

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. 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/88172042477?pwd=RWIPWlpPWHVScVlBM0xObXdlEcDRWUT09>*

**NOTICE OF A REGULAR MEETING
BONDURANT BOARD OF ADJUSTMENT
APRIL 19, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 5:00 PM on April 19, 2022, 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. Annual Election of Officers
4. Perfecting and Approval of the Agenda
5. Approval of Minutes
 - a. December 14, 2021
6. **Public Hearing - For consideration of a variance request to Section 179.01.2.1.2.b.ii.4.a of the Zoning Code to allow for an increase in the maximum garage door frontage percentage allowed for the residential development at Outlot R of Quail Run Plat 3.** For consideration of a variance request to Section 179.01.2.1.2.b.ii.4.a of the Zoning Code to allow for an increase in the maximum garage door frontage percentage allowed for the residential development at Outlot R of Quail Run Plat 3.
 - a. RESOLUTION NO. BA-220419-01: a motion granting/denying a variance for the request described in Public Hearing agenda Item #5.
7. Adjournment

City of Bondurant

Board of Adjustment
200 2nd St NE, PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: December 14, 2021 Kelsi Jurik, Chair

1. Call to Order 5:00pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting

2. Roll Call

Members Present: Kelsi Jurik, Chad Driscoll, Greg Hanson, and Diane VanWyk

Members Absent: Dave McGrath

City Official Present: Planning and Community Development Director, Maggie Murray

3. Perfecting and Approval of the Agenda

Motion by Board Member Driscoll, seconded by Board Member Hanson to approve of the December 14, 2021, meeting agenda. Vote on Motion 4-0-0. Motion carried.

4. Approval of Minutes

Motion by Board Member Hanson, seconded by Board Member VanWyk to approve of the November 9, 2022 meeting minutes. Vote on Motion 4-0-0. Motion carried.

5. Action Items

- a. **PUBLIC HEARING:** Consideration of a variance request to allow for increased multi-tenant building signage on Lots 1 and 2 of the Commerce Crossings Plat 1 Final Plat (Section 181.09).

Andy Hodges, Signature Commercial Real Estate, introduced the signage request.

Planning & Community Development Director Murray summarized the agenda statement, including the findings of fact questions. Staff finds all required findings of fact can be answered favorably relative to this request. Staff recommends approval of the building sign variance request on Lots 1 and 2 to allow for installation of up to 1.5 SF of building signage square footage calculated per each tenant's Interstate 80 street frontage where the number of allowable signs

is not limited so long as the signage square footage stays under the 1.5 SF maximum and where such signage may be installed along either the Interstate 80 or Commerce Parkway SW street frontages (or the side walls for end caps), subject to the following condition of approval:

1. That if any detached monument signage is proposed, it shall meet all Sign Code requirements relative to monument signs.

Board Member Jurik asked if this request is similar to the other recent variance requests regarding increased building signage? Murray noted that yes, this request is similar in that these parcels are large industrial development areas and the current Sign Code does not seem to accommodate these larger site developments.

Board Member Driscoll acknowledged that not all signs being installed will face Interstate 80 due to the Commerce Parkway SW frontage.

- i. RESOLUTION NO. BOA-211214-08: A motion granting/denying a variance request for the request as described in Item 5.a.

Motion by Board Member Driscoll, seconded by Board Member Jurik, to approve the variance request on Lots 1 and 2 to allow for installation of up to 1.5 SF of building signage square footage calculated per each tenant's Interstate 80 street frontage where the number of allowable signs is not limited so long as the signage square footage stays under the 1.5 SF maximum and where such signage may be installed along either the Interstate 80 or Commerce Parkway SW street frontages (or the side walls for end caps), subject to the following condition of approval:

1. That if any detached monument signage is proposed, it shall meet all Sign Code requirements relative to monument signs.

Roll Call: Ayes: Board Member Jurik, Board Member Hanson, Board Member Driscoll, Board Member VanWyk. Nays: None. Absent: Board Member McGrath. Motion Carried 4-0.

- b. PUBLIC HEARING: Consideration of a conditional use permit to allow for an expanded outdoor storage yard area at 2340 Hubbell Avenue SW (Section 1078.13.4).

Planning & Community Development Director Murray summarized the agenda statement. The City is in receipt of a conditional use permit request by Midstates Precast Products to allow for an expanded outdoor storage yard area use at their existing site at 2340 Hubbell Avenue SE. This expanded outdoor storage use will be approximately 1 acre in the undeveloped portion toward the NE corner of the site. The M-1 District requires a conditional use permit for outdoor storage yards.

Murray explained the conditional use permit review criteria as noted in the Zoning Code, which is: they shall review to ensure the outdoor storage yard area is located such that it is fenced or screened in its entirety so that no materials

stored are visible from the street or another property. Murray noted that an amended landscaping plan was recently reviewed and approved by the Planning & Zoning Commission which will increase the amount of landscaping along the Highway 65 corridor to serve as a screen.

i. RESOLUTION NO. BOA-211214-09: A motion granting/denying a variance request for the request as described in Item 5.b.

Motion by Board Member VanWyk, seconded by Board Member Hanson, to approve the conditional use permit to allow for an expanded outdoor storage yard area at Midstates Precast Products at 2340 Hubbell Avenue SW as presented in the site plan.

Roll Call: Ayes: Board Member Jurik, Board Member Hanson, Board Member Driscoll, Board Member VanWyk. Nays: None. Absent: Board Member McGrath. Motion Carried 4-0.

7. Adjournment

Motion by Board Member VanWyk, seconded by Board Member Hanson, to adjourn the December 14, 2022 meeting. Vote on Motion. Vote on Motion 4-0-0. Motion carried.

Meeting adjourned at 5:19 PM



**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 4/19/2022
Public Hearing

TITLE: RESOLUTION NO. BA-220419-01: a motion granting/denying a variance for the request described in Public Hearing agenda Item #5.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

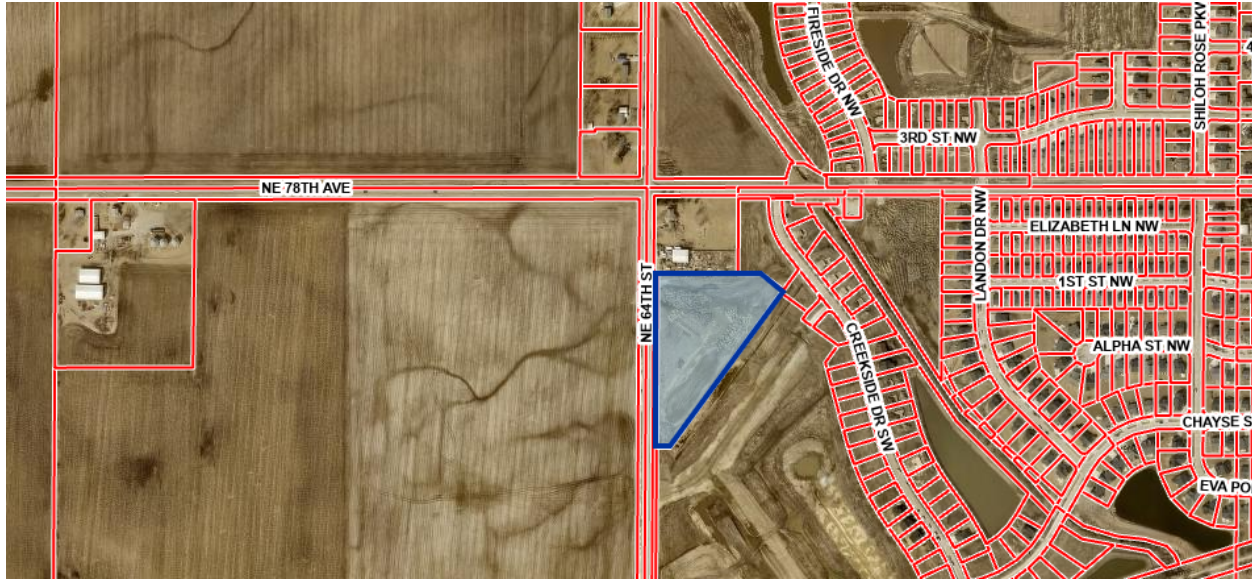
BRIEF HISTORY & ANALYSIS:

The City of Bondurant is in receipt of a variance request for Outlot R of the Quail Run Plat 3 area. Outlot R is located along the Franklin Street SW/NE 64th Street corridor just south of the 2nd Street NW intersection. The owner/applicant is Erickson Balmer Construction. The submitted variance request to allow for a variance to the Zoning Code to allow for an increase in the maximum garage door frontage percentage allowed for the residential development ([Section 179.01.2.1.2.b.ii.4.a](#)). Per the zoning code, attached garages on townhome/rowhome developments may not comprise more than 50% of the total length of a townhome/rowhome building's front facade. The variance would allow up to 80% of the proposed townhome's building frontage to be comprised of garages, increasing the minimum requirement by 30%.

