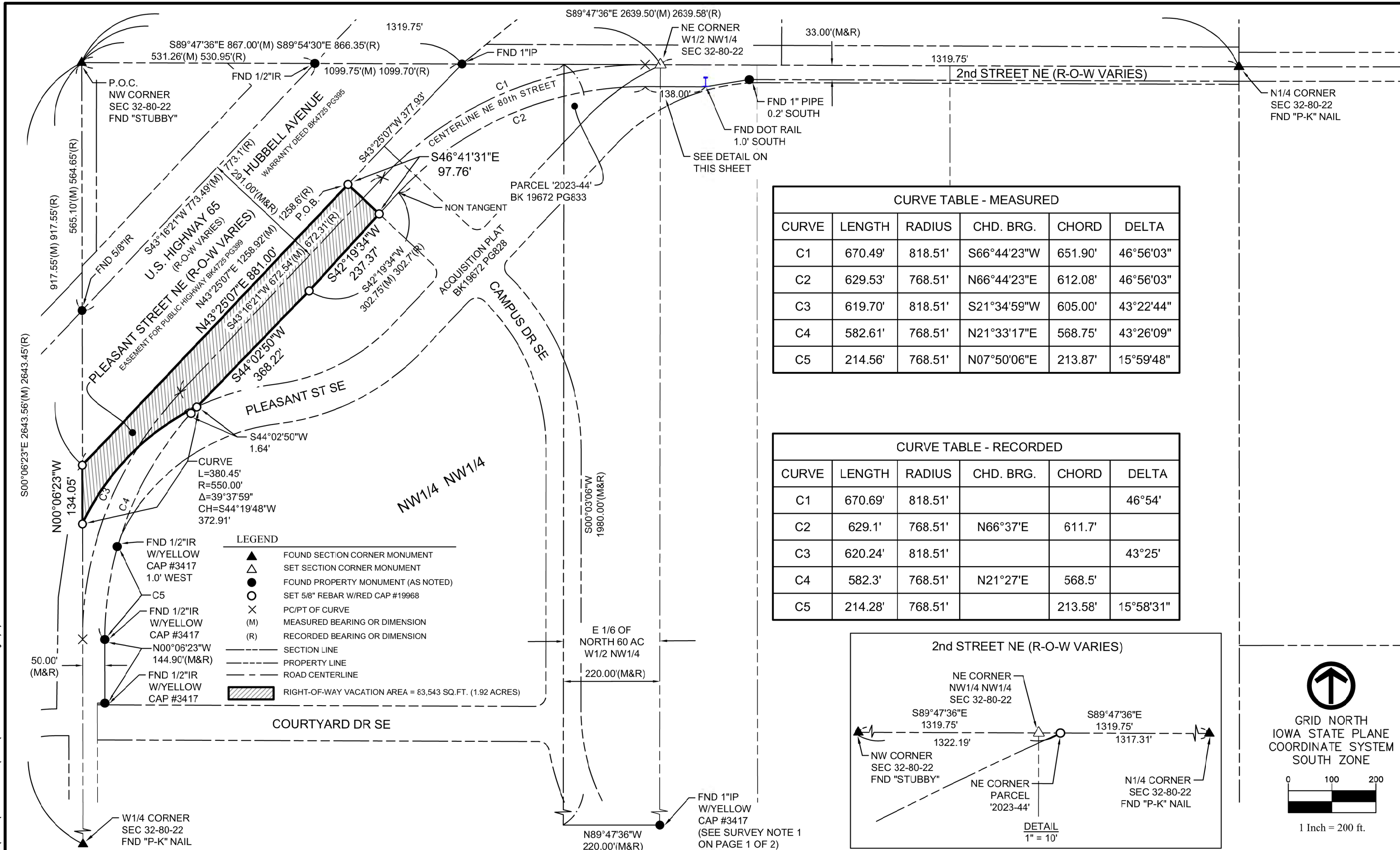
BONDURANT CERTIFIED SITE IMPROVEMENTS

6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W

DWG. NO.
VAC-8-2
SHEET 1 OF 2

V:\WestDesMoines-P\42892-SURVEY\PLATS\42892 PS-8-2 vacate.dwg 4/8/2026 10:15 AM

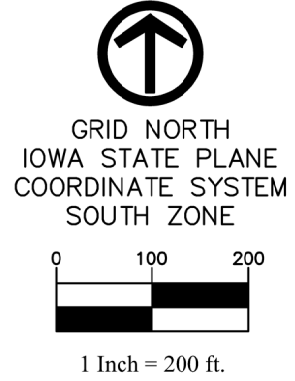
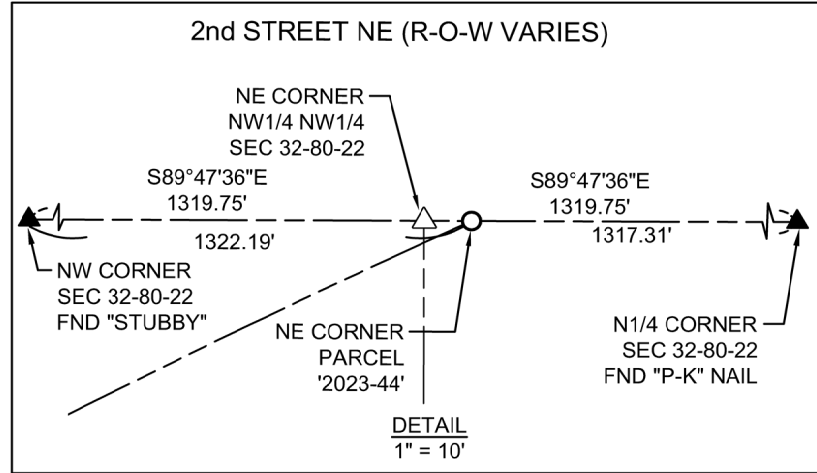


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- SET 5/8" REBAR W/RED CAP #19968
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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	T. PAUL
		CHECKED	M. THOMAS
		APPROVED	M. THOMAS
		DATE	04/07/2026
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS

6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W

DWG. NO.	VAC-8-2
SHEET	2 OF 2
PROJECT	42892