"Garage doors of two-car attached garages shall not comprise more than fifty percent (50%) of the total length of a multi-family or townhome building's front façade." (City of Bondurant Code of Ordinances -- Section 179.91.2.1.2.b.ii.4.a)

Below are the submitted elevations for this Edgeland Bondurant development area. The highlighted yellow line represents the frontage for which the Zoning Code's 50% rule is applied:





Analysis

Chapter 27.02.2 of the City Code provides the required review criteria by the Board of Adjustment for variance requests. The City Code notes that a variance cannot be granted unless the Board finds that all of the following five questions can be answered favorably for this request. These review criteria are referred to as Findings of Fact. If a board member cannot answer all of the findings below favorably for the request, then the board member must vote for denial of the variance. Below is a summary of staff's comments on the required findings relative to this request. Enclosed as part of this report is the applicant's statements on these findings, relative to this request.

1. The land in question cannot yield a reasonable return if used only for a purpose allowed in the district in which it is located.

Staff Comment: The principle of reasonable return asks the Board to consider if, without a variance, a property owner cannot establish any beneficial use on their property. This question can be answered favorably by this request when considering the PUD's approved use for this site (rowhomes) and the subject property's irregular shape and easements provide the site with design constraints. A 45-foot portion of a gas easement is recorded on the site which impacts the buildable portions of the site. Additionally, in order to address fire safety and adequate fire truck turnaround, a required fire apparatus turnaround limits the usable space for the site.

Applicant Comment: No, the land in question cannot yield a reasonable return if limited to only 50%, it will make the project unworkable. We would not be able to get enough density to make the project cost effective.

2. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings, in the same district.

Staff Comment: As noted in Finding 1, the subject property has an irregular shape and is impacted by easements, limiting the available buildable space. The property is zoned as R-5 Planned Unit Development and has special regulations that are unique to this land as opposed to others. Further, this site will be comprised of two private street areas where all units proposed will be interior facing toward the private streets. For this reasoning, a variance granting this request would not be applicable to other lands, structures, and buildings within the PUD district.

Applicant Comment: This does pertain to our specific building type "town homes". We are proposing an 80% frontage but have softened the effect by making the homes two-stories. We also have elevation setbacks and cultured stone added to reduce the prominence of the garages. This site also requires the streets to be non-public "internal only", so this also minimizes the impact to only this project. All units will face the internal streets.

3. The plight of the owner is due to unique circumstances shown to the Board and is not of their own making.

Staff Comment: The third finding of fact asks the Board of Adjustment to consider whether the plight or challenge of the owner is due to unique circumstances and not due to their own making. The intent of this Zoning Code requirement is to encourage enhanced non-garage building design along the fronts of townhome/rowhome units. Typically the front of such unit would face out toward a public street right-of-way. This Edgeland Bondurant development proposes a layout where the fronts of all units face in toward two private street areas. The property owner is also faced with unique circumstances for the site in question as easements impact the available area of buildable space and the irregular shape of the lot provides additional constraints for the property owner.

Applicant Comment: This is beyond the applicants' control and affects anyone wanting to build future townhomes as well. It is specifically around the building code wording towards town homes.

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

Staff Comment: As noted in Finding 2, Outlot R is zoned as R-5 PUD and has special regulations that are unique to this land as opposed to others zoned in the R-5 District. No special privilege would be provided in this request that is otherwise denied to other lands, structures, or buildings within the R-5 District.

Applicant Comment: No special privilege would be conferred.

5. The use to be authorized by the variation will not alter the essential character or the locality of the land in question.

Staff Comment: If the variance were to be granted, the essential character or the locality of the land in question would not be altered, as the garages within the proposed development will be facing internally, onto private street areas. These portions will not be visible from the public roadways. Because these portions will not be facing the public roadway, nor will they be facing the abutting properties, the essential character and the locality of the land will be preserved and maintained.

Applicant Comment: No alteration of the essential character or the locality of the land in question will occur.

Public Comment Received

As required by Chapter 27.02 of the City Code, property owners within 200 feet of the subject property requesting such variance were notified of this request. A total of five (5) properties were notified. No comments were received from the public in regards to the variance request.

Notification of the variance request was published in the Des Moines Register on March 25th, 2022.

Alternatives

The following options exist for the Board of Adjustment:

1. **Approve the variance BA-220419-01 to allow for an increase in the maximum garage door frontage percentage allowed for Outlot R.**
2. Approve the variance BA-220419-01 to allow for an increase in the maximum garage door frontage percentage allowed for Outlot R, with conditions of approval established by the Board.
3. Deny the variance request BA-220419-01.
4. Table the variance request BA-220419-01 pending additional information or comment from the public.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Because Outlot R contains site characteristics and design constraints unique to the parcel itself that presents an unnecessary burden on the development of the site, staff recommends moving alternative 1, to approve the variance BA-220419-01 to allow for an increase in the maximum garage door frontage percentage allowed for Outlot R.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. BOA Permit - Case #96
2. Architectural Elevations
3. Site Plan (3/30/22)

Prepared by Maggie Murray, City of Bondurant, 200 2nd Street NE, Bondurant, IA 50035. (515) 630-6985
Return to Maggie Murray, City of Bondurant, 200 2nd Street NE PO Box 37, Bondurant, IA 50035. (515) 630-6985

**BOARD OF ADJUSTMENT PERMIT
VARIANCE**

Date: April 19, 2022 **Case Number:** 96

Name: John Nieland, Quail Run Villas LLC

Address: See Legal

Legal Description: Outlot R of Quail Run Plat 3, Bondurant, Polk County, Iowa.

IS HEREBY GRANTED A VARIANCE to allow for an increase in the maximum garage door frontage percentage allowed on the structures at Outlot R of Quail Run Plat 3 to allow for up to 80% garage door frontage where the Zoning Code only allows for up to 50% (Section 179.01.2.I.2.b.ii.4.a).

All construction activities covered by this Variance Permit shall be done in strict accordance with the written application.

This Variance Permit must be recorded by the County Recorder before issuance of a building permit by the City of Bondurant.

Kelsi Jurik, Chairperson

Individual Form of Acknowledgment

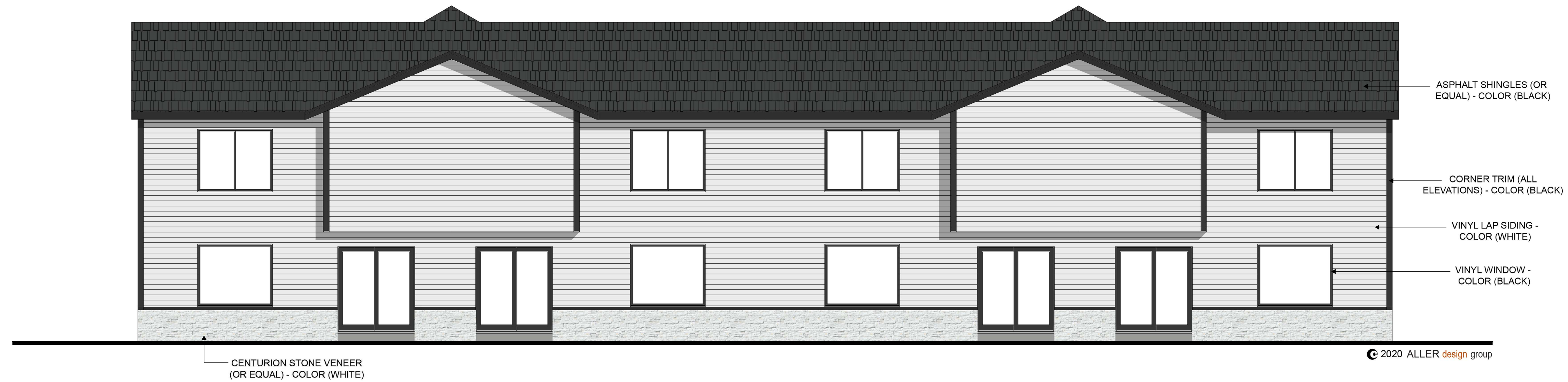
STATE OF IOWA
COUNTY OF POLK

On this ____ day of _____ in the year 2022 before me, a Notary Public within and for said County and State, personally appeared Kelsi Jurik, Chairperson, Board of Adjustment; that said instrument was signed on behalf of the Board of Adjustment by authority of the Board; and that Kelsi Jurik acknowledged the execution of said instrument to be the voluntary act and deed of said Board, by it and by them voluntarily executed.

Notary

My term expires:

EDGE LAND TOWNHOMES - 4 PLEX



Rear Elevation Stone Percentage

Overall : 1818
 Windows and Doors: -358
 Total: 1460

Stone: 313 (21.4%)
 Siding: 1247

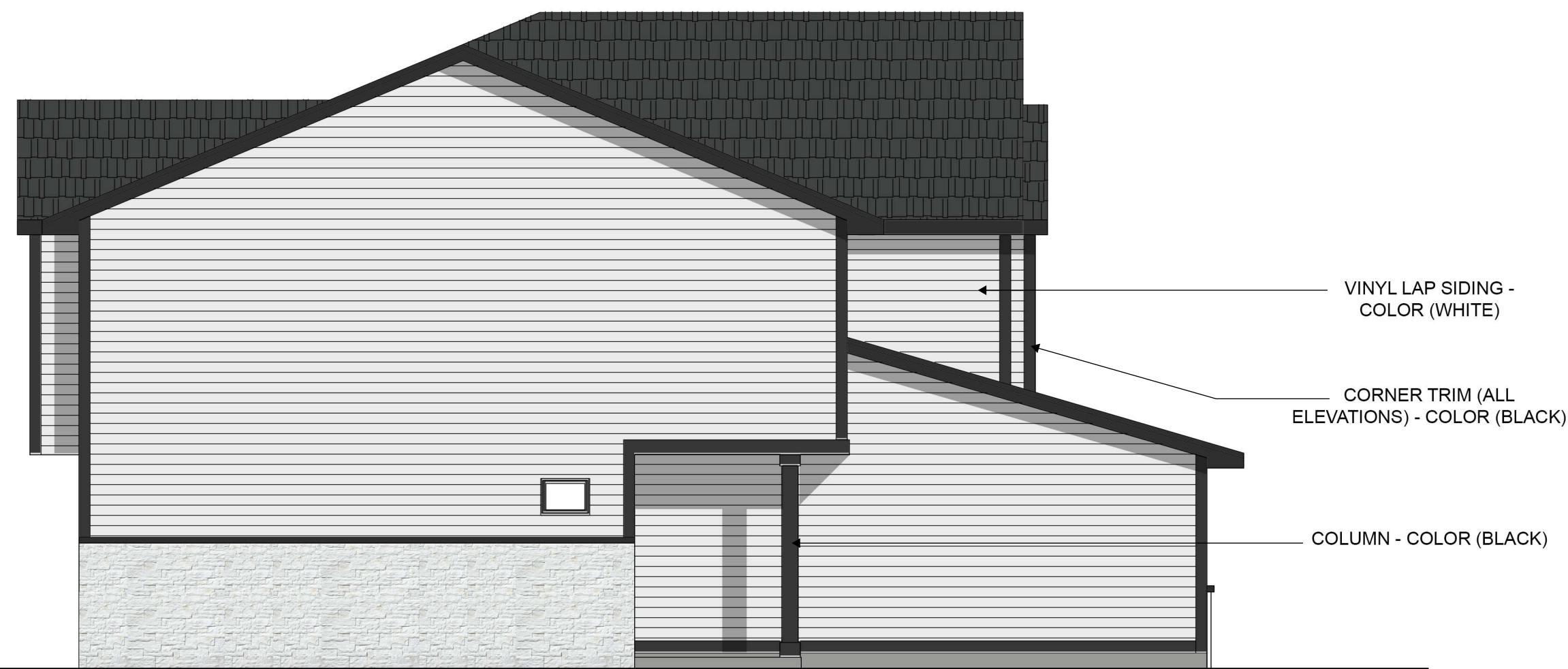
REAR ELEVATION

LOTS 33 - 48 FACING NE 64TH ST.

Left Elevation Stone Percentage

Overall : 578
 Windows and Doors: -3
 Total: 575

Stone: 123 (21.4%)
 Siding: 447



LEFT ELEVATION

LOT 1 FACING NE 64TH ST.

RIGHT ELEVATION

FYPON BRACKET - COLOR (BLACK)



Front Elevation Garage Length Percentage

Overall : 100'-0"
 Garage: 80'-0" (80%)

Front Elevation Stone Percentage

Overall : 1578
 Windows and Doors: -739
 Total: 839

Stone: 48 (5.8%)
 Siding: 851
 Garages: 448 (27%)

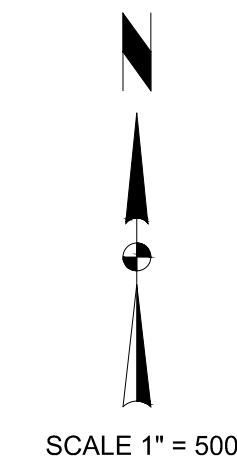
FRONT ELEVATION



SITE PLAN/PRELIMINARY PLAT FOR EDGELAND BONDURANT CITY OF BONDURANT, POLK COUNTY, IOWA



VICINITY MAP



OWNER / DEVELOPER

ERICKSON BALMER CONSTRUCTION
2453 106TH STREET
URBANDALE, IA, 50322
CONTACT: DYLAN BALMER
PHONE: 515-252-1510



INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION PLAN
- C300 UTILITY PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C500 PLANTING PLAN
- C501 PLANTING DETAILS

	<p>I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.</p> <p>Timothy L. West, PLA _____ Date License Number 412 Pages or sheets covered by this seal: C500-C501</p>
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	<p>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.</p> <p>Eric D. Cannon, P.E. _____ Date License Number P18954 My License Renewal Date is December 31, 2023 Pages or sheets covered by this seal: C100-C400</p>
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2	REVISED AS PER CITY COMMENTS	3-30-22	JWM	
1	REVISED AS PER CITY COMMENTS	3-18-22	JWM	
MARK	REVISION	DATE	BY	
Engineer: EDC	Checked By: EDC	Scale: 1" =		
Technician: JWM	Date: 02-24-22	T-R-S: TTN-RRW-SS		
Project No: 121.0883.01				Sheet C100

EDGELAND BONDURANT

TITLE SHEET

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |

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

SNYDER
& ASSOCIATES

Project No: 121.0883.01
Sheet C100

LEGEND

FEATURES

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

FOUND

- Symbol for FOUND features including Section Corner, ROW Marker, Control Point, Bench Mark, Platted Distance, Measured Bearing & Distance, Recorded As, Deed Distance, Calculated Distance, Minimum Protection Elevation, Centerline, Section Line, 1/4 Section Line, 1/4 1/4 Section Line, Easement Line.

SET

- Symbol for SET features including Section Corner, ROW Marker, Control Point, Bench Mark, Platted Distance, Measured Bearing & Distance, Recorded As, Deed Distance, Calculated Distance, Minimum Protection Elevation, Centerline, Section Line, 1/4 Section Line, 1/4 1/4 Section Line, Easement Line.

FEATURES

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ Shrub
Coniferous Tree \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

EXISTING

- Symbol for EXISTING features including Spot Elevation, Contour Elevation, Fence, Tree, Deciduous Tree, Coniferous Tree, Communication, Overhead Communication, Fiber Optic, Underground Electric, Overhead Electric, Gas Main, High Pressure Gas Main, Water Main, Sanitary Sewer, Duct Bank, Test Hole Location.

PROPOSED

- Symbol for PROPOSED features including Spot Elevation, Contour Elevation, Fence, Tree, Deciduous Tree, Coniferous Tree, Communication, Overhead Communication, Fiber Optic, Underground Electric, Overhead Electric, Gas Main, High Pressure Gas Main, Water Main, Sanitary Sewer, Duct Bank, Test Hole Location.

(*) Denotes the survey quality service level for utilities

- Sanitary Manhole
Storm Sewer with Size
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.

GENERAL NOTES

- A. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO 2022 SUDAS STANDARD SPECIFICATIONS.
B. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
C. 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.
D. NOTIFY OWNER, ENGINEER AND CITY OF BONDURANT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
E. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
F. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
G. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
H. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF THE LAYOUT. 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.
I. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THIS PROJECT.
J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
O. 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.
P. 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.
Q. 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.

PROPERTY DESCRIPTION

OUTLOT R OF QUAIL RUN PLAT 3

ZONING

R-5: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS:

ROW HOUSE/MULTI-FAMILY
12 UNITS PER ACRE
MAXIMUM UNITS = 8 IN A ROW (16 UNITS WHEN BACK TO BACK)
MINIMUM LOT AREA = 400SF
MINIMUM LOT WIDTH = 20'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 5/10' TOTAL (EAST PROPERTY LINE)
REAR YARD SETBACK = 35'

PARKING REQUIREMENTS

MULTI-FAMILY:
PARKING REQUIRED
2 STALLS REQUIRED PER 2+ BEDROOM UNIT
48 UNITS= 96 SPACES REQUIRED

PARKING PROVIDED
GARAGE STALL = 48 STALLS
DRIVEWAY STALL = 48 STALLS
GENERAL STALL = 7 STALLS

TOTAL STALLS PROVIDED = 103 STALLS

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP103 N=620046.46 E=1644880.79 Z=955.51
FND 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' EAST OF 64TH STREET AND +-5' SOUTH OF FENCE. (AS SHOWN ON SURVEY)
CP200 N=619823.53 E=1645570.59 Z=948.71
SET CUT "X" ON TOP CURB SOUTH SIDE ROAD LOCATED +-10' EAST OF END ROAD AND +-200' WEST OF MAIN ROAD. (AS SHOWN ON SURVEY)
CP201 N=619088.00 E=1644866.98 Z=956.98
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-5' EAST OF FIELD FENCE, +-25' EAST OF 64TH STREET AND +-100' SOUTH OF GAS APPARATUS. (AS SHOWN ON SURVEY)
CP202 N=620147.22 E=1645474.95 Z=949.22
SET CUT "X" TOP CURB AT THE CENTER OF A DOUBLE BACK OF CURB INTAKE LOCATED WEST SIDE OF ROAD AND +-300' SOUTH OF 78TH AVE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

- BM500 ELEV=951.35
SOUTHEAST BURY BOLT ON HYDRANT LOCATED NORTHWEST CORNER QUAIL RUN PLAT 3.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM. TICKET NUMBER 552105823.

- OE1-OVERHEAD ELECTRIC
UE1-UNDERGROUND ELECTRIC
MIDAMERICAN ENERGY
CRAIG RANFELD
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AUREON NETWORK SERVICES
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NORTHERN NATURAL GAS COMPANY
KEITH GOOD
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KEITH.GOOD@NNGCO.COM
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SOUTHEAST POLK RURAL WATER DIS
ED CLARK
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ONECALLMAPS@DMWW.COM
CO1-CENTURY LINK
CENTURY LINK
SADIE HULL
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SADIE.HULL@UMEN.COM
S1-SANITARY
ST1-STORM
BONDURANT, CITY OF
PATRICK COLLISON
515-971-6856
PCOLLISON@CITYOFBONDURANT.COM



A. POLLUTION PREVENTION AND EROSION PROTECTION

- 1. 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.
2. 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

- 1. 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.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATION, 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.
3. 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

- 1. 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.
2. 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.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. 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:
a. 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.
b. 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.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. 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.
e. 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.
f. 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.
g. 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.
h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. 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.
j. 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.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

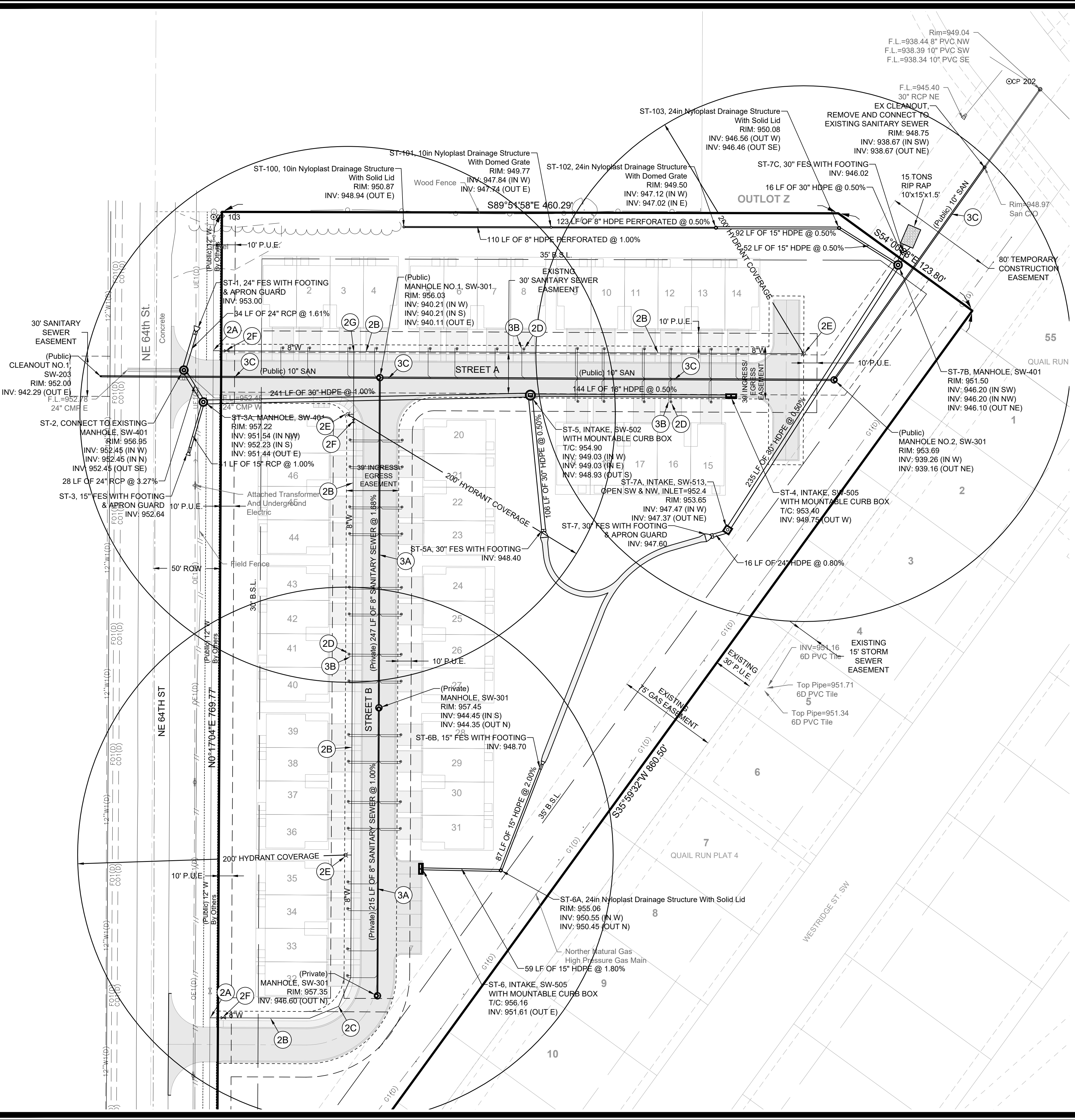
Table with columns: REVISION, DATE, BY, ENGINEER, CHECKED BY, DATE, TITLES, SCALE, PROJECT NO.

EDGELAND BONDURANT
PROJECT INFORMATION
BONDURANT, IA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
www.snyder-associates.com



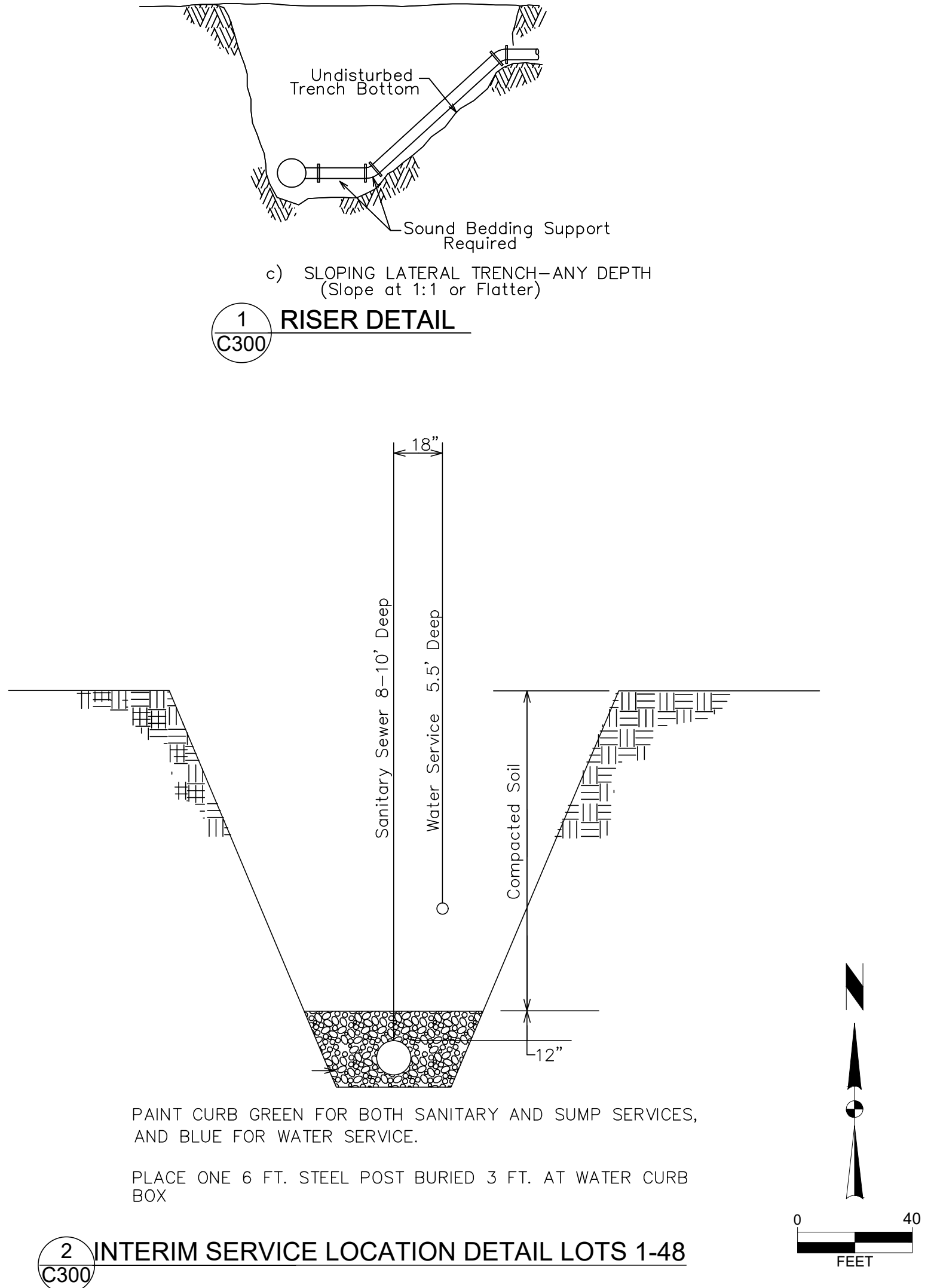
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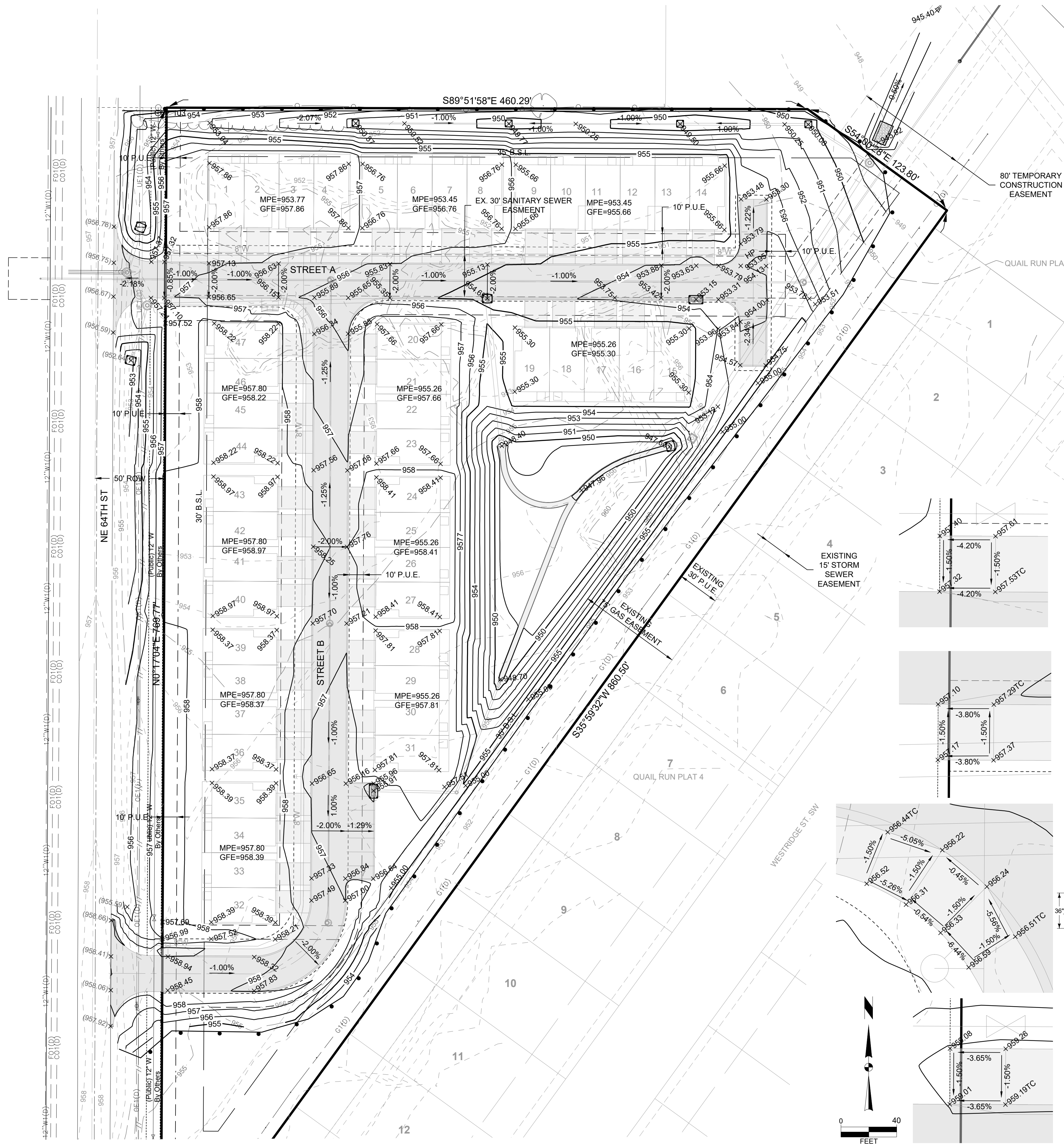
UTILITY PLAN CONSTRUCTION NOTES

- PROTECT THE FOLLOWING SITE FEATURES:
 - EXISTING UTILITY. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
- WATER, PROVIDE THE FOLLOWING:
 - CONNECT TO PUBLIC 12" WATER MAIN.
 - 8" PRIVATE WATER MAIN.
 - BENDS AS NECESSARY
 - 1" WATER SERVICE.
 - FIRE HYDRANT ASSEMBLY.
 - 8" WATER VALVE.
 - 8" TEE
- SANITARY SEWER, PROVIDE THE FOLLOWING:
 - PRIVATE 8" SANITARY SEWER.
 - 4" SANITARY SERVICE.
 - REFER TO EDGELAND BONDURANT CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER INFORMATION.
- STORM SEWER NOTES:
 - PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN AS PER 2022 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
 - ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
 - ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.



	BONDURANT, IA	EDGELAND BONDURANT	UTILITY PLAN	SNYDER & ASSOCIATES, INC.
2 REVISED AS PER CITY COMMENTS 3-30-22 JWM 1 REVISED AS PER CITY COMMENTS 3-18-22 JWM	MARK REVISION BY DATE 1 EDC Checked By: EDC Engineer: JWM Technician: JWM Date: 02-24-22	Scale: 1" = 40' T-R-S: TTN-RRW-SS Project No: 121.0883.01	Project No: 121.0883.01 Sheet C300	2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com
SNYDER & ASSOCIATES		Project No: 121.0883.01 Sheet C300		

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GRADING 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. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A GRADING PERMIT.
- D. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- E. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.
- F. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- G. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- H. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- I. CONTRACTOR TO PROVIDE BELOW GRADE INLET PROTECTION IN ALL STORM SEWER STRUCTURES.
- J. G.F.E = GARAGE FLOOR ELEVATION.

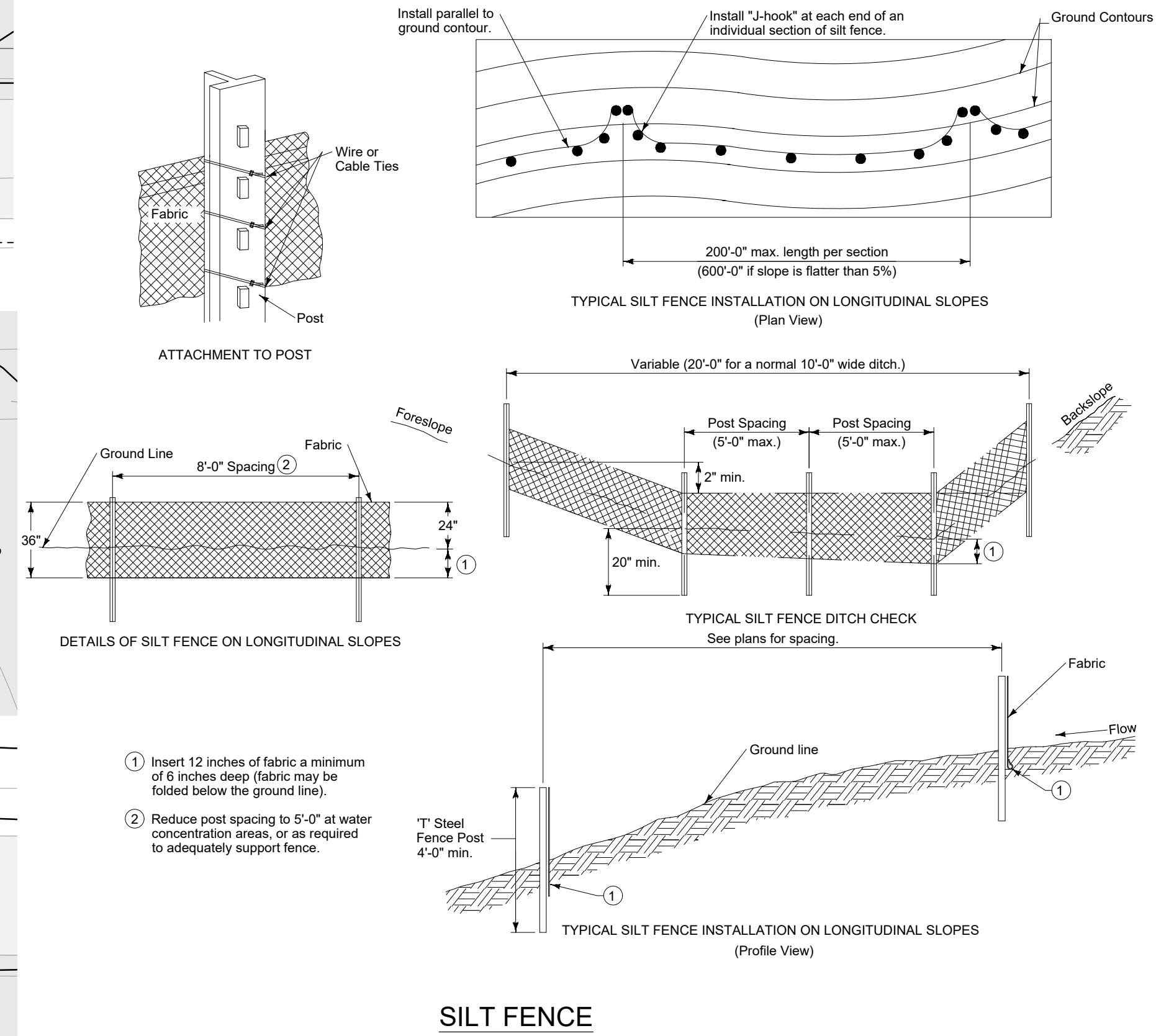
BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET

 BM500 ELEV=951.35
 SOUTHEAST BURY BOLT ON HYDRANT LOCATED
 NORTHWEST CORNER QUAIL RUN PLAT 3.

QUANTITIES

SEEDING AND MULCHING	5.5 AC
SILT FENCE	1450 LF
SEDIMENT BASKETS	5 EA



- 1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
- 2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

EDGELAND BONDURANT
GRADING AND EROSION CONTROL PLAN

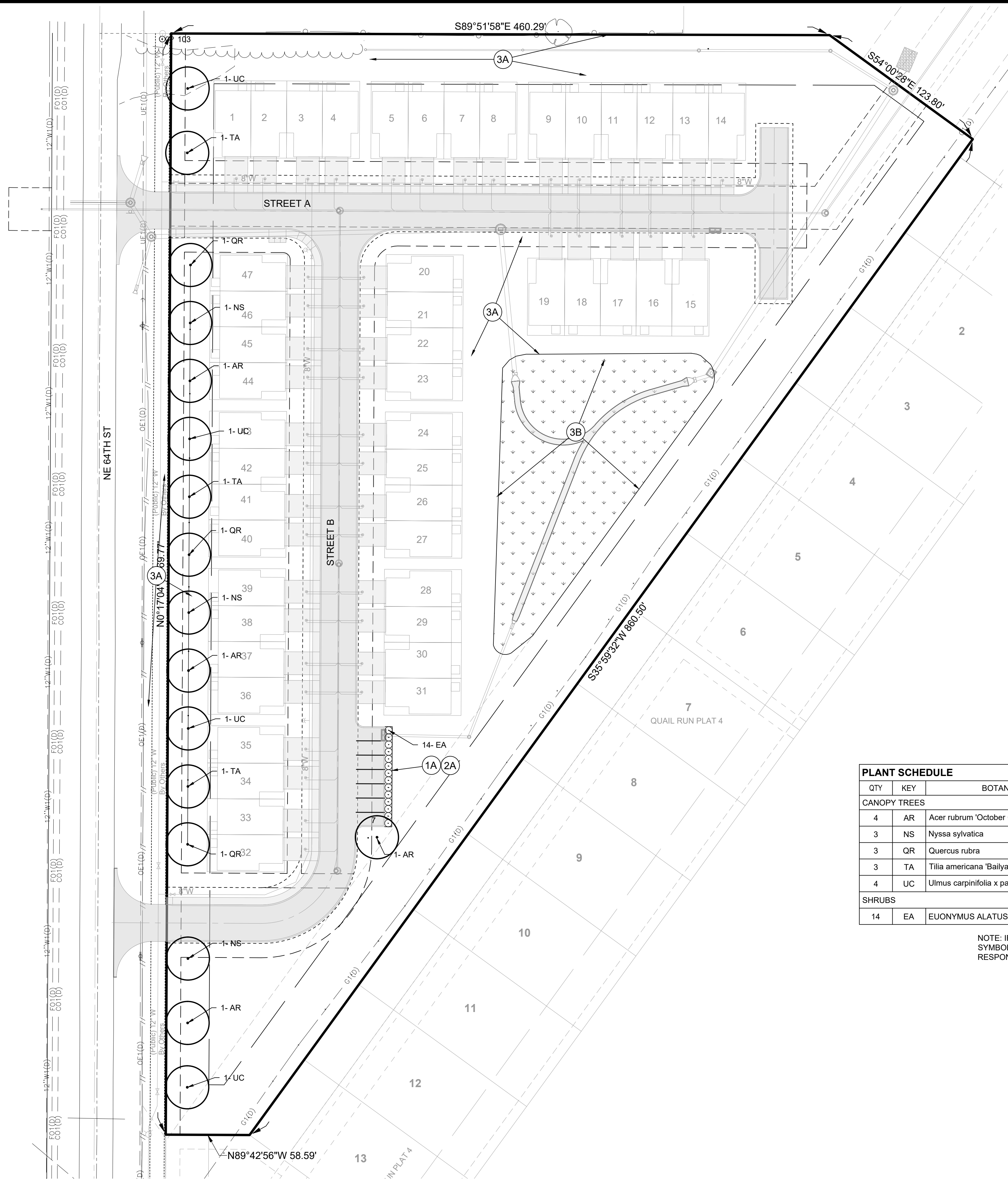
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SNYDER & ASSOCIATES, INC.



Project No: 121.0883.01
 Sheet C400

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	Checked By: EDC	Scale: 1" = 40'	
	Engineer: JWM	Date: 02-24-22	
	Technician: JWM	T-R-S: TTN-RRW-SS	
			Project No: 121.0883.01
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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. IF IMPERVIOUS SOILS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. IF TREE DRAINAGE WELLS ARE NEEDED, REFER TO IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 9030.103.
- E. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION, UNLESS SPECIFIED OTHERWISE.
- F. TREE AND SHRUB RINGS NOT LOCATED IN DESIGNATED BEDS SHALL BE CONSIDERED INCIDENTAL TO INSTALLATION. REFER TO THE PLANTING DETAILS FOR FURTHER INSTRUCTIONS.
- G. UNLESS SPECIFIED OTHERWISE, HYDRO-SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN MIX.

PLANTING PLAN CONSTRUCTION NOTES

- **REFER TO SPECIFICATIONS AND LANDSCAPE DETAILS FOR FURTHER GUIDANCE ON INSTALLATION, MAINTENANCE AND OTHER PROJECT REQUIREMENTS. IF SPECIFICATIONS ARE NOT PROVIDED, SUDAS OR LANDSCAPE ARCHITECT'S RECOMMENDATIONS SHALL GOVERN.
1. MULCH BED, PROVIDE THE FOLLOWING:
 - A. 1 1/2 - 3-INCH DIAMETER TRAP ROCK. 4-INCH DEPTH. UNDERLAY MULCH WITH WEED-BARRIER FABRIC. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.
 2. LANDSCAPE EDGING, PROVIDE THE FOLLOWING:
 - A. METAL. 3/16-INCH THICK X 5 1/2-INCH HEIGHT. COLOR BLACK. REFER TO SPECIFICATIONS ON ACCEPTABLE PRODUCTS.
 3. TURF ESTABLISHMENT, PROVIDE THE FOLLOWING:
 - A. SEED. SUDAS TYPE 1: PERMANENT 1 LAWN MIX.
 - B. SEED. DETENTION BASIN MIX.

PLANTING CALCULATIONS

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

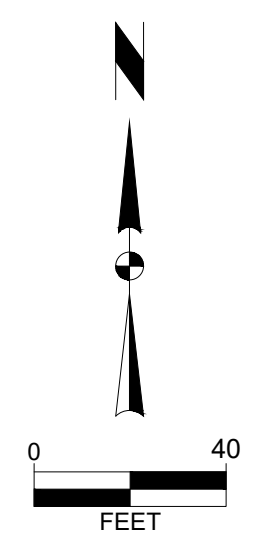
OPEN SPACE REQUIREMENTS:
 253,010 SF X 10% MIN. OPEN SPACE = 25,301 SF REQUIRED (152,063 SF PROVIDED, 60.10%)
 LIVING GROUND COVER REQUIRED = 22,771 SF (90%). (152,063 SF LIVING GROUND COVER PROVIDED)

TREE LANDSCAPE REQUIREMENTS:
 1 TREE PER 50 LF OF FRONTAGE - OR -
 1 TREE PER 6 PARKING STALLS, WHICHEVER IS GREATER

770 LF FRONTAGE / 50 = 15.4 TREES - OR - 7 STALLS / 6 = 1.2 TREES
 (16 TREES PROVIDED)

PLANT SCHEDULE					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
4	AR	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	1 3/4" CAL.	B&B
3	NS	Nyssa sylvatica	BLACK TUPELO	1 3/4" CAL.	B&B
3	QR	Quercus rubra	NORTHERN RED OAK	1 3/4" CAL.	B&B
3	TA	Tilia americana 'Baillyard'	FRONT YARD LINDEN	1 3/4" CAL.	B&B
4	UC	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	1 3/4" CAL.	B&B
SHRUBS					
14	EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	24" HT.	#5 CONTAINER

NOTE: IF THERE'S A DISCREPANCY BETWEEN THE SCHEDULE QUANTITY AND QUANTITY OF PLANT SYMBOLS DRAWN ON PLAN, THE QUANTITY OF SYMBOLS DRAWN SHALL GOVERN. CONTRACTOR IS RESPONSIBLE FOR TALLYING FINAL PLANT QUANTITIES PRIOR TO BIDDING.



EDGELAND BONDURANT
PLANTING PLAN

BONDURANT, IA
SNYDER & ASSOCIATES, INC.

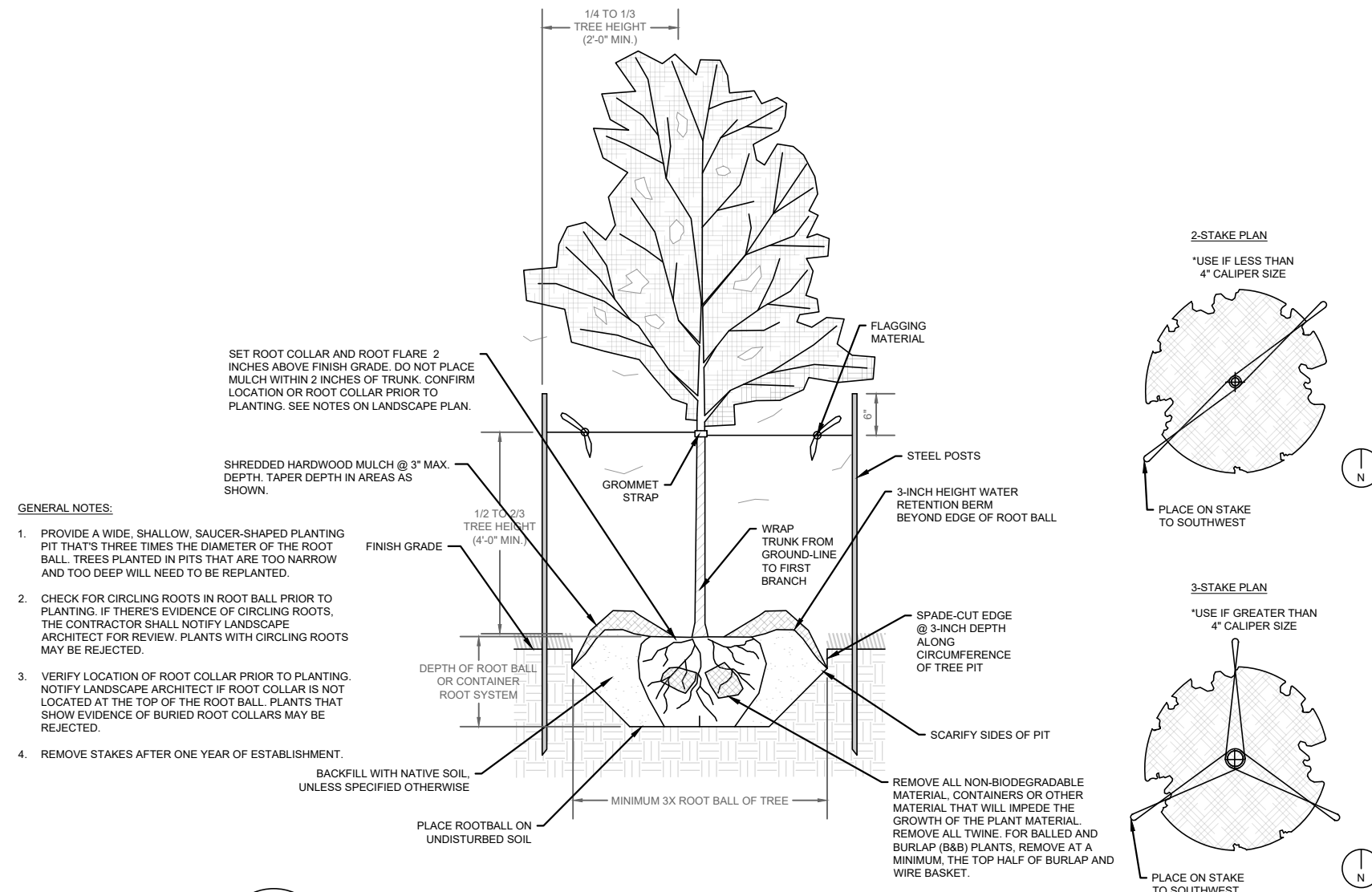


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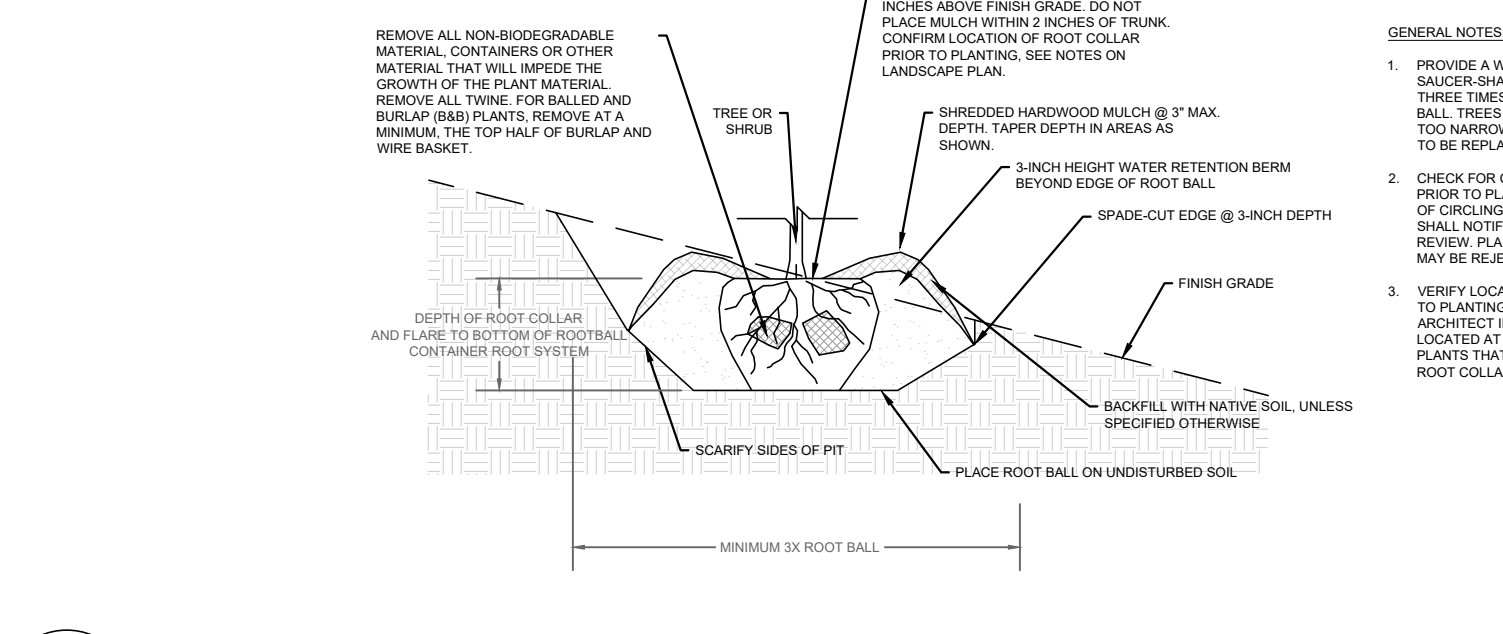
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1	REVISED AS PER CITY COMMENTS	3-18-22	JWM	DATE	BY
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Engineer: EDC	Checked By: EDC	Date: 02-24-22	T-R-S: TTN-RRW-SS	Project No:	121.0883.01
Technician: JWM	Date: 02-24-22			Sheet	C500

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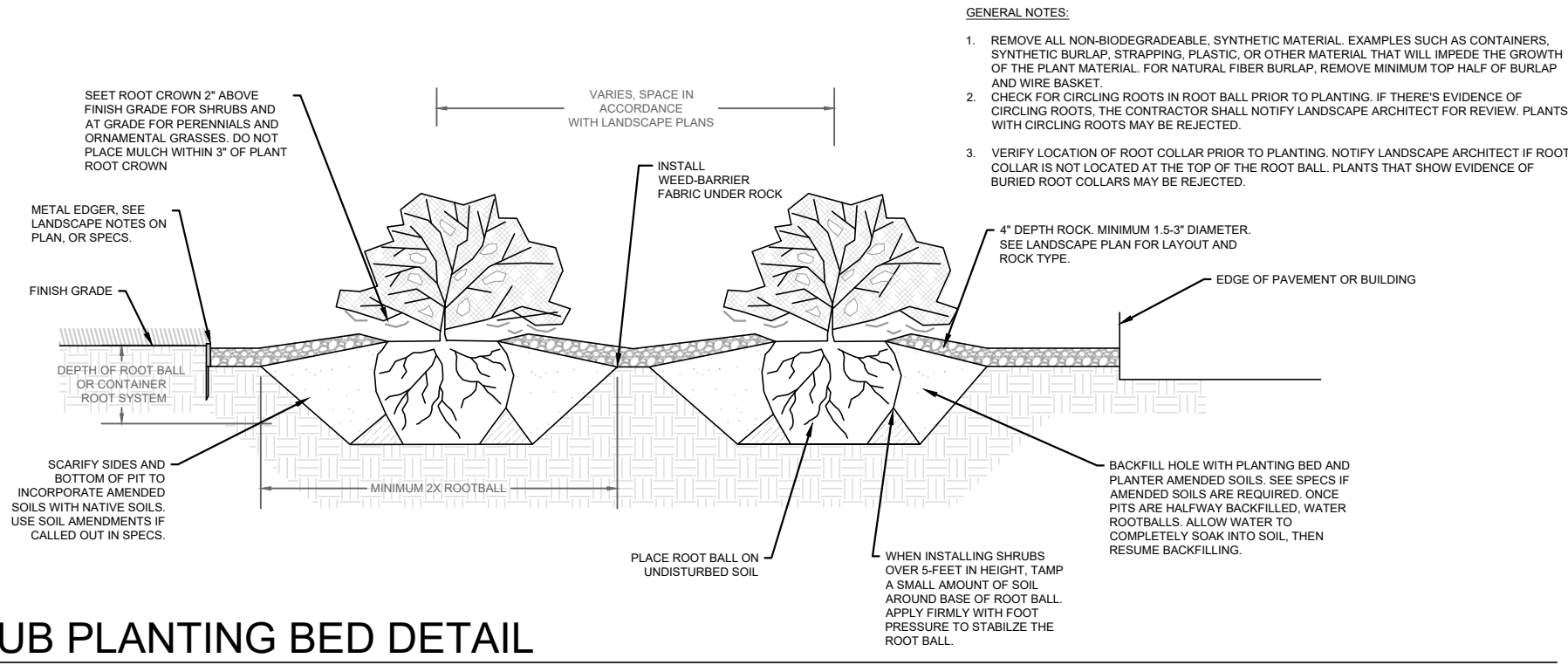
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1
C501
TREE PLANTING DETAIL
NO SCALE



2
C501
TYPICAL PLANTING PIT FOR SLOPES
NO SCALE



3
C501
SHRUB PLANTING BED DETAIL
NO SCALE

- GENERAL NOTES:**
1. PROVIDE A WIDE, SHALLOW, SAUCER-SHAPED PLANTING PIT THAT'S THREE TIMES THE DIAMETER OF THE ROOT BALL. TREES PLANTED IN PITS THAT ARE TOO NARROW AND TOO DEEP WILL NEED TO BE REPLANTED.
 2. CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF THERE'S EVIDENCE OF CIRCLING ROOTS, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. PLANTS WITH CIRCLING ROOTS MAY BE REJECTED.
 3. VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF THE ROOT BALL. PLANTS THAT SHOW EVIDENCE OF BURIED ROOT COLLARS MAY BE REJECTED.
 4. REMOVE STAKES AFTER ONE YEAR OF ESTABLISHMENT.

- GENERAL NOTES:**
1. PROVIDE A WIDE, SHALLOW, SAUCER-SHAPED PLANTING PIT THAT'S THREE TIMES THE DIAMETER OF THE ROOT BALL. TREES PLANTED IN PITS THAT ARE TOO NARROW AND TOO DEEP WILL NEED TO BE REPLANTED.
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- GENERAL NOTES:**
1. REMOVE ALL NON-BIODEGRADABLE, SYNTHETIC MATERIAL, EXAMPLES SUCH AS CONTAINERS, SYNTHETIC BURLAP, STRAPPING, PLASTIC, OR OTHER MATERIAL THAT WILL IMPED THE GROWTH OF THE PLANT MATERIAL. FOR NATURAL FIBER BURLAP, REMOVE MINIMUM TOP HALF OF BURLAP AND WIRE BASKET.
 2. CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF THERE'S EVIDENCE OF CIRCLING ROOTS, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. PLANTS WITH CIRCLING ROOTS MAY BE REJECTED.
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REVISED AS PER CITY COMMENTS	3-18-22	JWM
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BY	DATE	BY
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Technician: JWM	Date: 02-24-22	T-R-S: TTN-RRW-SS
Project No: 121.0883.01		
Sheet C501		

BONDURANT, IA

EDGELAND BONDURANT

PLANTING DETAILS

SNYDER & ASSOCIATES, INC.

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 121.0883.01

Sheet C501